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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 OF OTHER COUNSEL BEFORE SIGNING.

	EXT	ENSION OR TERMIN OF CONTRACT	NATION	Oc	, , , , , , , , , , , , , , , , , , ,
			Date:		
		cument affects the contract dated (Seller) and			(Contract)
	nd purchase of the followi	(Seller) and ng legally described real estate in	the County of		, Colorado
known as:	t Address	City	State	Zip	(Property)
Succ	t Addiess	City	State	Ζip	

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 (Land). 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	Reference	Event	Date or Deadline		
No.		7			
		Title			
1_	§ 8	Record Title Deadline (and Tax Certificate)			
2	§ 8	Record Title Objection Deadline	Record Title Objection Deadline		
3	§ 8	Off-Record Title Deadline	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			

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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	4
17	§ 5	Existing Loan Termination Deadline	
18	§ 5	Loan Transfer Approval Deadline	
19	§ 4	Seller or Private Financing Deadline	
		Appraisal	
20	§ 6	Appraisal Deadline	Y
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	Possessión Time	
45	§ 27	Acceptance Deadline Date	
46	§ 27	Acceptance Deadline Time	
		Y	

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

Buyer's Name:		Buyer's Name:	
Buyer's Signature	Date	Buyer's Signature	Date
Sallan'a Namo		Seller's Name:	
Seller's Name:		Seliei 8 Maille.	
Seller's Signature	Date	Seller's Signature	Date
		C	
H NOTICE OF TE			
II. NOTICE OF TE	RMINATION		
4. NOTICE TO TERMINAT	E. In the event this docum	ent for the above Extension is not	t signed by both Buyer and S
			8)
one or both parties do not receive	notice of acceptance of the	Extension on or before	
		Extension on or before	
		Extension on or before	
II of this document, Notice of Te BUYER'S TERMINATION (U	rmination, serves as □ Buy SE ONLY if Buyer is requ	er's Seller's Notice to Termina esting extension) All section num	te pursuant to: bers noted in the Reference
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 \Box Seller Financing (§ 4)

☐ Credit Information (§ 5)		
☐ Release of Liability (§ 5)		
☐ Short Sale Addendur	n (SSA38-10-11)		
☐ Other:			
□ Buyer □ Seller is termi	inating the Contract.	Name:	
Signature	Date	Signature	Date
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