



THE **GROUP** INC.
Real Estate

Leaders in Real Estate

Ownership

In 1976, The Group Real Estate was founded with a vision of being “the source” of real estate knowledge in our market.

For over a quarter century, we have built a reputation for results based on our commitment to:

Making it easier for our customers to buy and sell real estate; Being “the source” of real estate knowledge; Being leaders in real estate innovation; and Being leaders in helping build a great community.



Lake Loveland
Loveland, Colorado



Union Colony Civic Center
Greeley, Colorado



Water Valley Golf Course
Windsor, Colorado

vision

VISION



Horsetooth Reservoir
Fort Collins, Colorado



"The Greeters"
Mariana Butte Golf Course, Loveland, Colorado



Boyd Lake
Loveland, Colorado



Colorado Eagles
Loveland, Colorado



Downtown Fort Collins
Colorado



Water Valley Golf Course
Windsor, Colorado



University of Northern Colorado
Greeley, Colorado

TEAMWORK

teamwork



Greeley Independence Stampede
Greeley, Colorado



Downtown Windsor
Colorado



New West Fest
Fort Collins, Colorado



Fly Fishing, Poudre River
Fort Collins, Colorado



Colorado State University
Fort Collins, Colorado



The Promenade Shops at Centerra
Loveland, Colorado



Elk, Rocky Mountain
National Park, Colorado

The Group Real Estate was founded in 1976 by 11 real estate professionals who wanted to create a real estate company owned equally by its sales associates and staff. Our goal was to create a company that would attract and keep the best and brightest real estate people and create an environment where we could work together as a team to provide value to our customers.

Today, The Group consists of over 200 owners located in six offices throughout Northern Colorado.

RealTrends magazine consistently ranks The Group as one of the top real estate firms in America. More importantly, customers chose The Group to help them with over 36% of all the real estate transactions in Northern Colorado last year.

We are a locally owned, independent company. Decisions are made right here. We live here, work here, and raise our families here. Group partners are active in our communities, serving on boards and commissions, chairing fundraisers, coaching little league teams, and volunteering in the classroom. We invest our time and money in Northern Colorado. We are committed to helping build a great community - and a great place to live.

synergy
SYNERGY

LOCATION *location*



Harmony Office
2803 E. Harmony Road
Fort Collins, CO 80528
970.229.0700



Horsetooth Office
375 E. Horsetooth Road
Fort Collins, CO 80525
970.223.0700



Mulberry Office
401 W. Mulberry Street
Fort Collins, CO 80521
970.221.0700



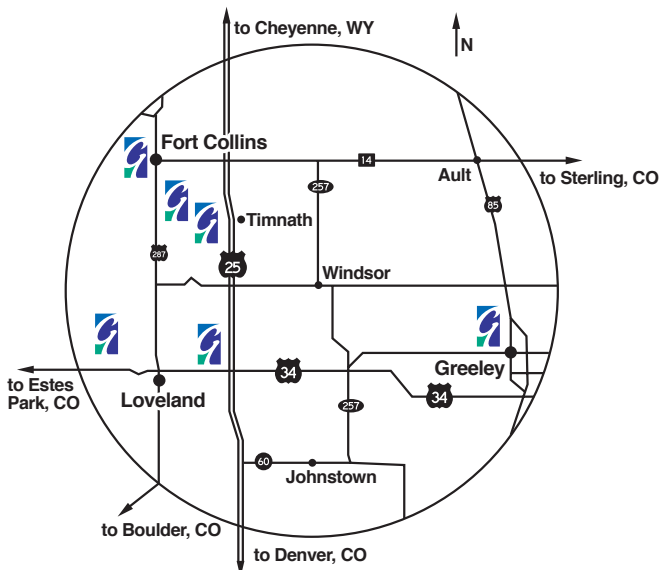
Greeley Office
3257 W. 20th Street
Greeley, CO 80634
970.392.0700



Centerra Office in Loveland
5401 Stone Creek Circle
Loveland, CO 80538
970.613.0700



Loveland Office
1401 W. 29th Street
Loveland, CO 80538
970.663.0700



www.thegroupinc.com



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Unless otherwise noted, all other photos by: Tim O'Hara, Anne Vetter, Bryan Haile, John Clarke and others.



THE GROUP INC.
Real Estate

www.thegroupinc.com

www.thegroupinc.com
has many features to help you when
you are buying or selling a home.

My HomeSearch!

My HomeSearch! gives you the ability to choose criteria for the type of property you are looking for. When new listings come on the market that meet your criteria, you will receive notification in your email box. You can save properties you like in "My Favorites" to view again or email listings to your friends and family.

What's My Home Worth?

What's My Home Worth? provides an instant range of valuation of any property and includes three comparable properties just by entering the address. Curious about what your home is worth? You will have an estimate within seconds. This information is based on public records and does not take into account special features in some homes. A Group REALTOR® will be happy to provide additional information.

Mortgage Calculator

Wonder what your payment will be? Visit our Mortgage Calculator and instantly find out. It is simple and is a necessary tool when there are decisions to be made.

The Group Guaranteed Mortgage

Need a loan? The Group Guaranteed Mortgage offers very competitive rates and service that is guaranteed! Visit our web site to find out more. Loan officers in each of The Group's seven offices are available to answer your questions and make the loan process fast and simple – we guarantee it!

Interactive Map-Based Search

Virtual Earth map-based searches, powered by Microsoft, enable a visitor to locate a particular area and available listings that match their requirements. A zoom function allows the viewer to see the property location relative to shopping, schools, parks, recreation facilities, hospitals, and other points of interest.

New On The Market

Properties listed within the last seven days are segregated for easy viewing giving visitors the opportunity to quickly see what is new on the market.

Open Houses

Find out what homes are being held open for your viewing this coming weekend.

www.thegroupinc.com
Your Source For Real Estate Information



THE GROUP INC.
Real Estate

Leaders in Real Estate

Founded in 1976

Nature of Business

Residential and Commercial Real Estate
Brokerage Services.

Slogan

The Group, Inc. - Leaders in Real Estate.

Philosophy

The greater the correlation between the goals
of the individual and the goals of the organization,
the greater the success.

Unique Factor

Sales Associates and Employees own the firm.
1976 - 11 owners. 2009 - 250 owners.

Sales Growth

1976 - \$8,000,000
2008 - \$1,000,788,680

Locations

Six Offices in Northern Colorado.

Harmony Office

2803 E. Harmony Road
Fort Collins, CO 80528
970.229.0700

Loveland Office

1401 W. 29th Street
Loveland, CO 80538
970.663.0700

Horsetooth Office

375 E. Horsetooth Road
Fort Collins, CO 80525
970.223.0700

Centerra Office in Loveland

5401 Stone Creek Circle
Loveland, CO 80538
970.613.0700

Mulberry Office

401 W. Mulberry Street
Fort Collins, CO 80521
970.221.0700

Greeley Office

3257 W. 20th Street
Greeley, CO 80634
970.392.0700

www.thegroupinc.com



THE GROUP INC.
Real Estate

Fact Sheet

Founded in 1976

Nature of Business

Residential and Commercial Real Estate
Brokerage Services.

Slogan

The Group, Inc., – Leaders in Real Estate.

Sales Growth

1976 – \$8,000,000. 2010 – \$922,339,823.

Industry Accomplishments

Fort Collins' leading real estate firm in dollar volume since 1976.

Involved in 36% of all real estate sold in Northern Colorado.

Top CARHOF Contributor for Fort Collins Board of REALTORS® in 2008 by Colorado Association of REALTORS®.

Most productive company in the United States measured by transactions per associate in 2004 by *REALTOR®* magazine.

Fort Collins Coloradoan 'Best in the Business – Corporate Citizen' in 2004.

Corporate Citizen of The Year in 2004 by the Fort Collins *Coloradoan*.

Torch Award for Marketplace Ethics in 2004, Mountain States Better Business Bureau.

100 Best Businesses by Fort Collins Area Chamber of Commerce.

Best Logo Design in Colorado and Wyoming in 1991 – Marketing and Advertising Council Award.

Philosophy

The greater the correlation between the goals of the individual and the goals of the organization, the greater the success.

Unique Factor

Sales Associates and Employees own the firm.
1976 – 11 owners. 2010 – 200 owners.

Most productive company in the United States based on sales volume per sales associate and number of transaction sides closed per sales associate in 2001 by *REALTOR®* magazine.

#1 Independent real estate firm in the United States in productivity per person for 1991, 1992, 1993, 1994 by *RealTrends*, Dallas.

Ranked in the top 100 Big Brokers Report published by *RealTrends* every year since 1991 and *National Relocation and Real Estate* magazine every year since 1999 and *REALTOR®* magazine.

One of the six most innovative real estate companies in the United States in 1993 by Hobbs and Herder Marketing, Los Angeles.

The Group, Inc. *Real Estate Source* named the best classified advertising in Colorado in 1993 and 1995 by Colorado Press Association.

Entrepreneur of the Year in 1994 by Fort Collins, Inc.

Nationally ranked in transaction sides in 2010 – 112th by *RealTrends*; 94th by *RIS Media Power Broker Report*; 114th by *REALTOR®* magazine.



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Community Contributions

Colorado Business and the Arts Award – Finalist for raising over \$40,000 for the Fort Collins Symphony through three “Symphony of Homes” shows.

United Way Pacesetter Award – only company to be given this award four times.

Awards full-tuition scholarships each year to students in the Colorado State University College of Business.

Charitable

Colorado State University College of Business
Everitt Center for Real Estate at Colorado State University
Fort Collins Symphony Orchestra
Poudre Valley Hospital Foundation
Larimer County Partners
Multiple Sclerosis Society
High Plains Arts Council Sculpture in the Park
Colorado State University Athletic Department
University of Northern Colorado -
Monfort College of Business

Educational

Tom Peters Event – Lincoln Center (won “Colorado Event of the Year” by American Marketing Association)
Dr. Arlene Blum – Climbing Your Own Everests
Dr. Willard Daggat – Excellence in Education

\$100,000 Gift to Everitt Center for Real Estate at Colorado State University in 2005.

United Way Leadership Award, 2000, 2001, 2002, 2003 and 2004 – earned for raising over \$76,000 in internal campaign in 2000, over \$108,000 in 2001, \$255,000 in 2002, \$350,000 in 2003, \$354,000 in 2004, \$315,000 in 2005, \$250,000 in 2006, \$305,000 in 2007, \$254,389 in 2008, \$222,500 in 2009, \$215,000 in 2010.

Christmas on Wheels

Make-A-Wish Foundation of Colorado, Inc.,

Alzheimer’s Association

American Cancer Society - Relay for Life

Boys and Girls Clubs of Larimer and Weld Counties

Respite Care

Greeley Stampede

American Red Cross

Hospice of Larimer County

Project Self Sufficiency

Jim Collins – Good to Great

Dr. Edwin Freidman – Leadership for the 90’s

Doug Krug and Ed Oakley – Enlightened Leadership

John Goddard – World Adventurer and Goal Setter

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Centerra Office in Loveland

5401 Stone Creek Circle
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THE GROUP INC.
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The Group, Inc. Real Estate's Northern Colorado Presence

Sign Power/Fortress Position

- Monument signs on our six offices in Fort Collins, Greeley, and Loveland
- Yard signs
- Commercial signs
- Lease signs
- New home neighborhood signs
- Open house signs

Print Media

- Fort Collins Coloradoan
- Loveland Reporter-Herald
- Greeley Tribune
- Loveland Connection
- Windsor Now
- Fort Collins Now
- Windsor Beacon
- Fort Collins Weekly
- Northern Colorado Business Report
- Colorado Business Journal
- The Collection
- Style Magazine
- Larimer County Homes and Land
- Weld County Homes and Land
- Boulder County Homes and Land
- Press Releases in all newspapers
- Yellow Pages and dex.com

Internet Marketing

- www.thegroupinc.com
- HomesandLand.com
- Coloproperties.com
- Coloradoanhomes.com
- Fcchamber.org
- Loveland.org
- Greeleychamber.com
- Windsorchamber.net
- Fort Collins Chamber e-card
- Googlebase.com
- Trulia.com
- The Group, Inc. Brokers personal websites
- Realtor.com and Virtual Tours

Marketing Materials

- "WOW" marketing pieces for pre-listing; listing; buyer packets and builder/developers; property brochures; postcards
- The Insider Newsletter

Commitment to Communities

- Annual Real Estate Forecast
- Group Scholarships CSU
- Sculpture in the Park – signage and ads
- Ram Jam – promotional materials
- Greeley Stampede sponsorship – signage and ads
- Scholarship golf tournament
- Community corporate tables at luncheons and dinners
- United Way traveling sculpture
- Dashboards
- Baseball, softball field signage
- Basketball gym signage
- New West Fest
- Trade shows
- Grocery carts
- Signage in Moby Arena in concourse
- Advertising in all sports programs at CSU
- Corporate table in Moby Arena
- Fort Collins Symphony program
- Greeley Philharmonic Orchestra program

Commitment to Industry

- Conventions and conference attendees and speakers
- Groupies teaching classes local, state and national

Group Wear

- Clothing, pens, coffee mugs, lapel pins, name tags

Vendor Promotion

- Printers, Website Designers





THE GROUP INC.
Real Estate

Welcome to SureClose®

The screenshot displays the SureClose website interface. On the left, a sidebar shows a document list for a property at 1978 Group Drive, Fort Collins, CO 80523. The list includes documents such as 'Title Company Closing Docs', 'Buyer Settlement Statement', 'Disbursement Sheet', 'Warranty Deed w/ Signatures and Notary', 'Bill of Sale', 'Real Estate Tax Agreement w/ Signatures', 'Utilities Agreement', 'Copy of ILC or Survey (if applicable)', 'Buyer and Seller Lien Waiver Affidavit', 'Closing Instructions signed by Buyer, Seller, and Closer', 'Real Property Transfer Declaration', 'HUD', 'Note and Deed of Trust', 'TGI Escrow Department Documents', 'Earnest Money Receipt', 'TGI Affiliated Business Disclosure Form', 'Seller's Property Disclosure', 'Square Footage Disclosure', 'Lead Based Paint Disclosure (Before 1978)', 'Occupancy Disclosure Form Signed (Fort Collins City Limits)', 'Source of Water Addendum', 'Short Sale Addendum', 'Transaction Broker', 'Amendments, Counterproposal, Sales Contract (Ration/Occupancy Clause)', 'Closing Instruction (Wood Fund)', 'Contact', 'Inspection Notice', 'Inspection Report', 'Title Commitments', 'First Title Commitment', 'Tax Certificate', 'Title Commitment Receipt (if TGI Buyer)', 'Covenants Receipt', 'HOA Docs', 'TGI Misc. Documents', and 'ILC Letter to buyer'. The main content area shows a login form with fields for 'Login:' and 'Password:', a 'Login' button, and a checkbox for 'Remember my password Request password?'. Below the login form are links for 'Terms and Conditions', 'Privacy Statement', and 'Current Release Notes'. At the bottom of the main content area are links for 'Welcome | Login | Contact Us' and the SureClose logo.

*24/7 secure online access
to your real estate
transaction file through
www.thegroupinc.com
whenever and wherever.*

- Go Green! Enhance your real estate process by a paperless transaction.
- Centralized communication. Easy email contact to your REALTOR®, easy email contact to your Lender.
- Vehicle of distribution for every facet of your real estate transaction.
- Review all closing documents and resolve all questions prior to your closing.
- Secure online access of all your real estate documents for *four* years.



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**Fort Collins Area Single Family Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	6	5	2.50	4
\$80,000 - \$99,999	4	13	9.75	9
\$100,000 - \$119,999	2	15	22.50	4
\$120,000 - \$139,999	13	34	7.85	16
\$140,000 - \$159,999	22	50	6.82	37
\$160,000 - \$179,999	43	82	5.72	59
\$180,000 - \$199,999	40	111	8.32	86
\$200,000 - \$219,999	51	101	5.94	71
\$220,000 - \$239,999	25	103	12.36	73
\$240,000 - \$259,999	34	92	8.12	73
\$260,000 - \$279,999	28	79	8.46	51
\$280,000 - \$299,999	16	76	14.25	57
\$300,000 - \$319,999	20	54	8.10	39
\$320,000 - \$339,999	16	57	10.69	33
\$340,000 - \$359,999	10	39	11.70	24
\$360,000 - \$379,999	7	34	14.57	15
\$380,000 - \$399,999	2	32	48.00	16
\$400,000 - \$419,999	5	16	9.60	8
\$420,000 - \$439,999	6	32	16.00	11
\$440,000 - \$459,999	8	14	5.25	8
\$460,000 - \$479,999	8	19	7.13	12
\$480,000 - \$499,999	6	26	13.00	13
\$500,000 - \$519,999	3	9	9.00	5
\$520,000 - \$539,999	0	14	~	7
\$540,000 - \$559,999	1	10	30.00	7
\$560,000 - \$579,999	1	12	36.00	6
\$580,000 - \$599,999	0	13	~	8
\$600,000 - \$619,999	1	6	18.00	3
\$620,000 - \$639,999	0	8	~	3
\$640,000 - \$659,999	1	13	39.00	3
\$660,000 - \$679,999	0	5	~	3
\$680,000 - \$699,999	0	8	~	3
\$700,000 - Over	8	81	30.38	42
Totals	387	1263	9.79	809

Total Sold Value: \$102,305,077 Average Sold Price: \$264,354

Based on information from IRES, LLC for dates noted above.

**Greeley Area Single Family Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	73	89	3.66	92
\$80,000 - \$99,999	26	57	6.58	35
\$100,000 - \$119,999	35	65	5.57	59
\$120,000 - \$139,999	43	83	5.79	72
\$140,000 - \$159,999	30	91	9.10	65
\$160,000 - \$179,999	40	90	6.75	71
\$180,000 - \$199,999	38	89	7.03	66
\$200,000 - \$219,999	20	61	9.15	47
\$220,000 - \$239,999	13	57	13.15	36
\$240,000 - \$259,999	15	41	8.20	19
\$260,000 - \$279,999	7	31	13.29	20
\$280,000 - \$299,999	10	37	11.10	20
\$300,000 - \$319,999	7	20	8.57	8
\$320,000 - \$339,999	3	15	15.00	8
\$340,000 - \$359,999	6	12	6.00	4
\$360,000 - \$379,999	5	10	6.00	7
\$380,000 - \$399,999	4	21	15.75	6
\$400,000 - \$419,999	1	5	15.00	2
\$420,000 - \$439,999	0	2	~	3
\$440,000 - \$459,999	0	5	~	3
\$460,000 - \$479,999	1	6	18.00	3
\$480,000 - \$499,999	1	5	15.00	3
\$500,000 - \$519,999	0	1	~	1
\$520,000 - \$539,999	0	6	~	5
\$540,000 - \$559,999	0	5	~	4
\$560,000 - \$579,999	1	4	12.00	3
\$580,000 - \$599,999	0	3	~	2
\$600,000 - \$619,999	0	1	~	1
\$620,000 - \$639,999	0	1	~	1
\$640,000 - \$659,999	0	4	~	1
\$660,000 - \$679,999	0	1	~	0
\$680,000 - \$699,999	0	3	~	3
\$700,000 - Over	2	20	30.00	5
Totals	381	941	7.41	675

Total Sold Value: \$61,964,410 Average Sold Price: \$162,636

Based on information from IRES, LLC for dates noted above.

**Loveland/Berthoud Area Single Family Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	3	7	7.00	10
\$80,000 - \$99,999	7	7	3.00	6
\$100,000 - \$119,999	10	11	3.30	10
\$120,000 - \$139,999	12	22	5.50	16
\$140,000 - \$159,999	23	52	6.78	36
\$160,000 - \$179,999	30	73	7.30	44
\$180,000 - \$199,999	31	81	7.84	56
\$200,000 - \$219,999	22	74	10.09	57
\$220,000 - \$239,999	13	58	13.38	44
\$240,000 - \$259,999	15	51	10.20	23
\$260,000 - \$279,999	10	45	13.50	26
\$280,000 - \$299,999	10	32	9.60	21
\$300,000 - \$319,999	5	27	16.20	18
\$320,000 - \$339,999	3	40	40.00	20
\$340,000 - \$359,999	6	30	15.00	18
\$360,000 - \$379,999	1	25	75.00	9
\$380,000 - \$399,999	4	25	18.75	15
\$400,000 - \$419,999	5	13	7.80	5
\$420,000 - \$439,999	2	16	24.00	10
\$440,000 - \$459,999	2	9	13.50	4
\$460,000 - \$479,999	3	8	8.00	6
\$480,000 - \$499,999	2	14	21.00	5
\$500,000 - \$519,999	0	4	~	1
\$520,000 - \$539,999	1	7	21.00	4
\$540,000 - \$559,999	0	5	~	2
\$560,000 - \$579,999	1	14	42.00	5
\$580,000 - \$599,999	0	7	~	5
\$600,000 - \$619,999	1	4	12.00	2
\$620,000 - \$639,999	1	4	12.00	1
\$640,000 - \$659,999	3	3	3.00	3
\$660,000 - \$679,999	1	4	12.00	2
\$680,000 - \$699,999	1	7	21.00	4
\$700,000 - Over	3	61	61.00	14
Totals	231	840	10.91	502

Total Sold Value: \$55,714,956 Average Sold Price: \$241,190

Based on information from IRES, LLC for dates noted above.

**Windsor/Severance Area Single Family Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	0	0	~	1
\$80,000 - \$99,999	0	0	~	0
\$100,000 - \$119,999	2	1	1.50	1
\$120,000 - \$139,999	1	4	12.00	3
\$140,000 - \$159,999	6	10	5.00	9
\$160,000 - \$179,999	4	20	15.00	9
\$180,000 - \$199,999	8	26	9.75	15
\$200,000 - \$219,999	15	25	5.00	22
\$220,000 - \$239,999	3	20	20.00	15
\$240,000 - \$259,999	3	18	18.00	7
\$260,000 - \$279,999	4	13	9.75	10
\$280,000 - \$299,999	2	13	19.50	9
\$300,000 - \$319,999	5	12	7.20	13
\$320,000 - \$339,999	2	11	16.50	5
\$340,000 - \$359,999	4	8	6.00	7
\$360,000 - \$379,999	5	14	8.40	7
\$380,000 - \$399,999	2	15	22.50	9
\$400,000 - \$419,999	3	21	21.00	13
\$420,000 - \$439,999	5	15	9.00	10
\$440,000 - \$459,999	3	14	14.00	7
\$460,000 - \$479,999	2	9	13.50	5
\$480,000 - \$499,999	1	8	24.00	6
\$500,000 - \$519,999	2	6	9.00	2
\$520,000 - \$539,999	3	8	8.00	7
\$540,000 - \$559,999	1	6	18.00	4
\$560,000 - \$579,999	3	3	3.00	4
\$580,000 - \$599,999	1	7	21.00	4
\$600,000 - \$619,999	0	1	~	1
\$620,000 - \$639,999	1	2	6.00	1
\$640,000 - \$659,999	1	3	9.00	0
\$660,000 - \$679,999	1	2	6.00	2
\$680,000 - \$699,999	0	4	~	2
\$700,000 - Over	2	28	42.00	8
Totals	95	347	10.96	218

Total Sold Value: \$31,023,568 Average Sold Price: \$326,564

Based on information from IRES, LLC for dates noted above.

**Fort Collins Area Single Family Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	0	2	~	0
\$80,000 - \$99,999	1	2	6.00	2
\$100,000 - \$119,999	1	2	6.00	0
\$120,000 - \$139,999	1	1	3.00	1
\$140,000 - \$159,999	3	6	6.00	6
\$160,000 - \$179,999	4	15	11.25	9
\$180,000 - \$199,999	10	26	7.80	17
\$200,000 - \$219,999	19	22	3.47	20
\$220,000 - \$239,999	8	30	11.25	26
\$240,000 - \$259,999	9	11	3.67	6
\$260,000 - \$279,999	13	22	5.08	19
\$280,000 - \$299,999	4	19	14.25	20
\$300,000 - \$319,999	6	13	6.50	12
\$320,000 - \$339,999	9	17	5.67	7
\$340,000 - \$359,999	2	12	18.00	7
\$360,000 - \$379,999	1	12	36.00	4
\$380,000 - \$399,999	1	10	30.00	7
\$400,000 - \$419,999	0	4	~	2
\$420,000 - \$439,999	2	7	10.50	2
\$440,000 - \$459,999	2	10	15.00	6
\$460,000 - \$479,999	5	3	1.80	1
\$480,000 - \$499,999	3	6	6.00	4
\$500,000 - \$519,999	1	4	12.00	3
\$520,000 - \$539,999	0	5	~	2
\$540,000 - \$559,999	1	3	9.00	4
\$560,000 - \$579,999	1	6	18.00	4
\$580,000 - \$599,999	0	6	~	3
\$600,000 - \$619,999	0	2	~	1
\$620,000 - \$639,999	0	4	~	2
\$640,000 - \$659,999	1	6	18.00	1
\$660,000 - \$679,999	0	3	~	2
\$680,000 - \$699,999	0	1	~	0
\$700,000 - Over	3	24	24.00	13
Totals	111	316	8.54	213

Based on information from IRES, LLC for dates noted above.

