

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please use the following contract prep guide & email info@sallteam.com with any additional questions.

General Information

Seller(s) Name: David R. Everson and Cecilia Everson

Address: 344 Celtic Rd, Johnstown, CO 80534

Legal: Lot 2, Block 5, Corbett Glen Filing No. 4, Town of Johnstown, County of Weld, State of Colorado.

Inclusions: window blinds, all appliances currently in the kitchen (refrigerator, gas range/oven, microwave, dishwasher), garbage disposal, natural gas BBQ & umbrella on back patio, attached shelving in garage, cabinets in garage & basement, two garage remote controls, satellite dish, smoke alarms

Exclusions: clothes washer, clothes dryer, refrigerator & freezer in garage, seller's personal property

Earnest Money: \$5,500 held by First American Title

Title Company: First American Title

Escrow Officer: Tina Williams | (970) 397-4651 | tiwilliams@firstam.com

Deed: Special Warranty

Dates & Deadlines

Offers Due Deadline: Assume that multiple offers will be received & have your highest & best submitted by 12pm, Monday, June 28.

Seller Acceptance Deadline: Seller is out of the state for the weekend & no acceptance deadlines before 7pm, Tuesday, June 29 will be considered.

Closing: Seller can be flexible on the exact date but would prefer to close in 35 days or less.

Possession: Seller can be flexible on possession but would prefer a 7 day Post Closing Occupancy Agreement.

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

HOA Documents: Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete" in your offer.

Other Dates: Please keep any other dates as fast as possible.

Fee Information

HOA Fee: \$360 Annual Fee

Status Letter: \$300

Record Transfer Fee: \$250

Utilities

Water: Town of Johnstown

Sewer: Town of Johnstown

Electric: Xcel Energy

Natural Gas: Xcel Energy

Trash: Waste Management billed through the Town of Johnstown

Internet: Seller used TDS

TV: Seller used Dish

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to: info@sallteam.com

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