

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: Grace Joy Home LLC

Address: 2545 Custer Drive, Fort Collins, CO 80525

Legal: Lot 11, The Willows At Rigden Farm (7th Fil) Ftc [2002024768], County of Larimer, State of Colorado..

Inclusions: electric oven/stove, microwave, dishwasher, refrigerator, garbage disposal, clothes washer, clothes dryer, window blinds, smoke alarm(s), 2 garage door controls

Exclusions: staging props

Earnest Money: \$4,150 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 acceptance deadline no sooner than 7pm, Tuesday, June 29.

Closing: Seller would like a quick close but can be flexible on the exact date.

Possession: DOD + Funding

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: \$250/Monthly

Status Letter: \$50

Record Transfer Fee: \$275

Utilities

Water: City of Fort Collins (included w/ HOA)

Sewer: City of Fort Collins (included w/ HOA)

Electric: City of Fort Collins

Natural Gas: Xcel Energy

Trash: Republic Services (included w/ HOA)

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.