

# Contract Prep Form

448 Rossum Drive, Loveland

**Address** 448 Rossum Drive, Loveland, CO 80537  
**Seller(s)** (§2.3.) Buckley Living Trust  
**Signor for Seller** Monna L. Buckley, Trustee  
**Legal Description** (§2.4.) Lot 5, Block 4, Mariana Butte Eighth Subdivision, County of Larimer, Loveland, Colorado.  
**Other Inclusions** (§2.5.3.) 1 Garage Remote Control, All Kitchen Appliances (Refrigerator, Electric Range/Oven, Microwave, Dishwasher), Clothes Washer & Dryer, Window Coverings (as currently installed), Garage Storage Systems  
**Exclusions** (§2.5.7.) N/A (Please note that the seller is agreeable to selling the home furnished, in which case, a Personal Property Agreement can be executed.)  
**Earnest Money** (§4.1 & §4.3.) \$6,000, held by Chicago Title of Colorado  
**Metropolitan District** (§8.4.) N/A  
**Transfer of Title** (§13.) Special Warranty Deed  
**Association** (§16.2) N/A (no known unpaid items)  
**FIRPTA** (§15.9.1.) Seller IS NOT a foreign person for the purpose of U.S. Income Taxation  
**Buyer Brokerage Firm Comp** Seller is not offering compensation through the listing broker. However, it is anticipated that this section of the contract shall be completed per the written agreement that is already established between a buyer and their broker.

## LISTING BROKER

**RTown Real Estate** (License #EC100081212)

**Amanda Hicks** (License #100036533)

[Amanda@RTownRE.com](mailto:Amanda@RTownRE.com), (970)585-6091

## TITLE COMPANY & CLOSER

**Chicago Title of Colorado**

**Eliza Brock** (Escrow Officer)

[Eliza.Brock@ctt.comn](mailto:Eliza.Brock@ctt.comn), (970)699-7352

## 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 [Dave@RTownRE.com](mailto:Dave@RTownRE.com) on all email communications.



Amanda  
HICKS

970.432.4883  
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www.RTownRE.com

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