



# SELLER'S GUIDE

CHARACTER | CULTURE | COMMITMENT



# ABOUT THE HARGERS



We grew up in Colorado and are very happy to call it our home. We love the culture, people and our beautiful mountains to adventure in. We were married in 1997 and have 4 children (3 boys and 1 girl) that we have been blessed to raise in Northern Colorado. They kept us busy running around to all sorts of activities and we loved every minute of it.

We jumped into real estate in 2013 and have enjoyed getting to use our love for people to create lasting moments for our clients. We have seen how buying a home is a huge moment in someone's life and our goal is to make sure their process is stress free and fun. We believe that our job is to educate a Buyer/Seller so they can make the best possible decision. Coming alongside someone and helping them learn and make a quality decision is very rewarding to us. It is also important to us that our clients know that we are always available for them, during and after a transaction. One of the best parts of this job is building relationships with people we never would have met and being there for them whenever they need something.

Also part of our team we have our daughter Kylie, our son Cole and our do everything assistant Emily. Together we pride ourselves on caring for our clients before, during and after their transaction. We promise to make your home buying or selling process easy, fun and memorable. We look forward to helping you live the life of your dreams.

## “ TESTIMONIALS

"They were such a support system for me during a rough time. They helped me to sell a property and then continued to reach out to me. Best people EVER to work with!  
I would never dream of going anywhere else."

"Shawn and Kari helped us sell our home and buy our new home. It was such a great experience. Their integrity, knowledge, patience, and help during the entire journey was so appreciated. I highly recommend them to anyone, whether it's a first home transaction or 10th!"

"We bought our first home with Shawn and Kari in April. They were absolutely amazing during the home buying process. As first time home buyers they took the time to educate us on the process before even looking at homes. They made sure to walk us through our first offer and show us many different homes in our budget.  
I would highly recommend them both for any home buying or selling experience."

# ABOUT SAM ALDERN

Member of National Association of Realtors® | Member of Colorado Association of Realtors® | Fort Collins Board of Realtors®



I am fortunate to be a native of this great state of Colorado!

I was born and raised in Denver, but I have lived in Fort Collins for 42 years. My wife, Sandy, and I raised our four sons here. Our wonderful sons and three grandsons live nearby, either in Denver or Fort Collins.

It has been my pleasure to work with C3 Real Estate Solutions since 2019, and I am honored to be in the Harger Home Team.

My former professional career was in education. I taught 6th grade for 21 years and was the principal for 12 more years, all at Beattie Elementary here in Fort Collins. The experiences in education richly blessed me with countless relationships developed over those 33 years with students, parents, and colleagues.

We enjoy the outdoors, and Sandy and I have climbed 14 Fourteeners as a special tribute. We also like traveling, bicycling, photography, and golf (well, I do!). In addition, I enjoy writing, and I am pleased that a novel I wrote, BRAD BATEMAN; BRAT RATMAN, has been published (and is available on Amazon!!).

**THINGS I LIKE:** Compassion and empathy, fun people who like to smile, nature, healthy food, being active

**NOT SO MUCH:** Onions, racism, dishonesty, inequality

## WHY CHOOSE ME AS AN AGENT?

By living in Fort Collins for 42 years, I have experienced our city's growth into the amazing community it is. Keeping up with the various neighborhoods, old and new, is a challenge I enjoy. The multiple friendships and connections I'm fortunate to have developed over this time are enjoyable, of course, and many of them have proven helpful when helping clients with real estate. My integrity, collaborative skills, and attention to careful listening are also assets. When helping others in buying or selling a home, my pledge is to honor what you, as the client, want and need.

## “ TESTIMONIALS

Sam Aldern and his team at C3 were amazing to work with. Sam went above and beyond to help make this transition smooth and effortless! His personality and patience made him a true fit. We'll forever appreciate his help, dedication, and hard work. We'll miss him and 100% recommend him and his team to future potential buyers and sellers."

"Sam Aldern has been 'my person' on two transactions. I am blessed and so grateful to have had his assistance through counsel, choice and negotiations. He is the ultimate professional, confidant and friend."

