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(CBSF1-6-24) (Mandatory 8-24) **DRAFT V#18 7-09-24**

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**CONTRACT TO BUY AND SELL REAL ESTATE
(RESIDENTIAL)
(Colorado Foreclosure Protection Act)**

Date: _____

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. _____ (Buyer) will take title to the Property described below as **Joint Tenants** **Tenants In Common** **Other** _____.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. Seller. _____ (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of _____, Colorado (insert legal description):

known as: _____
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions – Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including _____ remote controls). If checked, the following are owned by the Seller and included: **Solar Panels** **Water Softeners** **Security Systems** **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.8. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Inclusions – Not Attached. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions**: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

2.5.3. Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price:

If the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

54 **2.5.4. Home Warranty.** Seller and Buyer are aware of the existence of pre-owned home warranty programs that
55 may be purchased and may cover the repair or replacement of certain Inclusions.
56

57
58 **2.5.5. Encumbered Inclusions.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at
59 Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and
60 encumbrances, except:
61

62
63
64
65 Buyer **Will** **Will Not** assume the debt and obligations on the Encumbered Inclusions subject to Buyer's review under §10.6.
66 (Encumbered Inclusion Documents) and Buyer's receipt of written approval by such lender before Closing. If Buyer does not receive
67 such approval this Contract terminates.
68

69 **2.5.6. Personal Property Conveyance.** Conveyance of all personal property will be by bill of sale or other
70 applicable legal instrument.

71 **2.5.7. Parking and Storage Facilities.** The use or ownership of the following parking facilities: _____
72 _____; and the use or ownership of the following storage facilities: _____.

73 Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

74 **2.5.8. Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer
75 at Closing (Leased Items):
76

77
78
79
80 Buyer **Will** **Will Not** assume Seller's debt and obligations under such leases for the Leased Items subject to Buyer's review
81 under §10.6. (Leased Items Documents) and Buyer's receipt of written approval by such lender before Closing. If Buyer does not
82 receive such approval this Contract terminates.
83

84 **2.5.9. Solar Power Plan.** If the box is checked, Seller has entered into a solar power purchase agreement, regardless
85 of the name or title, to authorize a third-party to operate and maintain a photovoltaic system on the Property and provide electricity
86 (Solar Power Plan) that will remain in effect after Closing. Buyer **Will** **Will Not** assume Seller's obligations under such Solar
87 Power Plan subject to Buyer's review under §10.6. (Solar Power Plan) and Buyer's receipt of written approval by the third-party
88 before Closing. If Buyer does not receive such approval this Contract terminates.
89

90 **2.6. Exclusions.** The following items are excluded (Exclusions):
91

92
93
94 **2.7. Water Rights/Well Rights.**

95 **2.7.1. Deeded Water Rights.** The following legally described water rights:
96

97
98
99 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

100 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3. and
101 2.7.4., will be transferred to Buyer at Closing:
102

103
104
105
106 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if
107 the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes,
108 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
109 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
110 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
111 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
112 _____.

113 **2.7.4. Water Stock.** The water stock to be transferred at Closing are as follows:

114
115
116

117 **2.7.5. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water),
118 § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable
119 legal instrument at Closing.

120 **2.7.6. Water Rights Review.** Buyer has a Right to Terminate if examination of the Water Rights is unsatisfactory
121 to Buyer on or before the **Water Rights Examination Deadline.**

122 **3. DATES, DEADLINES AND APPLICABILITY.**

123 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	
2	§ 4	Alternative Earnest Money Deadline	
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	
4	§ 8	Record Title Objection Deadline	
5	§ 8	Off-Record Title Deadline	
6	§ 8	Off-Record Title Objection Deadline	
7	§ 8	Title Resolution Deadline	
8	§ 8	Third Party Right to Purchase/Approve Deadline	
		Owners' Association	
9	§ 7	Association Documents Deadline	
10	§ 7	Association Documents Termination Deadline	
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	
12	§ 10	Lead-Based Paint Disclosure Deadline	
		Loan and Credit	
13	§ 5	New Loan Application Deadline	
14	§ 5	New Loan Terms Deadline	
15	§ 5	New Loan Availability Deadline	
16	§ 5	Buyer's Credit Information Deadline	
17	§ 5	Disapproval of Buyer's Credit Information Deadline	
18	§ 5	Existing Loan Deadline	
19	§ 5	Existing Loan Termination Deadline	
20	§ 5	Loan Transfer Approval Deadline	
21	§ 4	Seller or Private Financing Deadline	
		Appraisal	
22	§ 6	Appraisal Deadline	
23	§ 6	Appraisal Objection Deadline	
24	§ 6	Appraisal Resolution Deadline	
		Survey	
25	§ 9	New ILC or New Survey Deadline	
26	§ 9	New ILC or New Survey Objection Deadline	
27	§ 9	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
28	§ 2	Water Rights Examination Deadline	
29	§ 8	Mineral Rights Examination Deadline	
30	§ 10	Inspection Termination Deadline	
31	§ 10	Inspection Objection Deadline	
32	§ 10	Inspection Resolution Deadline	
33	§ 10	Property Insurance Termination Deadline	
34	§ 10	Due Diligence Documents Delivery Deadline	
35	§ 10	Due Diligence Documents Objection Deadline	
36	§ 10	Due Diligence Documents Resolution Deadline	

37	§ 10	Conditional Sale Deadline	
38	§ 10	Lead-Based Paint Termination Deadline	
		Closing and Possession	
39	§ 12	Closing Date	
40	§ 17	Possession Date	
41	§ 17	Possession Time	
42	§ 27	Acceptance Deadline Date	
43	§ 27	Acceptance Deadline Time	

124 **Note:** If FHA or VA loan boxes are checked in § 4.5.3. (Loan Limitations), the **Appraisal** deadlines **DO NOT** apply to FHA
125 insured or VA guaranteed loans.

