

ATTENTION BROKERS

If your client is interested in presenting an offer on this property, please, take one of these packets. Fax offer's to 303-845-6521 with a follow up phone call to 720-530-5661 to let us know to look for the offer.

Please include the following signed copies along with your offer:

- **Sellers Property Disclosure**
- **Square Footage Disclosure**
- **Source Of Water Addendum To Contract To Buy and Sell Real Estate**
- **Closing Instructions**
- **Pre-qualification letter with Lender contract information**

Our Main Office Is Located At:

RE/MAX AFFILIATES

1019 8TH St.

Golden, CO 80401

303-277-1322 Main Office

Earnest Money (\$2,000):

Payable to RE/MAX Affiliates. Please deliver earnest money check with original contract and documents to our offices within 24 hours of acceptance of contract.

Listing Broker Information:

Sally Ann Roper

Direct: 303-215-8822

Cell: 720-530-5661

E-Fax: 303-845-6521

E-Mail: SallyAnnRoper@aol.com

Website: www.RealEstateInvestmentsForYou.com



RE/MAX®

AFFILIATES

1019 8th Street
Golden, Colorado 80401

Direct: 303-215-8822

(303) 845-6521 (Fax)

email: SallyAnnRoper@aol.com



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 the best of 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 insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: Wednesday, August 6, 2008

Property Address:

6847 W. Rockland Pl.

Littleton

COLORADO

80128

Seller:

Kari Roper

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	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 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)				N/A
8	Any additions or alterations made		✓		
9	Building code violations		✓		
B. ROOF		Yes	No	Do Not Know	COMMENTS
1	Roof problems				
2	Roof material <u>TILE</u> Age <u>4</u>				
	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		✓		

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 19-8-07) (Mandatory 1-08)

RE/MAX Affiliates

Buyer's Initials _____

Seller's Initials KR

CRS 002172100070

9:39 PM 8/4/2008

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		IN WORKING CONDITION				
C.	APPLIANCES	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Built-in vacuum system & accessories					N/A
2	Clothes dryer	✓				
3	Clothes washer	✓				
4	Dishwasher	✓				
5	Disposal	✓				
6	Freezer					N/A
7	Gas Grill					N/A
8	Hood	✓				
9	Microwave oven	✓				
10	Oven	✓				
11	Range	✓				
12	Refrigerator	✓				
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					No
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					No
15	Trash Compactor					No

		IN WORKING CONDITION				
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				Not currently Activated
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire					
3	Light fixtures					
4	Switches & outlets	✓				
5	Aluminum wiring			✓		
6	Electrical: Phase ___ Voltage ___			✓		
7	Telecommunications (T1, fiber, cable, satellite)	✓				T1 LINE IN ROOMS FOR CABLE
8	Inside telephone wiring & blocks/jacks					
9	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
10	Ceiling fans					N/A Hookup but NO FAN
11	Garage door opener	✓				
12	Garage door control(s) # <u>2</u>					
13	Intercom/doorbell	✓				
14	In-wall speakers	✓				
15	220 volt service			✓		
16	Landscape lighting					N/A

		IN WORKING CONDITION				
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Air conditioning:					
	Evaporative cooler					
	Window units					
	Central	✓				
	Computer room					N/A
2	Attic/whole house fan					N/A
3	Vent fans					N/A
4	Humidifier					N/A
5	Air purifier					N/A

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E.	MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	COMMENTS
		Yes	No	Do Not Know		
6	Sauna					N/A
7	Hot tub or spa					N/A
8	Steam room/shower					N/A
9	Pool					N/A
10	Heating system: Type <u>GAS</u> Fuel <u>FORCED AIR</u> Type _____ Fuel _____	✓				
11	Water heater: Number of <u>2</u> Fuel type <u>GAS</u> Capacity <u>?</u>	✓				
12	Fireplace: Type _____ Fuel <u>GAS</u>	✓				
13	Fireplace insert		✓			
14	Stove: Type _____ Fuel <u>Electric</u>	✓				
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know					N/A
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					N/A
18	Overhead door					N/A
19	Entry gate system					N/A
20	Elevator/escalators					N/A
21	Lift/hoist/crane					N/A