"We contracted with Sam Aldern in our search for a home in Fort Collins on recommendations of family and friends. Best decision ever! Sam guided us through the home-buying process cheerfully and patiently. He answered all of our questions and addressed all of our concerns. Sam, You Rock!"

# THE 3C'S OF REAL ESTATE



A FOCUS ON OUR  
**CHARACTER** AND OUR  
INTEGRITY

**CULTURE** THAT PUTS  
OTHERS BEFORE  
OURSELVES.

A **COMMITMENT** TO  
OUR CLIENTS TO  
ALWAYS PROVIDE THE  
BEST SERVICE.



# CODE OF ETHICS

## ARTICLE 1

Protect and promote the best interest of the client, but be honest with all parties.

## ARTICLE 2

Avoid exaggeration, misrepresentation, and concealment of pertinent facts and do not reveal facts that are confidential under the scope of your agency relationship.

## ARTICLE 3

Cooperate with other real estate professionals to advance the clients best interests.

## ARTICLE 4

Disclose to all when buying or selling a property for yourself or your family.

## ARTICLE 5

Disclose present or contemplated interests in any property to all parties.

## ARTICLE 6

Avoid side deals without the clients informed consent.

## ARTICLE 7

Accept compensation for only one party, except with full disclosure and informed consent.

## ARTICLE 8

Keep the funds of clients and customers in escrow accounts.

## ARTICLE 9

Assure, whenever possible that all details of the transaction are in writing.

## ARTICLE 10

Provide equal services to all clients and customers.

## ARTICLE 11

Be knowledgeable and competent.

## ARTICLE 12

Present a true picture in advertising and other public presentations.

## ARTICLE 13

Do not engage in the unauthorized practice of law.

## ARTICLE 14

Be a willing participant in Code enforcement.

## ARTICLE 15

Ensure that your comments about other real estate professionals are truthful, and not misleading.

## ARTICLE 16

Respect the agency relationships and other exclusive relationships between other Realtors and their clients or customers.

## ARTICLE 17

Arbitrate contractual disputes.

# C3 REAL ESTATE IN-HOUSE SERVICES

Regarded as Colorado's most respected real estate company, strengthened by four decades in the community, Kentwood provides the highest quality service and trustworthiness, producing matchless results across all our services.



# THE HOME SELLING PROCESS

## 1 LISTING CONSULTATION

This includes an initial meeting, a walkthrough of your property, and a consultation to determine price and plan.

STEP  
1

## 2 MARKETING

We will create custom brochures and postcards. Your property will be listed on multiple websites including a customized website of it's own with a QR code.

STEP  
2

## 3 GO LIVE

Your property will now be active and buyers will be able to view it online and schedule showings.

STEP  
3

## 4 BUYER TOURS

Once the property goes live we discuss the schedule for showings that you are comfortable with so buyer's can come view your home. Make sure everything is picked up and clean. We want to give the best possible impression.

STEP  
4

## 5 OFFERS AND NEGOTIATIONS

Offers will be submitted and we will discuss each one. We will negotiate with the buyer to assure an offer that provides a smooth and easy transaction.

STEP  
5

## 6 DEADLINES

When the offer has been accepted by both parties, we will move forward with the sale. There will be deadlines for all of the important steps including title, HOA information, inspection, etc. We will send calendar invites for each deadline to keep everyone on the same page.

STEP  
6

## 7 PACK, MOVE, CLEAN

Ask you get ready to move out, make sure everything is packed, organized, and ready to go. This way all you have to worry about is cleaning.

STEP  
7

## 8 FINAL WALKTHROUGH

The buyers will do a final walkthrough so they are able to confirm the condition of the property. This is usually the day before closing.

STEP  
8

## 9 CLOSING

You made it! All that is left today is signing so make sure come prepared with your drivers license and a strong hand!

STEP  
9



# THE HARGER HOME TEAM WAY

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## STAGING CONSULTATION

We hire a professional stager and interior designer to help prepare your home for showings.