**Greeley Area Single Family Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	5	7	4.20	4
\$80,000 - \$99,999	1	4	12.00	2
\$100,000 - \$119,999	3	2	2.00	0
\$120,000 - \$139,999	4	3	2.25	5
\$140,000 - \$159,999	5	18	10.80	12
\$160,000 - \$179,999	4	14	10.50	7
\$180,000 - \$199,999	5	14	8.40	10
\$200,000 - \$219,999	3	6	6.00	6
\$220,000 - \$239,999	4	13	9.75	12
\$240,000 - \$259,999	2	12	18.00	3
\$260,000 - \$279,999	1	5	15.00	3
\$280,000 - \$299,999	2	5	7.50	1
\$300,000 - \$319,999	0	5	~	3
\$320,000 - \$339,999	0	1	~	0
\$340,000 - \$359,999	1	2	6.00	1
\$360,000 - \$379,999	2	0	0.00	0
\$380,000 - \$399,999	0	4	~	1
\$400,000 - \$419,999	0	1	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	1	~	0
\$480,000 - \$499,999	0	1	~	1
\$500,000 - \$519,999	0	0	~	0
\$520,000 - \$539,999	0	1	~	1
\$540,000 - \$559,999	0	0	~	0
\$560,000 - \$579,999	0	0	~	0
\$580,000 - \$599,999	0	1	~	1
\$600,000 - \$619,999	0	0	~	0
\$620,000 - \$639,999	0	0	~	0
\$640,000 - \$659,999	0	1	~	0
\$660,000 - \$679,999	0	1	~	0
\$680,000 - \$699,999	0	0	~	0
\$700,000 - Over	1	1	3.00	0
Totals	43	123	8.58	73

Based on information from IRES, LLC for dates noted above.

**Loveland/Berthoud Area Single Family Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	0	0	~	0
\$80,000 - \$99,999	0	0	~	0
\$100,000 - \$119,999	1	1	3.00	1
\$120,000 - \$139,999	3	1	1.00	2
\$140,000 - \$159,999	4	7	5.25	5
\$160,000 - \$179,999	4	9	6.75	5
\$180,000 - \$199,999	10	13	3.90	12
\$200,000 - \$219,999	3	11	11.00	9
\$220,000 - \$239,999	4	11	8.25	9
\$240,000 - \$259,999	8	6	2.25	5
\$260,000 - \$279,999	1	8	24.00	3
\$280,000 - \$299,999	3	9	9.00	4
\$300,000 - \$319,999	2	6	9.00	4
\$320,000 - \$339,999	0	5	~	4
\$340,000 - \$359,999	1	9	27.00	8
\$360,000 - \$379,999	0	4	~	0
\$380,000 - \$399,999	0	4	~	3
\$400,000 - \$419,999	1	2	6.00	2
\$420,000 - \$439,999	2	4	6.00	1
\$440,000 - \$459,999	0	2	~	0
\$460,000 - \$479,999	1	0	0.00	1
\$480,000 - \$499,999	1	7	21.00	3
\$500,000 - \$519,999	0	0	~	0
\$520,000 - \$539,999	1	0	0.00	0
\$540,000 - \$559,999	0	0	~	0
\$560,000 - \$579,999	0	3	~	2
\$580,000 - \$599,999	0	0	~	0
\$600,000 - \$619,999	1	0	0.00	0
\$620,000 - \$639,999	0	0	~	0
\$640,000 - \$659,999	0	1	~	1
\$660,000 - \$679,999	1	2	6.00	1
\$680,000 - \$699,999	0	2	~	2
\$700,000 - Over	2	12	18.00	3
Totals	54	139	7.72	90

Based on information from IRES, LLC for dates noted above.

**Windsor/Severance Area Single Family Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# SFR Sold (Demand)	# SFR Active (Supply)	Months of Inventory	# SFR Listed New This Quarter
Under - \$79,999	0	0	~	0
\$80,000 - \$99,999	0	0	~	0
\$100,000 - \$119,999	0	1	~	0
\$120,000 - \$139,999	0	1	~	0
\$140,000 - \$159,999	1	2	6.00	1
\$160,000 - \$179,999	0	1	~	0
\$180,000 - \$199,999	1	3	9.00	1
\$200,000 - \$219,999	3	3	3.00	3
\$220,000 - \$239,999	0	8	~	5
\$240,000 - \$259,999	0	11	~	4
\$260,000 - \$279,999	1	6	18.00	5
\$280,000 - \$299,999	0	7	~	3
\$300,000 - \$319,999	1	5	15.00	3
\$320,000 - \$339,999	1	5	15.00	2
\$340,000 - \$359,999	0	2	~	2
\$360,000 - \$379,999	3	4	4.00	4
\$380,000 - \$399,999	1	5	15.00	3
\$400,000 - \$419,999	1	6	18.00	5
\$420,000 - \$439,999	4	5	3.75	4
\$440,000 - \$459,999	1	1	3.00	1
\$460,000 - \$479,999	0	3	~	2
\$480,000 - \$499,999	0	4	~	2
\$500,000 - \$519,999	1	4	12.00	1
\$520,000 - \$539,999	0	4	~	4
\$540,000 - \$559,999	0	2	~	1
\$560,000 - \$579,999	3	0	0.00	2
\$580,000 - \$599,999	0	2	~	1
\$600,000 - \$619,999	0	0	~	0
\$620,000 - \$639,999	1	1	3.00	1
\$640,000 - \$659,999	1	1	3.00	0
\$660,000 - \$679,999	1	0	0.00	1
\$680,000 - \$699,999	0	2	~	0
\$700,000 - Over	1	7	21.00	2
Totals	26	106	12.23	63

Based on information from IRES, LLC for dates noted above.

**Fort Collins Area Attached Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	6	2	1.00	3
\$80,000 - \$99,999	9	19	6.33	15
\$100,000 - \$119,999	18	35	5.83	28
\$120,000 - \$139,999	11	56	15.27	41
\$140,000 - \$159,999	15	43	8.60	27
\$160,000 - \$179,999	17	41	7.24	21
\$180,000 - \$199,999	9	25	8.33	18
\$200,000 - \$219,999	6	25	12.50	18
\$220,000 - \$239,999	4	16	12.00	6
\$240,000 - \$259,999	4	15	11.25	11
\$260,000 - \$279,999	0	5	~	2
\$280,000 - \$299,999	2	6	9.00	5
\$300,000 - \$319,999	1	0	0.00	0
\$320,000 - \$339,999	1	1	3.00	0
\$340,000 - \$359,999	0	2	~	1
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	2	~	1
\$400,000 - \$419,999	0	4	~	3
\$420,000 - \$439,999	0	1	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	2	~	1
Totals	103	300	8.74	201

Total Sold Value: \$15,894,059 **Average Sold Price:** \$154,311

Based on information from IRES, LLC for dates noted above.

**Greeley Area Attached Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	13	17	3.92	18
\$80,000 - \$99,999	5	21	12.60	12
\$100,000 - \$119,999	7	23	9.86	14
\$120,000 - \$139,999	5	16	9.60	10
\$140,000 - \$159,999	3	11	11.00	8
\$160,000 - \$179,999	0	12	~	6
\$180,000 - \$199,999	0	7	~	2
\$200,000 - \$219,999	1	1	3.00	1
\$220,000 - \$239,999	0	1	~	3
\$240,000 - \$259,999	0	2	~	0
\$260,000 - \$279,999	0	1	~	0
\$280,000 - \$299,999	0	0	~	0
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	0	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	34	112	9.88	74

Total Sold Value: \$3,264,360 Average Sold Price: \$96,011

Based on information from IRES, LLC for dates noted above.

**Loveland/Berthoud Area Attached Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	0	2	~	1
\$80,000 - \$99,999	0	2	~	1
\$100,000 - \$119,999	5	9	5.40	4
\$120,000 - \$139,999	5	26	15.60	18
\$140,000 - \$159,999	1	38	114.00	27
\$160,000 - \$179,999	11	14	3.82	16
\$180,000 - \$199,999	2	8	12.00	4
\$200,000 - \$219,999	0	2	~	1
\$220,000 - \$239,999	1	1	3.00	1
\$240,000 - \$259,999	0	5	~	4
\$260,000 - \$279,999	1	2	6.00	0
\$280,000 - \$299,999	1	0	0.00	0
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	1	0	0.00	0
\$380,000 - \$399,999	0	2	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	1	~	1
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	28	112	12.00	78

Total Sold Value: \$4,725,100 Average Sold Price: \$168,754

Based on information from IRES, LLC for dates noted above.

**Windsor/Severance Area Attached Residential Housing Supply and Demand
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	0	2	~	1
\$80,000 - \$99,999	0	1	~	2
\$100,000 - \$119,999	2	3	4.50	3
\$120,000 - \$139,999	0	2	~	3
\$140,000 - \$159,999	2	0	0.00	1
\$160,000 - \$179,999	1	1	3.00	0
\$180,000 - \$199,999	3	1	1.00	2
\$200,000 - \$219,999	0	0	~	0
\$220,000 - \$239,999	1	0	0.00	0
\$240,000 - \$259,999	0	1	~	1
\$260,000 - \$279,999	0	2	~	0
\$280,000 - \$299,999	0	2	~	1
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	0	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	9	15	5.00	14

Total Sold Value: \$1,458,750 Average Sold Price: \$162,083

Based on information from IRES, LLC for dates noted above.

**Fort Collins Area Attached Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	1	1	3.00	1
\$80,000 - \$99,999	5	3	1.80	3
\$100,000 - \$119,999	4	9	6.75	9
\$120,000 - \$139,999	4	14	10.50	11
\$140,000 - \$159,999	5	16	9.60	6
\$160,000 - \$179,999	4	20	15.00	7
\$180,000 - \$199,999	1	10	30.00	7
\$200,000 - \$219,999	3	8	8.00	5
\$220,000 - \$239,999	1	7	21.00	1
\$240,000 - \$259,999	4	7	5.25	4
\$260,000 - \$279,999	0	4	~	1
\$280,000 - \$299,999	1	3	9.00	3
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	1	1	3.00	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	0	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	1	~	1
Totals	34	104	9.18	59

Based on information from IRES, LLC for dates noted above.

**Greeley Area Attached Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	0	0	~	0
\$80,000 - \$99,999	0	2	~	2
\$100,000 - \$119,999	0	3	~	1
\$120,000 - \$139,999	0	0	~	0
\$140,000 - \$159,999	0	4	~	3
\$160,000 - \$179,999	0	2	~	1
\$180,000 - \$199,999	0	2	~	0
\$200,000 - \$219,999	0	0	~	0
\$220,000 - \$239,999	0	0	~	0
\$240,000 - \$259,999	0	0	~	0
\$260,000 - \$279,999	0	0	~	0
\$280,000 - \$299,999	0	0	~	0
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	0	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	0	13	~	7

Based on information from IRES, LLC for dates noted above.

**Loveland/Berthoud Area Attached Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	0	0	~	0
\$80,000 - \$99,999	0	0	~	0
\$100,000 - \$119,999	0	2	~	1
\$120,000 - \$139,999	1	7	21.00	4
\$140,000 - \$159,999	0	9	~	8
\$160,000 - \$179,999	6	8	4.00	7
\$180,000 - \$199,999	1	1	3.00	0
\$200,000 - \$219,999	0	1	~	1
\$220,000 - \$239,999	1	1	3.00	1
\$240,000 - \$259,999	0	2	~	2
\$260,000 - \$279,999	1	2	6.00	0
\$280,000 - \$299,999	0	0	~	0
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	1	0	0.00	0
\$380,000 - \$399,999	0	2	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	11	35	9.55	24

Based on information from IRES, LLC for dates noted above.

**Windsor/Severance Area Attached Residential Housing Supply and Demand
Sold Properties Listed By The Group
1/1/2011 to 3/31/2011**

	# Attach Sold (Demand)	# Attach Active (Supply)	Months of Inventory	# Attach Listed New This Quarter
Under - \$79,999	0	0	~	0
\$80,000 - \$99,999	0	0	~	0
\$100,000 - \$119,999	1	0	0.00	1
\$120,000 - \$139,999	0	1	~	1
\$140,000 - \$159,999	1	0	0.00	0
\$160,000 - \$179,999	0	0	~	0
\$180,000 - \$199,999	0	0	~	0
\$200,000 - \$219,999	0	0	~	0
\$220,000 - \$239,999	0	0	~	0
\$240,000 - \$259,999	0	0	~	0
\$260,000 - \$279,999	0	1	~	0
\$280,000 - \$299,999	0	0	~	0
\$300,000 - \$319,999	0	0	~	0
\$320,000 - \$339,999	0	0	~	0
\$340,000 - \$359,999	0	0	~	0
\$360,000 - \$379,999	0	0	~	0
\$380,000 - \$399,999	0	0	~	0
\$400,000 - \$419,999	0	0	~	0
\$420,000 - \$439,999	0	0	~	0
\$440,000 - \$459,999	0	0	~	0
\$460,000 - \$479,999	0	0	~	0
\$480,000 - \$499,999	0	0	~	0
\$500,000 - \$519,999	0	0	~	0
\$520,000 - Over	0	0	~	0
Totals	2	2	3.00	2

Based on information from IRES, LLC for dates noted above.

**Fort Collins, Greeley Area, Loveland and Windsor
1/1/2011 to 3/31/2011**

	Transaction Market Share %	Volume Market Share %	Company Listings Co/Broker Sold Number/Volume	Company Listings Company Sold Number/Volume	Co/Broker Listings Company Sold Number/Volume	Total Company Listings Sold Dollar Volume	Average Sold Price	% List Price to Sold Price
Total Market - Fort Collins Area Active Listings: 2509	532	100.00%		118 \$23,932,077	414 \$99,093,070	\$123,025,147	\$231,250	96.82%
The Group Active Listings: 535 (21.32%) Involved in 41% of solds	156 29.32%	33.22%	88 \$24,273,583	68 \$16,599,904	65 \$15,534,843	\$40,873,487	\$262,009	96.88%
Total Market - Greeley Area Active Listings: 1653	446	100.00%		86 \$20,358,998	360 \$57,852,301	\$78,211,299	\$175,361	98.57%
The Group Active Listings: 161 (9.74%) Involved in 17% of solds	47 10.54%	11.31%	37 \$7,183,082	10 \$1,663,842	29 \$4,847,400	\$8,846,924	\$188,232	98.66%
Total Market - Loveland/Berthoud Area Active Listings: 1430	281	100.00%		69 \$15,159,208	212 \$48,137,863	\$63,297,071	\$225,256	95.53%
The Group Active Listings: 281 (19.65%) Involved in 34% of solds	70 24.91%	28.17%	41 \$10,178,742	29 \$7,650,292	27 \$6,287,425	\$17,829,034	\$254,700	97.18%
Total Market - Windsor/Severance Area Active Listings: 731	123	100.00%		30 \$8,151,230	93 \$25,507,188	\$33,658,418	\$273,645	95.11%
The Group Active Listings: 162 (22.16%) Involved in 37% of solds	35 28.46%	34.69%	21 \$6,955,753	14 \$4,721,785	11 \$2,824,710	\$11,677,538	\$333,643	95.51%
The Group has a 22.29% market share in Fort Collins, Greeley Area, Loveland and Windsor and was involved in 31.84% of the real estate sold. The Group has 18.01% of the active listings in Fort Collins, Greeley Area, Loveland and Windsor.								

Based on information from IRES, LLC for dates noted above.

Neighborhood Buying Pattern Request Form

Select one of the following:

Select a Neighborhood from the attached sheet: _____.

****** *If the Neighborhood is not found on the attached sheet you must provide one of the following:*

Select your own MLS search criteria and using the drop-down box found in the Result Screen, print out the “Criteria” sheet as show on the right. Attach that sheet to this form for your assistant.

Your search criteria should look something like this:

Listing Type	Residential-Detached		
Include CCM	No		
Status	Active Expired Pending Sold Withdrawn		
Areas	Fort Collins(9)		
Sub Areas	Fort Collins (1) Fort Collins (2) Fort Collins (3) Fort Collins (4) Fort Collins (5)		
Locale	Fort Collins		
OMM/Market Date Min	01-01-2008		
Selected Features	All of these	At least one of these	None of these
Horse Property	Horse(s) Allowed		

1 of 70

- Report Formats
- View Details
- Single Line
- 1 per Page - Print All
- 2 Page - Print All
- 2 per Page
- 4 per Page
- 8 per Page (no Images)
- CMA 3 UP
- CMA Short
- CMA Full
- Form 1004MC Data
- Criteria
- Map Selected
- Maps 2 per Page
- MLS History
- Property History
- Open Houses
- Photos (All)
- Showing Info
- Showing Guide

BD	AREA	ST_NUM	DIR	STREET_N
1/2	Ranch	3	0914	1805 S Lemay
1/2	Ranch	5	0914	1623 S Lemay
1/2	Ranch	2	0914	2015 S Lemay

Note: if using the Map Search, please show or describe the map area.

I've emailed you the export file. (To learn how to export data from IRES, please see: www.tinyurl.com/exportIRES)

I would like my assistant to provide the information to me in:

Printed format.

Email the results to me.

10/21/09

Select Neighborhood for Visual Pricing System

Map Area 8 - DETTACHED

- | | | | |
|----------------------------|------------------------------|--------------------------|-----------------------------|
| ___ Alford Lake | ___ Derby Hill | ___ Lakeside | ___ River Glen |
| ___ Alford Meadows | ___ Emerald Glen | ___ Lakeside Terrace | ___ River West |
| ___ Allendale | ___ Enclave At Enchantment R | ___ Loch Lon | ___ Sedona Hills |
| ___ Allendale Pvd | ___ Fairway West | ___ Locust Park | ___ Seven Lakes |
| ___ Anderson Farm | ___ Garden Gate | ___ Lema Vista | ___ Sheri Mar |
| ___ Arbor Meadows | ___ Harvest Gold | ___ Loveland | ___ Somerset Park |
| ___ Belmont Ridge | ___ High Plains Village | ___ Mariana Butte | ___ Steeplechase |
| ___ Bison Ridge | ___ Highland Hills | ___ Mariana Glen | ___ Sunny Acres |
| ___ Blackbird Knolls | ___ Highland Meadows | ___ Mary's Farm | ___ Sunset Acres |
| ___ Boise Village | ___ Highland Meadows Golf Cc | ___ Meadowbrook Ridge | ___ Taft Farms |
| ___ Boise Village North | ___ Highpointe Estates | ___ Mountain Range Shado | ___ Thompson Crossing |
| ___ Bonnell West | ___ Hillsdale | ___ Namaqua Valley | ___ Thompson River Ranch |
| ___ Boyd Lake Shores | ___ Horseshoe Lake | ___ Northlands | ___ Thompson Valley Estates |
| ___ Carter Lake Heights | ___ Hunters Run | ___ Peakview Meadows | ___ Waterfront |
| ___ Circle Park | ___ Kendall Brook | ___ Picabo Hills | ___ Waterfront At Boyd Lake |
| ___ Collins Park | ___ Kendall Brook First | ___ Prairie Trails | ___ Windsong |
| ___ Colony Ridge | ___ Lake Shore Gardens | ___ Ridge West | ___ Woodmere |
| ___ Cottages At Enchantmer | ___ Lakemont | ___ Rists | |

Map Area 9 - DETTACHED

- | | | | |
|--------------------------|-----------------------------|---------------------------|-------------------------|
| ___ Brightwater Landing | ___ Fossil Lake | ___ Mission Hills | ___ Springfield |
| ___ Britany Knolls | ___ Four Seasons | ___ Mountain Ridge Farm | ___ Stagecoach |
| ___ Brown Farm | ___ Fox Meadows | ___ Mountain View Ranch | ___ Stanton Creek |
| ___ Buffalo Creek | ___ Gates At Woodridge | ___ Oakridge Village | ___ Stetson Creek |
| ___ Capitol Hill | ___ Glacier View | ___ Observatory Village | ___ Sunflower |
| ___ Cedar Village | ___ Golden Meadows | ___ Old Town | ___ Sunstone |
| ___ Clarendon Hills | ___ Greenstone | ___ Old Town North | ___ Taft Canyon |
| ___ Clydesdale Estates | ___ Harmony | ___ Overlook At Woodridge | ___ Three Silos |
| ___ Clydesdale Park | ___ Harmony Crossing | ___ Paragon Point | ___ Timber Creek |
| ___ Collindale | ___ Harvest | ___ Park Meadows | ___ Timnath Ranch |
| ___ Cottonwood | ___ Harvest Park | ___ Parkwood | ___ Trail Head |
| ___ Countryside Park | ___ Hearthfire | ___ Parkwood East | ___ University Acres |
| ___ Covestry | ___ Highland Place | ___ Ponds | ___ Valley Hi |
| ___ Crafts | ___ Hill At Cobb Lake | ___ Poudre Overlook | ___ Viewpointe |
| ___ Cristal Lakes | ___ Horsetooth Lake Estates | ___ Provincetowne | ___ Village East |
| ___ Dakota Ridge | ___ Huntington Hills | ___ Ptarmigan | ___ Village West |
| ___ Dellwood Heights | ___ Indian Hills | ___ Quail Hollow | ___ Wagon Wheel |
| ___ Eagle Lake | ___ Kelbran Estates | ___ Ramona Heights | ___ Warren Farms |
| ___ Eagle Ranch Estates | ___ Kingston Woods | ___ Registry Ridge | ___ Warren Shores |
| ___ Eastborough | ___ Knolls | ___ Richards Lake | ___ Waterglen |
| ___ English Ranch | ___ Landings | ___ Ridgewood Hills | ___ Waterleaf |
| ___ Evergreen Park | ___ Larkborough | ___ Rigden Farm | ___ Wellington Place |
| ___ Fairbrooke | ___ Lexington Green | ___ Rossborough | ___ Wellington Pointe |
| ___ Fairview | ___ Linden Park | ___ Scott Sherwood | ___ West Side |
| ___ Fairview West | ___ Lindenwood | ___ Shenandeah | ___ West Vine Bungalows |
| ___ Falcon Ridge | ___ Loomis | ___ Sidehill | ___ Westchase |
| ___ Foothills Park | ___ Maple Hill | ___ Silverwood Village | ___ Westfield Park |
| ___ Fort Collins | ___ Meadows | ___ Skyview | ___ Whalers Cove |
| ___ Fossil Creek Meadows | ___ Meadows East | ___ Soldier Canyon | ___ Willow Park |
| | ___ Miller Brothers | ___ South College Heights | ___ Willow Springs |
| | ___ Miramont | ___ Southmoor Village | ___ Woodlands |
| | ___ Miramont Village | ___ Southridge Greens | ___ Woodwest |