126 **3.2. Applicability of Terms.** If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with “N/A”,
127 or the word “Deleted,” such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box
128 checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of
129 “None”, such provision means that “None” applies.

130 The abbreviation “MEC” (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The
131 abbreviation “N/A” as used in this Contract means not applicable.

132 **3.3. Day; Computation of Period of Days; Deadlines.**

133 **3.3.1. Day.** As used in this Contract, the term “day” means the entire day ending at 11:59 p.m., United States
134 Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1.
135 (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end
136 on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of**
137 **Day Deadline** is left blank or “N/A” the deadlines will expire at 11:59 p.m., United States Mountain Time.

138 **3.3.2. Computation of Period of Days.** In computing a period of days (e.g., three days after MEC), when the
139 ending date is not specified, the first day is excluded and the last day is included.

140 **3.3.3. Deadlines.** If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such
141 deadline Will Will Not be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked,
142 the deadline will not be extended.

143 **4. PURCHASE PRICE AND TERMS.**

144 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1.	Purchase Price	\$	
2	§ 4.3.	Earnest Money		\$
3	§ 4.5.	New Loan		\$
4	§ 4.6.	Assumption Balance		\$
5	§ 4.7.	Private Financing		\$
6	§ 4.7.	Seller Financing		\$
7				
8				
9	§ 4.4.	Cash at Closing		\$
10		TOTAL	\$	\$

145 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ _____ (Seller Concession). The Seller
146 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer’s lender
147 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller
148 Concession include, but are not limited to: Buyer’s closing costs, loan discount points, loan origination fees, prepaid items and any
149 other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer
150 elsewhere in this Contract.

151 **4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a _____, will be
152 payable to and held by _____ (Earnest Money Holder), in its trust account, on behalf of
153 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree
154 to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the
155 company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to

156 have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado
157 residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest
158 Money Holder in this transaction will be transferred to such fund.

159 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the
160 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

161 **4.3.2. Disposition of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled
162 to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided
163 in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate,
164 Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release
165 form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23
166 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release
167 form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money
168 Release form), within three days of Buyer's receipt.

169 **4.3.2.1. Seller Failure to Timely Return Earnest Money.** If Seller fails to timely execute and return the
170 Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "**If Seller
171 is in Default**", § 20.2. and § 21, unless Seller is entitled to the Earnest Money due to a Buyer default.

172 **4.3.2.2. Buyer Failure to Timely Release Earnest Money.** If Buyer fails to timely execute and return the
173 Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "**If Buyer
174 is in Default, § 20.1. and § 21**", unless Buyer is entitled to the Earnest Money due to a Seller Default.

175 **4.4. Form of Funds; Time of Payment; Available Funds.**

176 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing
177 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified
178 check, savings and loan teller's check and cashier's check (Good Funds).

179 **4.4.2. Time of Payment.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at
180 Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH
181 NONPAYING PARTY WILL BE IN DEFAULT**.

182 **4.4.3. Available Funds.** Buyer represents that Buyer, as of the date of this Contract, **Does** **Does Not** have
183 funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

184 **4.5. New Loan.**

185 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as otherwise permitted in § 4.2. (Seller Concession), if applicable,
186 must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

187 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to
188 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3. (Loan Limitations) or § 30 (Additional
189 Provisions).

190 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:
191 **Conventional** **FHA** **VA** **Bond** **Other** _____.
192 If either or both of the FHA or VA boxes are checked, and Buyer closes the transaction using one of those loan types, Seller agrees
193 to pay those closing costs and fees that Buyer is not allowed by law to pay not to exceed \$ _____.
194 However, this amount does not include any compensation to be paid to Buyer's brokerage firm.

195 **4.5.4. Loan Estimate – Monthly Payment and Loan Costs.** Buyer is advised to review the terms, conditions and
196 costs of Buyer's New Loan carefully. If Buyer is applying for a residential loan, the lender generally must provide Buyer with a
197 Loan Estimate within three days after Buyer completes a loan application. Buyer also should obtain an estimate of the amount of
198 Buyer's monthly mortgage payment.

199 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance
200 set forth in § 4.1. (Price and Terms), presently payable at \$ _____ per _____ including principal and interest
201 presently at the rate of _____ % per annum and also including escrow for the following as indicated: **Real Estate Taxes**
202 **Property Insurance Premium** **Mortgage Insurance Premium** and _____.

203 Buyer agrees to pay a loan transfer fee not to exceed \$ _____. At the time of assumption, the new interest rate will
204 not exceed _____ % per annum and the new payment will not exceed \$ _____ per _____ principal and
205 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance, which
206 causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____, or if any other terms or
207 provisions of the loan change, Buyer has the Right to Terminate under § 24.1. on or before **Closing Date**.

208 Seller **Will** **Will Not** be released from liability on said loan. If applicable, compliance with the requirements for release
209 from liability will be evidenced by delivery on or before **Loan Transfer Approval Deadline** at **Closing** of an appropriate
210 letter of commitment from lender. Any cost payable for release of liability will be paid by _____ in an amount
211 not to exceed \$ _____.

