

# Contract Prep Form

217 Blossom Drive, Loveland, CO 80537

**Address** 217 Blossom Drive, Loveland, CO 80537  
**Seller(s)** (§2.3.) The Estate of Rodney Gene Chartier  
**Signor for Seller** Joyce Lea Chartier as Personal Representative of the Estate of Rodney Gene Chartier, also known as Rodney G. Chartier and Rodney Chartier  
**Legal Description** (§2.4.) Lot 19, Block 3, Thompson Valley Estates Second Subdivision of tracts 4,6,7,9,10, 11, and a portion of Tract 5 of Thompson Valley Estates First Addition, to the City of Loveland, County of Larimer, State of Colorado  
**Other Inclusions** (§2.5.3.) All Kitchen Appliances (Refrigerator, Electric Range/Oven, Microwave, Dishwasher), Clothes Washer & Dryer, Window Coverings (as currently installed)  
**Parking & Storage** (§2.5.6.) Detached Storage Shed  
**Exclusions** (§2.5.7.) N/A  
**Earnest Money** (§4.3.) \$4,000  
**Metropolitan District** (§8.4.) N/A  
**FIRPTA** (§15.9.1.) Seller IS NOT a foreign person for the purpose of U.S. Income Taxation  
**Deed** (§13.) Personal Representative's Deed

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## LISTING BROKER

**RTown Real Estate** (License #EC100081212)  
**Amanda Hicks** (License #100036533)  
[Amanda@RTownRE.com](mailto:Amanda@RTownRE.com), 970-432-4883

## TITLE COMPANY & CLOSER

**Land Title Guarantee Company**  
**Jamie Clark** (Escrow Officer)  
[jclark@ltgc.com](mailto:jclark@ltgc.com), 970.492.6301

## TRANSACTION COORDINATOR

**RTown Real Estate**  
**Jannette De Guzman**  
[Jannette@RTownRE.com](mailto:Jannette@RTownRE.com)

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## DOCUMENTS TO SIGN AT THE TIME OF PREPARING AN OFFER (Available in MLS Attachments)

- Source of Water Addendum
- Square Footage Disclosure
- Seller's Property Disclosure
- Closing Instructions
- RTown Wire Fraud Warning/Disclosure

## OTHER COMMENTS:

Once under contract, please include my Transaction Coordinator in all email communications by copying [Jannette@RTownRE.com](mailto:Jannette@RTownRE.com)



Amanda  
**HICKS**

970.432.4883  
[Amanda@RTownRE.com](mailto:Amanda@RTownRE.com)  
[www.RTownRE.com](http://www.RTownRE.com)

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