

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: Jake Sutherland and Hannah Sutherland

Address: 2225 W Lake St, Fort Collins, CO 80521

Legal:

Parcel A: 9716409013

Legal Description: LOT 13, ELLIOTT-MILLER 2ND FILING, FTC

Parcel B: 9716400052

Legal Description: TR IN SE 1/4 OF 16-7-69, BEG AT SE COR LOT 13, ELLIOTT-MILLER 2ND, S 0 20' E 57.51 FT, N 89 38' W 67.44 FT, N 0 20' W 57.47 FT TO SW COR SD LOT, TH ALG S LN SD LOT S 89 40' E 67.44 FT TPOB, FTC

Inclusions: window coverings (blinds, curtains, rods), electric range/oven, refrigerator, clothes washer, clothes dryer, disposal, smoke alarm(s), all wall mounted shelves in the kitchen & garage.

Exclusions: seller's personal property

Earnest Money: \$4,350 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

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

Dates & Deadlines

Time of Day: 8:00 PM MT

Closing: Seller would "prefer" to close quickly.

Possession: DOD + 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

Water: City of Fort Collins

Sewer: City of Fort Collins

Elec: City of Fort Collins

Gas: Xcel Energy

Trash: Waste Management

Internet: Seller used Xfinity