212 This Contract terminates if written consent from Seller's lender for Buyer's assumption of Seller's existing loan is not received
213 by all parties and the Closing Company on or before Closing.

214 **4.7. Seller or Private Financing.**

215 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on sellers
216 and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed
217 Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing,
218 including whether or not a party is exempt from the law.

219 **4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing, **Buyer**
220 **Seller** will deliver the proposed Seller financing documents to the other party on or before _____ days before **Seller or**
221 **Private Financing Deadline.**

222 **4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon
223 Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost,
224 and compliance with the law. Seller has the Right to Terminate under § 24.1., on or before **Seller or Private Financing Deadline,**
225 if such Seller financing is not satisfactory to Seller, in Seller's sole subjective discretion.

226 **4.7.2. Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private
227 financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to Buyer, including its
228 availability, payments, interest rate, terms, conditions, and cost. Buyer has the Right to Terminate under § 24.1., on or before **Seller**
229 **or Private Financing Deadline,** if such Seller or private financing is not satisfactory to Buyer, in Buyer's sole subjective discretion.

230

TRANSACTION PROVISIONS

231 **5. FINANCING CONDITIONS AND OBLIGATIONS.**

232 **5.1. New Loan, Assumption Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more
233 new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an
234 application verifiable by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such
235 loan or approval.

236 **5.2. New Loan Terms; New Loan Availability.**

237 **5.2.1. New Loan Terms.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is
238 conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest
239 rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit
240 of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline,** if the New Loan Terms are not
241 satisfactory to Buyer, in Buyer's sole subjective discretion.

242 **5.2.2. New Loan Availability.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is
243 conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's
244 New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan**
245 **Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the
246 New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property
247 Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS**
248 **NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S**
249 **EARNEST MONEY WILL BE NONREFUNDABLE,** except as otherwise provided in this Contract (e.g., Appraisal, Title,
250 Survey).

251 **5.3. Credit Information.** This Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's
252 financial ability and creditworthiness, which approval will be in Seller's sole subjective discretion. Accordingly: (1) Buyer must
253 supply to Seller by **Buyer's Credit Information Deadline,** at Buyer's expense, information and documents (including a current
254 credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's
255 financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in
256 confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set
257 forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If Seller disapproves of Buyer's
258 financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 24.1., on or
259 before **Disapproval of Buyer's Credit Information Deadline.**

260 **5.4. Existing Loan Review.** Seller must deliver copies of the loan documents (including note, deed of trust and any
261 modifications) to Buyer by **Existing Loan Deadline.** For the sole benefit of Buyer, this Contract is conditional upon Buyer's review
262 and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 24.1., on or before **Existing Loan**
263 **Termination Deadline,** based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the
264 lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer obtaining such approval without
265 change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer Approval**
266 **Deadline,** this Contract will terminate on such deadline. Seller has the Right to Terminate under § 24.1., on or before Closing, in
267 Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such
268 compliance as set forth in § 4.6.

269 **5.5. Buyer Representation of Principal Residence.** Buyer represents that Buyer will NOT occupy the Property as Buyer's
270 principal residence.

271 **6. APPRAISAL PROVISIONS.**

272 **6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on
273 behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth
274 certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be
275 valued at the Appraised Value.

276 **6.2. Appraised Value.** The applicable appraisal provision set forth below applies to the respective loan type set forth in
277 § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

278 **6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the
279 Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal**
280 **Objection Deadline**:

281 **6.2.1.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated;
282 or

283 **6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the
284 Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

285 **6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal**
286 **Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution**
287 **Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of
288 the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).

289 **6.2.2. FHA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer)
290 shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest
291 Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a
292 written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender,
293 setting forth the appraised value of the Property of not less than \$_____. The purchaser (Buyer) shall have the privilege
294 and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The
295 appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will
296 insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy
297 himself/herself/themselves that the price and condition of the Property are acceptable.

298 **6.2.3. VA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer)
299 shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property
300 described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department
301 of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of
302 this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

303 **6.3. Lender Property Requirements.** If the lender imposes any written requirements, replacements, removals or repairs,
304 including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting),
305 beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following
306 Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written
307 agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the
308 satisfaction of the Lender Property Requirements is waived in writing by Buyer.

309 **6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by **Buyer**
310 **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's
311 agent or all three.

312 **7. OWNERS' ASSOCIATIONS.** This Section is applicable if the Property is located within one or more Common Interest
313 Communities and subject to one or more declarations (Association).

314 **7.1. Common Interest Community Disclosure.** **THE PROPERTY IS LOCATED WITHIN A COMMON**
315 **INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF**
316 **THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE**
317 **COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE**
318 **ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL**
319 **OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS**
320 **OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD**
321 **PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS**
322 **AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING**
323 **CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A**
324 **COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF**
325 **PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL**

326 **OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE**
327 **DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE**
328 **ASSOCIATION.**

329 **7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association Documents (defined below),
330 at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association
331 Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt
332 of the Association Documents, regardless of who provides such documents.