10/21/09

Select Neighborhood for Visual Pricing System

Map Area 10 - DETACHED

- ___ Alexander Estates
- ___ Alta Vista
- ___ Appaloosa Acres Estates
- ___ Appel Farm Estates
- ___ Aristocrat Ranchettes
- ___ Arlington
- ___ Arlington Heights
- ___ Ashcroft Heights
- ___ Baldrige
- ___ Balsam Village
- ___ Bay At The Landings
- ___ Belmont Farms
- ___ Bittersweet
- ___ Booth Farms
- ___ Broadview
- ___ Broadview Acres
- ___ Cambridge Glen
- ___ Camfield
- ___ Carlson Farms
- ___ Casa Loma
- ___ Cascade Park
- ___ Cedarwoods
- ___ Centennial
- ___ Centennial Farms
- ___ Chappelow Village
- ___ College Green
- ___ Corbett Glen
- ___ Cornerstone
- ___ Cottonwood Village
- ___ Country Acres
- ___ Country Club Estates
- ___ Country Club West
- ___ Countryside
- ___ County
- ___ Covington Knolls
- ___ Cranford
- ___ Dove Hill Estates
- ___ Drakes Crossing
- ___ Eagle Valley
- ___ East Meadows
- ___ Eaton Commons
- ___ Edwards
- ___ Edwards Homes
- ___ Elms At Meadow Vale
- ___ Epples
- ___ Erie Air Park
- ___ Erie Commons
- ___ Farns
- ___ Fox Ridge
- ___ Fox Run
- ___ Frank Farm
- ___ Frederick
- ___ Gardenside
- ___ Gateway Estates
- ___ Gateway Lakes
- ___ Glenmere
- ___ Glens Of Dacono
- ___ Governors Farm
- ___ Governors Ranch
- ___ Grandview
- ___ Grapevine Hollow
- ___ Grasslands Park
- ___ Green Meadows
- ___ Greenspire
- ___ Greenspire At Windsor Lak
- ___ Hawkstone
- ___ Highland Hills
- ___ Highplains
- ___ Hill-n-park
- ___ Hillside
- ___ Hilltop Estates
- ___ Homestead Heights
- ___ Houston Heights
- ___ Hudson
- ___ Hunters Cove
- ___ Hunters Reserve
- ___ Idaho Creek
- ___ Johnson Farm
- ___ Johnstown Center
- ___ Johnstown Farms
- ___ Kelly Farm
- ___ Kerns
- ___ Lancaster North
- ___ Mad Russian
- ___ Maplewood
- ___ Maplewood Estates
- ___ Margil Farms
- ___ Monarch Estates
- ___ Moores
- ___ Mountain Shadows
- ___ Mountain View
- ___ Mountain Vista
- ___ Mountview
- ___ New Windsor
- ___ North Point
- ___ Northmoor Acres
- ___ Northridge
- ___ Northview
- ___ Northwest
- ___ Nunn
- ___ Oak Meadows
- ___ Owl Ridge
- ___ Parkview
- ___ Parkview South
- ___ Peakview Estates
- ___ Pelican Shores South
- ___ Pheasant Run
- ___ Pine Ridge Estates
- ___ Pioneer Ridge
- ___ Platte Valley
- ___ Platteville
- ___ Pottburg Village
- ___ Poudre Heights
- ___ Poudre River Ranch
- ___ Promontory
- ___ Pumpkin Ridge
- ___ Ridge At Prairie View
- ___ Ridge Crest
- ___ Riverbend
- ___ Riverview Farm
- ___ Rocksbury Ridge
- ___ Rodgers Farm
- ___ Rolling Hills
- ___ Rolling Hills Ranch
- ___ Rural
- ___ Sagebrush
- ___ Savannah
- ___ Settlers Village
- ___ Sherwood Park
- ___ Silver Peaks
- ___ Soaring Eagle
- ___ Soaring Eagle Ranch
- ___ Southmoor Village
- ___ St Michaels
- ___ St Vrain Ranch
- ___ St Michaels
- ___ St Vrain Ranch
- ___ Stoneridge
- ___ Stroh Farm
- ___ Summit View
- ___ Sundown Estates
- ___ Sweetgrass
- ___ T-bone Ranch
- ___ Timber Ridge
- ___ Tuscany
- ___ Vale View
- ___ Village
- ___ Virginia Hills
- ___ Vista Pointe
- ___ Vista Ridge
- ___ Wal Mar
- ___ Water Valley
- ___ Water Valley South
- ___ Weber West
- ___ Weld County
- ___ West Hill-n-park
- ___ West Point
- ___ Western Meadows
- ___ Westmoor
- ___ Westmoor Acres
- ___ Westmoor West
- ___ Westridge Village
- ___ Westview
- ___ Westwood Village
- ___ Willowbrook
- ___ Wilshire
- ___ Windshire Park
- ___ Windsor Estates
- ___ Windsor Residential
- ___ Windsor Village
- ___ Windsor West
- ___ Woodbriar
- ___ Wyndham Hill
- ___ Willowbrook
- ___ Wilshire
- ___ Windshire Park
- ___ Windsor Estates
- ___ Windsor Residential
- ___ Windsor Village
- ___ Windsor West
- ___ Woodbriar
- ___ Wyndham Hill

10/21/09

Select Neighborhood for Visual Pricing System

Map Area 8 - ATTACHED

- | | | | |
|--|--|---|--------------------------------------|
| <input type="checkbox"/> High Plains Village | <input type="checkbox"/> Locust Park Village Condo | <input type="checkbox"/> Park Place Plaza | <input type="checkbox"/> Stone Creek |
| <input type="checkbox"/> Lakeshore At Centerra | <input type="checkbox"/> Mariana Butte | <input type="checkbox"/> Shamrock West | |

Map Area 9 - ATTACHED

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Adriel Hills | <input type="checkbox"/> Morningside Village | <input type="checkbox"/> Registry Ridge | <input type="checkbox"/> Solar Village Maple |
| <input type="checkbox"/> Collindale | <input type="checkbox"/> Observatory Village | <input type="checkbox"/> Ridgewood Hills | <input type="checkbox"/> Stanton Creek |
| <input type="checkbox"/> Fossil Lake | <input type="checkbox"/> Old Town North | <input type="checkbox"/> Rigden Farm | <input type="checkbox"/> Stetson Creek |
| <input type="checkbox"/> Harmony Ridge | <input type="checkbox"/> Park Lane Towers | <input type="checkbox"/> Rockbridge | <input type="checkbox"/> Sunrise Ridge |
| <input type="checkbox"/> Harvest | <input type="checkbox"/> Peak View | <input type="checkbox"/> Saddle Ridge | <input type="checkbox"/> Timbers |
| <input type="checkbox"/> Harvest Park | <input type="checkbox"/> Penny Flats | <input type="checkbox"/> Sage Creek | <input type="checkbox"/> Trail West |
| <input type="checkbox"/> Lodge At Miramont | <input type="checkbox"/> Provincetowne | <input type="checkbox"/> Sidehill | <input type="checkbox"/> Willow Lane |
| <input type="checkbox"/> Maple Hill | <input type="checkbox"/> Raven View | <input type="checkbox"/> Silverplume | |

Map Area 10 - ATTACHED

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Blue Sky At Vista Ridge | <input type="checkbox"/> Homestead | <input type="checkbox"/> Poudre Trails | <input type="checkbox"/> Vista Ridge |
| <input type="checkbox"/> Cedarwoods | <input type="checkbox"/> Kelly Farm | <input type="checkbox"/> Riverside Meadows | <input type="checkbox"/> Water Valley |
| <input type="checkbox"/> Cimarron Pointe At Bootl | <input type="checkbox"/> Lake Ridge Condominiums | <input type="checkbox"/> Rolling Hills Ranch | <input type="checkbox"/> Water Valley South |
| <input type="checkbox"/> Fox Crossing | <input type="checkbox"/> Longview | <input type="checkbox"/> Settlers Village | <input type="checkbox"/> West Fork Village |
| <input type="checkbox"/> Glen Rock Place | <input type="checkbox"/> Pinnacle | <input type="checkbox"/> Summer Park | |
| <input type="checkbox"/> Greeley | <input type="checkbox"/> Pinnacle At T-bone Ranch | <input type="checkbox"/> Tuscany | |



The Group Difference

Listing Services



THE **GROUP** INC.
Real Estate

vision

LEADERS IN REAL ESTATE

The Group, Inc. Real Estate has been the market leader in Northern Colorado since 1976.

Big Hearts

Locally Owned

The Group is the only major real estate firm in Northern Colorado that is both locally owned and independent (not part of a national franchise).

Employee Owned Company

The Group is owned by the people who work here. Today, there are over 250 owners in six offices in Northern Colorado.

Community Involvement

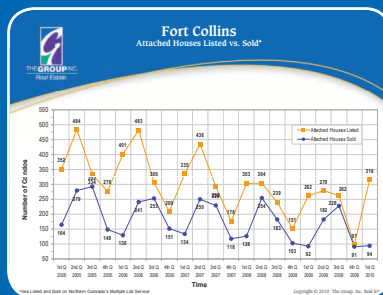
Group Partners support our communities by investing their time, talent and resources to many service organizations. In 2009, Group Partners individually gave \$222,546 in our internal campaign to benefit the United Ways of Larimer and Weld Counties.



Deep Smarts

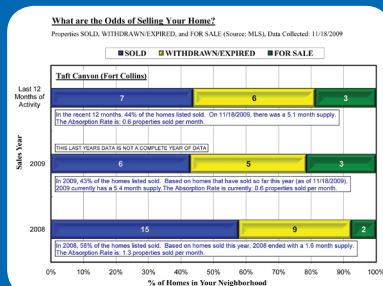
Market Research

The Group continually compiles relevant data about the local real estate market. This information helps our customers make educated decisions based on current market conditions.



Pricing Tools

Our visual pricing software helps our sellers determine a competitive price for their property. The analysis includes odds of selling and buying patterns for a specific neighborhood.



Experience and Education

The Group's highly experienced Sales Partners regularly attend continuing education classes and earn designations that demonstrate their commitment to excellence in the industry.

Remarkable Results

All of our Sales Partners work full-time in real estate and have been recognized as some of the most productive REALTORS® in the nation.

21

The Group

9

Local Average

7

National Average

Transactions per REALTOR® (2009)

Source: RealTrends; IRES, National Association of REALTORS®

synergy

RESULTS ORIENTED MARKETING

The Group's marketing program is designed to introduce your property to a large number of qualified buyers.

Print Marketing

The Real Estate Source
A magazine produced by The Group featuring homes for sale and new home neighborhoods throughout Northern Colorado. High quality glossy 24-page, full-color publication in oversized format. Over 50,000 copies distributed monthly throughout Northern Colorado. Received by subscribers of the Fort Collins Coloradoan and Loveland Reporter-Herald. Available for pick-up at nearly 200 distribution points including hotels, grocery stores, restaurants, coffee shops, and Group offices. Online version of publication at www.thegroupinc.com contains links to detail pages for most listings. Informative market data and community information in each issue.



Property Brochures
A color brochure containing photographs and important details about the property is prepared for each listing.



Publications
The Group regularly has a presence in several Northern Colorado newspapers and magazines.



Post Cards
Just Listed postcards are created for new listings and mailed to the surrounding neighborhood and other targeted areas.



Electronic Marketing

Website
Our highly interactive website, www.thegroupinc.com, includes sophisticated search ability, virtual tours, Google mapping, weekend open house locations, community information, and market statistics.



A Property Detail Page provides complete information for each listing including a slide show, an interactive map, and a list of features and amenities.

Virtual Tours
Most Group listings feature virtual tours with enlarged photos and panoramic views of the interior and exterior of the property.



REALTOR® Marketing

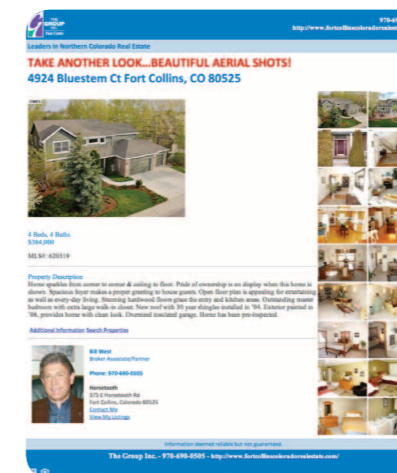
Tour
New Group listings are toured by our Sales Partners each week. This is an opportunity for our sellers to expose their property to Northern Colorado's top producing REALTORS®. The seller is given valuable feedback on pricing and condition early in the listing process.



Counter Display / Home Book
A book containing details about a property is available in the home for use by potential buyers and their REALTORS®. The information will help answer any questions the visitor may have about the property while they are viewing it as well as provide information needed by the selling REALTOR® when writing an offer.



REALTOR® Email
Email blasts are sent out by the listing Sales Partner notifying other REALTORS® and potential buyers about new listings and price adjustments.



Mobile Website
The Group has created a smart phone version of its website for the convenience of mobile users.



Affiliated Websites
When you list your home with The Group your home will be advertised on many of the nation's major real estate websites.



Affiliated Businesses

Our mission since 1976 has been to "help people get where they want to go on time – make it easier, make it faster, be their source of real estate knowledge." With residential and commercial brokerage, mortgage, title, and insurance services in our family of companies, all critical in the real estate purchase process, we bring unmatched convenience to our customer who choose to use our affiliated businesses.



teamwork

CUSTOMER FIRST

Staff Support

Reception / Partner / Escrow Services
Marketing / Graphic Design / Professional Photography
Specialized Services - Relocation / Short Sale Facilitation
Management Services

The Group Network

Sales Meetings and Pitch Sessions
Group Sales Partners come together each week for education, networking, and sharing of information. The Sales Partners are kept up to date on current market trends, changes in real estate law and other relevant legislation, and community news. In addition, each office gathers weekly to exchange information about listings and buyer needs.

Insider
Customers of The Group receive our newsletter, *The Real Estate Insider*. Over 35,000 copies are mailed 10 times each year.



Ninja Network
Over 9,000 top producing REALTORS® in North America who make up the "Ninja Network" refer buyers moving to our area and stand ready to assist Group customers relocating out-of-town.



Harmony Office
2803 E. Harmony Road
Fort Collins, CO 80528
970.229.0700



Horsetooth Office
375 E. Horsetooth Road
Fort Collins, CO 80525
970.223.0700



Mulberry Office
401 W. Mulberry Street
Fort Collins, CO 80521
970.221.0700



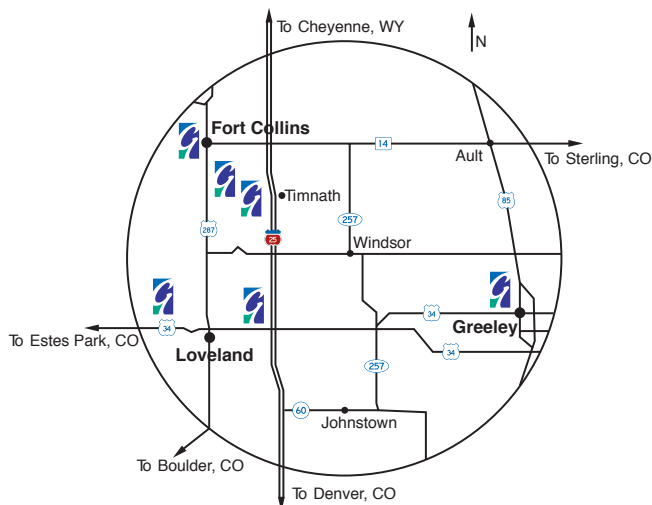
Greeley Office
3257 W. 20th Street
Greeley, CO 80634
970.392.0700



Centerra Office in Loveland
5401 Stone Creek Circle
Loveland, CO 80538
970.613.0700



Loveland Office
1401 W. 29th Street
Loveland, CO 80538
970.663.0700



www.thegroupinc.com





THE GROUP INC.
Real Estate

Reasons to List Your Home with The Group, Inc.

Increase Your Odds of Closing on Time

If your home went under contract last year, the market odds of the contract closing on time were less than 50%.
If your home was listed with The Group, Inc. your odds of closing ON TIME were 89%.

Increase Your Exposure to Out-of-Town Buyers

Some of the best buyers for your home are out-of-town buyers, especially corporate transferees.
One out of every four of The Group, Inc.'s buyers is from out of town.

Hire a High Performance Sales Team

The Group, Inc.'s sales team averaged selling 21 homes each last year. The rest of the Northern Colorado REALTORS® averaged selling six homes each last year. *RealTrends* named The Group, Inc. the most productive independent real estate company in the United States eight years in a row based on the number of transactions per associate. In 2002 and 2004 The Group, Inc. was named the "Most Productive Company in the Country" based on transactions per associate by the National Association of REALTORS®.

Attract More Buyers Through the Internet

When you list your home with The Group, Inc., your home will be advertised on www.realtor.com, the nation's number one real estate web site with over 153 million "hits" per month. Your home will also be advertised on www.corealty.com, www.coloproerty.com, www.coloradoan.com and The Group, Inc.'s web site www.thegroupinc.com with information syndicated to over 25 additional sites.

Results You Can Count On

The Group, Inc. is involved in over 39% of the home sales each year in Northern Colorado (either as the listing broker, the selling broker, or both). More than one out of every three homes sold this year in Northern Colorado will be listed with The Group, Inc. Why do so many sellers choose The Group, Inc.? They like having results they can count on.

Guarantee Your Buyer's Home

The buyer for your home may have a home to sell. (Over 50% of all buyers have a home to sell first.)
We may be able to guarantee the sale of their home so they can buy yours. Many sellers were able to move because of The Group, Inc. Guarantee Sales Program.



THE GROUP INC.
Real Estate

The Group Guaranteed Mortgage

Consumers can access mortgage services at each of The Group, Inc.'s offices to receive the convenience and efficiency of one-stop shopping. Local experts with decision-making authority are available at each location to counsel customers on all their mortgage needs. The Group Guaranteed Mortgage (TGGM) is a joint venture between The Group, Inc. and Bank of America. Bank of America offers loan programs to fit virtually every situation as well as local underwriting and processing for TGGM customers. TGGM is unique because of its commitment to flawless mortgage transactions including guarantees of accuracy and meeting time commitments. www.thegrouptomortgage.com

The Group Guaranteed Title

Title and escrow services are provided on site at each The Group, Inc. office. Our experienced title officers and escrow officers have the authority and tools available to make the closing process smooth and efficient from beginning to end. We guarantee our service bringing to our customers a new level of convenience and accountability in the real estate transaction.

The Group, Inc. is Owned by its Sales Team

All of its sales associates and managers own The Group, Inc. equally. (We've been set up this way since 1976.) As owners of our company, we work together as a team to get you where you want to go on time - hopefully with a smile on your face. Your satisfaction is the key to our future.

Market Data Readily Available

The Group, Inc. Real Estate compiles statistical data about the local real estate market each month. This data helps us determine the most effective marketing strategy for each home we list. This information is available on The Group, Inc.'s web site and our sales associate will review the data with you and answer your questions.

Harmony Office

2803 E. Harmony Road
Fort Collins, CO 80528
970.229.0700

Horsetooth Office

375 E. Horsetooth Road
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3257 W. 20th Street
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Loveland Office

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Loveland, CO 80538
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Centerra Office in Loveland

5401 Stone Creek Circle
Loveland, CO 80538
970.613.0700



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Revised February 2009

www.thegroupinc.com



THE GROUP INC.
Real Estate

Meet Our Staff

The Group, Inc. Real Estate employs a dedicated staff to assist your Group REALTOR® in the marketing of your property.

Receptionists

Each Group office is open seven days a week and is staffed with knowledgeable team members. Our Receptionists greet guests when they arrive in our office, and direct questions or needs to the appropriate persons. They keep up-to-date showing information on each listing and set up all showings on our listings.

Assistants

Our Assistants support our Sales Partners with their day-to-day business. When a property is listed the Assistant enters the listing information in the multi-list system, prepares marketing brochures, creates a counter display, schedules advertising, and orders photography.

Escrow Officers

Our Escrow staff assists our Sales Partners during the under-contract phase. Their role is to monitor contract dates and contingencies, coordinate title commitments, contact lenders for loan updates and application deadlines. Finally they coordinate the closing with the lender, title company, Realtors, buyer, and seller.

Couriers

Our couriers will visit your home to place a for sale sign in your yard and a lock box on your door, measure your home, and photograph it for advertising and brochures.

Photographers

The Group, Inc. has full-time photographers who will take pictures of your home for advertising and a visual tour. If they need access to the inside of your home, you will be notified by them to schedule a time when your home will be ready to be photographed.

Marketing Department

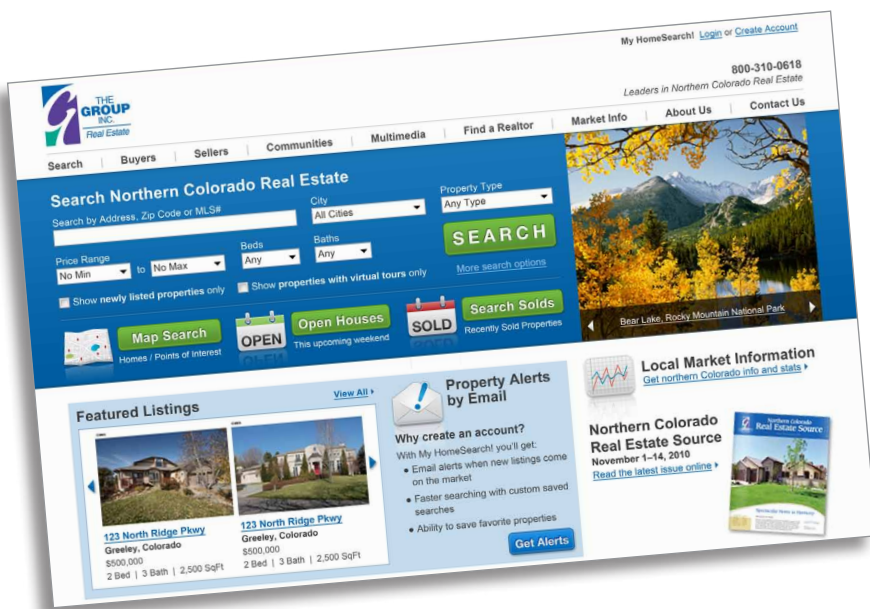
Our marketing staff provides services to our partners to help them promote their listings and attract buyers to our company. Some of these services include ad and brochure design, ad placement in publications throughout Northern Colorado, management of The Group's website www.thegroupinc.com, and the creation of our exclusive advertising publications, The Real Estate Source and The Collection.





THE GROUP INC.
Real Estate

www.thegroupinc.com



Your online source for real estate information.

Tobii Technology® eye tracking was used in the development of our state-of-the-art website to maximize usability by visitors. Easily search properties for sale and find valuable market and community information.

How can I find a home that is perfect for me?

Our [easy search tool](#) lets you find properties by address, price range, property type, neighborhood and new on the market. There are many other options to help you narrow your search.

Can I find a new home neighborhood?

The Group markets homes for many quality builders and we offer the largest selection of new homes in Northern Colorado. [Search neighborhoods](#) by location, amenities, price range, and builder to find the perfect location for your new home.

What's my home worth?

The [Market View](#) tool helps you find information about properties that are for sale or those that have sold in your neighborhood or are similar to yours.

What's happening in the market?

[Quarterly market statistics](#) about each community are readily available in easy to understand graphs.

Where should I live?

Learn about the special features of [Northern Colorado communities](#) including demographics, school information, climate, and housing inventory.



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The Group, Inc. Real Estate



THE **GROUP** INC.
Real Estate

Realtor.com

A Powerful Online Marketing Tool For Your Home

The Group enhances all listings on Realtor.com giving the ability to add additional photos, virtual tour, video, detailed property description, attention getting headlines and detailed traffic reports. Realtor.com listing enhancements provide many benefits to our sellers:

- **More consumers are searching online for real estate** - 89% of home buyers use the Internet when looking for a home.
- **More home buyers and sellers go to Realtor.com than any other real estate site** - 6.6 million visitors look at homes on Realtor.com each month.
- **Homes with multiple photos rise to the top on the most viewed page on Realtor.com – the search results page** - Group listings include up to 25 photographs.
- **Homes with multiple photos are viewed 299% more often, on average** - Group listings include up to 25 photographs, detailed property descriptions, and company branding for higher visibility.
- **Buyers are attracted to companies with a lot of inventory** - The Group's logo is prominently displayed on every listing on the search results page as well as on the listing detail page demonstrating our prominence in the Northern Colorado market.
- **Buyers can inquire about a home 24/7 via email, phone or fax** - The Group's listings contain an email link to the listing agent, and other important contact information.
- **Realtor.com provides traffic tracking on enhanced listings** - The Group has access to information about how often a home was viewed on Realtor.com.
- **Realtor.com sends information to many popular websites** - The Group's listings appear on several nationally recognized websites.





THE GROUP INC.
Real Estate

My HomeSearch! www.thegroupinc.com

My Home Search! [Login](#) or [Create Account](#)
800-310-0618
Leaders in Northern Colorado Real Estate

Search Buyers Sellers Communities Multimedia Find A Realtor Market Info About Us Contact Us

Search Northern Colorado Real Estate

Search by Address, Zip Code or MLS#
City: All Cities
Property Type: All Property Types
SEARCH

Price Range: No Minimum to No Maximum
Beds: Any
Baths: Any
More search options

Show newly listed properties only Show properties with virtual tours only

Map Search Homes / Points of Interest
OPEN This upcoming weekend
SOLD Recently Sold Properties

Featured Listings

[View all](#)

- 4090 Independence Dr**
Loveland, CO
\$183,000
3 Bed | 3 Bath | 1,936 SqFt
- 1324 Centennial Rd**
Fort Collins, CO
\$223,000
3 Bed | 3 Bath | 1,845 SqFt

Property Alerts by Email

Why create an account?
With My HomeSearch! you'll get:

- Email alerts when new listings come on the market
- Faster searching with custom saved searches
- Ability to save favorite

[Get Alerts](#)

Local Market Information

Get Northern Colorado info and stats

Northern Colorado Real Estate Source

December 11, 2010
[Read the latest issue online](#)

How to use My HomeSearch!

