

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

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

What's Important to the Seller?

In addition to the best price, the seller prefers a simple and clean contract that can close on or before the Closing Date mentioned later in this contract prep guide.

General Information

Seller(s) Name: Kevin M Hayes and Ashley Hayes

Address: 5164 Silverwood Dr, Johnstown, CO 80534

Legal: Lot 27, Block 14, First Amendment to Thompson River Ranch Filing No. 1, Town of Johnstown, County of Larimer, State of Colorado.

INCLUSIONS / EXCLUSIONS

Number of Garage Remotes: Two

Inclusions: window blinds, curtains & rods (except for spare bedroom curtains), electric range/self-cleaning oven, dishwasher, refrigerator, microwave, security system (owned), garage door opener, satellite dish, disposal, smoke alarm(s), backyard storage shed, backyard planter box, canopy frame/pergola, ring doorbell, NEST thermostat

Exclusions: seller's personal property, spare bedroom curtains, clothes washer & dryer, firepit, garage refrigerator, garage deep freezer, garage workbench, garage black/grey storage cabinets, garage peg board, garage wall mounted tool storage, backyard composter

Earnest Money: \$4,750 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

Escrow Officer: Emily Madison | (970) 666-7306 |

Emily.Madison@ctt.com

Dates & Deadlines

Time of Day Deadline: 8:00 pm MST

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

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

Closing Date: March 21, 2024 or sooner.

Possession: Seller would "prefer" a three-day PCOA.

Private Transfer Fee

This neighborhood collects a private transfer fee at closing. See the below steps for contract writing instructions.

1. Select "Buyer" in §15.6. Private Transfer Fee.
2. Include the following clause in §29 Additional Provisions: *Buyer hereby acknowledges and agrees to pay one-half of one percent of the sales price as a transfer fee per the "Notice of Transfer Fee" recorded at Reception #20110057844 for Thompson River Ranch Metropolitan District No. 3 a/k/a Thompson Crossing Metropolitan District #3.*

Offer Submitting

Listing Broker (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to brett@sallteam.com and brittany@sallteam.com

Text Brett after your 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.

Contact Information

Listing Broker

Brett Sall

brett@sallteam.com

(970) 685-2441

Co-Listing Broker

Brittany Sall

brittany@sallteam.com

(970) 685-8587

Administrative Assistant

Stacie Meek

assistant@sallteam.com

(970) 381-9487

Download Contact Cards: <https://sallteam.com/contact-cards>