

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD29-10-11) (Mandatory 1-12)

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

**SELLER'S PROPERTY DISCLOSURE
(RESIDENTIAL)**

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: 9/16/2012

Property Address: 2394 Thistle Ct Castle Rock CO 80109

Seller: Brad Perraut and Tiffany Perraut

I. IMPROVEMENTS							
A. STRUCTURAL CONDITIONS							
Do any of the following conditions now exist or have they ever existed:		Yes	No	Do Not Know	N/A	Comments	
1	Structural problems		X				
2	Moisture and/or water problems	X				Small leak during repair in July	
3	Damage due to termites, other insects, birds, animals or rodents		X				
4	Damage due to hail, wind, fire or flood	X				2012 - Roof replaced, new exterior paint	
5	Cracks, heaving or settling problems		X				
6	Exterior wall or window problems		X				
7	Exterior Artificial Stucco (EIFS)		X				
8	Any additions or alterations made	X				Basement finish, patio added, fence added	
9	Building code, city or county violations		X				
B. ROOF							
Do any of the following conditions now exist:		Yes	No	Do Not Know	N/A	Comments	
1	Roof problems		X				
2	Roof material: Age 2 months		X				
3	Roof material: Age		X				
4	Roof leak: Past	X				During roof repair in 2012	
5	Roof leak: Present		X				
6	Damage to roof: Past	X	X			Hail damage in 2012 - roof replaced	
7	Damage to roof: Present		X				
8	Roof under warranty until Transferable Yes					7 year workmanship, Lifetime warranty, Manufacturer's	
9	Roof work done while under current roof warranty		X				
10	Skylight problems		X				
11	Gutter or downspout problems		X				
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					X	
2	Clothes dryer		X			X	
3	Clothes washer		X			X	
4	Dishwasher	X					
5	Disposal	X					
6	Freezer	X					
7	Gas grill					X	
8	Hood	X					
9	Microwave oven	X					
10	Oven	X					

2012: In kitchen - dry wall repaired, insulation replaced, hardwood floor repaired, window screens replaced

fence added

7 year workmanship, Lifetime warranty, Manufacturer's

Buyer(s) Initials

TP

Seller(s) Initials

11	Range		X				
12	Refrigerator		X				
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						X
14	Satellite system or DSS dish: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased						X
15	Trash compactor						X

		IN WORKING CONDITION					
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					X	
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire	X					
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire					X	
4	Light fixtures	X					
5	Switches & outlets	X					
6	Aluminum wiring (110)					X	
7	Electrical: Phase Voltage Amps			X			
8	Telecommunications (T1, fiber, cable, satellite)			X			
9	Inside telephone wiring & blocks/jacks			X			
10	Ceiling fans	X					
11	Garage door opener	X					
12	Garage door control(s) # 2	X					
13	Intercom/doorbell	X					
14	In-wall speakers					X	
15	220 volt service			X			
16	Landscape lighting	X					

		IN WORKING CONDITION					
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Air conditioning:	X					
	Evaporative cooler					X	
	Window units					X	
	Central	X					
2	Attic/whole house fan					X	
3	Vent fans			X			
4	Humidifier					X	
5	Air purifier					X	
6	Sauna					X	
7	Hot tub or spa					X	
8	Steam room/shower					X	
9	Pool					X	
10	Heating system: Type Fuel Gas Type Fuel	X					
11	Water heater: Number of 1 Fuel type <u>don't know</u> Capacity	X					
12	Fireplace: Type 1 Fuel gas	X					
13	Fireplace insert			X			
14	Stove: Type <u>Electric</u> Fuel <u>Kennore</u>	X					
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <u>Not cleaned</u> <input type="checkbox"/> Do not know						
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					X	
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type					X	
18	Overhead door			X			
19	Entry gate system					X	
20	Elevator/escalators					X	

		IN WORKING CONDITION					
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					X	

Buyer(s) Initials /

Seller(s) Initials

2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						X
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know						
4	Lift station (sewage ejector pump)						X
5	Drainage, storm sewers, retention ponds						X
6	Gray water storage/use						X
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know						
8	Sump pump	X					
9	Underground sprinkler system	X					
10	Fire sprinkler system						X
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know			X			
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know			X			
13	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage			X			
14	Irrigation pump			X			
15	Well pump						X

