

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 would like to see a simple/clean contract that can close quickly, however, there is flexibility on closing date.

General Information

Seller(s) Name: Scott F Shanafelt and Karen Ann Shanafelt

Address: 2065 Sandwater Ct, Windsor, CO 80550

Legal: Lot 26, Block 1, Water Valley Hillside Subdivision, County of Weld, State of Colorado

Inclusions: window coverings, gas range, electric oven, dishwasher, refrigerator, clothes washer, clothes dryer, microwave, mini-fridge in basement, smoke alarm(s), two garage door openers

Exclusions: staging props, seller's personal property

Earnest Money: \$8,250 held by First American Title

Title

Lori Niswender
Escrow Officer
First American Title
(970) 658-4878
lniswender@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.

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

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 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>