

# THE SALL TEAM

C3 Real Estate Solutions



Real Estate  
SOLUTIONS

## Contract Preparation Guide

Please use the following contract prep guide & email 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 that can close quickly; however, there is flexibility on the closing date.

### General Information

**Seller(s) Name:** Zachary Mitchell Payne Sr and Hilary Daneen Payne

**Address:** 6867 Tenderfoot Ave, Firestone, CO 80504

**Legal:** Lot 7, Block 2, Sagebrush, Town of Firestone, County of Weld, State of Colorado

**Inclusions:** window blinds, curtains & rods, gas range/oven, dishwasher, refrigerator (kitchen), bar refrigerator (basement), clothes washer, clothes dryer, microwave, jetted bathtub, laundry tub, garage door opener, one garage door remote, disposal, smoke alarm(s), basement storage room rack on the left of the room only [others are NOT included].

\*\*\*Some furniture and personal property negotiable if buyer is interested.

**Exclusions:** staging props, seller's personal property, thrive food storage rack in basement, freezers in the garage

**Earnest Money:** \$7,500 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:** 5:00 PM

**Closing Date:** Seller would prefer to close quickly, but can be flexible.

**Possession:** DOD + Funding

### Offer Submitting

Listing Broker (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:

<https://sallteam.com/contact-cards>