333 **7.3. Association Documents.** Association documents (Association Documents) consist of the following:

334 **7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements,
335 rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5,
336 C.R.S.;

337 **7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings;
338 such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual
339 Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding
340 minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

341 **7.3.3.** List of all Association insurance policies as provided in the Association's last Annual Disclosure, including,
342 but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must
343 include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed
344 (Association Insurance Documents);

345 **7.3.4.** A list by unit type of the Association's assessments, including both regular and special assessments as
346 disclosed in the Association's last Annual Disclosure;

347 **7.3.5.** The Association's most recent financial documents which consist of: (1) the Association's operating budget
348 for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for
349 the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent
350 available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the
351 Association's community association manager or Association will charge in connection with the Closing including, but not limited
352 to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for
353 the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of
354 all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and
355 7.3.5., collectively, Financial Documents);

356 **7.3.6.** Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5,
357 C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction
358 Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2.
359 (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common
360 elements or limited common elements of the Association property.

361 **7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to
362 Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in
363 any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after
364 **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to
365 Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive
366 the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing**
367 **Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to
368 Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right
369 to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

370 **8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**

371 **8.1. Evidence of Record Title.**

372 **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance
373 company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish
374 to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price,
375 or if this box is checked, an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued
376 and delivered to Buyer as soon as practicable at or after Closing.

377 **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance
378 company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to
379 Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.
380 If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

381 **8.1.3. Owner's Extended Coverage (OEC).** The Title Commitment **Will** **Will Not** contain Owner's
382 Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions
383 which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap

384 period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes,
385 assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by
386 Buyer Seller One-Half by Buyer and One-Half by Seller Other _____.

387 Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over
388 any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below,
389 among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under
390 § 8.7. (Right to Object to Title, Resolution).

391 **8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants,
392 conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such
393 documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title
394 Documents).

395 **8.1.5. Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title
396 Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county
397 where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the
398 party or parties obligated to pay for the owner's title insurance policy.

399 **8.1.6. Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any
400 portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

401 **8.2. Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the
402 Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's
403 objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or
404 any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title
405 Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment
406 that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to
407 Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any
408 required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents,
409 or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection,
410 pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object
411 to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1.
412 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable
413 deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title
414 Documents as satisfactory.

415 **8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing
416 surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without
417 limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which
418 Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New
419 ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown
420 by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of
421 Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2.
422 (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-
423 Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has
424 until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives
425 Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is
426 governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to
427 Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record
428 Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

429 **8.4. Special Taxing and Metropolitan Districts.** **SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO**
430 **GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES**
431 **ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE**
432 **PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT**
433 **WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH**
434 **INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE**
435 **SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY**
436 **TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING**
437 **FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND**
438 **RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is: _____.**

439 **8.5. Tax Certificate.** A tax certificate paid for by Seller Buyer, for the Property listing any special taxing or
440 metropolitan districts that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If
441 the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before
442 **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option,

443 has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's
444 receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be
445 required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing.
446 If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as
447 satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations)
448 prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

449 **8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first
450 refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a
451 right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of
452 such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase
453 is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly
454 notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred
455 on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in
456 writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.

457 **8.7. Right to Object to Title, Resolution.** Buyer has a right to object or terminate, in Buyer's sole subjective discretion,
458 based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Tax Certificate)
459 and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the
460 applicable deadline, Buyer has the following options:

461 **8.7.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title matter (Notice of
462 Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or
463 before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives
464 Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and
465 waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title
466 Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the
467 Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the
468 applicable documents; or

469 **8.7.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 24.1., on or before
470 the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

471 **8.8. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed
472 carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property,
473 including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations,
474 unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various
475 laws and governmental regulations concerning land use, development and environmental matters.

476 **8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE**
477 **PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF**
478 **THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER**
479 **RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL**
480 **ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM**
481 **RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL,**
482 **GAS OR WATER.**

483 **8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO**
484 **ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A**
485 **MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND**
486 **RECORDER.**

487 **8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT**
488 **TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION**
489 **OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING**
490 **OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.**

491 **8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL**
492 **INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING**
493 **DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL**
494 **AND GAS CONSERVATION COMMISSION.**

495 **8.8.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be excepted, excluded from, or
496 not covered by the owner's title insurance policy.

497 **8.9. Mineral Rights Review.** Buyer has a Right to Terminate if examination of the Mineral Rights is unsatisfactory to
498 Buyer on or before the **Mineral Rights Examination Deadline**.

499 **9. NEW ILC, NEW SURVEY.**

500 **9.1. New ILC or New Survey.** If the box is checked, (1) **New Improvement Location Certificate (New ILC)**; or, (2)
501 **New Survey** in the form of _____; is required and the following will apply:

502 **9.1.1. Ordering of New ILC or New Survey.** **Seller** **Buyer** will order the New ILC or New Survey. The
503 New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date
504 after the date of this Contract.

505 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before
506 Closing, by: **Seller** **Buyer** or:

507
508
509 **9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of
510 the opinion of title if an Abstract of Title) and _____ will receive a New ILC or New Survey on or before **New**
511 **ILC or New Survey Deadline.**

512 **9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to
513 all those who are to receive the New ILC or New Survey.

514 **9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New
515 Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New**
516 **Survey Objection Deadline.** Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to
517 Seller incurring any cost for the same.

518 **9.3. New ILC or New Survey Objection.** Buyer has the right to review and object based on the New ILC or New Survey.
519 If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion,
520 Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

521 **9.3.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1, that this Contract is terminated; or

522 **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be
523 shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

524 **9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or
525 before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on
526 or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey**
527 **Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such
528 termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).