## COMPARATIVE MARKET ANALYSIS (CMA)

We will analyze the sales in your area including homes that recently sold, are active and market rejected listings.

## STATISTICS

We will provide you with a statistical overview of the history of the market to help give you confidence in your pricing decisions.

## PRICING

Using our Visual Pricing system we will assist you in correctly pricing your home.

## CO-OP

We offer 50 percent of the commission to the real estate professional who is working with the buyer.

## PRE-TITLE COMMITMENT

We pay for a pre-title commitment to reduce your risk of any title issues before closing.

## LOCKBOX

A high quality, padded lock will be installed.

## COUNTER DISPLAY

A counter display will have information about the home and all disclosures will be provided.

## PLACARDS

We will create several placards with various details about your home. These will be placed throughout the home to highlight what makes your home unique.

## WEEKLY CONTACT

We will contact you weekly to give you an update on the marketing of your home and answer any questions you may have.





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#### **BROKER HOME TOUR**

Twice a month our company tours listings. We collect feedback and provide it to you. Getting multiple real estate professional's advice is extremely helpful.

#### **VISUAL PRICING SOFTWARE**

We utilize a unique technology that allows us to accurately show you the value of your property.

#### **SKYSLOPE TRANSACTION MANAGEMENT**

This cloud based technology allows our team to make sure nothing is missed during your transaction. In addition, all documentation will be safely and securely stored should you ever need to reference them in the future.

#### **TRANSACTION MANAGEMENT TEAM**

When you hire us, you hire a team of professionals committed to selling your home. Our dedicated staff make sure every aspect of your transaction is handled promptly and professionally.

#### **EXPERT NEGOTIATIONS**

We will always handle transaction and communications tactfully and professionally.

#### **PROVEN SYSTEMS**

All homes and Sellers deserve the best. We never limit how we market a home. Everything we do is proven to sell your home quickly and for the most possible. All costs are covered by us. We never ask a Seller to pay for anything regarding marketing their home. Remember, we don't get paid until your home sells!



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#### C3 MARKETING SYSTEM

Your home will be entered into the C3 Marketing and Information System.

#### MULTIPLE LISTING SERVICE (MLS)

Your home will be entered into several Colorado MLS databases giving your home exposure to thousands of Realtors.

#### OPEN HOUSE

We will hold open houses at your property to gain more exposure for your home. Open houses will be advertised online and in the local newspapers.

#### PROFESSIONAL MEASUREMENTS

A professional will measure your home and create detailed floor plans. The floor plan will be used for marketing and will be available to potential buyers and Realtors®.

#### PROFESSIONAL PHOTOGRAPHER

A professional real estate photographer will photograph your property, making sure to highlight any important features.

#### PROFESSIONAL AERIAL OR NIGHT PHOTOGRAPHY

We will have professional aerials and/or night photography taken to showcase your home's exterior landscaping, lot, and views.

#### VIRTUAL TOUR

A virtual tour will be created that will be available on our MLS system and all marketing websites.

#### YOUTUBE

A 2-3 minute video will be created showcasing your home.

#### INDIVIDUAL PROPERTY WEBSITE

A property website will be created to give all web users a personal look at your property. It will provide all needed details and direct access to our contact information for all potential buyers.

#### WINDOW DISPLAY

We create a window display featuring your home in our storefront where thousands of people stop to see details, photos and property websites.

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#### HARGER HOME TEAM YARD SIGN

Your home will have a professional, custom yard sign installed throughout the transaction

#### 4 PAGE COLOR BROCHURE

Our professional designer will create a custom brochure with important information about your property.

#### QR CODE WITH MOBILE TOUR

We will create a customized QR code that will direct people to a virtual tour of your property.

#### COMING SOON PRE-MARKETING CAMPAIGN

We have a proven system to market your property before the official "live" date. This can help you find a buyer more quickly.

#### HIGH VISIBILITY OFFICE LOCATIONS

Our offices offer unparalleled high foot traffic and visibility to give you and your property an advantage.