F.	WATER, SEWER & OTHER UTILITIES	IN WORKING CONDITION			Age If Known	COMMENTS
		Yes	No	Do Not Know		
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)					N/A
5	Drainage, storm sewers, retention ponds					N/A
6	Gray water storage/use					N/A
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump					N/A
9	Underground sprinkler system	✓		✓		
10	Fire sprinkler system					N/A
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do not know					
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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					

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G.	OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1	Included fixtures and equipment in working condition	✓			
2					
3					
4					

II. GENERAL

H.	USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1	Current use of the Property				<i>Residential</i>
2	Zoning violation, variance, conditional use, 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	Notice of zoning action related to the Property		✓		
7	Notice of ADA complaint or report		✓		
8	Other legal action		✓		

I.	ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	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	Encroachments, boundary disputes or unrecorded easements		✓		
5	Shared or common areas with adjoining properties		✓		
6	Cross-parking agreement, covenants, easements		✓		
7	Requirements for curb, gravel/paving, landscaping		✓		
8	Flooding or drainage problems: Past		✓		
9	Flooding or drainage problems: Present		✓		
10	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased				<i>N/A</i>
11	Signs: Government or private restriction problems		✓		

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1	Water rights Type <i>Public</i>		✓		
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: Public Community Well Shared Well Cistem None
 If the Property is served by a Well, a copy of the Well Permit Is Is Not attached. Well Permit #: _____
 Drilling Records Are Are not attached.
 The Water Provider for the Property can be contacted at:
 Name: *Waterbrook Water District* Address: *9850 B.W. Garton Dr. Lakewood*
 Web Site: *Meadowbrookwaterdistrict.com* Phone No: *303-760-7799*
 There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]:

80277

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RE/MAX Affiliates

Buyer's Initials: _____ Seller's Initials: *KR* 0496 0821721300070

9:30 PM 3/4/2008

Qes Contracts © 1993 - 2007 Qes, Inc. 1-800-795-7759

J.	WATER & SEWER SUPPLY (Continued)	Yes	No	Do Not	COMMENTS
<p>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.</p>					
7	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> 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	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 and other sludge, radon, methane, solvents or petroleum products		✓		
2	Underground storage tanks		✓		
3	Aboveground storage tanks		✓		
4	Underground transmission lines		✓		
5	Pets kept on the Property	✓			1 Dog
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 Smoke-free		✓		
19	Other environmental problems		✓		

L.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not Know	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).		✓		

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M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	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		✓		
7					
8					

III. LAND

N.	CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	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	Yes	No	Do Not Know	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	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	Yes	No	Do Not Know	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		✓		
3					
4					
5					

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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. 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.

_____	<i>Kari Roper</i>	<i>8.6.08</i>	_____	_____
Seller		Date	Seller	Date

_____	_____	_____	_____	_____
Seller		Date	Seller	Date

ADVISORY TO BUYER:

Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluations of the Property.

Boundaries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

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

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. Buyer hereby receipts for a copy of this Disclosure.

_____	_____	_____	_____
Buyer		Date	Buyer

_____	_____	_____	_____
Buyer		Date	Buyer

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RE/MAX[®]

AFFILIATES

1019 8th Street
Golden, Colorado 80401

Direct: 303-215-8822

(303) 845-6521 (Fax)

email: SallyAnnRoper@aol.com



**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. Check applicable boxes below.

Property Address:

6847 W. Rockland Pl.

Littleton

COLORADO

80128

Street Address

City

State

Zip

1. Licensee Measurement

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

Standard / Methodology / Manner

Exterior measurement

FHA

ANSI

Local standard

Other

Date Measured

Square Footage

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:

Source of Square Footage Information

Prior appraisal

(Date of document)

Building plans

(Date of document)

Assessor's office

(Date obtained)

08/04/2008

1614

Other

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.

RE/MAX Affiliates

1019 8th Street
Golden, Colorado 80401-5887

Telephone No: (303) 277-1322

Fax No: (303) 845-6521

Listing Broker

By:

Sally Ann Roper

Sally Ann Roper

e-mail: SallyAnnRoper@aol.com

Date:

8/5/08

The undersigned acknowledge receipt of this disclosure.