My HomeSearch! was created to give visitors to The Group's web site the ability to set forth criteria for homes and receive information in their email box when listings that meet that criteria come onto the market. Listings can also be saved for future reference.

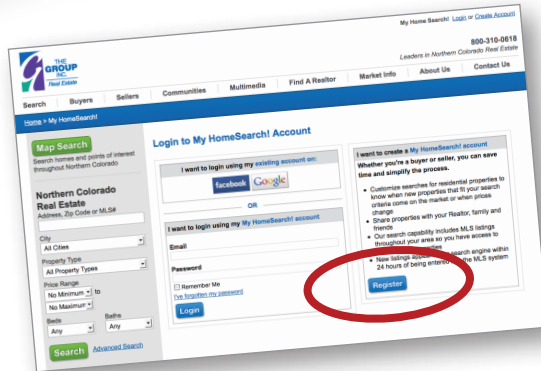
To use the system, register by providing a username and password.

A registered user can designate a favorite Group REALTOR®.

After registering, you will receive an email confirmation. Information is downloaded from IRES every 24 hours. Notification of new listings will be placed in your email inbox each morning.



THE GROUP INC.
Real Estate



To register on My HomeSearch!

1. Visit www.thegroupinc.com.
2. In My HomeSearch! complete the New User Registration section.
3. Designate a "Preferred Group Realtor".

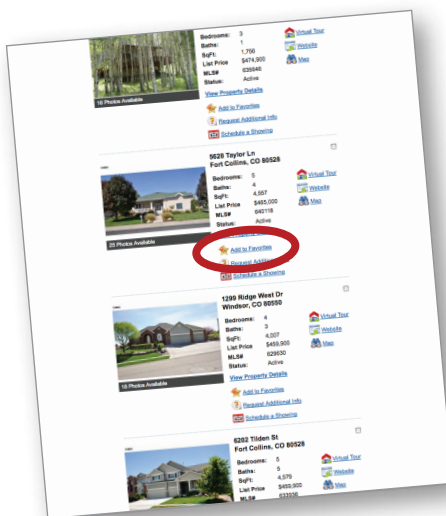
To add an alert to My HomeSearch!

1. Visit www.thegroupinc.com.
2. Sign in using your username and password.
3. Click on "Saved Searches".



To add properties to a Favorite List

1. Visit www.thegroupinc.com.
2. Sign in using your username and password.
3. Click on the MLS information page for the property you want to save.
4. Click on "Add to Favorites".





THE GROUP INC.
Real Estate

A Picture Says A Thousand Words

With over 80% of buyers using the internet to search for homes, “web appeal” is more important than ever. Buyers are using the internet not only to select homes to see, but to eliminate those that don’t look appealing. That’s where great photos can help you sell your home!



Photos of your home will be used in the following ways to market your home.

- **The Group’s Real Estate Source –**
An exterior photo will appear in the magazine
- Full color property brochure
- Virtual Tour
- Individual Property Website
- Video of your home on www.youtube.com
- Ad for your home on www.craigslist.com
- Listings on major real estate web sites including:
www.thegroupinc.com
www.realtor.com
www.coloproperty.com
www.trulia.com
www.zillow.com
as well as links from the websites of over 500 of the leading real estate companies in the country.

A professional photographer employed by The Group will make arrangements to take pictures of your home.

- The photographer's job is to make your home look its very best in pictures. To assure we get the best photos, we need your help. Use the following checklist to prepare your home for photographs.
- In some cases the photographer might have to move furniture or other items to get the best shot. *If your home has not been prepared for photography, our photographer may ask to reschedule your appointment.*
- Shooting photographs is just part of the job. Once the photos are taken, the photographer will return to the office to process the pictures, resize them, and store them for use by our administrative staff. Making your home photo-ready will greatly assist with the successful marketing of your home.



General

- Clean, clean, clean!
- Remove seasonal decorations that might date the photos
- Move garbage cans and other trash from view
- Remove all pet-related items (e.g., food bowls, litter boxes, cages, beds)



Inside

- Ensure all light fixtures and lamps are turned on and all light bulbs are working
- Open all curtains/blinds to allow light into house
- As much as possible, minimize electrical cords in view
- Remove posters, certificates, diplomas, awards, photographs, and decorative names in children's room that may show up in photos.
- Collections (dolls, figurines, and models) hidden or minimized
- Shelves de-cluttered with remaining items neatly organized
- Organize or hide all mail, bills, and paperwork
- Turn TV's and computer screens off
- Close TV/stereo cabinets
- Turn ceiling fans off



Bathrooms

- Put toilet seats down
- Clean mirrors
- Minimize items on countertops
- Unless decorative, remove all towels, bath mats, rugs from view
- Remove shampoo/conditioner bottles and washcloths from showers and baths
- Remove robes and slippers from view



NO

Bedrooms

- Make sure beds are made and all pillows are arranged neatly
- Make certain that items stored under beds do not show
- Minimize items on bedside tables
- Store all clothing out of view
- Close closet doors

YES



YES



YES



NO

Kitchen

- Empty sink
- Unless decorative, remove all towels from view
- Clear kitchen islands (no large centerpieces)
- Remove all food items from view
- Minimize items on countertops
- Take all magnets, notes, and artwork off of refrigerator
- Remove sponges, cleaners, and garbage cans from view

NO



Living Areas

- Arrange books and magazines neatly on tables
- Make sure pillows are arranged neatly on sofas and chairs



THE GROUP INC.
Real Estate

Outside

- Move cars, boats, trailers, and other vehicles from the driveway
- Remove any patio furniture and grills that are in disrepair
- Uncover any outdoor items that will be photographed
- Make sure cushions in chairs are arranged neatly
- Remove any unattractive potted plants/hanging baskets
- Store hoses out-of-sight or roll-up neatly
- If you have a pool, remove all pool floats, toys, and accessories.
- Trim bushes and trees to maximize view of the house
- Remove yard signs (e.g. campaign signs and school signs)
- If patio umbrellas block the view they should be closed
- Close garage doors

YES



NO



YES



THE GROUP

GUARANTEED TITLE, LLLP

Our Corporate Office:
5401 Stone Creek Circle, Suite 204
Loveland, CO 80538
(970) 613-4364

*CLOSE AT ANY OF THE GROUP, INC.
REAL ESTATE OFFICES*



Harmony Office
2803 E. Harmony Rd.
Fort Collins, CO 80528



Horsetooth Office
375 E. Horsetooth Road
Fort Collins, CO 80525



Mulberry Office
401 W. Mulberry Street
Fort Collins, CO 80521



Loveland Office
1401 W. 29th Street
Loveland, CO 80538



Centerra Office in Loveland
5401 Stone Creek Circle
Loveland, CO 80538



Greeley Office
3257 W 20th Avenue
Greeley, CO 80634



Setting the standard

An Experienced Team of Title and Escrow Professionals

The Group Guaranteed Title employ some of the most experienced title officers and escrow officers in Northern Colorado. Our staff provides remarkable service for residential, builder/developer and commercial transactions.

The Perfect Transaction

Our goal is to make the home selling, buying or refinancing closing experience comfortable, fast, easy, and predictable.

Additional Services

O&E's, Homebooks, Farm Packages, Property Profiles, Consulting Services for builders and developers.

On-Site Closings

We provide onsite closings to improve communication and reduce anxiety for sellers and buyers. By closing at a Group Real Estate office, all parties work together to create a seamless coordinated approach to a successful closing. The closing process is smooth and efficient from beginning to end, thereby providing remarkable customer service.

Builders & Developers

We provide retrieval of vacant land information quickly, a rapid turn time on title commitments, a timely retrieval of plats and all recorded documents. We have builder trained closers - trained to meet new buyer expectations.

www.TheGroupTitle.com

THE GROUP

GUARANTEED TITLE, LLLP

Our vision is to be the best in the industry by striving for extraordinary results in our service, products and customer satisfaction.

Performance Standards

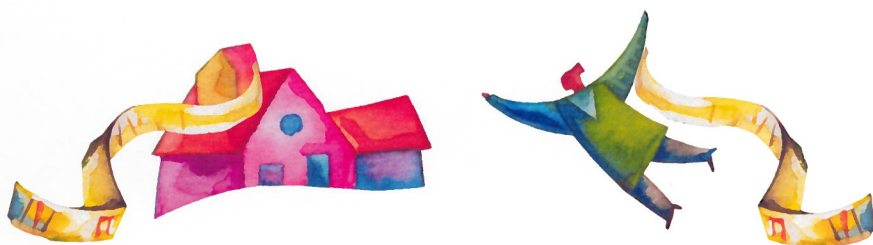
Title premium and closing fees will match the charges quoted on our current rate sheet.

Title Commitment will be delivered to the Listing Agent and Selling Agent within 3 business days of receipt of order with contract.

A preliminary HUD-1 settlement statement will be delivered to the Listing Agent and Selling Agent within 3 hours of receiving complete lender figures.

A Pre-Closing Real Estate Documents package will be provided to Listing Agent and Selling Agent 3 business days prior to closing.

Final Title Policy will be postmarked to buyer within 3 weeks of verification of recordation.



THE GROUP

GUARANTEED TITLE, LLLP



Jan Santistevan
Escrow Assistant
Email: jsantistevan@thegrouptitle.com
Phone: 970.613.4364
eFax: 970.797.1743



Ashley Sandoval
Escrow Officer
Email: asandoval@thegrouptitle.com
Phone: 970.613.4364
Cell: 970.234.1121
eFax: 970.797.1876



Jason McNeill
Customer Service
Email: jmcneill@thegrouptitle.com
Phone: 970.613.4364



Carla Senter
Escrow Manager
Email: csenter@thegrouptitle.com
Phone: 970.613.4364
Cell: 970.412.1426
eFax: 970.797.1735



Jennifer DeVriese
Escrow Officer
Email: jdevrisee@thegrouptitle.com
Phone: 970.377.6018
Cell: 970.690.2790
eFax: 970.797.1753



Christopher Gaylord
Customer Service
Email: cgaylord@thegrouptitle.com
Phone: 970.613.4364



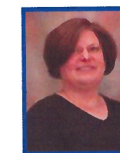
Kimberly Simmons
Escrow Officer
Email: ksimmons@thegrouptitle.com
Phone: 970.419.2302
Cell: 970.690.2780
eFax: 970.797.1824



Emily Deville
Title Officer
Email: edeville@thegrouptitle.com
Phone: 970.613.4364
Cell: 970.581.4215



Laura Hassell
Escrow Officer
Email: lhassell@thegrouptitle.com
Phone: 970.613.4364
eFax: 970.797.1859



Emily Rank
Director of Title Operations
Email: erank@thegrouptitle.com
Cell: 303.875.5389



Pam Thorne
Escrow Assistant
Email: pthorne@thegrouptitle.com
Phone: 970.613.4364
eFax: 970.797.1764



Heather Dorsey
Escrow Officer
Email: hdorsey@thegrouptitle.com
Phone: 970.229.2520
Cell: 970.324.7248
eFax: 970.797.1866



Tonya Brigham
Escrow Officer
Email: tbrigham@thegrouptitle.com
Phone: 970.613.4364
Cell: 970.412.6703
eFax: 970.797.1868

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(LC50-8-10) (Mandatory 1-11)

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

Compensation charged by real estate brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.

EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

SELLER AGENCY TRANSACTION-BROKERAGE

Date: _____

1. AGREEMENT. Seller and Brokerage Firm enter into this exclusive, irrevocable contract (Seller Listing Contract) as of the date set forth above.

2. BROKER AND BROKERAGE FIRM.

2.1. Multiple-Person Firm. If this box is checked, the individual designated by Brokerage Firm to serve as the broker of Seller and to perform the services for Seller required by this Seller Listing Contract is called Broker. If more than one individual is so designated, then references in this Seller Listing Contract to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

2.2. One-Person Firm. If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References in this Seller Listing Contract to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as the broker of Seller and perform the services for Seller required by this Seller Listing Contract.

3. DEFINED TERMS.

3.1. Seller:

3.2. Brokerage Firm: THE GROUP, INC. REAL ESTATE ASSOCIATES

3.3. Broker: _____

3.4. Property. The Property is the following legally described real estate in the County of _____, Colorado:

_____ known as No.

_____ 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.

3.5. Sale.

3.5.1. A Sale is the voluntary transfer or exchange of any interest in the Property or the voluntary creation of the obligation to convey any interest in the Property, including a contract or lease. It also includes an agreement to transfer any

- 52 ownership interest in an entity which owns the Property.
- 53 **3.5.2.** If this box is checked, Seller authorizes Broker to negotiate leasing the Property. Lease of the Property or Lease
- 54 means any lease of an interest in the Property.
- 55 **3.6. Listing Period.** The Listing Period of this Seller Listing Contract shall begin on _____, and
- 56 shall continue through the earlier of (1) completion of the Sale of the Property or (2) _____. Broker shall
- 57 continue to assist in the completion of any transaction for which compensation is payable to Brokerage Firm under § 7 of this Seller
- 58 Listing Contract.
- 59 **3.7. Applicability of Terms.** A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A"
- 60 or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the date upon which
- 61 both parties have signed this Seller Listing Contract.
- 62 **3.8. Day; Computation of Period of Days, Deadline.**
- 63 **3.8.1. Day.** As used in this Seller Listing contract, the term "day" shall mean the entire day ending at 11:59 p.m., United
- 64 States Mountain Time (Standard or Daylight Savings as applicable).
- 65 **3.8.2. Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not specified,
- 66 the first day is excluded and the last day is included, e.g., three days after MEC. If any deadline falls on Saturday, Sunday
- 67 or federal or Colorado state holiday (Holiday), such deadline **Shall** **Shall Not** be extended to the next day not a
- 68 Saturday, Sunday or Holiday. Should neither box be checked, the deadline shall not be extended.

70 **4. BROKERAGE RELATIONSHIP.**

- 71 **4.1.** If the Seller Agency box at the top of page 1 is checked, Broker shall represent Seller as a Seller's limited agent (Seller's
- 72 Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker shall act as a Transaction-Broker.
- 73 **4.2. In-Company Transaction - Different Brokers.** When Seller and buyer in a transaction are working with different brokers,
- 74 those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Seller acknowledges
- 75 that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.
- 76 **4.3. In-Company Transaction - One Broker.** If Seller and buyer are both working with the same broker, Broker shall function
- 77 as:
- 78 **4.3.1. Seller's Agent.** If the Seller Agency box at the top of page 1 is checked, the parties agree the following applies:
- 79 **4.3.1.1. Seller Agency Only.** Unless the box in § 4.3.1.2 (**Seller Agency Unless Brokerage Relationship with**
- 80 **Both**) is checked, Broker shall represent Seller as Seller's Agent and shall treat the buyer as a customer. A
- 81 customer is a party to a transaction with whom Broker has no brokerage relationship. Broker shall disclose to
- 82 such customer Broker's relationship with Seller.
- 83 **4.3.1.2. Seller Agency Unless Brokerage Relationship with Both.** If this box is checked, Broker shall
- 84 represent Seller as Seller's Agent and shall treat the buyer as a customer, unless Broker currently has or enters
- 85 into an agency or Transaction-Brokerage relationship with the buyer, in which case Broker shall act as a
- 86 Transaction-Broker.
- 87 **4.3.2. Transaction-Broker.** If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box
- 88 is checked, Broker shall work with Seller as a Transaction-Broker. A Transaction-Broker shall perform the duties described
- 89 in § 5 and facilitate sales transactions without being an advocate or agent for either party. If Seller and buyer are working
- 90 with the same broker, Broker shall continue to function as a Transaction-Broker.

92 **5. BROKERAGE DUTIES.** Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Seller's Agent, shall perform

93 the following **Uniform Duties** when working with Seller:

- 94 **5.1.** Broker shall exercise reasonable skill and care for Seller, including, but not limited to the following:
- 95 **5.1.1.** Performing the terms of any written or oral agreement with Seller;
- 96 **5.1.2.** Presenting all offers to and from Seller in a timely manner regardless of whether the Property is subject to a
- 97 contract for Sale;
- 98 **5.1.3.** Disclosing to Seller adverse material facts actually known by Broker;
- 99 **5.1.4.** Advising Seller regarding the transaction and advising Seller to obtain expert advice as to material matters about
- 100 which Broker knows but the specifics of which are beyond the expertise of Broker;
- 101 **5.1.5.** Accounting in a timely manner for all money and property received; and
- 102 **5.1.6.** Keeping Seller fully informed regarding the transaction.
- 103 **5.2.** Broker shall not disclose the following information without the informed consent of Seller:
- 104 **5.2.1.** That Seller is willing to accept less than the asking price for the Property;
- 105 **5.2.2.** What the motivating factors are for Seller to sell the Property;
- 106 **5.2.3.** That Seller will agree to financing terms other than those offered;
- 107 **5.2.4.** Any material information about Seller unless disclosure is required by law or failure to disclose such information
- 108 would constitute fraud or dishonest dealing; or
- 109 **5.2.5.** Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.
- 110 **5.3.** Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or designee for the
- 111 purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without
- 112 consent of Seller, or use such information to the detriment of Seller.
- 113 **5.4.** Brokerage Firm may have agreements with other sellers to market and sell their property. Broker may show alternative
- 114 properties not owned by Seller to other prospective buyers and list competing properties for sale.

115 5.5. Broker shall not be obligated to seek additional offers to purchase the Property while the Property is subject to a contract for
116 Sale.

117 5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer and has no duty to
118 independently verify the accuracy or completeness of statements made by Seller or independent inspectors. Broker has no duty to
119 conduct an independent investigation of a buyer's financial condition or to verify the accuracy or completeness of any statement made
120 by a buyer.

121 5.7. Seller understands that Seller shall not be liable for Broker's acts or omissions that have not been approved, directed, or
122 ratified by Seller.

123 5.8. When asked, Broker Shall Shall Not disclose to prospective buyers and cooperating brokers the existence of
124 offers on the Property and whether the offers were obtained by Broker, a broker within Brokerage firm or by another broker.
125

126 6. **ADDITIONAL DUTIES OF SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked, Broker is a Seller's
127 Agent, with the following additional duties:

128 6.1. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

129 6.2. Seeking a price and terms that are set forth in this Seller Listing Contract; and

130 6.3. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.
131

132 7. **COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Seller agrees that any
133 Brokerage Firm compensation that is conditioned upon the Sale of the Property shall be earned by Brokerage Firm as set forth herein
134 without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

135 7.1. **Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm as follows:

136 7.1.1. **Sale Commission.** (1) _____ % of the gross purchase price or (2) _____, in U.S.
137 dollars.

138 7.1.2. **Lease Commission.** If the box in § 3.5.2. is checked, Brokerage Firm shall be paid a fee equal to (1)
139 _____ % of the gross rent under the lease, or (2) _____, in U.S. dollars, payable as follows:
140 _____

141 7.2. **When Earned.** Such commission shall be earned upon the occurrence of any of the following:

142 7.2.1. Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

143 7.2.2. Broker finding a buyer who is ready, willing and able to complete the transaction as specified herein by Seller; or

144 7.2.3. Any Sale (or Lease if § 3.5.2. is checked) of the Property within _____ calendar days subsequent to

145 the expiration of the Listing Period (Holdover Period) to anyone with whom Broker negotiated and whose name was
146 submitted, in writing, to Seller by Broker during the Listing Period (including any extensions thereof). However, Seller

147 Shall Shall Not owe the commission to Brokerage Firm under this § 7.2.3 if a commission is earned by another
148 licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period. If no
149 box is checked, above in this § 7.2.3 then **(Shall Not)** shall apply and Seller shall not owe the commission to Brokerage Firm.

150 7.3. **When Applicable and Payable.** The commission obligation shall apply to a Sale made during the Listing Period or any
151 extension of such original or extended term. The commission described in § 7.1.1 shall be payable at the time of the closing
152 of the Sale, or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted date of closing, as
153 contemplated by § 7.2.1 or § 7.2.3, or upon fulfillment of § 7.2.2 where the offer made by such buyer is not accepted by
154 Seller.

155 7.4. **Other Compensation.**
156 _____

157 7.5. **Cooperative Broker Compensation.** Broker shall seek assistance from, and Brokerage Firm offers compensation to,
158 outside brokerage firms, whose brokers are acting as:

159 **Buyer Agents:** _____ % of the gross sales price or _____, in U.S. dollars.

160 **Transaction-Brokers:** _____ % of the gross sales price or _____, in U.S. dollars.
161

162 8. **LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor the Brokerage Firm, except as set forth in § 7, shall
163 accept compensation from any other person or entity in connection with the Property without the written consent of Seller. Additionally,
164 neither Broker nor Brokerage Firm shall assess or receive mark-ups or other compensation for services performed by any third party or
165 affiliated business entity unless Seller signs a separate written consent.
166

167 9. **OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES AND MARKETING.** Seller has been advised by
168 Broker of the advantages and disadvantages of various marketing methods, including advertising and the use of multiple listing services
169 (MLS) and various methods of making the Property accessible by other brokerage firms (e.g., using lock boxes, by-appointment-only
170 showings, etc.), and whether some methods may limit the ability of another broker to show the Property. After having been so advised,
171 Seller has chosen the following (check all that apply):

172 9.1. **MLS/Information Exchange.**

173 9.1.1. The Property Shall Shall Not be submitted to one or more MLS and Shall Shall Not be submitted
174 to one or more property information exchanges. If submitted, Seller authorizes Broker to provide timely notice of any status
175 change to such MLS and information exchanges. Upon transfer of deed from Seller to buyer, Seller authorizes Broker to
176 provide sales information to such MLS and information exchanges, if any.

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9.1.2. Seller authorizes the use of electronic and all other marketing methods except:

9.1.3. Seller further authorizes use of the data by MLS and property information exchanges, if any.

9.1.4. The Property Address Shall Shall Not be displayed on the Internet.

9.1.5. The Property Listing Shall Shall Not be displayed on the Internet.

9.2. **Property Access.** Access to the Property may be by:

Lock Box

Other instructions:

9.3. **Broker Marketing.** The following specific marketing tasks shall be performed by Broker:

9.4. **Brokerage Services.** The Broker shall provide brokerage services to Seller.

10. **SELLER'S OBLIGATIONS TO BROKER; DISCLOSURES AND CONSENT.**

10.1. **Negotiations and Communication.** Seller agrees to conduct all negotiations for the Sale of the Property only through Broker, and to refer to Broker all communications received in any form from real estate brokers, prospective buyers, tenants or any other source during the Listing Period of this Seller Listing Contract.

10.2. **Advertising.** Seller agrees that any advertising of the Property by Seller (e.g., Internet, print and signage) shall first be approved by Broker.

10.3. **No Existing Listing Agreement.** Seller represents that Seller Is Is Not currently a party to any listing agreement with any other broker to sell the Property.

10.4. **Ownership of Materials and Consent.** Seller represents that all materials (including all photographs, renderings, images or other creative items) supplied to Broker by or on behalf of Seller are owned by Seller, except as Seller has disclosed in writing to Broker. Seller is authorized to and grants to Broker, Brokerage Firm and any multiple listing service (that Broker submits the Property to) a nonexclusive irrevocable, royalty-free license to use such material for marketing of the Property, reporting as required and the publishing, display and reproduction of such material, compilation and data. This license shall survive the termination of this Seller Listing Contract.

10.5. **Colorado Foreclosure Protection Act.** The Colorado Foreclosure Protection Act (Act) generally applies if (1) the Property is residential (2) Seller resides in the Property as Seller's principal residence (3) Buyer's purpose in purchase of 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 any loan secured by the Property is at least thirty days delinquent or in default. If all requirements 1, 2, 3 and 4 are met and the Act otherwise applies, then a contract between Buyer and Seller for the sale of the Property, that complies with the provisions of the Act is required. If the transaction is a Short Sale transaction and a Short Sale Addendum is part of the Contract between Seller and Buyer, the Act does not apply. It is recommended that Seller consult with an attorney.

