

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(LC50-6-~~16~~19) (Mandatory 1-~~17~~20) **DRAFT #13 8-8-19**

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 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) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Seller. Seller agrees to pay Brokerage Firm as set forth in this Seller Listing Contract.

2. BROKER AND BROKERAGE FIRM.

☐ **2.1. Multiple-Person Firm.** If this box is checked, Broker (as defined below) is 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 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 (as defined below) 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 serve as the ~~broker~~ 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: _____

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; Lease.~~

~~3.5~~ ☐ **3.5. Affordable Housing.** If this box is checked, Seller represents, to the best of Seller's actual knowledge, the Property **IS** part of an affordable housing program. If this box is **NOT** checked, Seller represents that Property is **NOT** part of an affordable housing program.

~~3.6. Sale; Lease.~~

~~3.6.1.~~ A "Sale" of the Property 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 ownership interest in an entity which owns the Property.

☐ **3.56.2.** If this box is checked, Seller authorizes Broker to negotiate ~~leasing a lease of~~ the Property. “Lease of the Property” or “Lease” means any agreement between the Seller and a tenant to create a tenancy or leasehold interest in the Property.

3.67. Listing Period. The Listing Period of this Seller Listing Contract begins on _____, and continues through the earlier of (1) completion of the Sale or, if applicable, Lease of the Property or (2) _____, and any written extensions (Listing Period). Broker must continue to assist in the completion of any Sale or Lease of the Property for which compensation is payable to Brokerage Firm under § 7 of this Seller Listing Contract.

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

3.89. Day; Computation of Period of Days, Deadline.

3.89.1. Day. As used in this Seller Listing Contract, the term “day” means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

3.89.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending date is not specified, e.g., three days after MEC, the 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 or Colorado state holiday (Holiday), such deadline ☐ Will ☐ Will Not be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. BROKERAGE RELATIONSHIP.

4.1. If the Seller Agency box at the top of page 1 is checked, Broker represents Seller as Seller’s limited agent (Seller’s Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

4.2. In-Company Transaction – Different Brokers. When Seller and buyer in a transaction are working with different brokers within the Brokerage Firm, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.

4.3. In-Company Transaction – One Broker. If Seller and buyer are both working with the same ~~broker~~ Broker, Broker must function as:

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:

4.3.1.1. Seller Agency ~~Only. Unless the box in § 4.3.1.2 (Seller Agency Unless Brokerage Relationship with Both) is checked,~~ Broker represents Seller as Seller’s Agent and must treat the buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must disclose to such customer Broker’s relationship with Seller. However, if Broker delivers to Seller a written Change of Status that Broker has a brokerage relationship with the buyer then Broker is working with both Seller and buyer as a Transaction Broker. If the box in § 4.3.1.2 (Seller Agency Only) is checked, § 4.3.1.2 (Seller Agency Only) applies instead.

☐ **4.3.1.2. Seller Agency ~~Unless Brokerage Relationship with Both Only.~~** If this box is checked, Broker represents Seller as Seller’s Agent and must treat the buyer as a customer, ~~unless Broker currently has or enters into an agency or Transaction Brokerage relationship with the buyer, in which case Broker must act as a Transaction Broker.~~

4.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker must work with Seller as a Transaction-Broker. A Transaction-Broker must perform the duties described in § 5 and facilitate sales transactions without being an advocate or agent for either party. If Seller and buyer are working with the same ~~broker~~ Broker, Broker must continue to function as a Transaction-Broker.

5. BROKERAGE DUTIES. Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Seller’s Agent, must perform the following “Uniform Duties” when working with Seller:

5.1. Broker must exercise reasonable skill and care for Seller, including, but not limited to the following:

5.1.1. Performing the terms of any written or oral agreement with Seller;

5.1.2. Presenting all offers to and from Seller in a timely manner regardless of whether the Property is subject to a contract for Sale;

5.1.3. Disclosing to Seller adverse material facts actually known by Broker;

5.1.4. Advising Seller regarding the transaction and advising Seller to obtain expert advice as to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;

5.1.5. Accounting in a timely manner for all money and property received; and

5.1.6. Keeping Seller fully informed regarding the transaction.

5.2. Broker must not disclose the following information without the informed consent of Seller:

5.2.1. That Seller is willing to accept less than the asking price for the Property;

5.2.2. What the motivating factors are for Seller to sell the Property;

5.2.3. That Seller will agree to financing terms other than those offered;

5.2.4. Any material information about Seller unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or

102 **5.2.5.** Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.

