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ET35 Extension or Termination of Contract

Adoption Date: August 5, 2025

Mandatory for Use After: January 1, 2026

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. All section numbers noted in the Reference column are universal references to the Commission-approved Contract to Buy and Sell Real Estate (Residential), (Residential)(Colorado Foreclosure Protection Act), (Income-Residential), (Commercial), and (Land) unless otherwise indicated in the Event section. The abbreviation "CBS1" means the Contract to Buy and Sell (Residential). The abbreviation "CBS2" means the Contract to Buy and Sell Real Estate (Income-Residential). The abbreviation "CBS3" means the Contract to Buy and Sell Real Estate (Commercial). The abbreviation "CBS4" means the Contract to Buy and Sell Real Estate (Land). The abbreviation "CBSF1" means the Contract to Buy and Sell (Residential)(Colorado Foreclosure Protection Act).

NOTE: If any item is left blank, it means no change to the corresponding deadline in the Contract.

Item No.	Reference	Event	Date or Deadline
		Title	
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	
		Owners' Association	
7	§ 7	Association Documents Deadline	
8	§ 7	Association Documents Termination Deadline	
		Seller's Disclosures	
9	§ 10	Seller's Property Disclosure Deadline	

10	§ 10	Lead-Based Paint Disclosure Deadline (CBS1, CBS2, CBSF1)	
		Loan and Credit	
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	
19	§ 4	Seller or Private Financing Deadline	
		Appraisal	
20	§ 6	Appraisal Deadline	
21	§ 6	Appraisal Objection Deadline	
22	§ 6	Appraisal Resolution Deadline	
		Survey	
23	§ 9	New ILC or New Survey Deadline	
24	§ 9	New ILC or New Survey Objection Deadline	
25	§ 9	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
26	§ 2	Water Rights Examination Deadline	
27	§ 8	Mineral Rights Examination Deadline	
28	§ 10	Inspection Termination Deadline	
29	§ 10	Inspection Objection Deadline	
30	§ 10	Inspection Resolution Deadline	
31	§ 10	Property Insurance Termination Deadline	
32	§ 10	Due Diligence Documents Delivery Deadline	
33	§ 10	Due Diligence Documents Objection Deadline	
34	§ 10	Due Diligence Documents Resolution Deadline	
35	§ 10	Conditional Sale Deadline	
36	§ 10	Environmental Inspection Termination Deadline (CBS2, CBS3, CBS4)	
37	§ 10	ADA Evaluation Termination Deadline (CBS2, CBS3, CBS4)	
38	§ 10	Lead-Based Paint Termination Deadline (CBS1, CBS2, CBSF1)	
39	§ 11	Estoppel Statement Deadline (CBS2, CBS3, CBS4)	
40	§ 11	Estoppel Statement Termination Deadline (CBS2, CBS3, CBS4)	
		Short Sale	
41	SSA	Short Sale Acceptance Deadline	
		Closing and Possession	
42	§ 12	Closing Date	
43	§ 17	Possession Date	
44	§ 17	Possession Time	
45	§ 27	Acceptance Deadline Date	
46	§ 27	Acceptance Deadline Time	

3. **OTHER DATES AND DEADLINES:** Other dates or deadlines set forth in the Contract are changed as follows:

55 All other terms and conditions of the Contract remain the same.
56
57 Acceptance of the above **Extension** is agreed upon shown by the parties' signatures:
58

Buyer's Name: _____ Buyer's Name: _____

Buyer's Signature Date

Buyer's Signature Date

Seller's Name: _____

Seller's Name: _____

Seller's Signature Date

Seller's Signature Date

II. NOTICE OF TERMINATION

4. **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 of 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) All section numbers noted in the Reference column are universal references to the Commission-approved Contract to Buy and Sell Real Estate (Residential), (Residential)(Colorado Foreclosure Protection Act), (Income-Residential), (Commercial) and (Land) unless otherwise indicated in the Event section. The abbreviations used are the same as in § 2, above.

☐ Water Rights Examination (§ 2)	☐ Insurability (§ 10)
☐ Assumption Balance (§ 4)	☐ Due Diligence Documents, Leases (§ 10)
☐ Seller or Private Financing (§ 4)	☐ Zoning (§ 10)(CBS2, CBS3, CBS4)
☐ New Loan Review (§ 5)	☐ Environmental, ADA Evaluation (§ 10)(CBS2, CBS3, CBS4)
☐ Existing Loan Review (§ 5)	☐ Conditional Sale (§ 10)
☐ Appraised Value (§ 6)	☐ Lead-Based Paint (§ 10)(CBS1, CBS2, CBSF1)
☐ Association Documents (§ 7)	☐ Methamphetamine Laboratory (§ 10)(CBS1, CBS2, CBSF1)
☐ Record Title, Off-Record Title or Tax Certificate (§ 8)	☐ Estoppel Statements (§ 11)(CBS2, CBS3, CBS4)
☐ Mineral Rights Examination (§ 8)	☐ Causes of Loss, Insurance (§ 18)
☐ New LLC or New Survey (§ 9)	☐ Damage, Inclusions and Services (§ 18)
☐ Inspection (§ 10)	☐ Condemnation (§ 18)
☐ Other: _____	☐ Short Sale Addendum (SSA38-10-11)
☐ Other: _____	

SELLER'S TERMINATION (USE ONLY if Seller is requesting extension) All section numbers noted in the Reference column are universal references to the Commission-approved Contract to Buy and Sell Real Estate (Residential), (Residential)(Colorado Foreclosure Protection Act), (Income-Residential), (Commercial) and (Land) unless otherwise indicated in the Event section. The abbreviations used are the same as in § 2, above.

☐ **Seller Financing** (§ 4)

☐ Credit Information (§ 5)
☐ Release of Liability (§ 5)
☐ Short Sale Addendum (SSA38-10-11)
☐ Other:

☐ Buyer ☐ Seller is terminating the Contract.

Name: _____

Name: _____

Signature _____ Date _____

Signature _____ Date _____

For Educational Purposes Only