#### PROFESSIONAL GRAPHIC DESIGN SERVICES

We use a professional graphic designer to create custom marketing pieces.

#### E-POSTCARD

We will create an electronic postcard for your property that we send to our entire database of over 500 Realtors®.

#### INTERNET ADVERTISING

Your property will be actively marketed on several nationally recognized web portals including: Craigslist, Zillow, Trulia, ColoProperties, and many more. We are experts in maximizing your internet exposure.

#### PERSONAL ASSISTANT/TRANSACTION COORDINATOR

Our dedicated assistant, Emily, is an additional set of eyes and ears that adds to the personal service you receive throughout the transaction.



# INTERNATIONAL WEBSITE



## EXPOSURE NATIONAL ASSOCIATION OF REALTORS® MEMBERS CAN'T DO WITHOUT:

Realtor.com®, the most engaging real estate site in the U.S.<sup>1</sup>, is global and now multilingual as well. When the international site was launched, members had more opportunities for global business than ever before. The enhanced site features listings from numerous countries, and offers extensive translation and currency conversion features.

If your MLS is currently on realtor.com®, members' listings will automatically populate on realtor.com® International.

## REALTOR.COM INTERNATIONAL HIGHLIGHTS:

- All for-sale and rental U.S. listings on realtor.com are displayed on the international site in 11 languages to 45 countries on 5 continents.
- Consumers are able to search listings in the following languages: English, Chinese, Dutch, French, German, Italian, Japanese, Korean, Portuguese, Russian and Spanish.
- Visitors' language, measurements, and currency preferences can be saved as a default to facilitate future visits.
- Visitors will have a choice to search by city name or map search, using a drill down feature to select geographical region no longer will a visitor need to know the distinctions between Brooklyn and New York City to get the results he/she seeks.

## REALTOR.COM® FAST FACTS:

- An average of 3 million homes for sale or rent on realtor.com®<sup>2</sup>
- Almost 90% of realtor.com® listings are updated every 15 minutes, with the rest updated no less than once per day
- Over 850 MLS content providers nationwide send the most accurate and up-to-date listing data available
- Over 1 million international consumers search realtor.com® each month<sup>3</sup>

<sup>1</sup> ComScore Media Metrix Key Measures Report January thru December, 2012

<sup>2</sup> Internal reporting realtor.com®, 2013

<sup>3</sup> Omniture Discover 2012

Source: [Realtor.com/international](http://Realtor.com/international)

# HOME SELLING PITFALLS TO AVOID

## IMPORTANCE OF PROPER PRICING

- Faster sale
- More convenient exposure to more prospective buyers
- Increased sales person response
- Better response from advertising and sign calls
- Attracts 'cleaner' financing and higher offers
- Avoid being a "stale" Listing which means more money to the Sellers

## REASONS HOMES ARE OVERPRICED

- Over-improvement
- Lack of factual and accurate data
- Original purchase price too high
- Minimal bargaining room
- iBuyer purchase
- Low desire to move
- Foreclosure
- Purchasing In a higher priced area

## COMMON OBJECTIONS FROM THE SELLER

- "Another agent said it was worth more"
- "Our home is nicer than those houses"
- "People always offer less than asking price"
- "We can always come down on our price"
- "We have to get that much out of our home"
- "My neighbor was able to get their price"

## FOR-SALE-BY-OWNER HEADACHES

- Window-shoppers
- Lookers stopping at all hours or day and night
- Mispricing home
- Inability to qualify buyers
- Letting strangers into the home
- Negotiating with buyers
- Missed opportunities when away from home
- Buyers want the commission savings
- Knowing everything that needs to be done



# A CLEAN HOME IS A **BEST SELLER!**

WHETHER IT'S A NEW COAT OF PAINT IN YOUR KITCHEN OR SPRUCING UP YOUR FRONT YARD,  
HERE IS A GUIDE TO GET YOUR HOME PICTURE PERFECT

