

618 Silvermoss Lane, Carbondale CO

Transaction Summary - 2026-09-01

Side: Buyer

Price: \$895,000

Closing: 2026-09-13

Final loan approval in progress closing in 12 days.

Action items for you

[] Send roof repair receipts

Once the work is done, forward receipts so we can share with the buyer at closing.

[] Cancel HOA dues auto-pay after closing

What's been happening

2026-08-30 - Appraisal came back.

Came in at contract price no value gap. We're clear to keep moving.

2026-08-27 - Inspection resolution agreed.

Sellers will credit \$3,500 at closing for roof repair and service the HVAC before closing.

2026-08-19 - Earnest money confirmed.

\$25,000 deposited with Confluence Title Co. All set.

2026-08-14 - Under contract.

Offer accepted on 618 Silvermoss Lane. Let's get you to closing.

Key dates

[] Appraisal expected back - 2026-09-06

[] Loan approval deadline - 2026-09-19

[] Final walk-through - 2026-09-26

[] Closing - 2026-09-28

Contract notes

inspection_resolution - Agreed resolution (2026-08-27)

Sellers to credit \$3,500 at closing toward roof repair, and to have HVAC system serviced by a licensed technician prior to closing with receipt provided to buyer.

contract - Inclusions (2026-08-14)

All kitchen appliances (refrigerator, range, dishwasher, microwave), washer & dryer, hot tub, and all window treatments to remain with the property.

contract - Additional provisions (2026-08-14)

Buyers acknowledge property is being sold as-is with respect to cosmetic items. Sellers warrant all mechanical systems will be in working order at closing.

Your agent**Jordan Vance**

970-555-0100

I'm keeping a close eye on everything between now and closing. Don't hesitate to reach out with any questions.