11. **PRICE AND TERMS.** The following Price and Terms are acceptable to Seller:

11.1. **Price:** U.S. \$ _____

11.2. **Terms:** Cash Conventional FHA VA

Other: _____

11.3. **Loan Discount Points.** _____

11.4. **Buyer's Closing Costs (FHA/VA).** Seller shall pay closing costs and fees, not to exceed \$ _____, that Buyer is not allowed by law to pay, for tax service and _____

11.5. **Earnest Money.** Minimum amount of earnest money deposit U.S. \$ _____ in the form of _____

11.6. **Seller Proceeds.** Seller will receive net proceeds of closing as indicated: **Cashier's Check** at Seller's expense; **Funds Electronically Transferred (Wire Transfer)** to an account specified by Seller, at Seller's expense; or **Closing Company's Trust Account Check.**

11.7. **Advisory-Tax Withholding.** The Internal Revenue Service and the Colorado Department of Revenue may require closing company to withhold a substantial portion of the proceeds of this Sale when Seller either (1) is a foreign person or (2) will not be a Colorado resident after closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.

12. **DEPOSITS.** Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed Sale contract. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or before the closing of the Sale contract.

13. **INCLUSIONS AND EXCLUSIONS.**

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

238 **13.1.1. Fixtures.** If attached to the Property on the date of this Seller Listing Contract, lighting, heating, plumbing,
239 ventilating, and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting
240 blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls,
241 built-in vacuum systems (including accessories), garage door openers including _____ remote controls; and
242

243 **13.1.2. Personal Property.** If on the Property whether attached or not on the date of this Seller Listing Contract: storm
244 windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods,
245 fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If checked, the following
246 are included: **Water Softeners** **Smoke/Fire Detectors** **Security Systems** **Satellite Systems** (including
247 satellite dishes); and
248

249 The Personal Property to be conveyed at closing shall be conveyed, by Seller, free and clear of all taxes (except personal
250 property taxes for the year of closing), liens and encumbrances, except
251

252 Conveyance shall be by bill of sale or other applicable legal instrument.

253 **13.1.3. Trade Fixtures.** The following trade fixtures:
254

255 The Trade Fixtures to be conveyed at closing shall be conveyed by Seller, free and clear of all taxes (except personal
256 property taxes for the year of closing), liens and encumbrances, except
257

258 Conveyance shall be by bill of sale or other applicable legal instrument.

259 **13.1.4. Parking and Storage Facilities.** **Use Only** **Ownership** of the following parking facilities;
260

261 and **Use Only** **Ownership** of the following storage facilities:
262

263 **13.1.5. Water Rights.** The following legally described water rights:
264

265 Any water rights shall be conveyed by _____ deed or other applicable legal
266 instrument. The Well Permit # is _____
267

268 **13.1.6. Growing Crops:** The following growing crops:
269

270 **13.2. Exclusions.** The following are excluded (Exclusions):
271

272 **14. TITLE AND ENCUMBRANCES.** Seller represents to Broker that title to the Property is solely in Seller's name. Seller shall deliver
273 to Broker true copies of all relevant title materials, leases, improvement location certificates and surveys in Seller's possession and shall
274 disclose to Broker all easements, liens and other encumbrances, if any, on the Property, of which Seller has knowledge. Seller authorizes
275 the holder of any obligation secured by an encumbrance on the Property to disclose to Broker the amount owing on said encumbrance and
276 the terms thereof. In case of Sale, Seller agrees to convey, by a _____ deed, only that title Seller has
277 in the Property. Property shall be conveyed free and clear of all taxes, except the general taxes for the year of closing.

278 All monetary encumbrances (such as mortgages, deeds of trust, liens, financing statements) shall be paid by Seller and released
279 except as Seller and buyer may otherwise agree. Existing monetary encumbrances are as follows:
280

281 The Property is subject to the following leases and tenancies:
282

283 If the Property has been or will be subject to any governmental liens for special improvements installed at the time of signing a Sale
284 contract, Seller shall be responsible for payment of same, unless otherwise agreed. Brokerage Firm may terminate this Seller Listing
285 Contract upon written notice to Seller that title is not satisfactory to Brokerage Firm.
286

287 **15. EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense, a current commitment and an owner's title insurance
288 policy in an amount equal to the Purchase Price in the form specified in the Sale contract, or if this box is checked, **An Abstract of**
289 **Title** certified to a current date.
290

291 **16. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association assessment is currently
292 payable at \$ _____ per _____ and that there are no unpaid regular or special assessments against the Property
293 except the current regular assessments and except
294

295 Seller agrees to promptly request the owners' association to deliver to buyer before date of closing a current statement of assessments
296 against the Property.
297

298 **17. POSSESSION.** Possession of the Property shall be delivered to buyer as follows:

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subject to leases and tenancies as described in §14.

18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.

18.1. Broker's Obligations. Colorado law requires a broker to disclose to any prospective buyer all adverse material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the Property and the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property which are required by law to be disclosed. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances. Seller agrees that any buyer may have the Property and Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker about the Property.

18.2. Seller's Obligations.

18.2.1. Seller's Property Disclosure Form. A seller is not required by law to provide a written disclosure of adverse matters regarding the Property. However, disclosure of known material latent (not obvious) defects is required by law. Seller **Agrees** **Does Not Agree** to provide a Seller's Property Disclosure form completed to the best of Seller's current, actual knowledge.

18.2.2. Lead-Based Paint. Unless exempt, if the improvements on the Property include one or more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed Lead-Based Paint Disclosure (Sales) form must be signed by Seller the real estate licensees, and given to any potential buyer in a timely manner.

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

18.3. Right of Broker to Terminate. Although Broker has no obligation to investigate or inspect the Property, and no duty to verify statements made, Broker shall have the right to terminate this Seller Listing Contract if the physical condition of the Property, Inclusions, any proposed or existing transportation project, road, street or highway, or any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants, or if any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property are unsatisfactory to Broker.

19. FORFEITURE OF PAYMENTS. In the event of a forfeiture of payments made by a buyer, the sums received shall be divided between Brokerage Firm and Seller, one-half thereof to Brokerage Firm but not to exceed the Brokerage Firm compensation agreed upon herein, and the balance to Seller. Any forfeiture of payment under this section shall not reduce any Brokerage Firm compensation, owed, earned and payable under §7.

20. COST OF SERVICES AND REIMBURSEMENT. Unless otherwise agreed upon in writing, Brokerage Firm shall bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating brokerage firms, if any. Neither Broker nor Brokerage Firm shall obtain or order any other products or services unless Seller agrees in writing to pay for them promptly when due (examples: surveys, radon tests, soil tests, title reports, engineering studies). Unless otherwise agreed, neither Broker nor Brokerage Firm shall be obligated to advance funds for the benefit of Seller in order to complete a closing. Seller shall reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by Seller.

21. DISCLOSURE OF SETTLEMENT COSTS. Seller acknowledges that cost, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

22. MAINTENANCE OF THE PROPERTY. Neither Broker nor Brokerage Firm shall be responsible for maintenance of the Property nor shall they be liable for damage of any kind occurring to the Property, unless such damage shall be caused by their negligence or intentional misconduct.

23. NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective buyer because of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental disability, handicap, religion, national origin or ancestry of such person.

24. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this document, Seller acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing this Seller Listing Contract.

25. MEDIATION. If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is not resolved, the parties shall first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, shall terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the party's last

362 known address.
363
364 **26. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court shall
365 award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.
366
367 **27. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
368 Commission.)
369

A. Sellers, by their initials below, chose one of the following options (1 or 2):

1) _____ (initials) Seller agrees (at Seller's expense) to have the following inspections done on the property within 7 days. Inspections to be completed by licensed contractors. (Seller to initial any choices)

_____ Roof _____ Furnace _____ Radon _____ Electrical
_____ Plumbing _____ Foundation _____ Septic
_____ Other _____

2) _____ (initials) Seller chooses not to have inspections done on the property and understands the potential risks and costs that may be incurred when a buyer has the property inspected after the property is under contract.

370
371 **28. ATTACHMENTS.** The following are a part of this Seller Listing Contract:
372
373

374 **29. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract shall be deemed to inure to the
375 benefit of any person other than Seller, Broker and Brokerage Firm.
376

377 **30. NOTICE, DELIVERY AND CHOICE OF LAW.**

378 **30.1. Physical Delivery.** All notices must be in writing, except as provided in § 30.2. Any document, including a signed
379 document or notice, delivered to the other party to this Seller Listing Contract, is effective upon physical receipt. Delivery to Seller
380 shall be effective when physically received by Seller, any signator on behalf of Seller, any named individual of Seller or
381 representative of Seller.

382 **30.2. Electronic Delivery.** As an alternative to physical delivery, any document, including any signed document or written
383 notice may be delivered in electronic form only by the following indicated methods: Facsimile E-mail Internet No
384 **Electronic Delivery.** Documents with original signatures shall be provided upon request of any party.

385 **30.3. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder shall be governed by and construed in
386 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for
387 property located in Colorado.
388

389 **31. MODIFICATION OF THIS LISTING CONTRACT.** No subsequent modification of any of the terms of this Seller Listing
390 Contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.
391

392 **32. COUNTERPARTS.** If more than one person is named as a Seller herein, this Seller Listing Contract may be executed by each
393 Seller, separately, and when so executed, such copies taken together with one executed by Broker on behalf of Brokerage Firm shall be
394 deemed to be a full and complete contract between the parties.
395

396 **33. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements, whether oral
397 written, have been merged and integrated into this Seller Listing Contract.
398

399 **34. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all
400 attachments.
401

402 Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm.
403

SELLER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

404 Electronic Address: _____

405

406 Broker's Name: _____

407 Address: 375 E. HORSETOOTH ROAD, FORT COLLINS, CO 80525

408 Phone No.: 970-223-0700 Fax No.: _____

409 Electronic Address: _____

410

The Group, Inc. Real Estate
375 East Horsetooth Road #1
Fort Collins, CO 80525
Phone: 970-223-0700, Fax: 970-223-2999

By: _____

Signature The Group, Inc. Real Estate Date

411 Electronic Address: _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CL8-8-10) (Mandatory 1-11)

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

CLOSING INSTRUCTIONS

Date: _____

1. PARTIES, PROPERTY.

, Seller, and

, Buyer, engage, _____, Closing Company,
who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase
of the Property
known as No. _____

Street Address City State Zip
and more fully described in the Contract to Buy and Sell Real Estate, dated _____, including any
counterproposals and amendments (Contract).

2. INFORMATION, PREPARATION. Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to prepare, deliver, and record those documents (excluding legal documents), and disburse all funds pursuant to the Contract that are necessary that are necessary to carry out the terms and conditions of the Contract.

3. CLOSING FEE. Closing Company will receive a fee not to exceed \$ 200.00 for providing these closing and settlement services.

4. RELEASE, DISBURSEMENT. Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 8, 9 and 10.

5. DISBURSER. Closing Company shall disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disbursing party can assure that payoff of loans and other disbursements will actually be made.

6. SELLER'S NET PROCEEDS. Seller will receive the net proceeds of Closing as indicated:
 Cashier's Check, at Seller's expense Funds Electronically Transferred (wire transfer) to an account specified by Seller, at Seller's expense Closing Company's trust account check.

7. CLOSING STATEMENT. Closing Company will prepare and deliver an accurate, complete and detailed closing statement to Buyer and Seller at time of Closing.

8. FAILURE OF CLOSING. If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer shall be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.

9. RETURN OF EARNEST MONEY Except as otherwise provided in § 10, Earnest Money Dispute, 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 shall release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money shall be

51 made within five days of Earnest Money Holder's receipt of the written mutual instructions signed by both Buyer and Seller,
52 provided the Earnest Money check has cleared.
53

54 **10. EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money (notwithstanding any
55 termination of the Contract), Earnest Money Holder shall not be required to take any action. Earnest Money Holder, at its option
56 and sole subjective discretion, may (1) await any proceeding, (2) interplead all parties and deposit Earnest Money into a court of
57 competent jurisdiction and shall recover court costs and reasonable attorney and legal fees, or (3) provide notice to Buyer and
58 Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller)
59 containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the
60 parties, Earnest Money Holder shall be authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does
61 receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Earnest Money Holder shall disburse
62 the Earnest Money pursuant to the Order of the Court.
63

64 **11. SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in writing
65 and signed by Buyer, Seller and Closing Company.

66 **12. CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company shall submit any
67 required Change in Ownership form or registration of existing well form to the Division of Water Resources in the Department
68 of Natural Resources (Division), with as much information as is available, and the Division shall be responsible for obtaining the
69 necessary well registration information directly from Buyer. Closing Company shall not be liable for delaying Closing to ensure
70 Buyer completes any required form.
71

72 **13. WITHHOLDING.** The Internal Revenue Service and the Colorado Department of Revenue may require Closing
73 Company to withhold a substantial portion of the proceeds of this sale when Seller either (a) is a foreign person or (b) will not
74 be a Colorado resident after Closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an
75 exemption exists.
76

77 **14. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
78 Commission.)

79 Seller(s) and Buyer(s) instruct the listing company, lender, and designated closing agent to make
all closing disbursements in excess of \$2,000.00, except the brokerage fees, using only wired funds
on the day of closing.
80

81 **15. COUNTERPARTS.** This document may be executed by each party, separately, and when each party has executed a copy,
82 such copies taken together shall be deemed to be a full and complete contract between the parties.
83

84 **16. BROKER'S COPIES.** Closing Company shall provide, to each broker in this transaction, copies of all signed documents
85 that such brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission.
86

87 **17. NOTICE, DELIVERY AND CHOICE OF LAW.**

88 **17.1 Physical Delivery.** Except as provided in § 17.2 below, all notices must be in writing. Any notice or document to
89 Buyer shall be effective when physically received by Buyer, any individual buyer, any representative of Buyer, or Brokerage
90 Firm of Broker working with Buyer. Any notice or document to Seller shall be effective when physically received by Seller,
91 any individual seller, any representative of Seller, or Brokerage Firm of Broker working with Seller. Any notice or document
92 to Closing Company shall be effective when physically received by Closing Company, any individual of Closing Company,
93 or any representative of Closing Company.

94 **17.2 Electronic Delivery.** As an alternative to physical delivery, any signed documents and written notice may be
95 delivered in electronic form by the following indicated methods only: Facsimile E-mail Internet No Electronic
96 **Delivery.** Documents with original signatures shall be provided upon request of any party.

97 **17.3 Choice of Law.** This contract and all disputes arising hereunder shall be governed by and construed in accordance
98 with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for
99 property located in Colorado.
100

SELLER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

Electronic Address: _____

BUYER'S SIGNATURE _____ DATE _____

BUYER'S SIGNATURE _____ DATE _____

Electronic Address: _____

101 Date: _____

102 Closing Company Name: _____

103 _____
104 _____

105 Address: _____ Authorized Signature _____ Title _____

106 _____

107 Phone No.: _____

108 Fax No.: _____

109 Electronic Address: _____

110 _____

(TO BE COMPLETED ONLY BY BROKER AND CLOSING COMPANY)

113 _____ (Broker) Working with Seller Working with Buyer engages

114 Closing Company as Broker's scrivener to complete, for a fee not to exceed \$ _____ at the sole expense of Broker,

115 the following legal documents:
116 Deed Bill of Sale Colorado Real Estate Commission approved Promissory Note Colorado Real Estate

117 Commission approved Deed of Trust. Closing Company agrees to prepare, on behalf of Broker, the indicated legal documents

118 pursuant to the terms and conditions of the Contract.
119

120 The documents stated above shall be subject to Broker's review and approval and Broker acknowledges that Broker is

121 responsible for the accuracy of the above documents.
122

123 Brokerage Firm's Name: _____

124 Broker's Name: _____

125 _____
126 _____

127 Broker's Signature _____ Date _____

128 _____
129 _____

130 Closing Company Name: _____
131 _____
132 _____
133 Authorized Signature _____ Title _____ Date _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS1-8-10) (Mandatory 1-11)

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)

Date: _____

AGREEMENT

1. AGREEMENT. Buyer, identified in § 2.1, agrees to buy, and Seller, identified in § 2.3, 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. Assignability and Inurement. This Contract Shall Shall Not be assignable by Buyer without Seller's prior written consent. Except as so restricted, this Contract shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties.

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:

known as No. _____

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. Fixtures. If attached to the Property on the date of this Contract, lighting, heating, plumbing, ventilating and air conditioning fixtures, 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), garage door openers including _____ remote controls.

Other Fixtures:

If any fixtures are attached to the Property after the date of this Contract, such additional fixtures are also included in the Purchase Price.

2.5.2. Personal Property. If on the Property whether attached or not on the date of this Contract: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If checked, the following are included:
 Water Softeners Smoke/Fire Detectors Security Systems Satellite Systems (including satellite dishes).
Other Personal Property:

The Personal Property to be conveyed at Closing shall be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except

47
48 Conveyance shall be by bill of sale or other applicable legal instrument.

49 2.5.3. Parking and Storage Facilities. Use Only Ownership of the following parking facilities:

50
51 and Use Only Ownership of the following storage facilities:

52
53 2.5.4. Water Rights, Water and Sewer Taps. The following legally described water rights:

54
55 Any water rights shall be conveyed by _____ Deed Other applicable legal instrument.

56 2.5.4.1. If any water well is to be transferred to Buyer, Seller agrees to supply required information about such well to
57 Buyer. Buyer understands that if the well to be transferred is a Small Capacity Well or a Domestic Exempt Water Well
58 used for ordinary household purposes, Buyer shall, prior to or at Closing, complete a Change in Ownership form for the
59 well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of
60 Natural Resources (Division), Buyer shall complete a registration of existing well form for the well and pay the cost of
61 registration. If no person will be providing a closing service in connection with the transaction, Buyer shall file the form
62 with the Division within sixty days after Closing. The Well Permit # is _____.

63 2.5.4.2. Water Stock Certificates:

64
65 2.5.4.3. Water Tap Sewer Tap

66 Note: Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time
67 and other restrictions for transfer and use of the tap.

68 2.6. Exclusions. The following items are excluded (Exclusions):
69

70 3. DATES AND DEADLINES.
71

Item No.	Reference	Event	Date or Deadline
1	§ 4.2.1	Alternative Earnest Money Deadline	
		Title and CIC	
2	§ 7.1	Title Deadline	
3	§ 7.2	Exceptions Request Deadline	
4	§ 8.1	Title Objection Deadline	
5	§ 8.2	Off-Record Matters Deadline	
6	§ 8.2	Off-Record Matters Objection Deadline	
7	§ 7.4.4.1	CIC Documents Deadline	
8	§ 7.4.5	CIC Documents Objection Deadline	
9	§ 8.6	Right of First Refusal Deadline	
		Seller's Property Disclosure	
10	§ 10.1	Seller's Property Disclosure Deadline	
		Loan and Credit	
11	§ 5.1	Loan Application Deadline	
12	§ 5.2	Loan Conditions Deadline	
13	§ 5.3	Buyer's Credit Information Deadline	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
15	§ 5.4	Existing Loan Documents Deadline	
16	§ 5.4	Existing Loan Documents Objection Deadline	
17	§ 5.4	Loan Transfer Approval Deadline	
		Appraisal	
18	§ 6.2.2	Appraisal Deadline	
19	§ 6.2.2	Appraisal Objection Deadline	
		Survey	
20	§ 7.3	Survey Deadline	
21	§ 8.3.2	Survey Objection Deadline	
		Inspection and Due Diligence	
22	§ 10.2	Inspection Objection Deadline	



THE GROUP, INC.
Real Estate

Proposed Net Sheet

Property Address: _____ Date: _____

	At Listing	At Contract
Listing Price/Contract Price	\$ _____	\$ _____
Expenses: Existing First Loan	\$ _____	\$ _____
Existing Second Loan	\$ _____	\$ _____
Prepayment Penalties	\$ _____	\$ _____
Title Insurance	\$ _____	\$ _____
Miscellaneous*	\$ _____	\$ _____
Buyer Loan Fees (FHA)**		\$ _____
Buyer Closing Costs		\$ _____
Real Estate Taxes at Closing	\$ _____	\$ _____
The Group, Inc. fee	\$ _____	\$ _____
Total Expenses	\$ _____	\$ _____
ESTIMATED Seller(s) Proceeds***	\$ _____	\$ _____

*Includes release fees, express payoff, 1/2 closing fee.

**Includes tax certificate, realty tax service, assignment of deed of trust, 1/2 closing fee, document preparation.

***Also charged at closing will be utilities, HOA fees, HOA reserves, etc.

Real estate taxes may be paid in an escrow account which Seller will receive a refund up to 30 days after closing - therefore, taxes are an expense at closing. Seller is charged January 1 to date of closing.



23	§ 10.3	Inspection Resolution Deadline	
24	§ 10.5	Property Insurance Objection Deadline	
25	§ 10.7	Due Diligence Documents Delivery Deadline	
26	§ 10.8.1	Due Diligence Documents Objection Deadline	
		Closing and Possession	
27	§ 12.3	Closing Date	
28	§ 12.1	Closing Documents Delivery Deadline	
29	§ 17	Possession Date	
30	§ 17	Possession Time	
31	§ 28	Acceptance Deadline Date	
32	§ 28	Acceptance Deadline Time	

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73
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76

Note: Applicability of Terms. A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A" or the word "Deleted" means not applicable and when inserted on any line in **Dates and Deadlines** (§ 3), means that the corresponding provision of the Contract to which reference is made is deleted. The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this contract.

77 **4. PURCHASE PRICE AND TERMS.**

78 **4.1. Price and Terms.** The Purchase Price set forth below shall be payable in U.S. Dollars by Buyer as follows:
79

Item No.	Reference	Item	Amount	Amount
81	§ 4.1	Purchase Price	\$	
82	§ 4.2	Earnest Money		\$
83	§ 4.5	New Loan		
84	§ 4.6	Assumption Balance		
85	§ 4.7	Seller or Private Financing		
86				
87				
88	§ 4.3	Cash at Closing		
89		TOTAL	\$	\$

91 **4.2. Earnest Money.** The Earnest Money set forth in this section, in the form of _____,
92 shall be payable to and held by _____ (Earnest Money Holder), in its
93 trust account, on behalf of both Seller and Buyer. The Earnest Money deposit shall be tendered with this Contract unless the
94 parties mutually agree to an **Alternative Earnest Money Deadline** (§ 3) for its payment. If Earnest Money Holder is other than
95 the Brokerage Firm identified in § 32 or § 33, Closing Instructions signed by Buyer, Seller and Earnest Money Holder must be
96 obtained on or before delivery of Earnest Money to Earnest Money Holder. The parties authorize delivery of the Earnest Money
97 deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money
98 Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing
99 affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest
100 Money deposited with the Earnest Money Holder in this transaction shall be transferred to such fund.

101 **4.2.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the time of
102 tender of the Contract is as set forth as the **Alternative Earnest Money Deadline** (§ 3).

103 **4.2.2. Return of Earnest Money.** If buyer has a right to terminate this Contract and timely terminates, Buyer shall be
104 entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and,
105 except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or
106 other written notice of termination, Seller agrees to execute and return to Buyer or Broker working with Buyer, written
107 mutual instructions, i.e., Earnest Money Release form, within three days of Seller's receipt of such form.

108 **4.3. Form of Funds; Time of Payment; Funds Available.**

109 **4.3.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and
110 closing costs, shall be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified
111 check, savings, and loan teller's check and cashier's check (Good Funds).

112 **4.3.2. Available Funds.** All funds required to be paid at Closing or as otherwise agreed in writing between the parties shall
113 be timely paid to allow disbursement by Closing Company at Closing **OR SUCH PARTY SHALL BE IN DEFAULT.**

114 Buyer represents that Buyer, as of the date of this Contract, Does Does Not have funds that are immediately verifiable

and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

115
116 **4.4. Seller Concession.** Seller, at Closing, shall pay or credit, as directed by Buyer, a total amount of \$ _____
117 to assist with Buyer's closing costs, loan discount points, loan origination fees, prepaid items (including any amounts that Seller
118 agrees to pay because Buyer is not allowed to pay due to FHA, CHFA, VA, etc.), and any other fee, cost, charge, expense or
119 expenditure related to Buyer's New Loan or other allowable Seller concession (collectively, Seller Concession). Seller Concession
120 is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract. Seller Concession shall be reduced
121 to the extent it exceeds the aggregate of what is allowed by Buyer's lender, but in no event shall Seller pay or credit an amount
122 for Seller Concession that exceeds the lesser of (1) the stated amount for Seller Concession or (2) Buyer's closing costs.

123 **4.5. New Loan.**

124 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as provided in § 4.4, if applicable, shall timely pay Buyer's loan costs, loan
125 discount points, prepaid items and loan origination fees, as required by lender.