## ALL AREAS

- Clean all rooms
- Interior lights on and bulbs working
- Ceiling fans on
- Blinds and curtains open
- Shelves de-cluttered
- Electrical cords minimized from view
- Mail and papers organized or removed from view

## LIVING AREA

- Pillows orderly on chairs and sofas
- Television off
- Pet related items removed
- Magazines and books arranged neatly

## KITCHEN

- Hard surfaces cleaned
- Remove towels, unless decorative
- Sink cleaned out
- Kitchen islands cleared off
- Refrigerator cleared of all magnets and papers
- Sponges and trash cans removed from view

## BEDROOMS

- Beds made and pillows arranged neatly
- Clothes put away
- Closet doors closed
- Dresser and night stand clutter minimized
- Items under the bed not showing

## BATHROOMS

- Towels hung up
- Mirrors cleaned
- Toilet seats down
- Shower items removed (shampoos, soap)
- Counter tops cleaned off (toiletries)

## OUTSIDE

- Cars, boats, bikes and other vehicles removed from driveway
- Garage door closed
- Patio furniture set up with cushions arranged neatly
- Empty planters, shovels and hoses moved from sight
- Lawn picked up
- All interior/exterior lights on (night shots only)

# PREFERRED LENDERS



**LISA GUSTAFSON**  
**Loan Depot**  
**Sales Manager**  
**NMLS 388937**  
lgustafson@loandepot.com  
970.214.7605



**JOE WHITLOCK**  
**Universal Lending**  
**Loan Officer**  
**NMLS 858990**  
jwhitlock@ulc.com  
702.281.5928



**JIM BAILEY**  
**Senior Mortgage Loan Officer**  
**NMLS# 152579**  
jim@nuwaylending.com  
970-231-6856



**DEEMS HARGLEROAD**  
**Bank of Colorado**  
**Vice President/Commercial Lending**  
**NMLS 1270712**  
deems.hargleroad@bankofcolorado.com  
970.556.1590



# RECOMMENDED PHOTOGRAPHERS



**REAL ESTATE PHOTO PROS**  
realestatephotopros.com  
info@realestatephotopros.com  
**970.364.2951**



**BOXWOOD PHOTOS**  
24/7 Bookings: based in Fort Collins & Denver  
**Adrian Martinez**  
Co-Owner  
**970.556-3299**  
boxwoodphotos.com



## RECOMMENDED HOME WARRANTY

**AMERICA'S 1ST CHOICE**  
Dave Dodge  
dave@afchomeclub.com  
229-349-6647



**PREFERRED PROFESSIONALS DISCLAIMER:** The decision of the specific professionals you use is yours to make, you are not limited to these names, you may hire any professional of your choice. We cannot guarantee the outcome or level of service provided. We have not performed any investigation or confirmation of the competency or expertise of these providers. You need to be comfortable with the service provider you select.





## PREFERRED VENDORS

### HOME WARRANTY

America's First Choice Home Club  
877-605-8350  
Blue Ribbon Home Warranty  
303-986-3900

### ROOFER

Wil Dressor  
Anchor Roofing  
970-219-1646  
Brendan O'Keefe  
Roof Source  
970-889-8444

### MOVING COMPANY

Switchback Moving  
970-305-3141  
Johnson Moving and Storage  
303-447-9444

### PLUMBER

Steve Shipp  
Shipp Plumbing and Heating  
970-215-3051  
Nick Roup  
Roup Plumbing Services  
970-301-2601

### ELECTRICIAN

Colin Dunn  
Dunn Electric  
970-769-6291  
Caleb Heusser  
Bear Ridge Electric  
970-702-4650

### HANDYMAN

Todd Ellerbe  
970-218-8819  
Wes Kendall  
970-430-8279

### INTERIOR/EXTERIOR PAINTER

CertaPro Painting  
970-223-8359  
Prostar Painting  
970-413-0472

### RADON MITIGATION

BWise Radon  
970-420-9470  
SWAT Environmental  
970-669-6754

### PEST CONTROL

James Pest Control  
970-482-5594  
Enviropest  
970-545-3065

### HVAC

Strong Heating and Air  
970-219-7572  
Kahar Plumbing and Heating  
970-461-2412