Seller

Date

Kari Roper

8.6.08

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SF94-5-04)



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(303) 845-6521 (Fax)

email: SallyAnnRoper@aol.com



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: WEDNESDAY, AUGUST 06, 2008

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. 6847 W. Rockland Pl. Littleton COLORADO 80128
Street Address City State Zip

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.
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: Meadowbrook Water District
Address: 9850B W. Girton Dr. Lakewood, CO 80227
Web Site: www.Meadowbrookwaterdistrict.com
Phone No.: 303-760-7799

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.

Buyer _____	Date _____	Buyer _____	Date _____
Buyer <u>Kari Roper</u>	Date <u>8/5/08</u>	Buyer _____	Date _____
Seller _____	Date _____	Seller _____	Date _____
Seller _____	Date _____	Seller _____	Date _____

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. SWA35-8-07 (Mandatory 1-08)

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



RE/MAX®

AFFILIATES

1019 8th Street
Golden, Colorado 80401

Direct: 303-215-8822

(303) 845-6521 (Fax)

email: SallyAnnRoper@aol.com

CLOSING INSTRUCTIONS



Date: Monday, August 04, 2008

1. PARTIES, PROPERTY.

Kari Roper

, 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. 6847 W. Rockland Pl. Littleton COLORADO 80128
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) 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 and 9.

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. EARNEST MONEY DISPUTE. Closing Company shall comply with the provisions of § 23 of the Contract incorporated herein by reference.

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

The printed portions of this form, except **differentiated** additions, have been approved by the Colorado Real Estate Commission. CL8-8-07 (Mandatory 1-08)

RE/MAX Affiliates

Buyer's Initials: _____ Seller's Initials: KR 941 PM 8/4/2008 9400 0924721300070

USE COMMENTS TO TRACK HOW/WHEN/WHO/WHAT/WHY/WHY

11. 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 (a) is a foreign person or (b) 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. ADDITIONAL PROVISIONS.

(The following additional provisions have not been approved by the Colorado Real Estate Commission.)

None Other

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

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

15. NOTICE, DELIVERY AND CHOICE OF LAW.

15.1. Physical Delivery. Except as provided in § 15.2, all notices must be in writing. Any notice to Buyer shall be effective when physically received by Buyer, any individual buyer, any representative of Buyer, or Brokerage Firm of Broker working with Buyer. Any notice to Seller shall be effective when physically received by Seller, any individual seller, any representative of Seller, or Brokerage Firm of Broker working with Seller. Any notice to Closing Company shall be effective when physically received by Closing Company, any individual of Closing Company, or any representative of Closing Company.

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

- Facsimile
- E-mail
- No Electronic Delivery.

Documents with original signatures shall be provided upon request of any party.

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

Buyer: _____ Date of signature _____

Buyer: _____ Date of signature _____

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. CL8-8-07 (Mandatory 1-08)

Seller: Kari Roper Date of signature Aug 6 2008
 Seller: _____ Date of signature _____
 Date: _____
 Closing Company's Name: STEWART TITLE
SANDY COOK _____
 Authorized Signature _____ Title _____
 Address: 300 UNION Blvd Suite 300 Lakewood, CO 80228
 Phone No.: 720-962-0167 Fax No.: 720-962-0128 Email Address: SCOOK@stewart.com

(TO BE COMPLETED ONLY BY BROKER AND CLOSING COMPANY)

(Broker)

Working with Seller Working with Buyer engages Closing Company as Broker's scrivener to complete, for a fee

not to exceed \$ \$10.00 at the sole expense of Broker, the following legal documents:

- Deed
- Bill of Sale
- Colorado Real Estate Commission approved Promissory Note
- Colorado Real Estate Commission approved Deed of Trust.

Closing Company agrees to prepare, on behalf of Broker, the indicated legal documents pursuant to the terms and conditions of the Contract.

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

Brokerage Firm's Name: RE/MAX Affiliates

Date 08/06/08 Broker's Name: SALLY ANN ROPER

Broker's Signature: Sally Ann Roper

Date: _____

Closing Company's Name: STEWART TITLE

SANDY COOK _____ CLOSER
 Authorized Signature _____ Title

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