529

DISCLOSURE, INSPECTION AND DUE DILIGENCE

530 **10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE AND SOURCE OF**
531 **WATER.**

532 **10.1. Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer
533 the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller
534 to Seller's actual knowledge and current as of the date of this Contract.

535 **10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose to Buyer
536 any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material
537 facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely
538 disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing
539 or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that
540 Seller is conveying the Property and Inclusions to Buyer in an "As Is" condition, "Where Is" and "With All Faults."

541 **10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections
542 (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If
543 (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the
544 electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased
545 Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g.,
546 heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or
547 noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's
548 sole subjective discretion, Buyer may:

549 **10.3.1. Inspection Termination.** On or before the **Inspection Termination Deadline**, notify Seller in writing,
550 pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver
551 an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller
552 pursuant to § 10.3.2.; or

553 **10.3.2. Inspection Objection.** On or before the **Inspection Objection Deadline**, deliver to Seller a written
554 description of any unsatisfactory condition that Buyer requires Seller to correct.

555 **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection Objection**

556 **Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**,
557 this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection
558 Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision
559 prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by
560 executing an Earnest Money Release.

561 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written agreement
562 between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at
563 Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer
564 must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify,
565 protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such
566 Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against
567 any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and
568 expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed
569 pursuant to an Inspection Resolution.

570 **10.5. Insurability.** Buyer has the Right to Terminate under § 24.1., on or before **Property Insurance Termination**
571 **Deadline**, based on any unsatisfactory provision of the availability, terms and conditions and premium for property insurance
572 (Property Insurance) on the Property, in Buyer's sole subjective discretion.

573 **10.6. Due Diligence.**

574 **10.6.1. Due Diligence Documents.** Seller agrees to deliver copies of the following documents and information
575 pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery**
576 **Deadline**:

577 **10.6.1.1. Occupancy Agreements.** All current leases, including any amendments or other occupancy
578 agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing
579 are as follows (Leases):

580
581
582

583 **10.6.1.2. Leased Items Documents.** If any lease of personal property (§ 2.5.8., Leased Items) will be
584 transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to
585 Buyer on or before **Due Diligence Documents Delivery Deadline**.

586 **10.6.1.3. Encumbered Inclusions Documents.** If any Inclusions owned by Seller are encumbered
587 pursuant to § 2.5.5. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other
588 documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**.

589 **10.6.1.4. Solar Power Plan.** Copy of any Solar Power Plan not included in Leased Items (regardless of
590 its name or title).

591 **10.6.1.5. Septic Use Permit.** If required by the local health department or other applicable government
592 entity, on or before the local health department's applicable deadline, Seller must pay for and furnish to Buyer a Septic Use Permit.

593 **10.6.1.6. Other Documents.** Other documents and information:

594
595
596
597

598 **10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and object based on the Due
599 Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective
600 discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

601 **10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is
602 terminated; or

603 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any
604 unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

605 **10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received
606 by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a
607 settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence**
608 **Documents Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection
609 before such termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**).

610 **10.6.2.4. Automatic Due Diligence Extension.** If a Due Diligence Document is not delivered on or
611 before the Due Diligence Documents Deadline, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review
612 and object to such Due Diligence Document. If Buyer's right to review and object to such Due Diligence Document is extended due
613 to such Due Diligence Document not being delivered on or before the Due Diligence Documents Deadline, the Due Diligence

614 Document Resolution Deadline will also be extended to the earlier of Closing or fifteen days after Buyer's receipt of such Due
615 Diligence Document.

616 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of that certain property
617 owned by Buyer and commonly known as _____. Buyer has
618 the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale**
619 **Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not
620 receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this
621 provision.

622 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer **Does** **Does Not**
623 acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for
624 the Property. There is **No Well**. Buyer **Does** **Does Not** acknowledge receipt of a copy of the current well permit.
625 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND**
626 **WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO**
627 **DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

628 **10.9. Existing Leases; Modification of Existing Leases; New Leases. [Intentionally Deleted]**

629 **10.10. Lead-Based Paint.**

630 **10.10.1. Lead-Based Paint Disclosure.** Unless exempt, if the Property includes one or more residential dwellings
631 constructed or a building permit was issued prior to January 1, 1978, for the benefit of Buyer, Seller and all required real estate
632 licensees must sign and deliver to Buyer a completed Lead-Based Paint Disclosure (Sales) form on or before the **Lead-Based Paint**
633 **Disclosure Deadline**. If Buyer does not timely receive the Lead-Based Paint Disclosure, Buyer may waive the failure to timely
634 receive the Lead-Based Paint Disclosure, or Buyer may exercise Buyer's Right to Terminate under § 24.1. by Seller's receipt of
635 Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**.

636 **10.10.2. Lead-Based Paint Assessment.** If Buyer elects to conduct or obtain a risk assessment or inspection of the
637 Property for the presence of Lead-Based Paint or Lead-Based Paint hazards, Buyer has a Right to Terminate under § 24.1. by Seller's
638 receipt of Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**. Buyer may
639 elect to waive Buyer's right to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint
640 or Lead-Based Paint hazards. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the condition
641 of the Property relative to any Lead-Based Paint as satisfactory and Buyer waives any Right to Terminate under this provision.

642 **10.11. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired heater or appliance, a
643 fireplace, or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties
644 acknowledge that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within
645 fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code.

