

# THE SALL TEAM

## C3 Real Estate Solutions



## Contract Preparation Guide

Please use the following contract prep guide & email the listing agents with any additional questions.

### What's Important to The Seller?

The seller will be looking for the best "overall" offer. In addition to the best price, the seller would like to see a simple and clean contract that can close quickly.

### Broker Remarks

Estate-Home sold "AS IS" & conveyed w/ a Personal Representative's Deed. Buyers are welcome to have an inspection but no repairs will be made. Seller's Property Disclosure was filled out by the Personal Representative but there is limited information and knowledge. Listing information as presented in this MLS is deemed reliable but not guaranteed. Buyer & Buyer's Agent are responsible for conducting their own due diligence & verifying all information. Property taxes reflect senior exemption.

### General Information

**Seller(s) Name:** Estate of Dorothy M. Ehrlich

**Seller(s) Signature Line:** Ronald L. Ehrlich as Personal Representative of the Estate of Dorothy M. Ehrlich

**Address:** 24652 County Road 47, La Salle, CO 80645

**Legal Description:** Please see attached Recorded Exemption No. 0961-05-02 RECX11-0024 for the legal description of LOT A.

**Deed:** Personal Representative's Deed

**Inclusions:** electric range, refrigerator, clothes washer, clothes dryer, microwave, blinds, curtains, fireplace tools,

**Exclusions:** mineral rights, 2-large tractor rimmed tires, 1206 Farmall dual tires

**Earnest Money:** \$4,750 to Chicago Title of Colorado

**Title Company:** Chicago Title of Colorado

**Escrow Officer:** Angela Mallory | (970) 699-7352 | angela.mallory@cct.com

### Dates & Deadlines

**Attorney Review:** Please allow adequate time for the estate's attorney to review contract & other documents including title commitment.

**Closing:** Seller has flexibility and no specific date in mind but would prefer to Close sooner than later.

**Possession:** Delivery of Deed + Funding

**Seller's Property Disclosure:** Available on the MLS. Please mark the Sellers' Property Disclosure as "Complete" in your offer.

### Other Items

See Documents Section of MLS for a copy of:

- Well Permit Information

### Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage (C3) License Number: EC.100041610

Please submit offers to BOTH Listing Agent & Co-Listing Agent: brett@sallteam.com & brittany@sallteam.com

Text Brett after offer has been submitted to ensure it doesn't go to spam folder: (970) 685-2441

"Love Letters" will not be accepted and will not be read.

### Utility Information

Water: Central Weld County Water District

Sewer: Septic

Electric: Poudre Valley REA

Natural Gas: N/A

Propane N/A

Trash: Bunting Trash