

# THE SALL TEAM

## C3 Real Estate Solutions



## Contract Preparation Guide

Please use the following contract prep guide & contact the listing agent with any additional questions.

### What's Important to the Seller?

In addition to the best price, the seller would like to see a simple/clean contract. Call Brett [970] 685-2441 before submitting an offer to discuss the timing of closing due to the seller having a POA that lives out of the area & will be traveling. No Sunday Deadlines - the seller will not review offers on Sunday.

### General Information

**Seller Name:** Charles D Holley

**Seller Signature Line:** Charles Thomas Holley as attorney in fact for Charles D Holley

**Address:** 1909 66th Ave, Greeley, CO 80634

**Legal:** Building Envelope 19, Westridge Village II, Replat A, City of Greeley, County of Weld, State of Colorado.

**Inclusions:** window blinds, window curtains, window rods, electric range/oven, self-cleaning oven, dishwasher, refrigerator, clothes washer, clothes dryer, microwave, garage door opener, one garage door remote, disposal, smoke alarm(s), awnings on back windows

**Exclusions:** seller's personal property, staging props

**Earnest Money:** \$4,500 held by Chicago Title of Colorado

**Title Company:** Chicago Title of Colorado

**Escrow Officer:** Angela Mallory | [970] 699-7352 | [angela.mallory@ctt.com](mailto:angela.mallory@ctt.com)

### Dates & Deadlines

**Time of Day Deadline:** 8:00pm MST

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

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

**Closing:** Call Brett [970] 685-2441 before submitting an offer to discuss the timing of closing due to the seller having a POA that lives out of the area & will be traveling.

**Possession:** DOD + Funding

**No Sunday Deadlines:** The seller will not review offers on Sunday.

### Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to [brett@sallteam.com](mailto:brett@sallteam.com) and [brittany@sallteam.com](mailto:brittany@sallteam.com)

Text Brett after 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](mailto:brett@sallteam.com)

[970] 685-2441

#### Co-Listing Broker

Brittany Sall

[brittany@sallteam.com](mailto:brittany@sallteam.com)

[970] 685-8587

#### Administrative Assistant

Stacie Meek

[assistant@sallteam.com](mailto:assistant@sallteam.com)

[970] 381-9487

Download Contact Cards:

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