646 **10.12. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed, cooked,
647 disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was
648 remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S., Buyer further
649 acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever
650 been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's written
651 Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test results that indicate the Property
652 has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of the State
653 Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of
654 the test.

655 **10.13. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT**
656 **STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED**
657 **BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS**
658 **MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS**
659 **CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.**

660 **RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON**
661 **GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER.**
662 **RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS**
663 **AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL**
664 **PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST**
665 **RESULTS OF THE RESIDENTIAL REAL PROPERTY.**

666 **AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF**
667 **PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES**
668 **ADVICE ABOUT "RADON AND REAL ESTATE TRANSACTIONS IN COLORADO" IS AVAILABLE AT:**
669 **<HTTPS://CDPHE.COLORADO.GOV/RADON-AND-REAL-ESTATE>**
670

671 **11. COLORADO FORECLOSURE PROTECTION ACT.** The Colorado Foreclosure Protection Act (Act) generally applies
672 if: (1) the Property is residential, (2) Seller resides in the Property as Seller's principal residence, (3) Buyer's purpose in purchase of

673 the Property is not to use the Property as Buyer's personal residence and (4) the Property is in foreclosure or Buyer has notice that
674 any loan secured by the Property is at least thirty days delinquent or in default. If the transaction is a Short Sale transaction and a
675 Short Sale Addendum is part of this Contract, the Act does not apply. Each party is further advised to consult an attorney.

676 **11.1. Buyer and Seller agree to all of the following five conditions:**

677 **11.1.1. Buyer will not assume any financial or legal obligations of Seller;**

678 **11.1.2. There are no rental agreements or leases for the Property between Buyer and Seller;**

679 **11.1.3. Seller does not have an option or right to repurchase the Property;**

680 **11.1.4. A Notice of Cancellation and Seller Warning are attached to this Contract; and**

681 **11.1.5. No consideration will be paid to Seller prior to the expiration of Seller's right to cancel this Contract.**

682 **11.2.** Seller's principal language is _____. If English is not the Seller's principal language
683 and the Homeowner Warning Notice (HWN65-8-10) has not been translated to the Seller's principal language prior to Seller signing
684 this Contract, this document is void and of no effect.

685 **11.3.** If this § 11.3., § 11.2., or any of the five conditions in § 11.1. above are deleted, changed, modified or amended at any
686 time prior to or at Closing, the parties agree that this Contract is void and of no effect.

687

CLOSING PROVISIONS

688 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

689 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable
690 the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is
691 obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a
692 timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any
693 additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and
694 Seller will sign and complete all customary or reasonably required documents at or before Closing.

695 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions Are Are Not executed with
696 this Contract.

697 **12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as
698 the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller must provide Buyer with the ability to access the
699 Property (e.g. keys, access code, garage door opener). The hour and place of Closing will be as designated by
700 _____.

701 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between
702 different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

703 **12.5. Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer
704 must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such
705 leases for the Leased Items accepted by Buyer pursuant to § 2.5.8. (Leased Items).

706 **13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender
707 of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing:
708 special warranty deed general warranty deed bargain and sale deed quit claim deed personal representative's deed
709 _____ deed. Seller, provided another deed is not selected, must execute and deliver a good and
710 sufficient special warranty deed to Buyer, at Closing.

711 Unless otherwise specified in § 30 (Additional Provisions), if title will be conveyed using a special warranty deed or a general
712 warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

713 **14. PAYMENT OF LIENS AND ENCUMBRANCES.** Unless agreed to by Buyer in writing, any amounts owed on any liens
714 or encumbrances securing a monetary sum against the Property and Inclusions, including any governmental liens for special
715 improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid
716 at or before Closing by Seller from the proceeds of this transaction or from any other source.

717 **15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND**
718 **WITHHOLDING.**

719 **15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required
720 to be paid at Closing, except as otherwise provided herein. However, if Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits
721 Buyer from paying for any of the fees contained in this Section, the fees will be paid for by Seller.

722 **15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by Buyer Seller
723 One-Half by Buyer and One-Half by Seller Other _____.

724 **15.3. Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to
725 promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees
726 associated with or specified in the Status Letter will be paid as follows:

727 **15.3.1. Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by Seller.

728 **15.3.2. Record Change Fee.** Any Record Change Fee must be paid by Buyer Seller One-Half by Buyer
729 and One-Half by Seller N/A.

730 **15.3.3. Reserves or Working Capital.** Unless agreed to otherwise, all reserves or working capital due (or other
731 similar cost not addressed in § 16.2. (Association Assessments)) at Closing must be paid by Buyer Seller One-Half by
732 Buyer and One-Half by Seller N/A.

733 **15.3.4. Other Fees.** Any other fee listed in the Status Letter as required to be paid at Closing will be paid by
734 Buyer Seller One-Half by Buyer and One-Half by Seller N/A.

735 **15.4. Local Transfer Tax.** Any Local Transfer Tax must be paid at Closing by Buyer Seller One-Half by
736 Buyer and One-Half by Seller N/A.

737 **15.5. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid when due by
738 Buyer Seller One-Half by Buyer and One-Half by Seller N/A.

739 **15.6. Private Transfer Fee.** Any private transfer fees and other fees due to a transfer of the Property, payable at Closing,
740 such as community association fees, developer fees and foundation fees, must be paid at Closing by Buyer Seller
741 One-Half by Buyer and One-Half by Seller N/A.