### APPLIANCE REPAIR

Appliance Artisan  
970-300-3433  
Local Motive Appliance  
970-632-8866

### TREE SERVICE

Tanglewood Tree  
970-817-3223  
J&B Tree Care  
970-372-2237

### LANDSCAPING (SPRINKLERS)

Aquascapes  
970-674-1456  
NoCo Landscapes  
970-214-4689

### GARAGE DOOR SERVICE/INSTALLATION

Garage Gadgetry  
970-568-6160  
Summers Garage Doors  
970-930-1932

### LABOR AND STAFFING

Laborjack  
833-527-5225



# HELPFUL NUMBERS

## FORT COLLINS

**Boxelder Sanitation (Sewer)**  
970-498-0604  
P.O. Box 1518  
3201 E. Mulberry, Unit Q Fort  
Collins, CO 80524  
[www.boxeldersanitation.com](http://www.boxeldersanitation.com)

**Chamber of Commerce-  
Fort Collins**  
970-482-3746  
225 S Meldrum  
Fort Collins, CO 80521  
[www.fortcollinschamber.com](http://www.fortcollinschamber.com)

**City of Fort Collins (Water,  
Sewer, Electric)**  
970-212-2900  
300 Laporte Avenue Fort  
Collins, CO 80521  
[www.fcgov.com](http://www.fcgov.com)

**Colorado State Patrol**  
970-484-4037  
[www.csp.state.co.us](http://www.csp.state.co.us)

**Comcast Cable**  
888-824-4010  
1201 University Avenue Fort  
Collins, CO 80521  
[www.comcast.com](http://www.comcast.com)

**Fort Collins Coloradoan  
(Newspaper)**  
970-224-7777  
[www.coloradoan.com](http://www.coloradoan.com)

**Water District (ELCO) (Water)**  
970-493-2044  
232 S. Link Lane  
Fort Collins, CO 80522  
[www.elcowater.org](http://www.elcowater.org)

**Fort Collins/Loveland Water  
District (Water)**  
970-226-3104  
5150 Snead Drive  
Fort Collins, CO 80525  
[www.fclwd.com](http://www.fclwd.com)

**Poudre School District**  
970-483-7420  
2407 LaPorte Avenue Fort  
Collins, CO 80521  
[www.psd.k12.co.us](http://www.psd.k12.co.us)

**West Fort Collins Water (Water)**  
970-484-4881  
PO Box 426 Laporte, CO

**South Fort Collins Sanitation  
District (Sewer)**  
970-226-2484  
2560 E County Road 32  
Fort Collins, CO 80528  
[www.fclwd.com](http://www.fclwd.com)

**Xcel Energy (Gas, Electric)**  
800-895-4999  
[www.xcelenergy.com](http://www.xcelenergy.com)  
Fort Collins, CO

**Transfort (Bus System)**  
970-221-6620  
250 N Mason  
Fort Collins, CO, 80524  
[www.fcgov.com/transfort](http://www.fcgov.com/transfort)

**US Post Office-Fort Collins**  
970-225-4100  
301 E Boardwalk  
800-275-8777  
301 S Howes Street  
970-282-8003  
2601 S Lemay Avenue  
970-225-0733  
1119 W Drake Road  
[www.usps.com](http://www.usps.com)

**Larimer Sheriff (Information)**  
970-498-5100  
[www.co.larimer.co.us/sheriff](http://www.co.larimer.co.us/sheriff)

## LOVELAND

**City of Loveland  
(Water, Sewer, Electric, Trash)**  
970-962-2111; 970-962-2000  
503 N Lincoln Avenue  
Loveland, CO 80537  
[www.ci.loveland.co.us](http://www.ci.loveland.co.us)