126 **4.5.2. Buyer May Select Financing.** Buyer may select financing appropriate and acceptable to Buyer, including a different
127 loan than initially sought, except as restricted in § 4.5.3 or § 29, Additional Provisions.

128 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loan: Conventional
129 FHA VA Bond Other _____

130 **4.5.4. Good Faith Estimate - Monthly Payment and Loan Costs.** Buyer is advised to review the terms, conditions and
131 costs of Buyer's New Loan carefully. If Buyer is applying for a residential loan, the lender generally must provide Buyer
132 with a good faith estimate of Buyer's closing costs within three days after Buyer completes a loan application. Buyer should
133 also obtain an estimate of the amount of Buyer's monthly mortgage payment. If the New Loan is unsatisfactory to Buyer,
134 then Buyer may terminate this Contract pursuant to § 5.2 no later than **Loan Conditions Deadline** (§ 3).

135 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance set
136 forth in § 4.1, presently payable at \$ _____ per _____ including principal and interest presently at
137 the rate of _____ % per annum, and also including escrow for the following as indicated: Real Estate Taxes
138 Property Insurance Premium Mortgage Insurance Premium and
139 _____

140 Buyer agrees to pay a loan transfer fee not to exceed \$ _____. At the time of assumption, the new interest
141 rate shall not exceed _____ % per annum and the new payment shall not exceed \$ _____ per _____
142 principal and interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption
143 Balance, which causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____,
144 then Buyer May Terminate this Contract effective upon receipt by Seller of Buyer's written notice of termination or
145 _____

146 Seller Shall Shall Not be released from liability on said loan. If applicable, compliance with the requirements for
147 release from liability shall be evidenced by delivery on or before Loan Transfer Approval Deadline at Closing of an
148 appropriate letter of commitment from lender. Any cost payable for release of liability shall be paid by _____
149 in an amount not to exceed \$ _____.

150 **4.7. Seller or Private Financing.** Buyer agrees to execute a promissory note payable to:

151 _____, as Joint Tenants Tenants in
152 Common Other _____, on the note form as indicated:

153 (Default Rate) NTD81-10-06 Other _____
154 secured by a _____ (1st, 2nd, etc.) deed of trust encumbering the Property, using the form as indicated:
155 Due on Transfer-Strict (TD72-8-10) Due on Transfer-Creditworthy (TD73-8-10) Assumable - Not Due On
156 Transfer (TD74-8-10) Other _____

157 The promissory note shall be amortized on the basis of _____ Years Months, payable at
158 \$ _____ per _____ including principal and interest at the rate of _____ % per annum. Payments
159 shall commence _____ and shall be due on the _____ day of each succeeding _____.
160 If not sooner paid, the balance of principal and accrued interest shall be due and payable _____
161 after Closing. Payments Shall Shall Not be increased by _____ of estimated annual real estate taxes,
162 and Shall Shall Not be increased by _____ of estimated annual property insurance premium. The loan
163 shall also contain the following terms: (1) if any payment is not received within _____ days after its due date, a late
164 charge of _____ % of such payment shall be due; (2) interest on lender disbursements under the deed of trust shall
165 be _____ % per annum; (3) default interest rate shall be _____ % per annum; (4) Buyer may prepay without a
166 penalty except _____; and (5)
167 Buyer Shall Shall Not execute and deliver, at Closing, a Security Agreement and UCC-1 Financing Statement granting
168 the holder of the promissory note a _____ (1st, 2nd, etc.) lien on the personal property included in this sale.
169 Buyer Shall Shall Not provide a mortgagee's title insurance policy, at Buyer's expense.

TRANSACTION PROVISIONS

170 **5. FINANCING CONDITIONS AND OBLIGATIONS.**

171 **5.1. Loan Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or
172 if an existing loan is not to be released at Closing, Buyer, if required by such lender, shall make an application verifiable by such

173 lender, on or before **Loan Application Deadline** (§ 3) and exercise reasonable efforts to obtain such loan or approval.
174 **5.2. Loan Conditions.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon
175 Buyer determining, in Buyer's sole subjective discretion, whether the New Loan is satisfactory to Buyer, including its availability,
176 payments, interest rate, terms, conditions, and cost of such New Loan. This condition is for the benefit of Buyer. If such New
177 Loan is not satisfactory to Buyer, Seller must receive written notice to terminate from Buyer, no later than **Loan Conditions**
178 **Deadline** (§ 3), at which time this Contract shall terminate. **IF SELLER DOES NOT TIMELY RECEIVE WRITTEN**
179 **NOTICE TO TERMINATE, THIS CONDITION SHALL BE DEEMED WAIVED, AND BUYER'S EARNEST MONEY**
180 **SHALL BE NONREFUNDABLE, EXCEPT AS OTHERWISE PROVIDED IN THIS CONTRACT.** (e.g., Appraisal, Title,
181 Survey).

182 **5.3. Credit Information and Buyer's New Senior Loan.** If Buyer is to pay all or part of the Purchase Price by executing a
183 promissory note in favor of Seller, or if an existing loan is not to be released at Closing, this Contract is conditional (for the
184 benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval shall be at Seller's sole
185 subjective discretion. In such case: (1) Buyer shall supply to Seller by **Buyer's Credit Information Deadline** (§ 3), at Buyer's
186 expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit
187 condition and Buyer's New Senior Loan, defined below, if any; (2) Buyer consents that Seller may verify Buyer's financial ability
188 and creditworthiness; (3) any such information and documents received by Seller shall be held by Seller in confidence, and not
189 released to others except to protect Seller's interest in this transaction; and (4) in the event Buyer is to execute a promissory note
190 secured by a deed of trust in favor of Seller, this Contract, is conditional (for the benefit of Seller) upon Seller's approval of the
191 terms and conditions of any New Loan to be obtained by Buyer if the deed of trust to Seller is to be subordinate to Buyer's New
192 Loan (Buyer's New Senior Loan). Additionally, Seller shall have the right to terminate, at or before Closing, if the Cash at
193 Closing is less than as set forth in § 4.1 of this Contract or Buyer's New Senior Loan changes from that approved by Seller. If
194 Seller does not deliver written notice to terminate to Buyer based on Seller's disapproval of Buyer's financial ability and
195 creditworthiness or of Buyer's New Senior Loan by **Disapproval of Buyer's Credit Information Deadline** (§ 3), then Seller
196 waives the conditions set forth in this section as to Buyer's New Senior Loan as supplied to Seller. If Seller delivers written notice
197 to terminate to Buyer on or before **Disapproval of Buyer's Credit Information Deadline** (§ 3), this Contract shall terminate.

198 **5.4. Existing Loan Review.** If an existing loan is not to be released at Closing, Seller shall deliver copies of the loan documents
199 (including note, deed of trust, and any modifications) to Buyer by **Existing Loan Documents Deadline** (§ 3). For the benefit
200 of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents, in Buyer's sole
201 subjective discretion. If written notice to terminate based on Buyer's objection to such loan documents is not received by Seller by
202 the **Existing Loan Documents Objection Deadline** (§ 3), Buyer accepts the terms and conditions of the documents. If the
203 lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer's obtaining such approval
204 without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer**
205 **Approval Deadline** (§ 3), this Contract shall terminate on such deadline. If Seller is to be released from liability under such
206 existing loan and Buyer does not obtain such compliance as set forth in § 4.6, this Contract may be terminated at Seller's option.

207 6. APPRAISAL PROVISIONS.

208 **6.1. Property Approval.** If the lender imposes any requirements or repairs (Requirements) to be made to the Property (e.g., roof
209 repair, repainting), beyond those matters already agreed to by Seller in this Contract, Seller may terminate this Contract
210 (notwithstanding § 10 of this Contract) by delivering written notice to terminate to Buyer on or before three days following
211 Seller's receipt of the Requirements. Seller's right to terminate in this § 6.1 shall not apply if on or before any termination by Seller
212 pursuant to this § 6.1: (1) the parties enter into a written agreement regarding the Requirements; or (2) the Requirements are
213 completed by Seller; or (3) the satisfaction of the Requirements is waived in writing by Buyer.

214 6.2. Appraisal Condition.

215 **6.2.1. Not Applicable.** This § 6.2 shall not apply.

216 **6.2.2. Conventional/Other.** Buyer shall have the sole option and election to terminate this Contract if the Purchase Price
217 exceeds the Property's valuation determined by an appraiser engaged by _____. The appraisal
218 shall be received by Buyer or Buyer's lender on or before **Appraisal Deadline** (§ 3). This Contract shall terminate by Buyer
219 delivering to Seller written notice of termination and either a copy of such appraisal or written notice from lender that
220 confirms the Property's valuation is less than the Purchase Price, received by Seller on or before **Appraisal Objection**
221 **Deadline** (§ 3). If Seller does not receive such written notice of termination on or before **Appraisal Objection Deadline**
222 (§ 3), Buyer waives any right to terminate under this section.

223 **6.2.3. FHA.** It is expressly agreed that notwithstanding any other provisions of this Contract, the Purchaser (Buyer) shall
224 not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest
225 Money deposits or otherwise unless the Purchaser (Buyer) has been given in accordance with HUD/FHA or VA requirements
226 a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement
227 lender, setting forth the appraised value of the Property of not less than \$ _____. The Purchaser (Buyer) shall
228 have the privilege and option of proceeding with consummation of the Contract without regard to the amount of the appraised
229 valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban
230 Development will insure. HUD does not warrant the value nor the condition of the Property. The Purchaser (Buyer) should
231 satisfy himself/herself that the price and condition of the Property are acceptable.

232 **6.2.4. VA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the Purchaser (Buyer) shall not
233 incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property
234 described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the

235 Department of Veterans Affairs. The Purchaser (Buyer) shall, however, have the privilege and option of proceeding with the
236 consummation of this Contract without regard to the amount of the reasonable value established by the Department of
237 Veterans Affairs.

238 6.3. Cost of Appraisal. Cost of any appraisal to be obtained after the date of this Contract shall be timely paid by

239 Buyer Seller.

240 Note: If FHA or VA Appraisal is checked, the Appraisal Deadline (§ 3) does not apply to FHA or VA guaranteed loans.

241 7. EVIDENCE OF TITLE, SURVEY AND CIC DOCUMENTS.

242 7.1. Evidence of Title. On or before Title Deadline (§ 3), Seller shall cause to be furnished to Buyer, at Seller's expense, a
243 current commitment for owner's title insurance policy (Title Commitment) in an amount equal to the Purchase Price, or if this
244 box is checked, An Abstract of title certified to a current date. If title insurance is furnished, Seller shall also deliver to
245 Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract) in Seller's possession. At Seller's
246 expense, Seller shall cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after
247 Closing. The title insurance commitment Shall Shall Not commit to delete or insure over the standard exceptions
248 which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) any unrecorded mechanic's liens,
249 (5) gap period (effective date of commitment to date deed is recorded), and (6) unpaid taxes, assessments and unredeemed tax
250 sales prior to the year of Closing. Any additional premium expense to obtain this additional coverage shall be paid by Buyer
251 Seller.

252 Note: The title insurance company may not agree to delete or insure over any or all of the standard exceptions. Buyer shall have
253 the right to review the Title Commitment, its provisions and Title Documents (defined in § 7.2), and if not satisfactory to Buyer,
254 Buyer may exercise Buyer's rights pursuant to § 8.1.

255 7.2. Copies of Exceptions. On or before Title Deadline (§ 3), Seller, at Seller's expense, shall furnish to Buyer and
256 _____, (1) copies of any
257 plats, declarations, covenants, conditions and restrictions burdening the Property, and (2) if a Title Commitment is required to be
258 furnished, and if this box is checked Copies of any Other Documents (or, if illegible, summaries of such documents) listed
259 in the schedule of exceptions (Exceptions). Even if the box is not checked, Seller shall have the obligation to furnish these
260 documents pursuant to this section if requested by Buyer any time on or before Exceptions Request Deadline (§ 3). This
261 requirement shall pertain only to documents as shown of record in the office of the clerk and recorder in the county where the
262 Property is located. The abstract or Title Commitment, together with any copies or summaries of such documents furnished
263 pursuant to this section, constitute the title documents (collectively, Title Documents).

264 7.3. Survey. On or before Survey Deadline (§ 3), Seller Buyer shall order or provide, and cause Buyer (and the issuer
265 of the Title Commitment or the provider of the opinion of title if an abstract) to receive, a current Improvement Survey Plat
266 Improvement Location Certificate _____
267 (the description checked is known as Survey). An amount not to exceed \$ _____ for Survey shall be paid by
268 Buyer Seller. If the cost exceeds this amount, Buyer Seller shall pay the excess on or before Closing. Buyer
269 shall not be obligated to pay the excess unless Buyer is informed of the cost and delivers to Seller, before Survey is ordered,
270 Buyer's written agreement to pay the required amount to be paid by Buyer.

271 7.4. Common Interest Community Documents. The term CIC Documents consists of all owners' associations (Association)
272 declarations, bylaws, operating agreements, rules and regulations, party wall agreements, minutes of most recent annual owners'
273 meeting and minutes of any directors' or managers' meetings during the six-month period immediately preceding the date of this
274 Contract, if any (Governing Documents), most recent financial documents consisting of (1) annual balance sheet, (2) annual
275 income and expenditures statement, and (3) annual budget (Financial Documents), if any (collectively CIC Documents).

276 7.4.1. Not Applicable. This § 7.4 shall not apply.

277 7.4.2. Common Interest Community Disclosure. **THE PROPERTY IS LOCATED WITHIN A COMMON**
278 **INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR SUCH COMMUNITY. THE**
279 **OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNER'S ASSOCIATION**
280 **FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF**
281 **THE ASSOCIATION. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS WILL IMPOSE**
282 **FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION**
283 **TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS,**
284 **THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE**
285 **DEBT. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS OF THE COMMUNITY MAY**
286 **PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL**
287 **REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF**
288 **THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY**
289 **SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION.**
290 **PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE**
291 **BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.**

292 7.4.3. Not Conditional on Review. Buyer acknowledges that Buyer has received a copy of the CIC Documents. Buyer has
293 reviewed them, agrees to accept the benefits, obligations and restrictions that they impose upon the Property and its owners
294 and waives any right to terminate this Contract due to such documents, notwithstanding the provisions of § 8.5.

295 7.4.4. CIC Documents to Buyer.

296 7.4.4.1. Seller to Provide CIC Documents. Seller shall cause the CIC Documents to be provided to Buyer, at

297 Seller's expense, on or before **CIC Documents Deadline** (§ 3).
298 **7.4.4.2. Seller Authorizes Association.** Seller authorizes the Association to provide the CIC Documents to Buyer,
299 at Seller's expense.
300 **7.4.4.3. Seller's Obligation.** Seller's obligation to provide the CIC Documents shall be fulfilled upon Buyer's receipt
301 of the CIC Documents, regardless of who provides such documents.
302 **7.4.5. Conditional on Buyer's Review.** If the box in either § 7.4.4.1 or § 7.4.4.2 is checked, the provisions of this § 7.4.5
303 shall apply. In the event of any unsatisfactory provision in any of the CIC Documents, in Buyer's sole subjective discretion,
304 and written notice to terminate by Buyer, or on behalf of Buyer, and delivered to Seller on or before **CIC Documents**
305 **Objection Deadline** (§ 3), Buyer accepts the CIC Documents and waives the right to terminate for that reason.
306 Should Buyer receive the CIC Documents after **CIC Documents Deadline** (§ 3), Buyer shall have the right, at
307 Buyer's option, to terminate this Contract by written notice to terminate delivered to Seller on or before ten days after Buyer's
308 receipt of the CIC Documents. If Buyer does not receive the CIC Documents, or if such written notice to terminate would
309 otherwise be required to be delivered after **Closing Date** (§ 3), Buyer's written notice to terminate shall be received by Seller
310 on or before three days prior to **Closing Date** (§ 3). If Seller does not receive Buyer's written notice to terminate within
311 such time, Buyer accepts the provisions of the CIC Documents, and Buyer's right to terminate this Contract pursuant to this
312 section is waived, notwithstanding the provisions of § 8.5.
313 **Note:** If no box in this § 7.4 is checked, the provisions of § 7.4.4.1 shall apply.

314 **8. TITLE AND SURVEY REVIEW.**

315 **8.1. Title Review.** Buyer shall have the right to review the Title Documents. Buyer shall provide written notice to terminate
316 based on unmerchantability of title, unsatisfactory form or content of Title Commitment, or, notwithstanding § 13, of any other
317 unsatisfactory title condition, in Buyer's sole and subjective discretion, shown by the Title Documents (Notice of Title Objection).
318 Such Notice of Title Objection shall be delivered by or on behalf of Buyer and received by Seller on or before **Title Objection**
319 **Deadline**. (§ 3), provided such Title Documents are received by Buyer in a timely manner. If there is an endorsement to the Title
320 Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment shall be
321 delivered to Buyer. Provided however, Buyer shall have five days to deliver the Notice of Title Objection after receipt by Buyer
322 of the following documents: (1) any required Title Document not timely received by Buyer, (2) any change to the Title
323 Documents, or (3) endorsement to the Title Commitment. If Seller does not receive Buyer's Notice of Title Objection by the
324 applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Title Documents as satisfactory.

325 **8.2. Matters Not Shown by the Public Records.** Seller shall deliver to Buyer, on or before **Off-Record Matters Deadline**
326 (§ 3) true copies of all leases and surveys in Seller's possession pertaining to the Property and shall disclose to Buyer all
327 easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters
328 (including, without limitation, rights of first refusal and options) not shown by the public records of which Seller has actual
329 knowledge. Buyer shall have the right to inspect the Property to investigate if any third party has any right in the Property not
330 shown by the public records (such as an unrecorded easement, unrecorded lease, boundary line discrepancy or water rights).
331 Written notice to terminate based on any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection,
332 notwithstanding § 13) in Buyer's sole subjective discretion, by or on behalf of Buyer shall be delivered to Seller on or before
333 **Off-Record Matters Objection Deadline** (§ 3). If Seller does not receive Buyer's written notice to terminate on or before
334 **Off-Record Matters Objection Deadline** (§ 3), Buyer accepts title subject to such rights, if any, of third parties of which Buyer
335 has actual knowledge.

336 **8.3. Survey Review.**

337 **8.3.1. Not Applicable.** This § 8.3 shall not apply.

338 **8.3.2. Conditional on Survey.** If the box in this § 8.3.2 is checked, Buyer shall have the right to review the Survey. If
339 written notice to terminate by or on behalf of Buyer based on any unsatisfactory condition, in Buyer's sole subjective discretion,
340 shown by the Survey, notwithstanding § 8.2 or § 13, is received by Seller on or before **Survey Objection Deadline** (§ 3),
341 this Contract shall terminate. If Seller does not receive Buyer's written notice to terminate by **Survey Objection Deadline**
342 (§ 3), Buyer accepts the Survey as satisfactory.

343 **8.4. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION**
344 **INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE**
345 **PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT**
346 **RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE**
347 **CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH**
348 **INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE**
349 **SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY**
350 **TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY, AND BY OBTAINING**
351 **FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND**
352 **RECORDER, OR THE COUNTY ASSESSOR.**

353 In the event the Property is located within a special taxing district and Buyer desires to terminate this Contract as the effect
354 of special taxing district is unsatisfactory, in Buyer's sole subjective discretion, written notice to terminate, by or on behalf of
355 Buyer, is received by Seller on or before **Off-Record Matters Objection Deadline** (§ 3), this Contract shall terminate. If Seller
356 does not receive Buyer's written notice to terminate on or before **Off-Record Matters Objection Deadline** (§ 3), Buyer accepts
357 the effect of the Property's inclusion in such special taxing district and waives the right to terminate for that reason.

358 **8.5. Right to Object, Cure.** Buyer's right to object shall include, but not be limited to, those matters set forth in §§ 8 and 13. If

359 Seller receives Buyer's written notice to terminate or notice of unmerchantability of title or any other unsatisfactory title condition
360 or commitment terms as provided in §§ 8.1, and 8.2, Seller shall use reasonable efforts to correct said items and bear any nominal
361 expense to correct the same prior to Closing. If such unsatisfactory title condition is not corrected to Buyer's satisfaction, in
362 Buyer's sole subjective discretion, on or before Closing, this Contract shall terminate; provided, however, Buyer may, by written
363 notice received by Seller on or before Closing, waive objection to such items.

364 **8.6. Right of First Refusal or Contract Approval.** If there is a right of first refusal on the Property, or a right to approve this
365 Contract, Seller shall promptly submit this Contract according to the terms and conditions of such right. If the holder of the right
366 of first refusal exercises such right or the holder of a right to approve disapproves this Contract, this Contract shall terminate. If
367 the right of first refusal is waived explicitly or expires, or the Contract is approved, this Contract shall remain in full force and
368 effect. Seller shall promptly notify Buyer in writing of the foregoing. If expiration or waiver of the right of first refusal or
369 Contract approval has not occurred on or before **Right of First Refusal Deadline** (§ 3), this Contract shall terminate.

370 **8.7. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully.
371 Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including
372 without limitation, boundary lines and encroachments, area, zoning, unrecorded easements and claims of easements, leases and
373 other unrecorded agreements, and various laws and governmental regulations concerning land use, development and
374 environmental matters. **The surface estate may be owned separately from the underlying mineral estate, and transfer of
375 the surface estate does not necessarily include transfer of the mineral rights or water rights. Third parties may hold
376 interests in oil, gas, other minerals, geothermal energy or water on or under the Property, which interests may give them
377 rights to enter and use the Property.** Such matters may be excluded from or not covered by the title insurance policy. Buyer
378 is advised to timely consult legal counsel with respect to all such matters as there are strict time limits provided in this Contract
379 [e.g., **Title Objection Deadline** (§ 3) and **Off-Record Matters Objection Deadline** (§ 3)].

380 **9. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith, including but not limited to
381 exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations** (§ 5), **Title and Survey
382 Review** (§ 8) and **Property Disclosure, Inspection, Indemnity, Insurability, Due Diligence, Buyer Disclosure and Source of
383 Water** (§ 10).

384

DISCLOSURE, INSPECTION AND DUE DILIGENCE

385 **10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE, BUYER DISCLOSURE
386 AND SOURCE OF WATER.**

387 **10.1. Seller's Property Disclosure Deadline.** On or before **Seller's Property Disclosure Deadline** (§ 3), Seller agrees to
388 deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form
389 completed by Seller to Seller's actual knowledge, current as of the date of this Contract.

390 **10.2. Inspection Objection Deadline.** Unless otherwise provided in this Contract, Buyer acknowledges that Seller is conveying
391 the Property to Buyer in an "as is" condition, "where is" and "with all faults". Seller shall disclose to Buyer, in writing, any latent
392 defects actually known by Seller. Buyer, acting in good faith, shall have the right to have inspections (by a third party, personally
393 or both) of the Property and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, (2) the
394 physical condition of the Inclusions, (3) service to the Property (including utilities and communication services), systems and
395 components of the Property, e.g. heating and plumbing, (4) any proposed or existing transportation project, road, street or
396 highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property
397 or its occupants is unsatisfactory in Buyer's sole subjective discretion, Buyer shall, on or before **Inspection Objection Deadline**
398 (§ 3):

399 **10.2.1. Notice to Terminate.** Notify Seller in writing that this Contract is terminated; or

400 **10.2.2. Notice to Correct.** Deliver to Seller with a written description of any unsatisfactory physical condition which
401 Buyer requires Seller to correct.

402 If written notice is not received by Seller on or before **Inspection Objection Deadline** (§ 3), the physical condition of the
403 Property and Inclusions shall be deemed to be satisfactory to Buyer.

404 **10.3. Inspection Resolution Deadline.** If a Notice to Correct is received by Seller and if Buyer and Seller have not agreed in
405 writing to a settlement thereof on or before **Inspection Resolution Deadline** (§ 3), this Contract shall terminate on **Inspection
406 Resolution Deadline** (§ 3), unless Seller receives Buyer's written withdrawal of the Notice to Correct before such termination,
407 i.e., on or before expiration of **Inspection Resolution Deadline** (§ 3).

408 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract, is responsible for payment for all
409 inspections, tests, surveys, engineering reports, or any other work performed at Buyer's request (Work) and shall pay for any
410 damage that occurs to the Property and Inclusions as a result of such Work. Buyer shall not permit claims or liens of any kind
411 against the Property for Work performed on the Property at Buyer's request. Buyer agrees to indemnify, protect and hold Seller
412 harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien.
413 This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability,
414 damage, cost or expense, or to enforce this section, including Seller's reasonable attorney fees, legal fees and expenses. The
415 provisions of this section shall survive the termination of this Contract.