742 **15.7. Water Transfer Fees.** Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed
743 \$ _____ for:

744 Water District/Municipality Water Stock
745 Augmentation Membership Small Domestic Water Company _____

746 and must be paid at Closing by Buyer Seller One-Half by Buyer and One-Half by Seller N/A.

747 **15.8. Utility Transfer Fees.** Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be
748 paid by Buyer Seller One-Half by Buyer and One-Half by Seller N/A.

749 **15.9. FIRPTA and Colorado Withholding.**

750 **15.9.1. FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be
751 withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the
752 amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller IS a foreign
753 person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign
754 person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably
755 requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to
756 withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or
757 if an exemption exists.

758 **15.9.2. Colorado Withholding.** The Colorado Department of Revenue may require a portion of the Seller's proceeds
759 be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to
760 cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding
761 is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's
762 tax advisor to determine if withholding applies or if an exemption exists.

763 **16. PRORATIONS AND ASSOCIATION ASSESSMENTS.**

764 **16.1. Prorations.** The following will be prorated to the **Closing Date**, except as otherwise provided:

765 **16.1.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes
766 for the year of Closing, based on Taxes for the Calendar Year Immediately Preceding Closing Most Recent Mill Levy
767 and Most Recent Assessed Valuation, adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled
768 veteran exemption or Other _____.

769 **16.1.2. Rents.** Rents based on Rents Actually Received Accrued. At Closing, Seller will transfer or credit
770 to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in
771 writing of such transfer and of the transferee's name and address.

772 **16.1.3. Other Prorations.** Water and sewer charges, propane, interest on continuing loan and _____.

773 **16.1.4. Final Settlement.** Unless otherwise specified in Additional Provisions, these prorations are final.

774 **16.2. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in
775 advance will be credited to Seller at Closing. All Association Assessments accrued before Closing must be paid by Seller and all
776 Association Assessments accrued after Closing must be paid by Buyer. Cash reserves held out of the regular Association Assessments
777 for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing
778 Documents. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of Buyer
779 Seller. Except however, any special assessment by the Association for improvements that have been installed as of the date of
780 Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in
781 Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current

782 regular assessments and _____ . Association Assessments are subject to change as provided in the
783 Governing Documents.

784 **17. POSSESSION.** Possession of the Property and Inclusions will be delivered to Buyer on **Possession Date** at **Possession Time**,
785 subject to the Leases as set forth in § 10.6.1.1.

786 If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally
787 liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$ _____ per day (or any part of a day
788 notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered. Additionally, Buyer may
789 pursue a claim against Seller for any of Buyer's actual additional damages incurred by Buyer in excess of such amount.

790

GENERAL PROVISIONS

791 **18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND**
792 **WALK-THROUGH.** Except as otherwise provided in this Contract, the Property and Inclusions will be delivered in the condition
793 existing as of the date of this Contract, ordinary wear and tear excepted.

794 **18.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss
795 prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the
796 damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds,
797 will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on
798 or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect
799 to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were
800 received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any
801 deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received
802 the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to
803 Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's
804 insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney
805 requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such
806 damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

807 **18.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services),
808 system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date
809 of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion
810 or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or
811 replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by
812 Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before
813 Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the
814 option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must
815 not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive
816 Closing.

817 **18.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may
818 result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation
819 action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's
820 sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and
821 Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value
822 of the Property or Inclusions, but such credit will not include relocation benefits or expenses or exceed the Purchase Price.

823 **18.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk through the
824 Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.
825

826 **19. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this Contract, Buyer and Seller acknowledge that
827 their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination
828 of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal
829 and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded
830 in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be
831 engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must
832 be complied with.
833

834 **20. TIME OF ESSENCE, DEFAULT AND REMEDIES.** Time is of the essence for all dates and deadlines in this Contract.
835 This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored

836 or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party
837 has the following remedies:

838 **20.1. If Buyer is in Default:**

839 **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid
840 by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the parties agree the
841 amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat
842 this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

843 **20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked.** Seller may
844 cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that
845 the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is
846 fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to
847 perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

848 **20.2. If Seller is in Default:**

849 **20.2.1. Specific Performance, Damages or Both.** Buyer may elect to treat this Contract as canceled, in which case
850 all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper.
851 Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after
852 Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance
853 or damages, or both.

854 **20.2.2. Seller's Failure to Perform.** In the event Seller fails to perform Seller's obligations under this Contract, to
855 include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or
856 repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such
857 failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this
858 Contract are reserved and survive Closing.

859 **21. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event of any arbitration
860 or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all
861 reasonable costs and expenses, including attorney fees, legal fees and expenses.

862 **22. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties
863 must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps
864 to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is
865 binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator
866 and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire
867 dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that
868 party's last known address (physical or electronic as provided in § 26). Nothing in this Section prohibits either party from filing a
869 lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This
870 Section will not alter any date in this Contract, unless otherwise agreed.

871 **23. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the Earnest
872 Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding
873 the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective
874 discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest
875 Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and
876 legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of
877 the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one
878 hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest
879 Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time
880 of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the
881 obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

882 **24. TERMINATION.**

883 **24.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the
884 termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written
885 notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or
886 before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory
887 and waives the Right to Terminate under such provision. Any Notice to Terminate delivered after the applicable deadline specified
888 in the Contract is ineffective and does not terminate this Contract.

