

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

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

What's Important to The Seller?

The seller will be looking for the best "overall" offer. In addition to the best price, the seller would like to see a simple and clean contract that can close quickly.

General Information

Seller(s) Name: Jon Paul Holman and Allison Michele Bryant

Address: 3923 Falcon Lane, Evans, CO 80620

Legal: Lot 6, Block 2, Hunter's Reserve - First Filing, Replat A, County of Weld, State of Colorado.

Inclusions: electric range/oven, microwave, refrigerator, dishwasher, garbage disposal, bathroom mirrors, window blinds, fire pit, wood palettes, boot rack in garage, entry way coat hanger, grey trash can, two garage door remotes, smoke alarms.

Exclusions: staging props

Earnest Money: \$3,750 held by First American Title

Title Company: First American Title Insurance Company

Escrow Officer: Tina Williams | (970) 658-4703 |
tiwilliams@firstam.com

Deed: Special Warranty

Dates & Deadlines

Closing: Seller would like a quick close and will likely be doing a mail-out closing so exact date does not matter.

Possession: Delivery of Deed + Funding

Seller's Property Disclosure: Available on the MLS.

Please mark the Sellers' Property Disclosure as "Complete" in your offer.

Supporting Documents

See Documents Section of MLS for a copy of supporting documents for this transaction.

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to BOTH Listing Agent & Co-Listing Agent: brett@sallteam.com & 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.

Utility Information

Elec: Xcel Energy

Gas: Atmos

Water: City of Evans

Trash: City of Evans

Internet: Seller used Xfinity