103 **5.3.** Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or designee for the

104 purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without

105 consent of Seller, or use such information to the detriment of Seller.

106 **5.4.** Brokerage Firm may have agreements with other sellers to market and sell their property. Broker may show alternative

107 properties not owned by Seller to other prospective buyers and list competing properties for sale.

108 **5.5.** Broker is not obligated to seek additional offers to purchase the Property while the Property is subject to a contract for

109 Sale.

110 **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

111 independently verify the accuracy or completeness of statements made by Seller or independent inspectors. Broker has no duty to

112 conduct an independent investigation of a buyer's financial condition or to verify the accuracy or completeness of any statement

113 made by a buyer.

114 **5.7.** Seller understands that Seller is not liable for Broker's acts or omissions that have not been approved, directed, or ratified

115 by Seller.

116 **5.8.** When asked, Broker ☐ **Will** ☐ **Will Not** disclose to prospective buyers and cooperating brokers the existence of offers

117 on the Property and whether the offers were obtained by Broker, a broker within Brokerage Firm or by another broker.

118 **6. ADDITIONAL DUTIES OF SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked, Broker is Seller's

119 Agent, with the following additional duties:

120 **6.1.** Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

121 **6.2.** Seeking a price and terms that are set forth in this Seller Listing Contract; and

122 **6.3.** Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.

123 **7. COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Seller agrees that

124 any Brokerage Firm compensation that is conditioned upon the Sale of the Property will be earned by Brokerage Firm as set forth

125 herein without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the

126 Property.

127 **7.1. Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm as follows:

128 **7.1.1. Sale Commission.** (1) _____% of the gross purchase price or (2) _____,

129 in U.S. dollars. Brokerage Firm agrees to contribute from the Sale Commission to outside brokerage firms' commission as follows:

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

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

132

133 **7.1.2. Lease Commission.** If the box in § 3.5.2 is checked, Brokerage Firm will be paid a fee equal to (1) ____% of

134 the gross rent under the lease, or (2) _____, in U.S. dollars, payable

135 as follows: _____

136 ∴ Brokerage Firm agrees to contribute from the Lease Commission to outside brokerage firms' commissions as follows:

137 ☐ **Tenant Agents:** _____% of the gross rent or _____, in U.S. dollars.

138 ☐ **Transaction-Brokers:** _____% of the gross rent or _____, in U.S. dollars.

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140 **7.1.3. Other Compensation.** _____

141 ~~**7.2. Cooperative Broker Compensation.** Brokerage Firm offers compensation to outside brokerage firms, whose brokers~~

142 ~~are acting as:~~

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

144 ~~☐ **Transaction-Brokers:** _____% of the gross sales price or _____, in U.S. dollars.~~

145 ~~**7.3.**~~

146 ~~**7.2. When Earned.** Such commission is earned upon the occurrence of any of the following:~~

147 **7.32.1.** Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

148 **7.32.2.** Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as specified in this Seller

149 Listing Contract; or

150 **7.32.3.** Any Sale (or Lease if § 3.56.2 is checked) of the Property within _____ calendar days after the Listing Period

151 expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was submitted, in writing, to Seller by

152 Broker during the Listing Period (Submitted Prospect). Provided, however, Seller ☐ **Will** ☐ **Will Not** owe the commission to

153 Brokerage Firm under this § 7.32.3 if a commission is earned by another licensed ~~real estate~~ brokerage firm acting pursuant to an

154 exclusive agreement entered into during the Holdover Period and a Sale or Lease to a Submitted Prospect is consummated. If no

155 box is checked in this § 7.32.3, then Seller does not owe the commission to Brokerage Firm.

156 **7.43. When Applicable and Payable.** The commission obligation applies to a Sale made during the Listing Period or any

157 extension of such original or extended term. The commission described in § 7.1.1 is payable at the time of the closing of the Sale,

158 or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted date of closing, as contemplated by § 7.32.1
159 or § 7.32.3, or upon fulfillment of § 7.32.2 where the offer made by such buyer is not accepted by Seller.