889 **24.2. Effect of Termination.** In the event this Contract is terminated, all Earnest Money received hereunder must be timely
890 returned to Buyer and the parties are then relieved of all obligations hereunder, subject to §§ 10.4. and 21.

891 **25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and specified
892 addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining
893 thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms
894 of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or
895 obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same.
896 Any successor to a party receives the predecessor's benefits and obligations of this Contract.

897 **26. NOTICE, DELIVERY AND CHOICE OF LAW.**

898 **26.1. Physical Delivery and Notice.** Any document or notice to Buyer or Seller must be in writing, except as provided in
899 § 26.2. and is effective when physically received by such party, any individual named in this Contract to receive documents or
900 notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing
901 must be received by the party, not Broker or Brokerage Firm).

902 **26.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or
903 Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker
904 working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not
905 Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or _____.

906 **26.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address
907 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the
908 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

909 **26.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with
910 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property
911 located in Colorado.

912 **27. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and
913 Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before
914 **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and
915 Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such
916 copies taken together are deemed to be a full and complete contract between the parties.

917 **28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited
918 to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance,**
919 **Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability Due**
920 **Diligence and Source of Water.**

921 **29. BUYER'S BROKERAGE FIRM COMPENSATION.** Buyer's brokerage firm's compensation will be paid, at Closing, as
922 follows:

923 **29.1.** ____% of the Purchase Price or \$ _____ by Seller. Buyer's brokerage firm is an intended third-party
924 beneficiary under this provision only. The amount paid by Seller under this provision is in addition to any other amounts Seller is
925 paying on behalf of Buyer elsewhere in this Contract.

926 **29.2.** ____% of the Purchase Price or \$ _____ by Buyer pursuant to a separate agreement between Buyer and
927 Buyer's brokerage firm. This amount may be modified between Buyer and Buyer's brokerage firm outside of this Contract.

928 **29.3.** ____% of the Purchase Price or \$ _____ by a separate agreement between Buyer's brokerage firm and
929 Seller's brokerage firm.

930

ADDITIONAL PROVISIONS AND ATTACHMENTS
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931 **30. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
932 Commission.)

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943 **31. OTHER DOCUMENTS.**
944 **31.1. Documents Part of Contract.** The following documents are a part of this Contract:

945
946
947
948
949 **31.2. Documents Not Part of Contract.** The following documents have been provided but are not a part of this Contract:

950
951
952
953
954 **31.3. Colorado Foreclosure Protection Act Documents.** Additionally, the following disclosure forms are attached but
955 are not a part of this Contract:
956 Seller Warning – Equity Skimming
957 Notice of Cancellation (original and a copy)
958 Homeowner Warning Notice – Right to Cancel (in Seller’s principal language of _____)

959
960 **Note: The following provision must be completed with the name of Buyer inserted:**

961 **NOTICE REQUIRED BY COLORADO LAW**

962 **UNTIL YOUR RIGHT TO CANCEL THIS CONTRACT HAS ENDED,**
963 **_____ (BUYER’S NAME) OR ANYONE**
964 **WORKING FOR _____ (BUYER’S NAME)**
965 **CANNOT ASK YOU TO SIGN OR HAVE YOU SIGN ANY DEED OR ANY OTHER**
966 **DOCUMENT.**

967 **Note: Buyer is required to specify the date and time of day on which the cancellation right ends:**

968 **“YOU (SELLER) MAY CANCEL THIS CONTRACT FOR THE SALE OF YOUR HOUSE**
969 **(PROPERTY) WITHOUT ANY PENALTY OR OBLIGATION AT ANY TIME BEFORE**
970 **_____ (DATE AND TIME OF DAY). SEE THE ATTACHED NOTICE**
971 **OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.”**

972 **Note: *Specify the date and time as the earlier of: 12 Midnight, third business day after Seller signs**
973 **the Contract; or 12 Noon the day before the foreclosure sale.**

974 **SIGNATURES**

975 Buyer’s Name: _____ Buyer’s Name: _____

Buyer’s Signature _____ Date _____ Buyer’s Signature _____ Date _____

Address: _____ Address: _____

Phone No.: _____ Phone No.: _____

Fax No.: _____ Fax No.: _____

Email Address: _____ Email Address: _____

976 **[NOTE: If this offer is being countered or rejected, do not sign this document.]**

Seller's Name: _____

Seller's Name: _____

Seller's Signature _____ Date _____

Seller's Signature _____ Date _____

Address: _____

Address: _____

Phone No.: _____

Phone No.: _____

Fax No.: _____

Fax No.: _____

Email Address: _____

Email Address: _____

977

978

END OF CONTRACT TO BUY AND SELL REAL ESTATE

BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

A. Broker Working With Buyer

Broker Does Does Not acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a Buyer's Agent Transaction-Broker in this transaction.

Customer. Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid as specified in §29 above.

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: _____

Brokerage Firm's License #: _____

Broker's Name: _____

Broker's License #: _____

Broker's Signature

Date

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

B. Broker Working with Seller

Broker **Does** **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction.

Customer. Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other** _____.

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any agreement to pay compensation must be entered into separately and apart from this provision.

Brokerage Firm's Name: _____
Brokerage Firm's License #: _____
Broker's Name: _____
Broker's License #: _____

Broker's Signature

Date

Address: _____

Phone No.: _____
Fax No.: _____
Email Address: _____

979