

Contract

Park Properties Realty LLC

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. CBS3-6-15 (Mandatory 1-16)

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

Agreement:

Date

1.
Agreement

Buyer agrees to buy and Seller agrees to sell, the Property described below on the terms and conditions set forth in this contract (Contract).

2.
Parties & Property

2.1
Buyer,

First Name Middle Name Last Name

Add More Buyers

Second Company Name/Trust Name (if applicable)

When you type a Company Name/Trust Name as the Buyers. You must type the Signers First and Last Name.

First Name Middle Name Last Name

Will take title to the Property described below as.

Tenant ☐ Joint ☐ Tenants in ☐
Tenant Tenant Common Other _____

2.2

No Assignability

This Contract Is Not assignable by Buyer unless otherwise specified in Additional Provisions.

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 Num

Click to Find & populate Listing Property Info from another agent using eContracts and/or MLS.
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

Inclusions - Attached

If attached to the Property on the date of this Contract, the following items are included unless excluded
under Exclusions: lighting, heating, plumbing, ventilating and air conditioning units, 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). If checked, the following are
owned by the Seller and included (leased items should be listed under

Due Diligence Documents

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

2.5.2

Inclusions - Not Attached

If on the Property, whether attached or not, on the date of this Contract, the following items are included
unless excluded under Exclusions: storm windows, storm doors, window and porch shades, awnings, blinds,
screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens,
fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.v

2.5.3

Personal Property - Conveyance

Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except

[Click to add details if applicable](#)

Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.5.4

Other Inclusions

The following items, whether fixtures or personal property, are also included in the Purchase Price:

[Click to add details if applicable](#)

Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.5.5

Parking and Storage Facilities

☐ ownership

☐ use only

of the following parking facilities:

Garage (Attached) 1 Space(s)

and

☐ ownership

☐ use only

of the following parking facilities:

[Click to add details if applicable](#)

2.6

Exclusions

The Purchase Price includes the following items (Inclusions):

The following items are excluded (Exclusions):

Clauses

[Click to add details if applicable](#)

2.7

Water Rights, Well Rights, Water and Sewer Taps

2.7.1

Deeded Water Rights

☐ The following items are excluded (Exclusions):

Clauses

Click to add details if applicable

Any deeded water rights will be conveyed by a good and sufficient

Garage (Attached) 1 Space(s)

deed at Closing.

2.7.2

Other Rights Relating to Water

☐ The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

Click to add details if applicable

2.7.3

Well Rights

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

2.7.4

Water Stock Certificates

☐ The water stock certificates to be transferred at Closing are as follows:

Click to add details if applicable

2.7.5

Conveyance

If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

Click to add details if applicable

3.

Dates & Deadlines

Item No. Reference Event Date Deadline

Title

Note: If FHA or VA loan boxes are checked in § 4.5.3 (Loan Limitations), the Appraisal deadlines do Not apply to FHA insured or VA guaranteed loans.

3.1

Applicability of Terms

Any box checked in this Contract means the corresponding provision applies. Any box, blank or line in this Contract left blank or completed with the abbreviation “N/A”, or the word “Deleted” means such provision,

including any deadline, is not applicable and the corresponding provision of this Contract to which reference is made is deleted. If no box is checked in a provision that contains a selection of “None”, such provision means that “None” applies.

The abbreviation “MEC” (mutual execution of this Contract) means the date upon which both parties have signed this Contract.