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

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

169 **9.1. MLS/Information Exchange.**

170 **9.1.1.** The Property ☐ **Will** ☐ **Will Not** be submitted to one or more MLS and ☐ **Will** ☐ **Will Not** be submitted
171 to one or more property information exchanges. If submitted, Seller authorizes Broker to provide timely notice of any status change
172 to such MLS and information exchanges. Upon transfer of deed from Seller to buyer, Seller authorizes Broker to provide sales
173 information to such MLS and information exchanges.

174 **9.1.2.** Seller authorizes the use of electronic and all other marketing methods except: _____.

175 **9.1.3.** Seller further authorizes use of the data by MLS and property information exchanges, if any.

176 **9.1.4.** The Property Address ☐ **Will** ☐ **Will Not** be displayed on the Internet.

177 **9.1.5.** The Property Listing ☐ **Will** ☐ **Will Not** be displayed on the Internet.

178 **9.2. Property Access.** ~~Aceess to~~

179 **9.2.1.** ~~Broker may access~~ the Property ~~may be~~ by:

180 ☐ ~~Manual Lock Box~~ ☐ ☐ Electronic Lock Box ☐ ~~Manual~~

181 ~~Lock Box~~

182 ☐ _____

183 ☐ _____

184 _____ Other instructions: _____

185 **9.2.2.** ~~Other than Broker, Seller further authorizes the following persons to access the Property using the method~~
186 ~~described in § 9.2.1.~~

187 ☐ ~~Actively Licensed Real Estate Brokers~~ ☐ ~~Licensed Appraisers~~

188 ☐ ~~Unlicensed Broker Assistants~~ ☐ ~~Unlicensed Inspectors~~

189 ☐ ~~Other:~~ _____

190 **9.3. Broker Marketing.**

191 **9.3.1.** The following specific marketing tasks will be performed by Broker:

192 _____

193 _____

194 _____

195 _____

196 _____

197 _____

198 _____

199 **9.3.2.** ~~Seller authorizes videos and pictures of both the interior and exterior of the Property except:~~

200 _____

201 _____

202 _____

203 _____

204 _____

205 _____

206 **9.4. Marketing Termination.** ~~Broker and Brokerage Firm may discontinue using any marketing materials if, in Brokerage~~

207 ~~Firm's sole discretion, Broker or Brokerage Firm receives a credible threat of litigation or a complaint regarding the use of such~~

208 ~~marketing material. Upon expiration of the Listing Period and request from Seller, Broker will use reasonable efforts to remove~~

209 ~~information submitted to the MLS and/or information exchanges. Seller understands that information submitted to either the MLS~~

210 ~~or information exchanges may be difficult, if not impossible, to remove from syndicators and the Internet and releases Broker from~~

211 ~~any liability for Broker's inability to remove the information.~~

212 **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) must 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. Seller further represents that Seller ☐ Has ☐ Has Not received a list of "Submitted Prospects" pursuant to a previous listing agreement to sell the Property with any other broker.

10.4. Ownership of Materials and Consent. Seller represents that all materials (including all photographs, renderings, images, videos 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 MLS (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 survives the termination of this Seller Listing Contract. Unless agreed to otherwise, all materials provided by Broker (photographs, renderings, images, videos, or other creative items) may not be used by Seller for any reason.

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~~ Buyer's purpose in purchase of the Property is not to use the Property as ~~Buyer's~~ Buyer's personal residence and (4) the Property is in foreclosure or ~~Buyer~~ Buyer has notice that any loan secured by the Property is at least thirty (30) 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~~ 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~~ 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 must 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~~ ☐ Closing Company's Trust Account Check. Wire and other frauds occur in real estate transactions. Any time Seller is supplying confidential information such as social security numbers or bank account numbers, Seller should provide the information in person or in another secure manner.

11.7. Advisory: FIRPTA. Pursuant to the Foreign Investment in Real Property Tax ~~Withholding. The Act (FIRPTA), the Internal Revenue Service and the Colorado Department of Revenue (IRS)~~ may require ~~closing company to withhold~~ a substantial portion of ~~the Seller's~~ proceeds ~~of this Sale~~ withheld after Closing when Seller ~~either (1) is a foreign person or (2). If the box in this Section is checked, Seller represents that Seller~~ ☐ IS a foreign person for purposes of U.S. income taxation and authorizes Broker to disclose such status. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation.

