

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please use the following contract prep guide & contact 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. Quick close and possession are possible.

General Information

Seller(s) Name: James Lloyd Roth and Flora Ann Roth

Address: 23693 County Road 35, La Salle, CO 80645

Legal: LOT A OF RECORDED EXEMPTION NO. 1057-2-1-RE2043, RECORDED DECEMBER 3, 1997 IN BOOK 1636 AT RECEPTION NO. 2582332, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Inclusions: gas range/oven, down-draft range, self-cleaning oven, double oven, dishwasher, refrigerator, microwave, security system (owned), laundry tub, disposal, smoke alarm(s)

Exclusions: RV, motor parts in quonset, personal property/junk in the quonset, personal property/junk in the driveway, everything else to be included with the as-is sale

Earnest Money: \$1% of the list price in the form of a personal check, cashier's check, or wire transfer held by First American Title

Title Company: First American Title

Escrow Officer: Elizabeth Elston | (970) 744-1953 | eelston@firstam.com

Dates & Deadlines

Time of Day Deadline: 8:00pm MST

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

Closing Date: Quick close is preferred, but Seller will consider all offers.

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 and 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
(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>