**Loveland Daily Reporter  
Herald  
(Newspaper)**  
970-669-5050  
[www.lovelandfyi.com](http://www.lovelandfyi.com)

**Loveland Parks & Recreation**  
970-962-2386  
[www.ci.loveland.co.us](http://www.ci.loveland.co.us)

**Loveland Police (Non-Emergency)**  
970-667-2151  
[www.ci.loveland.co.us](http://www.ci.loveland.co.us)

**COLT (City of Loveland Tran-  
sit)**  
970-962-2700  
[www.cityofloveland.org](http://www.cityofloveland.org)

**Chamber of Commerce-  
Loveland**  
970-667-6311  
5400 Stone Creek Circle  
Loveland, CO 80538  
[www.loveland.org](http://www.loveland.org)

**McKee Medical Center  
(Hospital)**  
970-669-4640  
[www.bannerhealth.com](http://www.bannerhealth.com)

**US Post Office-Loveland**  
970-663-3010  
446 East 29th Street Loveland,  
CO 80538 [www.usps.com](http://www.usps.com)

**Thompson School District**  
970-669-3940  
[www.thompson.k12.co.us](http://www.thompson.k12.co.us)

**Humane Society-Larimer  
(Animal Control)**  
970-226-3647  
[www.larimerhumane.org](http://www.larimerhumane.org)

## GREELEY

**Greeley Schools**  
970-348-6000  
1025 Ninth Avenue Greeley,  
CO 80631  
[www.greeleyschools.org](http://www.greeleyschools.org)

# HELPFUL NUMBERS

## AT&T Broadband (Windsor cable)

970-351-0669 3737  
W. 10th Greeley, CO 80634  
www.att.com

## City of Greeley (Water, Sewer, Storm)

970-350-9729  
1000 10th Street Greeley, CO 80634  
www.greeleygov.com

## Central Weld County Water District

970-352-1284 2235  
2nd Avenue Greeley, CO 80631  
www.cwcwd.com

## WINDSOR

### Town of Windsor (Sewer, Water)

970-686-7476  
301 Walnut Street Windsor, CO 80550  
www.ci.windsor.co.us

### Weld RE-4 School District (Windsor)

970-686-8000  
1020 Main Street Windsor, CO 80550  
www.weldre4.k12.co.us

### Poudre Valley Rural Electric (REA) (Electric)

970-226-1234  
PO Box 277550

## WELLINGTON

### Town of Wellington (Water)

970-568-3381  
www.townofwellington.com

## MILLIKEN

### City of Milliken (Cable)

800-480-7020  
www.millikenco.gov

### City of Milliken (Water, sewer)

970-587-4331  
www.millikenco.gov/waterwaste-water-department

## SEVERANCE

### Town of Severance (Water)

970-686-1218  
www.townofseverance.org

## JOHNSTOWN

### Town of Johnstown (Water, Sewer, Trash)

970-587-4664  
101 Charlotte Johnstown, CO 80534  
www.townofjohnstown.com

## EVANS

### City of Evans (Water)

970-339-5344  
1100 37th Street Evans, CO 80620  
www.cityofevans.org

### Humane Society-Weld (Animal Control)

970-506-9550  
1620 42nd Street Evans, CO 80620  
www.weldcountyhumane.org

## EATON

### Town of Eaton (Water, Sewer)

970-454-3338  
223 1st Street Eaton, CO 80615  
www.eatonco.org

## PIERCE

### Town of Pierce (Water, Sewer, Drainage, Trash)

970-834-2851  
240 E. Main Pierce, CO 80650

## PLATTEVILLE

### City of Platteville

970-785-2245  
www.plattevillegov.org

## NORTHERN COLORADO

### Denver Post

303-832-3232  
www.denverpost.com

## FLEX

www.flexnoco.com  
Atmos Energy  
1-888-442-1313  
www.atmosenergy.com

### Century Link (Telephone)

800-350-9720  
www.centurylink.com

### Qwest (Phone)

800-244-1111  
www.qwest.com  
80527

### Source Gas (Gas)

800-563-0012

### North Weld County Water

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www.nwcwd.org

### Super Shuttle

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