11.8. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after ~~closing. Seller should inquire of Seller's tax advisor to determine Closing, if withholding applies or if an exemption exists not otherwise exempt.~~

12. DEPOSITS. Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed ~~Sale~~ contract for the Sale of the Property. 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 for the Sale of the Property.

13. INCLUSIONS AND EXCLUSIONS.

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

13.1.1. ~~Fixtures.~~ The following items are included if **Inclusions**
– Attached. If attached to the Property on the date of this Seller Listing Contract, the following items are included unless excluded under §13.2 (Exclusions ~~(§ 13.2)~~: lighting, heating, plumbing, ventilating, and air conditioning fixtures, 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) and garage door openers (including remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under §13.1.5 (Leased Items): ☐ None ☐ Solar Panels ☐ Water Softeners ☐ Security

Systems ☐ Satellite Systems (including satellite dishes). If any additional items are attached to the Property after the date of this Seller Listing Contract, such additional items are also included.

Other Fixtures:

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

13.1.2. Personal Property. ~~The following items are included if~~**Inclusions – Not Attached.** If on the Property, whether attached or not, on the date of this Seller Listing Contract, the following items are included unless excluded under §13.2 (Exclusions ~~(§ 13.2)~~): 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, and all keys. ~~If checked, the following are included:~~ ☐ **Water Softeners** ☐ **Smoke/Fire Detectors** ☐ **Carbon Monoxide Alarms** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes); and carbon monoxide alarms, smoke/fire detectors and all keys.

~~The~~ **13.1.3. Personal Property to be conveyed at closing Conveyance.** Any personal property must be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of ~~closing~~Closing), liens and encumbrances, except _____. Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

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

13.1.5 Leased Items.

13.1.5.1 The following leased items are part of the transaction:

13.1.5.2 Lease Documents. Seller agrees to supply to buyer, as will be set forth in the final contract between Seller and buyer, the documents between Seller and Seller's lessor regarding the lease, leased item, cost and other terms including requirements imposed upon a buyer if buyer is assuming the leases.

13.2. Exclusions. The following are excluded (Exclusions):

~~Conveyance will be by bill of sale or other applicable legal instrument.~~

13.1.3. Trade Fixtures. The following trade fixtures are included: _____.
The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes (except personal property taxes for the year of closing), liens and encumbrances, except _____.
Conveyance will be by bill of sale or other applicable legal instrument.

13.1.4. Parking and Storage Facilities. ☐ **Use Only** ☐ **Ownership** The use or ownership of the following parking facilities: _____; and ☐ **Use Only** ☐ **Ownership** the use or ownership of the following storage facilities: _____.

13.1.5. Water Rights-/Well Rights.

☐ **13.5.1. Deeded Water Rights.** The following legally described water rights:

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~~Any~~

Seller agrees to convey any ~~deeded~~ water rights ~~must be conveyed by~~ a good and sufficient
deed ~~or other applicable legal instrument at Closing.~~
☐ **13.5.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 13.5.1, 13.5.3. and
13.5.4:

☐ **13.5.3. Well Rights.** The Well Permit # is _____
_____.
~~13.1.~~ ☐ **13.5.4.**
Water Stock Certificates. The water stock certificates are as follows:

☐ **13.6. Growing Crops.** The following growing crops:

~~13.2. Exclusions. The following are excluded (Exclusions):~~

14. TITLE AND ENCUMBRANCES.

14.1. Seller Representation. Seller represents ~~to Broker~~ that title to the Property is solely in Seller's name.

14.2. Delivery of Documents. Seller must deliver to Broker true copies of all relevant title materials, leases, improvement
location certificates and surveys in Seller's possession and must disclose ~~to Broker~~ all easements, liens and other encumbrances, if
any, on the Property, of which Seller has knowledge. ~~Seller authorizes the holder of any obligation secured by an encumbrance on
the Property to disclose to Broker the amount owing on said encumbrance and the terms thereof. In case of Sale, Seller agrees to
convey, by a _____ deed, only that title Seller has in the Property.~~

14.3. Conveyance. In case of Sale, Seller agrees to convey the Property, by a good and sufficient: ☐ special warranty deed
☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐
deed. If title will be conveyed using a special warranty deed or a general warranty deed,
unless otherwise specified in §28 (Additional Provisions) below, title will be conveyed "subject to statutory exceptions" as defined
in §38-30-113 C.R.S. Seller's conveyance of the Property to a buyer will convey only that title Seller has in the Property.

