

THE SALL TEAM

C3 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 & allow them as much time as possible in the home after closing to find & close on a replacement property.

General Information

Seller(s) Name: Michael Trinchetto and Tamara J. Trinchetto

Address: 5619 Osbourne Dr, Windsor, CO 80550

Legal: Lot 1, Block 7, The Ridge at Harmony Road Subdivision, Town of Windsor, County of Weld, State of Colorado

Inclusions: window blinds, refrigerator, gas range/oven, dishwasher, microwave, disposal, wire storage on garage ceiling, backyard playset, smoke alarm(s), 2 garage remotes

Exclusions: seller's personal property, window curtains & rods, clothes washer & dryer, free-standing shelves in garage, chest freezer in basement

Earnest Money: \$6,000 held by Chicago Title of Colorado

Title Company: Chicago Title of Colorado

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

Deed: Special Warranty

Dates & Deadlines

Closing & Possession: Seller prefers to close quickly & have as much time as possible in the home after closing to find & close on a replacement property.

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

Metro District Docs: Available on the MLS. Please mark the Association Documents Delivery Deadline as "Complete" in your offer. If Buyer is able to review docs before submitting, please also mark the Association Documents Termination Deadline as "Complete."

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Pre-Inspection Documents

This home is in excellent condition & the sellers have provided the below inspection reports. Seller would like offers to show that buyers will be fair & reasonable during the inspection phase of the contract.

See Documents Section of MLS for a copy of:

- Pre-Inspection Report
- Roof Certification
- HVAC Report

Metro District Information

The Ridge at Harmony Road Metro #2

MD Current Tax Levy: 43.41800

Annual Fee: \$150

Transfer Fee: \$200

Status Letter: \$150

Questions: ridge@ccgcolorado.com

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521

Listing Brokerage License Number: EC.100041610

Please submit offers to brett@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

Potable Water: North Weld County Water District

Non-Potable Water: n/a

Sewer: Boxelder Sanitation District

Electric: Xcel Energy

Natural Gas: Xcel Energy

Trash: Sellers used RAM

Internet: Seller used Xfinity

TV: Seller used Xfinity

Phone: Seller used Xfinity Mobile