		IN WORKING CONDITION				
G. OTHER DISCLOSURES—IMPROVEMENTS	Yes	No	Do Not Know	Age If Known	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:						
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		X			
2	Notice or threat of condemnation proceedings		X			
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X			
4	Violation of restrictive covenants or owners' association rules or regulations		X			
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		X			
6	Notice of zoning action related to the Property		X			
7	Other legal action		X			
I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	N/A	Comments	
Do any of the following conditions now exist:						
1	Any access problems		X			
2	Roads, driveways, trails or paths through the Property used by others		X			
3	Public highway or county road bordering the Property	X				Morningsview runs behind house - close to the dead-end
4	Any proposed or existing transportation project that affects or is expected to affect the Property		X			
5	Encroachments, boundary disputes or unrecorded easements		X			
6	Shared or common areas with adjoining properties		X			
7	Requirements for curb, gravel/paving, landscaping		X			
8	Flooding or drainage problems: Past		X			
9	Flooding or drainage problems: Present		✓			
J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	Comments	
Do any of the following conditions now exist:						
1	Water Rights Type:		X			
2	Water tap fees paid in full		X			
3	Sewer tap fees paid in full		X			
4	Subject to augmentation plan		X			
5	Well required to be metered		X			

Buyer(s) Initials _____

Seller(s) Initials _____

6 Type of water supply: Public Community Well Shared Well Cistern None
 If the Property is served by a Well, a copy of the Well Permit Is Not attached. Well Permit #: _____
 Drilling Records Are Are Not attached. Shared Well Agreement Yes No.
 The Water Provider for the Property can be contacted at:
 Name: Town of Castle Rock Address: _____
 Web Site: _____ Phone No.: _____
 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: Tank Leach Lagoon

K. ENVIRONMENTAL CONDITIONS					
Do any of the following conditions now exist or have they ever existed:					
	Yes	No	Do Not Know	N/A	Comments
1		X			
2		X			
3		X			
4	X				
5	X				8 lb. dog food
6		X			
7		X			
8			X		
9		X			
10			X		
11			X		
12		X			
13			X		
14			X		
15	X				
16		X			

L. COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY					
Do any of the following conditions now exist:					
	Yes	No	Do Not Know	N/A	Comments
1	X				
2		X			
3		X			

M. OTHER DISCLOSURES -- GENERAL					
Do any of the following conditions now exist:					
	Yes	No	Do Not Know	N/A	Comments
1		X			
2			X		
3	X				Hail damage in 2012
4			X		
5		X			
6		X			

Buyer(s) Initials _____

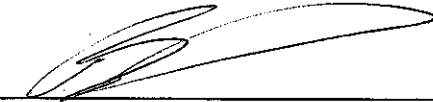
Seller(s) Initials _____

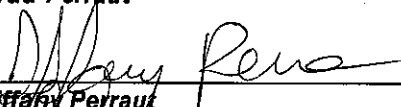
Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

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: 9/16/12
Brad Perraut

Seller:  _____ Date: 9-16-12
Tiffany Perraut

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: _____

Buyer: _____ Date: _____

SPD29-10-11. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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Buyer(s) Initials _____

Seller(s) Initials _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate.

Property Address: **2394 Thistle Ct Castle Rock CO 80109**

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner:

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement	n/a	n/a
<input type="checkbox"/> FHA	n/a	n/a
<input type="checkbox"/> ANSI	n/a	n/a
<input type="checkbox"/> Local standard n/a	n/a	n/a
<input type="checkbox"/> Other n/a	n/a	n/a

2. Other Source of Measurement :

Listing Licensee is is Not providing information on square footage of the residence from another source(s) as indicated below:

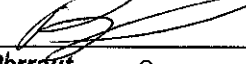
<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input type="checkbox"/> Prior appraisal (Date of document)	n/a	n/a
<input type="checkbox"/> Building plans (Date of document)	n/a	n/a
<input checked="" type="checkbox"/> Assessor's office (Date of document)	09/2012	2841+1314
<input type="checkbox"/> Other n/a	n/a	n/a

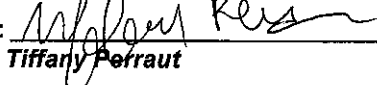
Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

Listing Licensee:  Date: 9/16/2012
Alan J. Smith

The undersigned acknowledge receipt of this disclosure.

Seller:  Date: 9/16/2012
Brad Perraut

Seller:  Date: 9/16/12
Tiffany Perraut

Buyer: _____ Date: _____

Buyer: _____ Date: _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

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

**SOURCE OF WATER ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 9/16/2012

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. **2394 Thistle Ct Castle Rock CO 80109**

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

2.1 The Property's source of water is a Well. Well Permit #: _____
If a well is the source of water for the Property, a copy of the current Well Permit is is Not attached.

2.2 The Water Provider for the Property can be contacted at:
Name: Dwn of Castle Rock
Address: _____
Web Site: _____
Phone No.: _____

2.3 There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: 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.

Seller: _____ Date: 9-16-12
Brad Perraut

Seller: _____ Date: 9-16-12
Tiffany Perraut

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2012 CTM Software Corp.