14.4. Monetary Encumbrances. Property must be conveyed free and clear of all taxes, except the general taxes for the year
of closing.

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

~~The Property is subject to the following leases and tenancies: _____~~

_____. If the Property has been or will be subject to any governmental liens for special improvements installed at the time of signing a ~~Sale~~-contract for the Sale of the Property, Seller is responsible for payment of same, unless otherwise agreed.

14.5. Tenancies. The Property will be conveyed subject to the following leases and tenancies for possession of the Property:

15. EVIDENCE OF TITLE. Seller agrees to furnish buyer, at Seller's expense, unless the parties agree in writing to a different arrangement, a current commitment and an owner's title insurance policy in an amount equal to the Purchase Price as specified in the ~~Sale~~-contract for the Sale of the Property, or if this box is checked, ☐ **An Abstract of Title** certified to a current date.

16. ASSOCIATION ASSESSMENTS. Seller represents that the amount of the regular owners' association assessment is currently payable at approximately \$_____ per _____ and that there are no unpaid regular or special assessments against the Property except the current regular assessments and except _____. Seller agrees to promptly request the owners' association to deliver to buyer before date of closing a current statement of assessments against the Property.

17. POSSESSION. Possession of the Property will be delivered to buyer as follows: _____, 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. ~~Disclosure of known material latent (not obvious) defects is required by law. Seller ☐ Agrees ☐ Seller ☐ Agrees ☐ Does Not Agree~~ to provide a Seller's Property Disclosure form completed to Seller's current, actual knowledge. Colorado law requires Seller to disclose certain facts regardless of whether Seller is providing a Seller's Property Disclosure form. Typically, the contract requires disclosure of adverse material facts actually known by Seller.

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 and 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.

18.2.4. Condition of Property. The Property will be conveyed in the condition existing as of the date of the ~~sales~~ contract for Sale or ~~lease~~Lease of the Property, ordinary wear and tear excepted, unless Seller, at Seller's sole option, agrees in writing to any repairs or other work to be performed by Seller.

19. RIGHT OF PARTIES TO CANCEL.

19.1. Right of Seller to Cancel. In the event Broker defaults under this Seller Listing Contract, Seller has the right to cancel this Seller Listing Contract, including all rights of Brokerage Firm to any compensation if the Seller Agency box is checked. Examples of a Broker default include, but are not limited to (1) abandonment of Seller, (2) failure to fulfill all material obligations of Broker and (3) failure to fulfill all material Uniform Duties (§ 5) or, if the Seller Agency box at the top of page 1 is checked, the failure to fulfill all material Additional Duties Of Seller's Agent (§ 6). Any rights of Seller that accrued prior to cancellation will survive such cancellation.

19.2. Right of Broker to Cancel. Brokerage Firm may cancel this Seller Listing Contract upon written notice to Seller that title is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate or inspect the Property, and no duty to verify statements made, Brokerage Firm has the right to cancel this Seller Listing Contract if any of the following are unsatisfactory (1) the physical condition of the Property or Inclusions, (2) any proposed or existing transportation project, road, street or highway, (3) 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 (4) any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property. Additionally, Brokerage Firm has the right to cancel this Seller Listing Contract if Seller or occupant of the Property fails to reasonably cooperate

434 with Broker or Seller defaults under this Seller Listing Contract. Any rights of Brokerage Firm that accrued prior to cancellation
435 will survive such cancellation.

436 **20. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums received will be:
437 (1) ☐ 100% will be paid to Seller; (2) ☐ divided between Brokerage Firm and Seller, one-half to Brokerage Firm but not to exceed
438 the Brokerage Firm compensation agreed upon herein, and the balance to Seller; (3) ☐ Other: _____.
439 If no box is checked in this Section, choice (1), 100% paid to Seller, applies. Any forfeiture of payment under this section will not
440 reduce any Brokerage Firm compensation owed, earned and payable under § 7.

441 **21. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm must bear all
442 expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating brokerage firms, if any. Neither
443 Broker nor Brokerage Firm will obtain or order any other products or services unless Seller agrees in writing to pay for them promptly
444 when due (examples: surveys, radon tests, soil tests, title reports, engineering studies, property inspections). Unless otherwise agreed,
445 neither Broker nor Brokerage Firm is obligated to advance funds for Seller. Seller must reimburse Brokerage Firm for payments
446 made by Brokerage Firm for such products or services authorized by Seller.

