

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(ET35-6-21) (Mandatory 1-22)

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

## EXTENSION OR TERMINATION OF CONTRACT

Date: \_\_\_\_\_

**1. PARTIES AND PROPERTY.** This document affects the contract dated \_\_\_\_\_ (Contract) between \_\_\_\_\_ (Seller) and \_\_\_\_\_ (Buyer) relating to the sale and purchase of the following legally described real estate in the County of \_\_\_\_\_, Colorado:

known as: \_\_\_\_\_ (Property).  
Street Address City State Zip

### I. EXTENSION

**2. DATES AND DEADLINES.** The Contract Deadlines are amended as follows if Part I, **Extension**, of this document is signed by both Buyer and Seller and both parties receive notice of acceptance of the **Extension** prior to the expiration of the deadline specified in the **Notice to Terminate** provision below.

Item No.	Reference	Event	Date or Deadline
		<b>Title</b>	
1	§ 8	Record Title Deadline (and Tax Certificate)	
2	§ 8	Record Title Objection Deadline	
3	§ 8	Off-Record Title Deadline	
4	§ 8	Off-Record Title Objection Deadline	
5	§ 8	Title Resolution Deadline	
6	§ 8	Third Party Right to Purchase/Approve Deadline	
		<b>Owners' Association</b>	
7	§ 7	Association Documents Deadline	
8	§ 7	Association Documents Termination Deadline	
		<b>Seller's Disclosures</b>	
9	§ 10	Seller's Property Disclosure Deadline	
10	§ 10	Lead-Based Paint Disclosure Deadline	
		<b>Loan and Credit</b>	
11	§ 5	New Loan Application Deadline	
12	§ 5	New Loan Terms Deadline	
13	§ 5	New Loan Availability Deadline	
14	§ 5	Buyer's Credit Information Deadline	
15	§ 5	Disapproval of Buyer's Credit Information Deadline	
16	§ 5	Existing Loan Deadline	
17	§ 5	Existing Loan Termination Deadline	
18	§ 5	Loan Transfer Approval Deadline	



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## II. NOTICE OF TERMINATION

3. **NOTICE TO TERMINATE.** In the event this document for the above **Extension** is not signed by both Buyer and Seller or one or both parties do not receive notice of acceptance of the **Extension** on or before \_\_\_\_\_, Part II this document, **Notice of Termination**, serves as  Buyer's  Seller's Notice to Terminate pursuant to:

### BUYER'S TERMINATION (USE ONLY if Buyer is requesting extension)

<input type="checkbox"/> <b>Water Rights Examination</b> (§ 2)	<input type="checkbox"/> <b>Insurability</b> (§ 10)
<input type="checkbox"/> <b>Assumption Balance</b> (§ 4)	<input type="checkbox"/> <b>Due Diligence Documents, Leases</b> (§ 10)
<input type="checkbox"/> <b>Seller or Private Financing</b> (§ 4)	<input type="checkbox"/> <b>Zoning</b> (§ 10) CBS2, 3, 4
<input type="checkbox"/> <b>New Loan Review</b> (§ 5)	<input type="checkbox"/> <b>Environmental, ADA Evaluation</b> (§ 10) CBS2, 3, 4
<input type="checkbox"/> <b>Existing Loan Review</b> (§ 5)	<input type="checkbox"/> <b>Conditional Sale</b> (§ 10)
<input type="checkbox"/> <b>Appraised Value</b> (§ 6)	<input type="checkbox"/> <b>Lead-Based Paint</b> (§ 10) CBS1, 2, F1
<input type="checkbox"/> <b>Association Documents</b> (§ 7)	<input type="checkbox"/> <b>Methamphetamine Laboratory</b> (§ 10) CBS1, 2, F1
<input type="checkbox"/> <b>Record Title, Off-Record Title or Tax Certificate</b> (§ 8)	<input type="checkbox"/> <b>Estoppel Statements</b> (§ 11) CBS2, 3, 4
<input type="checkbox"/> <b>Mineral Rights Examination</b> (§ 8)	<input type="checkbox"/> <b>Causes of Loss, Insurance</b> (§ 18)
<input type="checkbox"/> <b>New ILC or New Survey</b> (§ 9)	<input type="checkbox"/> <b>Damage, Inclusions and Services</b> (§ 18)
<input type="checkbox"/> <b>Inspection</b> (§ 10)	<input type="checkbox"/> <b>Condemnation</b> (§ 18)
<input type="checkbox"/> <b>Other:</b> _____	<input type="checkbox"/> <b>Short Sale Addendum</b> (SSA38-10-11)
<input type="checkbox"/> <b>Other:</b> _____	

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### SELLER'S TERMINATION (USE ONLY if Seller is requesting extension)

<input type="checkbox"/> <b>Seller Financing</b> (§ 4)
<input type="checkbox"/> <b>Credit Information</b> (§ 5)
<input type="checkbox"/> <b>Release of Liability</b> (§ 5)
<input type="checkbox"/> <b>Short Sale Addendum</b> (SSA38-10-11)
<input type="checkbox"/> <b>Other:</b> _____

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Buyer  Seller is terminating the Contract.

Name: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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