

Structured mediation narrative; established property valuation range (\$1.6M anchor → \$1.1M concession).

Source: 2025 07 24 Prep Notes

August 9, 2025 — Lisa Realtor Proposal

Required to submit three realtor names without prior personal connection.

Source: Ffcl Dnld

August 22, 2025 — Listing Agreement Signed by Tom

Tom executed UAR Exclusive Right to Sell Agreement for 364 E 280 S Alpine UT.

Source: Exclusive Right To Sell

August 5, 2025 — Stipulation Signed

Final stipulation executed via CzMediation; defines property-sale terms and 4 % incentive clause for Lisa.

Source: Ashby Stipulation Vfinal

August 12, 2025 — Tom Selects Realtor

Selected Jason Knight (Ivie Avenue Real Estate); disqualified HG Nelson for prior relationship-.

Source: 2025 08 12 Selection Notice

September 16, 2025 — Listing Agreement Signed by

Lisa countersigne-d Knight listing; contract valid through Feb 22 2026.

Source: Exclusive Right To Sell

Jason Knight replaced with Jeff Daniels due to Lisa's noncooperati-on.

Source: 2025 10 05 Realtor Transition

October 10, 2025 — Lisa Refuses Professional Yard Work

Lisa declines professional yard work offer arranged by realtor despite fair pricing and agreement to split costs.

Source: 2025 10 10 Yardwork Refusal

October 13, 2025 — Realtor Recommendation Letter

Jeff issues formal recommendati-ons: remove items from horizontal surfaces, reduce furniture by 50%, deep clean carpets, and address pet smell.

Source: 2025 10 13 Realtor Recommendations

October 15, 2025 — Listing Temporarily Withdrawn

Realtor advises temporary withdrawal of listing to allow deep cleaning and decluttering before re-listing.

Source: 2025 10 15 Listing Withdrawal

October 6, 2025 — Photo Session Canceled

Initial photo session canceled by Lisa citing unprepared master bedroom and cluttered spaces.

Source: 2025 10 06 Photo Cancel

October 12, 2025 — Realtor Feedback: Pet Odor and

Buyers report overwhelming pet odor and excessive clutter during first showings; multiple groups leave early due to smell.

Source: 2025 10 12 Showing Feedback

October 13, 2025 — Realtor Feedback Confirms Odo

Jeff's Oct 13 email: overwhelming pet odor; clutter; basement apartment health hazard; recommends declutter, carpet treatment, yard trimming, standard sign and lockbox.

Source: 2025 10 13 Jeffdanielsfeedback

October 17, 2025 — Lisa Reports Cleaning Progress

Lisa reports floors mopped, carpets re-cleaned, family helping with decluttering-; promises house ready by Sunday (Oct 19).

Source: 2025 10 17 Lisa Update