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: 9/16/2012

1. PARTIES, PROPERTY. *Brad Perraut and Tiffany Perraut*, Seller, and

_____, Buyer,
engage Fidelity National Title, 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. 2394 Thistle Ct Castle Rock CO 80109, and more fully described in the Contract to Buy and Sell Real Estate, dated n/a, 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 to carry out the terms and conditions of the Contract.

3. CLOSING FEE. Closing Company will receive a fee not to exceed \$ 300 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 disburser 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 made within five days of Earnest Money Holder's receipt of the written mutual instructions signed by both Buyer and Seller,

Buyer(s) Initials _____ Seller(s) Initials _____

54 provided the Earnest Money check has cleared.

55

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

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

69

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

76

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

81

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

84 n/a

85

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

89

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

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

94 **17.1 Physical Delivery.** Except as provided in § 17.2, all notices must be in writing.
95 Any notice or document to Buyer shall be effective when physically received by Buyer, any individual
96 buyer, any representative of Buyer, or Brokerage Firm of Broker working with Buyer. Any notice or
97 document to Seller shall be effective when physically received by Seller, any individual seller, any
98 representative of Seller, or Brokerage Firm of Broker working with Seller. Any notice or document to
99 Closing Company shall be effective when physically received by Closing Company, any individual of
Closing Company, or any representative of Closing Company.

100 **17.2 Electronic Delivery.** As an alternative to physical delivery, any signed document and
101 written notice may be delivered in electronic form by the following indicated methods only:

102 Facsimile E-mail Internet No Electronic Delivery.. Documents with original
103 signatures shall be provided upon request of any party.

104 **17.3. Choice of Law.** This contract and all disputes arising hereunder shall be governed
105 by and construed in accordance with the laws of the State of Colorado that would be applicable to
106 Colorado residents who sign a contract in this state for property located in Colorado.

107

108

109 Buyer: _____ Date: _____

110

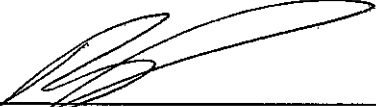
Buyer(s) Initials _____

Seller(s) Initials _____

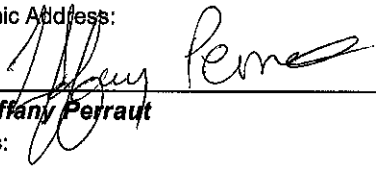
111 Address:
112 Address:
113 Phone No.:
114 Fax No.:
115 Electronic Address:
116

117 Buyer: _____ Date: _____

118
119 Address:
120 Address:
121 Phone No.:
122 Fax No.:
123 Electronic Address:
124

125 Seller:  _____ Date: 9/16/2012
126 **Brad Perrault**

127 Address:
128 Address:
129 Phone No.:
130 Fax No.:
131 Electronic Address:

132
133 Seller:  _____ Date: 9-16-12
134 **Tiffany Perrault**

135 Address:
136 Address:
137 Phone No.:
138 Fax No.:
139 Electronic Address:
140
141

142 **Closing Company: Fidelity National Title**

143
144 By: _____ Title: _____ Date: _____
Authorized Signature

145 Address:
146 City:
147 Phone No.:
148 Fax No.:
149 Electronic Address:
150

151 **(TO BE COMPLETED ONLY BY BROKER AND CLOSING COMPANY)**

152
153 Alan J. Smith (Broker) Working with Seller Working with Buyer

154 engages Closing Company as Broker's scrivener to complete, for a fee not to exceed \$ n/a
155 at the sole expense of Broker, the following legal documents:

156
157 Deed Bill of Sale Colorado Real Estate Commission approved Promissory
158 Note Colorado Real Estate Commission approved Deed of Trust. Closing Company agrees
159 to prepare, on behalf of Broker, the indicated legal documents pursuant to the terms and conditions
160 of the Contract.

161
162 The documents stated above shall be subject to Broker's review and approval and Broker
163 acknowledges that Broker is responsible for the accuracy of the above documents.

Buyer(s) Initials _____ Seller(s) Initials _____

164

165 Brokerage Broker Firm's Name: **RE/MAX Professionals**
166 **The Alan Smith Team**

167

168

169

Broker:



Date: **9/16/2012**

Alan J. Smith

170

171 Closing Company: **Fidelity National Title**

172

173 By _____ Title: _____ Date: _____
Authorized Signature

174

175 **CL8-8-10. CLOSING INSTRUCTIONS**

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Buyer(s) Initials _____

Seller(s) Initials _____