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

449 **23. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm is responsible for maintenance of the Property
450 nor are they liable for damage of any kind occurring to the Property, unless such damage is caused by their negligence or intentional
451 misconduct.

452 **24. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective ~~buyer~~buyers because of
453 ~~the~~their inclusion in a “protected class” as defined by federal, state or local law. “Protected classes” include, but are not limited to,
454 race, creed, color, sex, sexual orientation, gender identity, marital status, familial status, physical or mental disability, handicap,
455 religion, national origin or ancestry of such person. Seller authorizes Broker to withhold any supplemental information about the
456 prospective buyer if such information would disclose a buyer’s protected class(es). However, any financial, employment or credit
457 worthiness information about the buyer received by Broker will be submitted to Seller.

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

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

468 **27. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court
469 must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

470 **28. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
471 Commission.)
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483 **29. ATTACHMENTS.** The following are a part of this Seller Listing Contract:
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492 **30. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract is deemed to inure to the
493 benefit of any person other than Seller, Broker and Brokerage Firm.

494 **31. NOTICE, DELIVERY AND CHOICE OF LAW.**

495 **31.1. Physical Delivery.** ~~All notices and Notice. Any document or notice to Brokerage Firm or Seller~~ must be in writing,
496 except as provided in § 31.2. ~~Any document, including a signed document or notice, delivered to the other party to this Seller Listing~~
497 ~~Contract, is effective upon physical receipt. Delivery to Seller and~~ is effective when physically received by Seller, such party, or any
498 ~~signator on behalf of Seller, any named individual of Seller or representative of Seller, named in this Seller Listing Contract to receive~~
499 ~~documents or notices for such party.~~

500 **31.2. Electronic Delivery.** ~~Notice.~~ As an alternative to physical delivery, any ~~document, including a signed document or~~
501 ~~written notice,~~ may be delivered in electronic form ~~only by the following indicated methods: ☐ Facsimile ☐ Email ☐ Internet.~~
502 ~~If no box is checked, this § 31.2 is not applicable to Brokerage Firm or Seller, or any individual named in this Seller Listing Contract~~
503 ~~to receive documents or notices for such party at the electronic address of the recipient by facsimile, email or~~
504 ~~.~~

505 **31.3. Electronic Delivery.** ~~Electronic Delivery of documents and § 31.1 governs notice and delivery. Documents with~~
506 ~~original signatures will~~ may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server
507 provided ~~upon request of any party, the recipient receives the information necessary to access the documents, or (3) facsimile at the~~
508 ~~facsimile number (Fax No.) of the recipient.~~

509 **31.34. Choice of Law.** ~~—~~ This Seller Listing Contract and all disputes arising hereunder are governed by and construed in
510 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in ~~this~~
511 ~~state~~ Colorado for ~~real~~ property located in Colorado.

512 **32. MODIFICATION OF THIS SELLER LISTING CONTRACT.** No subsequent modification of any of the terms of this
513 Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

514 **33. COUNTERPARTS.** This Seller Listing Contract may be executed by each of the parties, separately, and when so executed by
515 all the parties, such copies taken together are deemed to be a full and complete contract between the parties.

516 **34. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements,
517 whether oral or written, have been merged and integrated into this Seller Listing Contract.

518 **35. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all
519 attachments.

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

Seller's Name:	_____	Broker's Name:	_____
Seller's Signature	_____	Broker's Signature	_____
Date	_____	Date	_____
Address:	_____	Address:	_____
Phone No.:	_____	Phone No.:	_____
Fax No.:	_____	Fax No.:	_____
Electronic Address:	_____	Electronic Address:	_____

Brokerage

Firm's Name:

Address:

Phone No.:

Fax No.:

Electronic Address:

Seller:

Brokerage Firm:

Seller's Signature Date Broker's Signature Date

Street Address Brokerage Firm Street Address

City, State, Zip Brokerage Firm City, State, Zip

Phone No. Broker Phone No.

Fax No. Broker Fax No.

Email Address Broker Email Address

Seller's Signature Date

Street Address

City, State, Zip

Phone No.

Fax No.

Email Address