416 **10.5. Insurability.** This Contract is conditioned upon Buyer's satisfaction, in Buyer's sole subjective discretion, with the
417 availability, terms and conditions of and premium for property insurance. This Contract shall terminate upon Seller's receipt, on
418 or before **Property Insurance Objection Deadline** (§ 3), of Buyer's written notice to terminate based on such insurance being
419 unsatisfactory to Buyer. If Seller does not receive Buyer's written notice to terminate on or before **Property Insurance Objection**

420 **Deadline** (§ 3), Buyer shall have waived any right to terminate under this provision.
421 **10.6. Due Diligence-Physical Inspection.** Buyer's Inspection of the Property under § 10.2 shall also include, without limitation,
422 at Buyer's option, an inspection of the roof, walls, structural integrity of the Property and an inspection of the electrical, plumbing,
423 HVAC and other mechanical systems of the Property. If the condition of the Property or Inclusions are not satisfactory to Buyer,
424 in Buyer's sole subjective discretion, Buyer shall, on or before **Inspection Objection Deadline** (§ 3), provide the applicable
425 written notice pursuant to § 10.2.
426 **10.7. Due Diligence-Documents.** Seller agrees to deliver copies of the following documents and information (Due Diligence
427 Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline** (§ 3) to the extent such Due Diligence
428 Documents exist and are in Seller's possession:

429 **10.8. Due Diligence Documents Conditions.** This Contract is subject to and expressly conditional upon Buyer, in Buyer's sole
430 subjective discretion, reviewing and approving the Due Diligence Documents, Survey and Leases. Buyer shall also have the
431 unilateral right to waive any condition herein.

432 **10.8.1. Due Diligence Documents.** If Buyer is not satisfied with the results of Buyer's review of the Due Diligence
433 Documents and written notice to terminate is received by Seller on or before **Due Diligence Documents Objection Dead-**
434 **line** (§ 3), this Contract shall terminate.

435 **10.8.2. Survey.** If any unsatisfactory condition is shown by the Survey and written notice to terminate is received by Seller
436 on or before **Survey Objection Deadline** (§ 3), this Contract shall terminate.

437 **10.8.3. Leases.** If the Leases are not satisfactory to Buyer, Seller shall receive written notice to terminate on or before
438 **Off-Record Matters Objection Deadline** (§ 3), unless the Leases are not timely delivered under § 8.2, then Seller shall
439 receive written notice to terminate on or before **Diligence Documents Objection Deadline** (§ 3). If Seller timely receives
440 written notice to terminate, this Contract shall terminate.

441 If Buyer's written notice to terminate for any of the conditions set forth above is not timely received by Seller, then such
442 condition shall be deemed to be satisfactory to Buyer.

443 **10.9. Buyer Disclosure.** Buyer represents that Buyer **Does** **Does Not** need to sell and close a property to complete this
444 transaction.

445 **Note:** Any property sale contingency should appear in **Additional Provisions** (§ 29).

446 **10.10. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer **Does** **Does Not**
447 acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable
448 water for the Property. Buyer **Does** **Does Not** acknowledge receipt of a copy of the current well permit. **There is No**
449 **Well.**

450 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND**
451 **WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE)**
452 **TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

453 **10.11. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired heater or appliance, a fireplace,
454 or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties acknowledge that
455 Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within fifteen feet of the
456 entrance to each Bedroom or in a location as required by the applicable building code.

457 **10.12. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or more residential dwellings for
458 which a building permit was issued prior to January 1, 1978, this Contract shall be void unless (1) a completed Lead-Based Paint
459 Disclosure (Sales) form is signed by Seller, the required real estate licensees and Buyer, and (2) Seller receives the completed and
460 fully executed form prior to the time when the Contract is signed by all parties. Buyer acknowledges timely receipt of a completed
461 Lead-Based Paint Disclosure (Sales) form signed by Seller and the real estate licensees.

462 **10.13. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed, cooked, dispose
463 of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was remediated
464 in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S. Buyer further
465 acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever
466 been used as a methamphetamine laboratory. If Buyer's test results indicate that the Property has been contaminated with
467 methamphetamine, but has not been remediated to meet the standards established by rules of the State Board of Health
468 promulgated pursuant to § 25-18.5-102, C. R. S., Buyer shall promptly give written notice to Seller of the results of the test, and
469 Buyer may terminate this Contract upon Seller's receipt of Buyer's written notice to terminate, notwithstanding any other
470 provision of this Contract.

471 **11. COLORADO FORECLOSURE PROTECTION ACT.** The Colorado Foreclosure Protection Act (Act) generally applies if: (1)
472 the Property is residential, (2) Seller resides in the Property as Seller's principal residence, (3) Buyer's purpose in purchase of the
473 Property is not to use the Property as Buyer's personal residence, and (4) the Property is in foreclosure or Buyer has notice that any
474 loan secured by the Property is at least thirty days delinquent or in default. If the transaction is a Short Sale transaction and a Short
475 Sale Addendum is part of this Contract, the Act does not apply. Each party is further advised to consult an attorney.

CLOSING PROVISIONS

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

478 **12.1. Closing Documents and Closing Information.** Seller and Buyer shall cooperate with the Closing Company to enable the
479 Closing Company to deliver all documents required for Closing to Buyer and Seller and their designees by the **Closing**

480 **Documents Delivery Deadline** (§ 3). If Buyer is obtaining a new loan to purchase the Property, Buyer acknowledges Buyer's
481 lender shall be required to provide the Closing Company in a timely manner all required loan documents and financial information
482 concerning Buyer's new loan. Buyer and Seller will furnish any additional information and documents required by Closing
483 Company that will be necessary to complete this transaction. Buyer and Seller shall sign and complete all customary or reasonably
484 required documents at or before Closing.

485 **12.2. Closing Instructions** Buyer and Seller agree to execute the Colorado Real Estate Commission's Closing Instructions. Such
486 Closing Instructions Are Are Not executed with this Contract. Upon mutual execution, Seller Buyer shall deliver
487 such Closing Instructions to the Closing Company.

488 **12.3. Closing.** Delivery of deed from Seller to Buyer shall be at closing (Closing). Closing shall be on the date specified as the
489 **Closing Date** (§ 3) or by mutual agreement at an earlier date. The hour and place of Closing shall be as designated by
490

491 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality, and extent of service vary between
492 different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

493 **13. TRANSFER OF TITLE.** Subject to tender or payment at Closing as required herein and compliance by Buyer with the other
494 terms and provisions hereof, Seller shall execute and deliver a good and sufficient _____
495 deed to Buyer, at Closing, conveying the Property free and clear of all taxes except the general taxes for the year of Closing. Except
496 as provided herein, title shall be conveyed free and clear of all liens, including any governmental liens for special improvements
497 installed as of the date of Buyer's signature hereon, whether assessed or not. Title shall be conveyed subject to:
498 **13.1.** Those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by
499 Buyer in accordance with (Title Review (§ 8.1),
500 **13.2.** Distribution utility easements (including cable TV),
501 **13.3.** Those specifically described rights of third parties not shown by the public records of which Buyer has actual knowledge
502 and which were accepted by Buyer in accordance with **Matters Not Shown by the Public Records** (§ 8.2) and **Survey Review**
503 (§ 8.3),
504 **13.4.** Inclusion of the Property within any special taxing district, and
505 **13.5.** Other _____

506 **14. PAYMENT OF ENCUMBRANCES.** Any encumbrance required to be paid shall be paid at or before Closing from the
507 proceeds of this transaction or from any other source.

508 **15. CLOSING COSTS, CLOSING FEE, CIC FEES AND TAXES.**
509 **15.1. Closing Costs.** Buyer and Seller shall pay, in Good Funds, their respective closing costs and all other items required to be
510 paid at Closing, except as otherwise provided herein.
511 **15.2. Closing Services Fee.** The fee for real estate closing services shall be paid at Closing by Buyer Seller One-Half
512 by Buyer and One-Half by Seller Other _____
513 **15.3. Status Letter and Transfer Fees.** Any fees incident to the issuance of Association's statement of assessments (Status
514 Letter) shall be paid by Buyer Seller One-Half by Buyer and One-Half by Seller. Any transfer fees assessed by the
515 Association (Association's Transfer Fee) shall be paid by Buyer Seller One-Half by Buyer and One-Half by Seller.
516 **15.4. Local Transfer Tax.** The Local Transfer Tax of _____ % of the Purchase Price shall be paid at Closing by
517 Buyer Seller One-Half by Buyer and One-Half by Seller.
518 **15.5. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction shall be paid when due by
519 Buyer Seller One-Half by Buyer and One-Half by Seller.

520 **16. PRORATIONS.** The following shall be prorated to **Closing Date** (§ 3), except as otherwise provided:
521 **16.1. Taxes.** Personal property taxes, if any, and general real estate taxes for the year of Closing, based on Taxes for the
522 **Calendar Year Immediately Preceding Closing** **Most Recent Mill Levy and Most Recent Assessed Valuation** , adjusted
523 by any applicable qualifying seniors property tax exemption, or Other _____
524 **16.2. Rents.** Rents based on **Rents Actually Received** **Accrued.** At Closing, Seller shall transfer or credit to Buyer the
525 security deposits for all leases assigned, or any remainder after lawful deductions, and notify all tenants in writing of such
526 transfer and of the transferee's name and address. Seller shall assign to Buyer all leases in effect at Closing and Buyer shall
527 assume such leases.
528 **16.3. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in advance
529 shall be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by
530 the Association shall not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer
531 acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any
532 special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon shall
533 be the obligation of Seller. Any other special assessment assessed prior to **Closing Date** (§ 3) by the Association shall be the
534 obligation of Buyer Seller. Seller represents that the Association Assessments are currently payable at \$ _____
535 per _____ and that there are no unpaid regular or special assessments against the Property except the current
536 regular assessments and
537
538 Such assessments are subject to change as provided in the Governing Documents. Seller agrees to promptly request the

539 Association to deliver to Buyer before **Closing Date** (§ 3) a current Status Letter.
540 **16.4. Other Prorations.** Water and sewer charges, interest on any continuing loan, and
541

542 **16.5. Final Settlement.** Unless otherwise agreed in writing, these prorations shall be final.

543 **17. POSSESSION.** Possession of the Property shall be delivered to Buyer on **Possession Date** at **Possession Time** (§ 3), subject
544 to the following leases or tenancies:

545
546 If Seller, after Closing, fails to deliver possession as specified, Seller shall be subject to eviction and shall be additionally liable
547 to Buyer for payment of \$ _____ per day (or any part of a day notwithstanding § 18.1) from the **Possession Date** and
548 **Possession Time** (§ 3) until possession is delivered.

549 Buyer **Does** **Does Not** represent that Buyer will occupy the Property as Buyer's principal residence.

550 **GENERAL PROVISIONS**

551 **18. DAY; COMPUTATION OF PERIOD OF DAYS, DEADLINE.**

552 **18.1. Day.** As used in this Contract, the term "day" shall mean the entire day ending at 11:59 p.m., United States Mountain Time
553 (Standard or Daylight Savings as applicable).

554 **18.2. Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not specified, the
555 first day is excluded and the last day is included, e.g., three days after MEC. If any deadline falls on a Saturday, Sunday or federal
556 or Colorado state holiday (Holiday), such deadline **Shall** **Shall Not** be extended to the next day that is not a Saturday,
557 Sunday or Holiday. Should neither box be checked, the deadline shall not be extended.

558 **19. CAUSES OF LOSS, INSURANCE; CONDITION OF, DAMAGE TO PROPERTY AND INCLUSIONS AND WALK-
559 THROUGH.** Except as otherwise provided in this Contract, the Property, Inclusions or both shall be delivered in the condition
560 existing as of the date of this Contract, ordinary wear and tear excepted.

561 **19.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior
562 to Closing in an amount of not more than ten percent of the total Purchase Price, Seller shall be obligated to repair the same before
563 **Closing Date** (§ 3). In the event such damage is not repaired within said time or if the damages exceed such sum, this Contract
564 may be terminated at the option of Buyer by delivering to Seller written notice to terminate on or before Closing. Should Buyer
565 elect to carry out this Contract despite such damage, Buyer shall be entitled to a credit at Closing for all insurance proceeds that
566 were received by Seller (but not the Association, if any) resulting from such damage to the Property and Inclusions, plus the
567 amount of any deductible provided for in such insurance policy. Such credit not to exceed the Purchase Price. In the event Seller
568 has not received such insurance proceeds prior to Closing, then Seller shall assign such proceeds at Closing, plus credit Buyer the
569 amount of any deductible provided for in such insurance policy, but not to exceed the total Purchase Price.

570 **19.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services),
571 systems and components of the Property, e.g., heating or plumbing, fail or be damaged between the date of this Contract and
572 Closing or possession, whichever shall be earlier, then Seller shall be liable for the repair or replacement of such Inclusion, service,
573 system, component or fixture of the Property with a unit of similar size, age and quality, or an equivalent credit, but only to the
574 extent that the maintenance or replacement of such Inclusion, service, system, component or fixture is not the responsibility of the
575 Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. Seller and Buyer are
576 aware of the existence of pre-owned home warranty programs that may be purchased and may cover the repair or replacement of
577 such Inclusions.

578 **19.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may result
579 in a taking of all or part of the Property or Inclusions, Seller shall promptly notify Buyer, in writing, of such condemnation action.
580 In such event, this Contract may be terminated at the option of Buyer, in Buyer's sole subjective discretion, by Buyer delivering
581 to Seller written notice to terminate on or before Closing. Should Buyer elect to consummate this Contract despite such diminution
582 of value to the Property and Inclusions, Buyer shall be entitled to a credit at Closing for all condemnation proceeds awarded to
583 Seller for the diminution in the value of the Property or Inclusions but such credit shall not include relocation benefits, expenses
584 or exceed the Purchase Price.

585 **19.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, shall have the right to walk through the
586 Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

587 **20. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Buyer and Seller acknowledge that
588 the respective broker has advised that this document has important legal consequences and has recommended the examination of title
589 and consultation with legal and tax or other counsel before signing this Contract.

590 **21. TIME OF ESSENCE, DEFAULT AND REMEDIES.** Time is of the essence hereof. If any note or check received as Earnest
591 Money hereunder or any other payment due hereunder is not paid, honored or tendered when due, or if any obligation hereunder is not
592 performed or waived as herein provided, there shall be the following remedies:

593 **21.1. If Buyer is in Default:**

594 **21.1.1. Specific Performance.** Seller may elect to treat this Contract as canceled, in which case all Earnest Money
595 (whether or not paid by Buyer) shall be paid to Seller and retained by Seller; and Seller may recover such damages as may
596 be proper; or Seller may elect to treat this Contract as being in full force and effect and Seller shall have the right to specific

597 performance or damages, or both.
598 **21.1.2. Liquidated Damages, Applicable.** This § 21.1.2 shall apply unless the box in § 21.1.1. is checked. All Earnest
599 Money (whether or not paid by Buyer) shall be paid to Seller, and retained by Seller. Both parties shall thereafter be
600 released from all obligations hereunder. It is agreed that the Earnest Money specified in § 4.1 is LIQUIDATED DAMAGES,
601 and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4, 22, 23 and 24),
602 said payment of Earnest Money shall be SELLER'S SOLE AND ONLY REMEDY for Buyer's failure to perform the
603 obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.
604 **21.2. If Seller is in Default:** Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received
605 hereunder shall be returned and Buyer may recover such damages as may be proper, or Buyer may elect to treat this Contract as
606 being in full force and effect and Buyer shall have the right to specific performance or damages, or both.

607 **22. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event of any arbitration or
608 litigation relating to this Contract, prior to or after **Closing Date** (§ 3), the arbitrator or court shall award to the prevailing party all
609 reasonable costs and expenses, including attorney fees, legal fees and expenses.

610 **23. MEDIATION.** If a dispute arises relating to this Contract, prior to or after Closing, and is not resolved, the parties shall first
611 proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who
612 helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must
613 agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the
614 cost of such mediation. The mediation, unless otherwise agreed, shall terminate in the event the entire dispute is not resolved within
615 thirty days of the date written notice requesting mediation is delivered by one party to the other at the party's last known address. This
616 section shall not alter any date in this Contract, unless otherwise agreed.

617 **24. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder shall release the Earnest Money
618 as directed by written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding the Earnest
619 Money (notwithstanding any termination of this Contract), Earnest Money Holder shall not be required to take any action. Earnest
620 Money Holder, at its option and sole subjective discretion, may (1) await any proceeding, (2) interplead all parties and deposit Earnest
621 Money into a court of competent jurisdiction and shall recover court costs and reasonable attorney and legal fees, or (3) provide notice
622 to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and
623 Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the
624 parties, Earnest Money Holder shall be authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does
625 receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Earnest Money Holder shall disburse the
626 Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of **Mediation** (§ 23). The provisions of this
627 § 24 apply only if the Earnest Money Holder is one of the Brokerage Firms named in § 32 or § 33.

628 **25. TERMINATION.** In the event this Contract is terminated, all Earnest Money received hereunder shall be returned and the
629 parties shall be relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

630 **26. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL.** This Contract, its exhibits and specified addenda, constitute the
631 entire agreement between the parties relating to the subject hereof, and any prior agreements pertaining thereto, whether oral or
632 written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract shall be
633 valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any obligation in this Contract that,
634 by its terms, is intended to be performed after termination or Closing shall survive the same.

635 **27. NOTICE, DELIVERY AND CHOICE OF LAW.**
636 **27.1. Physical Delivery.** All notices must be in writing, except as provided in § 27.2. Any document, including a signed
637 document or notice, delivered to Buyer shall be effective when physically received by Buyer, any signature on behalf of Buyer
638 any named individual of Buyer, any representative of Buyer, or Brokerage Firm of Broker working with Buyer (except for
639 delivery, after Closing, of the notice requesting mediation described in § 23) and except as provided in § 27.2 below. Any
640 document, including a signed document or notice, delivered to Seller shall be effective when physically received by Seller, any
641 signator on behalf of Seller, any named individual of Seller, any representative of Seller, or Brokerage Firm of Broker working
642 with Seller (except for delivery, after Closing, of the notice requesting mediation described in § 23) and except as provided in
643 § 27.2.
644 **27.2. Electronic Delivery.** As an alternative to physical delivery, any document, including any signed document or written
645 notice may be delivered in electronic form only by the following indicated methods: Facsimile E-mail Internet
646 No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.
647 **27.3. Choice of Law.** This Contract and all disputes arising hereunder shall be governed by and construed in accordance with
648 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for property
649 located in Colorado.

650 **28. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal shall expire unless accepted in writing, by Buyer and Seller,
651 as evidenced by their signatures below, and the offering party receives notice of such acceptance pursuant to § 27 on or before
652 **Acceptance Deadline Date** (§ 3) and **Acceptance Deadline Time** (§ 3). If accepted, this document shall become a contract between
653 Seller and Buyer. A copy of this document may be executed by each party, separately, and when each party has executed a copy
654 thereof, such copies taken together shall be deemed to be a full and complete contract between the parties.

ADDITIONAL PROVISIONS AND ATTACHMENTS

655

656 29. **ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
657 Commission.)
658

659 30. **ATTACHMENTS.** The following are a part of this Contract:

660

661 **Note:** The following disclosure forms are attached but are not a part of this Contract:

662

SIGNATURES

663

BUYER _____ DATE _____

BUYER _____ DATE _____

664 Electronic Address: _____

665

666 **[NOTE: If this offer is being countered or rejected, do not sign this document. Refer to § 31]**

667

SELLER _____ DATE _____

SELLER _____ DATE _____

668 Electronic Address: _____

669

670 31. **COUNTER; REJECTION.** This offer is Countered Rejected.

671 Initials only of party (Buyer or Seller) who countered or rejected offer _____

672

END OF CONTRACT TO BUY AND SELL REAL ESTATE

673

674

675 32. **BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

676 (To be completed by Broker working with Buyer)

677

678 Broker Does Does Not acknowledge receipt of Earnest Money deposit specified in § 4.1 and, while not a party to the Contract,
679 agrees to cooperate upon request with any mediation concluded under § 23. Broker agrees that if Brokerage Firm is the Earnest Money
680 Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate
681 or other written notice of termination, Earnest Money Holder shall release the Earnest Money as directed by the written mutual
682 instructions. Such release of Earnest Money shall be made within five days of Earnest Money Holder's receipt of the executed written
683 mutual instructions, provided the Earnest Money check has cleared. Broker agrees that if Earnest Money Holder is other than the
684 Brokerage Firm identified in § 32 or § 33, Closing Instructions signed by Buyer, Seller, and Earnest Money Holder must be obtained

685 on or before delivery of Earnest Money to Earnest Money Holder.

686

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

688 This is a Change of Status.

689

690 Brokerage Firm's compensation or commission is to be paid by Listing Brokerage Firm Buyer

691 Other _____

692 Brokerage Firm's Name:

The Group, Inc. Real Estate
375 East Horsetooth Road #1
Fort Collins, CO 80525
Phone: 970-223-0700, Fax: 970-223-2999

By: _____

Signature The Group, Inc. Real Estate

Date

693 Electronic Address: _____

694

695 **33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

696 (To be completed by Broker working with Seller)

697

698 Broker Does Does Not acknowledge receipt of Earnest Money deposit specified in § 4.1 and, while not a party to the Contract,
699 agrees to cooperate upon request with any mediation concluded under § 23. Broker agrees that if Brokerage Firm is the Earnest Money
700 Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate
701 or other written notice of termination, Earnest Money Holder shall release the Earnest Money as directed by the written mutual
702 instructions. Such release of Earnest Money shall be made within five days of Earnest Money Holder's receipt of the executed written
703 mutual instructions, provided the Earnest Money check has cleared. Broker agrees that if Earnest Money Holder is other than the
704 Brokerage Firm identified in § 32 or § 33, Closing Instructions signed by Buyer, Seller, and Earnest Money Holder must be obtained
705 on or before delivery of Earnest Money to Earnest Money Holder.

706

707 Broker is working with Seller as a Seller's Agent Buyer's Agent Transaction-Broker in this transaction. This is a
708 Change of Status.

709

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

711

712 Date:

713 Brokerage Firm's Name: THE GROUP, INC. REAL ESTATE ASSOCIATES

714 Broker's Name: _____

715

716 Broker's Signature _____ Date _____

717 Address: 375 E. HORSETOOTH ROAD

718 FORT COLLINS, CO 80525

719 Phone No.: 970-223-0700

720 Fax No.: 970-223-2999

721 Electronic Address: _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19-8-10) (Mandatory 1-11)

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

SELLER'S PROPERTY DISCLOSURE
(ALL TYPES OF PROPERTIES)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" Column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: _____

Property Address: _____

Seller: _____

I. IMPROVEMENTS

If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.

