

Congratulations

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Cc: scotthollingermt@gmail.com
Date: Thursday, November 12, 2020, 01:38 PM MST

Good Day Hal & Julene,

Congratulations on the signed buy sell agreement for the sale of your property at 171 Pioneer Rd in Kalispell! I am the Hollinger Team transaction manager and I have sent the new order to Amber Cooper at Alliance Title to open the file. I will follow up on the buyer's deposit of their \$2000 earnest money with the title company and will let you know when it arrives. In review of the buy sell agreement, here are some important contractual dates to calendar please:

11/16/20 Buyer's \$2000 earnest money to be deposited with Alliance Title

11/24/20 Buyer's homeowner's insurance contingency (buyer to investigate homeowner's insurance premiums acceptable to them)

11/24/20 Buyer's home inspection contingency

11/27/20 Remedies for buyer's home inspection items noted (if any)

11/27/20 Seller to pump septic and provide receipt

5 days from receipt of title report for buyer's review and approval of title report contents (title report issued by Alliance Title and a copy forwarded when available)

12/18/20 Seller to mark property corners

12/18/20 Seller to contribute \$6600 toward buyer's prepaids and closing costs

Buyer's financing/appraisal contingency prior to closing (property must appraise for at least purchase price, \$364,600)

12/18/20 Close date for all signed closing documents and monies to be at Alliance Title for funding and recording the transaction

1/11/21 Seller to be allowed to rent back home until 1/11/21 (rent shall be \$1000 paid at closing, 12/18/20)

2/1/21 Seller to be allowed to use garage for storage until 2/1/21

Please feel free to phone with any questions or concerns along the way. We look forward to providing for you a smooth closing, Hal & Julene. Please confirm receipt of this email and keep Scott and me in the correspondence loop so we are all on the same page. Thank you kindly!

Kellie Hilley

Scott Hollinger Team Associate - RE/MAX of Bigfork

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