

# THE SALL TEAM

## C3 Real Estate Solutions



## Contract Preparation Guide

Please use the following contract prep guide & email [info@sallteam.com](mailto:info@sallteam.com) with any additional questions.

### General Information

**Seller(s) Name:** Ronald C. Hanser and Bonnie K. Hanser

**Address:** 3536 Parlin St, Loveland, CO 80538

**Legal:** LOT 3, BLOCK 5, VANGUARD-FAMLECO 12TH SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

**Inclusions:** all window coverings, induction stove/oven, refrigerator in kitchen, dishwasher, garbage disposal, clothes washer, clothes dryer, wine refrigerator in bar, 2 garage door remotes, smoke alarms

**Exclusions:** seller's personal property, microwave in pantry, refrigerator in garage

**Earnest Money:** \$6,000 held by First American Title

**Title Company:** First American Title

**Escrow Officer:** Tina Williams | (970) 397-4651 | [tiwilliams@firstam.com](mailto: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, July 12.

**Seller Acceptance Deadline:** No sooner than 7pm, Tuesday, July 13.

**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:** \$150/Quarterly

**Status Letter:** N/A

**Record Transfer Fee:** N/A

### Utilities

**Water:** City of Loveland

**Sewer:** City of Loveland

**Electric:** City of Loveland

**Natural Gas:** Xcel Energy

**Trash:** City of Loveland

**Internet:** Seller used Xfinity

**TV:** Seller used Xfinity

**Phone:** Seller used Xfinity

*Please Note: City of Loveland's high-speed fiber-optic service (Pulse Broadband) is available at the curb.*

### Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

**Please submit offers to:** [info@sallteam.com](mailto:info@sallteam.com)

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