

# **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 8<sup>TH</sup> St.  
Golden, CO 80401  
303-277-1322 Main Office**

**Earnest Money (\$5,000):**

**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](mailto:SallyAnnRoper@aol.com)  
Website: [www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)**



**RE/MAX**  
**AFFILIATES**

1019 8th Street  
 Golden, Colorado 80401  
 Direct: 303-215-8822

(303) 845-6521 (Fax)

email: [SallyAnnRoper@aol.com](mailto: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 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: Tuesday, October 13, 2009

Property Address:

6853 Johnson St.

Arvada

COLORADO

80004

Seller:

Jackson Kelley and Donna Kelley

**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 Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	N/A	COMMENTS
1	Structural problems		✓			
2	Moisture and/or water problems		✓			
3	Damage due to termites, other insects, birds, animals or rodents		✓			
4	Damage due to hail, wind, fire or flood		✓			
5	Cracks, heaving or settling problems		✓			
6	Exterior wall or window problems	✓				Some Cracked Seals
7	Exterior Artificial Stucco (EIFS)				✓	
8	Any additions or alterations made	✓				ENTIRE DECK SYSTEM
9	Building code, city or county violations		✓			

B.	ROOF	Yes	No	Do Not Know	N/A	COMMENTS
1	Roof problems					
2	Roof material <u>Wood Shake</u> Age <u>18</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 19-9-08)

(Mandatory 1-09)

RE/MAX Affiliates

Buyer's Initials: \_\_\_\_\_  
 10/13/2009 8:22 PM

Seller's Initials: JAK 0486 0928620040219

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

		IN WORKING CONDITION					
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					✓	
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	✓					
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire	✓					
4	Light fixtures	✓					
5	Switches & outlets	✓					
6	Aluminum wiring (110)					✓	
7	Electrical: Phase _____ Voltage _____ Amps <u>200</u>	✓					
8	Telecommunications (T1, fiber, cable, satellite)	✓					Comcast Cable + Internet
9	Inside telephone wiring & blocks/jacks	✓					
10	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
11	Ceiling fans	✓					
12	Garage door opener	✓					
13	Garage door control(s) # <u>2</u>	✓					
14	Intercom/doorbell						
15	In-wall speakers	✓					
16	220 volt service					✓	
17	Landscape lighting	✓					

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

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RE/MAX Affiliates

Buyer's Initials: \_\_\_\_\_  
10/13/2009 8:22 PM

Seller's Initials: *[Signature]* 0486 0928620040219  
Qes Condo © 1993 - 2009 Qes, Inc. 1-800-795-7759

E.	MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	N/A	COMMENTS
		Yes	No	Do Not Know			
6	Sauna					✓	
7	Hot tub or spa	✓					
8	Steam room/shower <i>Shower Only</i>	✓					
9	Pool					✓	
10	Heating system: Type <i>Gas</i> Fuel <i>Forced Air</i> Type _____ Fuel _____	✓					
11	Water heater: Number of <i>1</i> Fuel type <i>Gas</i> Capacity <i>50 GAL</i>	✓					
12	Fireplace: Type <i>Gas</i> Fuel _____	✓					
13	Fireplace insert					✓	
14	Stove: Type _____ Fuel _____					✓	
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know					✓	
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					✓	
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					✓	
18	Overhead door <i>Garage Door</i>	✓					
19	Entry gate system					✓	
20	Elevator/escalators					✓	
21	Lift/hoist/crane					✓	

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

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RE/MAX Affiliates

Buyer's Initials: \_\_\_\_\_  
10/13/2009 8:22 PM

Seller's Initials: *HW*  
*DR*

0486 0928620040219

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

**II. GENERAL**

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

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

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	COMMENTS
1	Water rights Type <u>Public</u>		✓			
2	Water tap fees paid in full	✓				
3	Sewer tap fees paid in full	✓				
4	Subject to augmentation plan		✓			
5	Well required to be metered				✓	
6	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.					

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RE/MAX Affiliates

Buyer's Initials: \_\_\_\_\_  
10/13/2009 8:22 PM

Seller's Initials: HW

0486 0928620040219

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J.	WATER & SEWER SUPPLY (Continued)	Yes	No	Do Not Know	COMMENTS
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The Water Provider for the Property can be contacted at:

Name: City Of Arvada  
 Web Site: http://Arvada.org

Address: 8101 Ralston Rd. Arvada 80001  
 Phone No: 720-898-7070

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	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist or have they ever existed:					
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		✓			
2	Underground storage tanks		✓			
3	Aboveground storage tanks		✓			
4	Underground transmission lines		✓			
5	Pets kept on the Property		✓			
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		✓			
7	Monitoring wells or test equipment		✓			
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		✓			
9	Mine shafts, tunnels or abandoned wells on the Property		✓			
10	Within governmentally designated geological hazard or sensitive area		✓			
11	Within governmentally designated flood plain or wetland area		✓			
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.		✓			
13	Dead, diseased or infested trees or shrubs		✓			
14	Environmental assessments, studies or reports done involving the physical condition of the Property		✓			
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓			
16	Endangered species on the Property		✓			
17	Archeological features, fossils, or artifacts on the Property		✓			
18	Interior of improvements of Property tobacco smoke-free	✓				
19	Other environmental problems		✓			

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

M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	N/A	COMMENTS
1	Any part of the Property leased to others (written or oral)		✓			
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		✓			
3	Any property insurance claim submitted (whether paid or not)		✓			
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		✓			
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		✓			
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		✓			
7						
8						
9						

**III. LAND**

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

O.	NOXIOUS WEEDS	Yes	No	Do Not Know	N/A	COMMENTS
<p>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.</p>						
<p>Have any of the following occurred to the Property within the last 3 years:</p>						
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		✓			

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RE/MAX Affiliates

Buyer's Initials: \_\_\_\_\_  
10/13/2009 8:22 PM

Seller's Initials: *SMK* 0486 0928620040219

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P.	OTHER DISCLOSURES - Land	Yes	No	Do Not Know	N/A	COMMENTS
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		<input checked="" type="checkbox"/>			
2	Conservation easement		<input checked="" type="checkbox"/>			

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:

*Jackson Kelley*  
 Jackson Kelley

Date:

*10/12/09*

Seller:

*Donna Kelley*  
 Donna Kelley

Date:

*10-18-09*

1. Even though Seller has answered the above questions to the best of 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 the best of "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: \_\_\_\_\_

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