

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: Russell A Franson and Andrea M Franson

Address: 391 Pin Oak Dr, Loveland, CO 80538

Legal: Lot 12, Block 1, Sugarloaf Est East Lov, County of Larimer, State of Colorado.

Inclusions: refrigerator, electric oven/range, microwave, dishwasher, garbage disposal, clothes washer, clothes dryer, window blinds, shower curtain rod, open shelves in kitchen, broom/utility holder in basement stairwell, curtain rod in lower family room, upstairs safety ladder, 2 garage door remotes

Exclusions: window curtains & rods, crate shelving by front door, hooks/racks by garage entry door, seller's personal property

Earnest Money: \$4,000 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: All offers are due by Monday, April 26 at 12pm

Seller Acceptance Deadline: No earlier than Tuesday, April 27 at 7pm - seller is out of town for the weekend & no acceptance deadlines before this time will be considered.

Closing: Seller is flexible on the exact closing date but would prefer a 14-30 day closing.

Possession: Seller would like a Post Closing Occupancy Agreement for 45 days - 60 days (the longer the better).

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: \$205 Annual Fee

Status Letter \$100

Record Transfer Fee \$300

Utilities

Water: City of Loveland

Sewer: City of Loveland

Electric: City of Loveland

Natural Gas: Xcel Energy

Trash: City of Loveland

Internet: Seller used Century Link

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to: brett@sallteam.com & brittany@sallteam.com

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