

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SWF30-8-10) (Mandatory 1-11)

**SELLER WARNING – EQUITY SKIMMING**

**§ 18-5-802 (6), C.R.S.**

**(Colorado Foreclosure Protection Act)**

**WARNING: PURCHASER, \_\_\_\_\_  
(BUYER), WILL NOT ASSUME OR PAY ANY PRESENT MORTGAGE,  
DEEDS OF TRUST, OR OTHER LIENS OR ENCUMBRANCES AGAINST  
THE PROPERTY. THE SELLER, \_\_\_\_\_,  
UNDERSTANDS HE/SHE WILL REMAIN RESPONSIBLE FOR ALL  
PAYMENTS DUE ON SUCH MORTGAGES, DEEDS OF TRUST, OR  
OTHER LIENS OR ENCUMBRANCES AND FOR ANY DEFICIENCY  
JUDGMENT UPON FORECLOSURE.**

**I HAVE HAD THE FOREGOING READ TO ME AND UNDERSTAND THE  
PURCHASER, \_\_\_\_\_ (BUYER),  
WILL NOT ASSUME ANY PRESENT MORTGAGES, DEEDS OF TRUST,  
OR OTHER LIENS OR ENCUMBRANCES AGAINST THE PROPERTY  
DESCRIBED AS:**

\_\_\_\_\_  
**STREET ADDRESS                                      CITY                                      STATE                                      ZIP**

**SELLER** \_\_\_\_\_  
**Date** \_\_\_\_\_