A.	STRUCTURAL CONDITIONS	Yes	No	Do Not Know	N/A	Comments
	Do any of the following conditions now exist or have they ever existed:					
1	Structural problems					
2	Moisture and/or water problems					
3	Damage due to termites, other insects, birds, animals or rodents					
4	Damage due to hail, wind, fire or flood					
5	Cracks, heaving or settling problems					
6	Exterior wall or window problems					
7	Exterior Artificial Stucco (EIFS)					
8	Any additions or alterations made					
9	Building code, city or county violations					
B.	ROOF	Yes	No	Do Not Know	N/A	Comments
	Do any of the following conditions now exist:					
1	Roof problems					
2	Roof material _____ Age _____ Roof material _____ Age _____					
3	Roof leak: Past					
4	Roof leak: Present					
5	Damage to roof: Past					
6	Damage to roof: Present					
7	Roof under warranty until _____. Transferable					
8	Roof work done while under current roof warranty					
9	Skylight problems					
10	Gutter or downspout problems					

		IN WORKING CONDITION					
C.	APPLIANCES Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Built-in vacuum system & accessories						
2	Clothes dryer						
3	Clothes washer						
4	Dishwasher						
5	Disposal						
6	Freezer						
7	Gas grill						
8	Hood						
9	Microwave oven						
10	Oven						
11	Range						
12	Refrigerator						
13	T.V. antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
14	Satellite system or DSS dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15	Trash compactor						
		IN WORKING CONDITION					
D.	ELECTRICAL & TELECOMMUNICATIONS Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
3	Carbon Monoxide Alarm <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring (110)						
7	Electrical: Phase _____ Voltage _____						
8	Telecommunications (T1, fiber, cable, satellite)						
9	Inside telephone wiring & blocks/jacks						
10	Abandoned communication cables <input type="checkbox"/> Yes <input type="checkbox"/> No						
11	Ceiling fans						
12	Garage door opener						
13	Garage door control(s) #						
14	Intercom/doorbell						
15	In-wall speakers						
16	220 volt service						
17	Landscape lighting						
		IN WORKING CONDITION					
E.	MECHANIC Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Air conditioning:						
	Evaporative cooler						
	Window units						
	Central						
	Computer room						
2	Attic/whole house fan						
3	Vent fans						
4	Humidifier						

E.	MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	N/A	Comments
		Yes	No	Do Not Know			
5	Air purifier						
6	Sauna						
7	Hot tub or spa						
8	Steam room/shower						
9	Pool						
10	Heating system:						
	Type _____ Fuel _____						
	Type _____ Fuel _____						
11	Water heater: Number of _____ Fuel type _____ Capacity _____						
12	Fireplace: Type _____ Fuel _____						
13	Fireplace insert						
14	Stove: Type _____ Fuel _____						
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know						
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
17	Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____						
18	Overhead door						
19	Entry gate system						
20	Elevator/escalators						
21	Lift/hoist/crane						

F.	WATER, SEWER & OTHER UTILITIES Are the following now in working condition:	IN WORKING CONDITION			Age If Known	N/A	Comments
		Yes	No	Do Not Know			
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
3	Sewage problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
4	Lift station (sewage ejector pump)						
5	Drainage, storm sewers, retention ponds						
6	Grey water storage/use						
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
8	Sump Pump						
9	Underground sprinkler system						
10	Fire sprinkler system						
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
13	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage						
14	Irrigation pump						
15	Well pump						

G. OTHER DISCLOSURES - IMPROVEMENTS		Yes	No	Do Not Know	N/A	Comments
1	Included fixtures and equipment now in working condition					
2						
3						
4						

II. GENERAL						
H. USE, ZONING & LEGAL ISSUES		Yes	No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:		Yes	No	Do Not Know	N/A	Comments
1	Current use of the Property					
2	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use					
3	Notice or threat of condemnation proceedings					
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved					
5	Violation of restrictive covenants or owners' association rules or regulations					
6	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body					
7	Notice of zoning action related to the Property					
8	Notice of ADA complaint or report					
9	Other legal action					

I. ACCESS, PARKING, DRAINAGE & SIGNAGE		Yes	No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:		Yes	No	Do Not Know	N/A	Comments
1	Any access problems					
2	Roads, driveways, trails or paths through the Property used by others					
3	Public highway or county road bordering the Property					
4	Any proposed or existing transportation project that affects or is expected to affect the Property					
5	Encroachments, boundary disputes or unrecorded easements					
6	Shared or common areas with adjoining properties					
7	Cross-parking agreement, covenants, easements					
8	Requirements for curb, gravel/paving, landscaping					
9	Flooding or drainage problems: Past					
10	Flooding or drainage problems: Present					
11	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
12	Signs: Government or private restriction problems					

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	Comments
	Do any of the following conditions now exist:					
1	Water Rights: Type					
2	Water tap fees paid in full					
3	Sewer tap fees paid in full					
4	Subject to augmentation plan					
5	Well required to be metered					
6	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No. The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____ <input type="checkbox"/> There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.					
7	Type of sanitary sewer service: Public Community Septic System None Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon					
K.	ENVIRONMENTAL CONDITIONS	Yes	No	Do Not Know	N/A	Comments
	Do any of the following conditions now exist or have they ever existed:					
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products					
2	Underground storage tanks					
3	Aboveground storage tanks					
4	Underground transmission lines					
5	Pets kept on the Property					
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill					
7	Monitoring wells or test equipment					
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property					
9	Mine shafts, tunnels or abandoned wells on the Property					
10	Within governmentally designated geological hazard or sensitive area					
11	Within governmentally designated flood plain or wetland area					
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.					
13	Dead, diseased or infested trees or shrubs					
14	Environmental assessments, studies or reports done involving the physical condition of the Property					
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells					
16	Endangered species on the Property					
17	Archeological features, fossils, or artifacts on the Property					
18	Interior of Improvements of Property Tobacco Smoke-free					
19	Other environmental problems					

L.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Property is part of an owners' association					
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented					
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).					

M.	OTHER DISCLOSURES - GENERAL Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property leased to others (written or oral)					
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property					
3	Any property insurance claim submitted (whether paid or not)					
4	Structural, architectural and engineering plans and/or specifications for any existing improvements					
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards					
6	Government special improvements approved, but not yet installed, that may become a lien against the Property					

III. LAND

N.	CROPS, LIVESTOCK & LEASES Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Crops being grown on the Property					
2	Seller owns all crops					
3	Livestock on the Property					
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other					

O.	NOXIOUS WEEDS Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
	The Colorado Weed Management Act became law on January 1, 1992. The law requires that every county or municipality in Colorado adopt a weed management plan outlining the rules governing identification and method of eradication. The State of Colorado has identified PURPLE LOOSESTRIFE, SPOTTED KNAPWEED, MUSK THISTLE, LEAFY SPURGE, CANADIAN THISTLE, DIFFUSE KNAPWEED, RUSSIAN KNAPWEED, DALMATION TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.					
	Have any of the following occurred to the Property within the last 3 years:	Yes	No	Do Not Know	N/A	Comments
1	Identification of noxious weeds					
2	Subject to written weed control plan					
3	Herbicides applied					
4	Biological agents or insects released on any of the noxious weeds					

P.	OTHER DISCLOSURES - Land Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.					
2	Conservation easement					

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection

services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **CURRENT ACTUAL KNOWLEDGE**.

SELLER _____ DATE _____

SELLER _____ DATE _____

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects and vermin including termites;
- d. the legal use of the Property and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to inspect the Property when this Disclosure is filled in and signed.

3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.

4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.

5. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.

6. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

7. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ DATE _____



2803 East Harmony Road
Fort Collins, CO 80528
Office 970\229-0700
Fax 970\223-7887



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (LP47-5-04)

Lead-Based Paint Obligations of Seller

Seller acknowledges the following obligations, which shall be completed before the buyer is obligated under any contract to buy and sell real estate. There is no obligation of Seller to conduct any evaluation or reduction activities.

1. Seller shall provide the required lead warning statement set forth on the lead-based paint disclosure form.
2. Seller shall provide the buyer with the EPA-approved lead hazard information pamphlet "Protect Your Family From Lead in Your Home."
3. Seller shall disclose to the buyer and the real estate licensee(s) the presence of any known lead-based paint and/ or lead-based paint hazards in the Property being sold. Seller shall also disclose any additional information available to Seller concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.
4. Seller shall disclose to each real estate licensee the existence of any available records or reports. Seller shall also provide the buyer with any records or reports available to Seller pertaining to lead-based paint and/or lead-based paint hazards in the Property being sold. This requirement includes records and reports regarding common areas. This requirement also includes records and reports regarding other residential dwellings in multifamily target housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the building as a whole. If no such records or reports are available, Seller shall so indicate.
5. Seller, before a buyer is obligated under any contract to buy and sell real estate, shall permit the buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. A buyer may waive the opportunity to conduct the risk assessment or inspection by so indicating in writing.
6. Seller must sign and date the Lead-Based Paint Disclosure, certifying to the accuracy of Seller's statements, to the best of Seller's knowledge.

If any of the disclosure activities identified above occurs after the buyer has provided an offer to purchase the Property, Seller shall complete the required disclosure activities prior to accepting the buyer's offer and allow the buyer an opportunity to review the information and possibly amend the offer.

Seller is required to retain a copy of the completed Lead-Based Paint Disclosure for 3 years from the completion date of the sale.

Property known as No. _____
Street Address _____ City _____ State _____ Zip _____

SELLER _____ DATE _____

SELLER _____ DATE _____



375 E. Horsetooth Road
 Ft. Collins, CO 80525
 Phone: 970-223-0700
 Fax: 970-223-2999



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (LP45-5-04)

Lead-Based Paint Disclosure (Sales)

Attachment to Contract to Buy and Sell Real Estate for the Property known as:

Street Address _____ City _____ State _____ Zip _____

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY

Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a penalty up to \$10,000 (plus adjustment for inflation) for each violation.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure to Buyer and Real Estate Licensee(s) and Acknowledgment

- (a) Seller acknowledges that Seller has been informed of Seller's obligations. Seller is aware that Seller must retain a copy of this disclosure for not less than three years from the completion date of the sale.
- (b) Presence of lead-based paint and/or lead-based paint hazards (check one box below):
 - Seller has no knowledge of any lead-based paint and/or lead-based paint hazards present in the housing.
 - Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the housing (explain):
- (c) Records and reports available to Seller (check one box below):
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
 - Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Buyer's Acknowledgment

- (d) Buyer has read the Lead Warning Statement above and understands its contents.
- (e) Buyer has received copies of all information, including any records and reports listed by Seller above.
- (f) Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- (g) Buyer acknowledges federal law requires that before a buyer is obligated under any contract to buy and sell real estate, Seller shall permit Buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- (h) Buyer, after having reviewed the contents of this form, and any records and reports listed by Seller, has elected to (check one box below):
 - Obtain a risk assessment or an inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, within the time limit and under the terms of Section 10 of the Contract to Buy and Sell Real Estate, or
 - Waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Real Estate Licensee's Acknowledgment

PREPARED BY: The Group, Inc., Real Estate Associates
 LP45-5-04. LEAD-BASED PAINT DISCLOSURE (SALES). Colorado Real Estate Commission
 RealFA\$T® Software, ©2008, Version 6.16. Software Registered to: Susan Orth, The Group, Inc. Real Estate

Buyer(s) _____

Page 1 of 2
 Seller(s) _____

Each real estate licensee signing below acknowledges receipt of the above Seller's Disclosure, has informed Seller of Seller's obligations and is aware of licensee's responsibility to ensure compliance.

Certification of Accuracy

I certify that the statements I have made are accurate to the best of my knowledge.

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

Real Estate Licensee (Listing)

Real Estate Licensee (Selling)

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



Neighborhood Services
281 N College Av
PO Box 580
Fort Collins, CO 80522-0580
970-224-6046

OCCUPANCY LIMITS DISCLOSURE STATEMENT SALE

The City of Fort Collins Code requires that any person selling or leasing a home, apartment or other dwelling unit must inform the buyer or renter about the maximum number of people who, by law, are allowed to occupy that home. All parties must sign where indicated below.

The maximum permissible occupancy of this dwelling unit is:

1. One (1) family (related by blood, marriage, adoption) and not more than one (1) additional person; or
2. Two (2) adults and their dependents, if any, and not more than one (1) additional person.

Actual signatures are required on this form.

Property Address: _____ Date of Sale: _____

Seller Name(s): _____

Seller Signature(s): _____ Date: _____

Buyer Name(s): _____

Buyer Signature(s): _____ Date: _____

Address (if different than property address): _____

**** It is required that you retain this form.***

City Code Section 5-265(c) requires that any person selling or leasing a dwelling unit shall forthwith provide all purchasers, lessees or sublessees of such unit with a written disclosure statement, on a form provided by the City, specifying the maximum permissible occupancy of such unit under Section 3.8.16 of the Land Use Code.

What is radon?

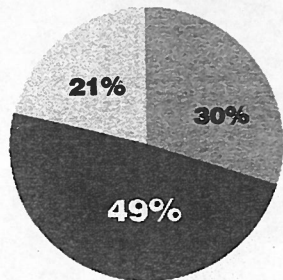
Radon is an invisible, odorless, radioactive gas created during the natural decay of uranium in the soil. Radon is everywhere, and Colorado has higher concentrations than other regions. Radon gas is drawn into homes and other buildings through cracks and openings in basements, crawl spaces and slabs. Radon levels vary from house to house and have nothing to do with age, quality or upkeep of the home.

Why is radon a concern?

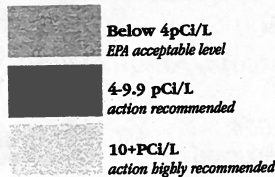
Radon gas has been shown to cause lung cancer in people who are exposed to elevated levels over a long period of time. The US Environmental Protection Agency (US EPA) recommends action when radon levels reach or exceed 4 picocuries per liter of air (pCi/L). If you smoke and your home has an elevated radon level, your risk for lung cancer is especially high. Government agencies, including the City of Fort Collins, rely upon US EPA guidelines regarding acceptable levels of radon in the house. Test for radon in your home!

What are radon levels in Fort Collins?

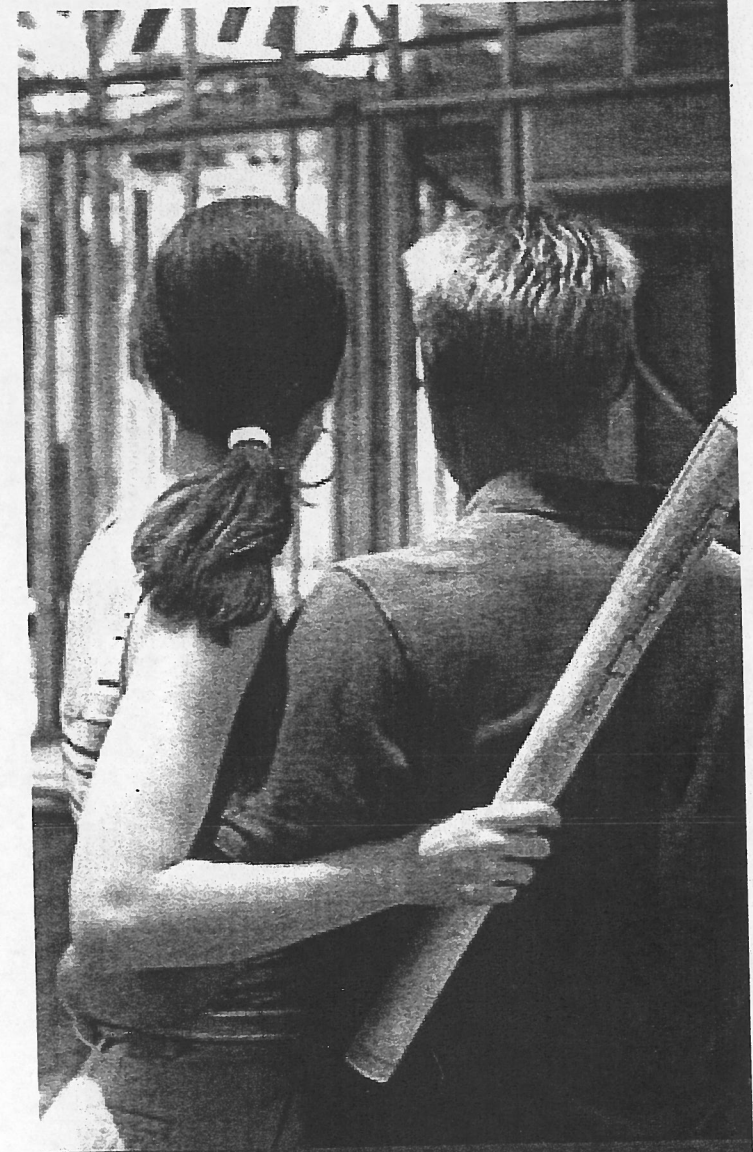
Thousands of Fort Collins homes have been tested for radon by individual homeowners and private radon testers. Test results indicate that 70% of Fort Collins homes have radon levels of 4 pCi/L or above. But don't let these numbers scare you away from Colorado! Radon is a problem that can be fixed.



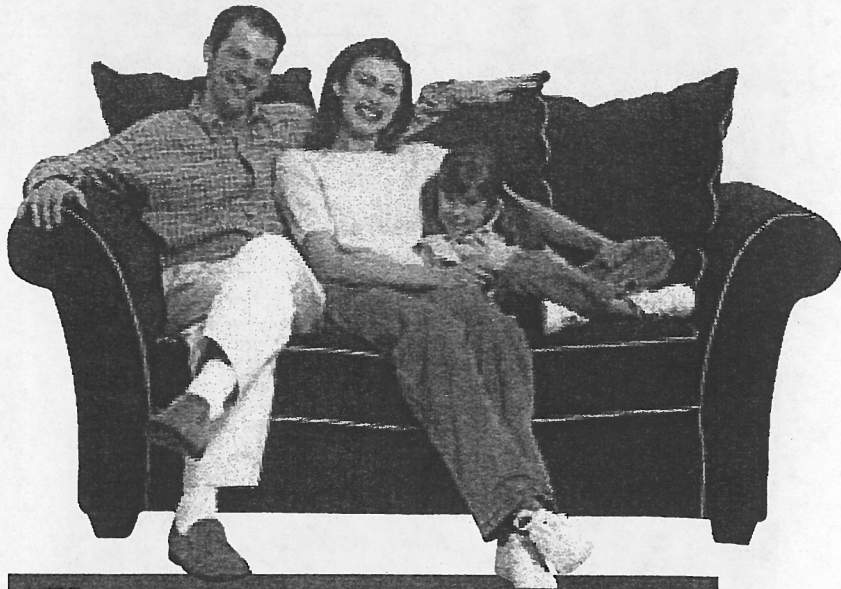
Percentage of area homes with radon levels



Community Planning and
Environmental Services
Natural Resources Department
PO Box 580
Fort Collins, CO 80522-0580

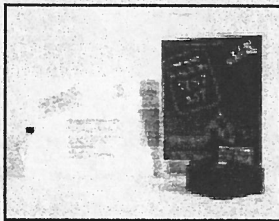


Radon
Buying and Selling
a Home in Fort Collins



Short term tests.

Measure radon for 3-5 days. They are a good choice when a quick radon test is needed. However, the test is simply a “snapshot” of the radon levels during the test period. Radon levels vary with wind, barometric pressure and whether windows are open or closed so a short term test does not reflect the average radon level over time.



Long term tests.



Measure radon for several months to a year. They are a good choice to find the average level of radon in your home. Use long term test results after you move in to decide if a radon reduction system should be installed.

How do I test for radon?

There are two approaches to measure radon:

- 1.** Conduct self-administered tests. The City sells radon testing kits (\$3.50 for short-term, \$13.95 for long-term) at two locations during regular business hours:
 - Fort Collins Senior Center, 1200 Raintree Drive
 - Fort Collins Building and Zoning Department 281 North College Ave.
- 2.** Hire a professional tester. We recommend (*but it is not required*) that you use a professional who is certified by the National Environmental Health Association (*see www.radongas.org*) or the National Radon Safety Board (*see www.nrsb.org*). For a list of radon testers and contractors, please look in the phone book under Radon Testing or Radon Mitigation.

New homes and radon

Homes built in Fort Collins in 2005 or after are required to have a radon reduction system installed during construction. The required system relies on passive ventilation (there is no fan) and is concealed within the internal skeleton of the home. You should conduct a radon test to confirm the radon reduction system’s effectiveness and install a fan if radon levels are unacceptable.

Fort Collins homes built before 2005

Homes built before 2005 are not required to have a radon reduction system. No matter what the age of your future home, take time to test radon levels. If your dream home has high radon levels, does this mean you should walk away? Absolutely not! There are ways to effectively reduce radon levels. Of all the

problems that a house can have, radon is one of the most easy to identify and fix. Radon can be reduced before you buy a home or after you buy it and move in.

Is radon testing or mitigation required?

City code does not require radon testing. Radon mitigation systems are only required in homes built in 2005 or later. Fort Collins City Code requires that sellers provide a copy of this informational brochure to all buyers of residential property at point of sale (prior to the execution of a contract on a home). The “seller” may be a real estate agent, home-owner, attorney or any other person acting on behalf of the seller.

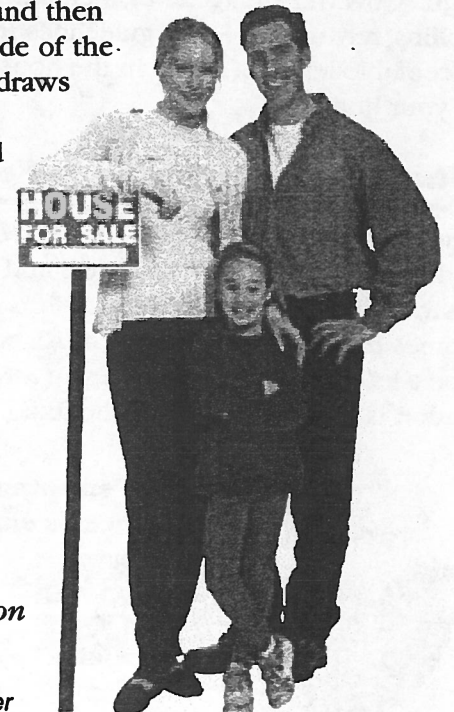
How can radon levels be reduced?

Don’t despair if you find elevated radon concentrations in your home! Radon levels can be reduced by installing a radon mitigation system. A plastic pipe is connected to the soil beneath a slab, basement or crawl space floor and then extended to the outside of the home. An in-line fan draws radon from the soil through the pipe, and radon is harmlessly exhausted into the outside air.

For more radon information:

City of Fort Collins
Natural Resources
Department
Air Quality Program
970-221-6600
www.fcgov.com/radon

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Types of Floodplains

For regulations purposes, floodplains are divided into three categories: Poudre River, FEMA Basins and City Basins.

• **FEMA Basins**

The FEMA floodplains cover only the major drainages.

The Poudre River is an example of a FEMA designated floodplain with a relatively natural channel.

• **City Basins**

The City of Fort Collins has adopted additional City-designated floodplains which further identify the flood hazard. Some of the flooding in the City-designated floodplains of Old Town and Canal Importation is due to spills from irrigation canals or undersized storm sewers resulting in overland flooding. Just because a property is not in a FEMA-designated floodplain or is not near a creek does not mean there is less chance of flooding.

Mountain Avenue is an example of a City-designated floodplain. The streets carry the floodwater but when there is too much water, the water flows across yards and sometimes into homes or businesses.



The Poudre River



Mountain Avenue

Floodplain	FEMA Basin	City Basin	Poudre River
Boxelder Creek	X		
Canal Importation		X	
Cooper Slough	X		
Dry Creek	X		
Foothills Channel		X	
Fossil Creek		X	
Fox Meadow		X	
Mail Creek		X	
McClellands		X	
Old Town		X	
Poudre River			X
Spring Creek	X		
West Vine		X	

Owners Authorization and Request for Homeowner Association Documents

To: _____
Homeowner Association

Management Company

Address

City, State, Zip

Phone, Fax or Website

I/We hereby authorize The Group, Inc Real Estate to access my HOA account.

Username _____

Password _____

OR I/We hereby authorize The Group, Inc. Real Estate to set up an account on my/our behalf.

Re: _____
Property Address

Owner/Seller

I/We, as owner(s) Seller(s) of the above referenced property, authorize you to release the following documents to my Real Estate Company, The Group, Inc. Real Estate:

1. Most recent financial documents including:

- a) annual balance sheet
- b) annual income and expenditures statement
- c) annual budget (herein collectively "Financial Documents")
- d) meeting minutes from the most recent annual meeting
- e) minutes from any director meetings from the last six (6) months

2. Please also include any or all of the following that apply:

- a) Bylaws
- b) Rules and Regulations
- c) Party Wall Agreements

3. Is the Homeowners Association involved in or aware of any pending or on-going lawsuits? _____

4. Is there a transfer fee? _____ If so, home much? _____ Reserve Fee? _____ Working Capital? _____
Electronic status letter fee? _____ Document/info online fee? _____

5. Is there any outstanding assessments? _____ If so, how much? _____

It is a requirement of the Colorado Real Estate Contract for these documents to be released.

Sincerely,

Owner/Seller

Date

Owner/Seller

Date

The Group, Inc. Real Estate, 2803 E. Harmony Road, Fort Collins. CO 80528

Ph: (970) 229-0700 Attn: _____

The Group, Inc. Real Estate, 375 E. Horsetooth Rd., Bldg. I, Fort Collins, CO 80525

Ph: (970) 223-0700 Attn: _____

The Group, Inc. Real Estate, 401 W. Mulberry Street, Fort Collins, CO 80521

Ph: (970) 221-0700 Attn: _____

The Group, Inc. Real Estate, 5401 Stone Creek Circle, Loveland, CO 80538

Ph: (970) 613-0700 Attn: _____

The Group, Inc. Real Estate, 3257 W. 20th Street, Greeley, CO 80634

Ph: (970) 392-0700 Attn: _____

The Group, Inc. Real Estate, 1401 W. 29th Street. Loveland, CO 80538

Ph: (970) 663-0700 Attn: _____