

Real Estate Forms – Approved by the State

In Colorado and many other states, real estate brokers are required to use state approved contracts and forms as appropriate to a transaction or circumstance. If a real estate broker is a party to a transaction (e.g., listing contract, or a purchase and sale contract and broker is acting as a principal), such broker may engage counsel to prepare a form for the transaction so long as the form conspicuously states the form is not a state-approved form. If a real estate broker uses an attorney-prepared form, such broker shall continue to be responsible to make all required disclosures to all parties under applicable laws, rules and regulations governing real estate brokers. Other forms used by a broker shall not be prepared by a broker, unless otherwise permitted by law.

Colorado Real Estate Commission approved contracts and forms:

Listing Contracts

LC50 Exclusive Right to Sell

BC60 Exclusive Right to Buy

LC57 Exclusive Right-to-Lease Listing Contract

ETC59 Exclusive Tenant Contract

Sales Contracts

CBS1-10-12 Contract to Buy and Sell Real Estate-Residential

CBS2-11-12 Contract to Buy and Sell Real Estate (Income-Residential)

CBS3-11-12 Contract to Buy and Sell Real Estate - Commercial

CBS4-11-12 Contract to Buy and Sell Real Estate-Land

CBSF1-11-12 Contract to Buy and Sell Real Estate (Colorado Foreclosure Protection Act)

Addenda to Contracts

Disclosure Documents

LP45-05-04 Lead-Based Paint Disclosures (Sales)

LP46-05-04 Lead-Based Paint Disclosures (Rentals)

BD 24-5-09 Brokerage Disclosure to Buyer -Tenant

BDT 20-5-09 Brokerage Disclosure to Tenant

BDD56-5-09 Brokerage Duties Disclosure to Seller

SD16-5-09 Brokerage Disclosure to Seller (Sale by Owner)

DSD17-1-09 Dual Status Disclosure (Real Estate Broker & Mortgage Broker)

DD25-5-09 Definitions of Working Relationships

SPD19-10-11 Seller's Property Disclosure (All Types of Properties)

SPD29-10-11 Seller's Property Disclosure (Residential)

CS 23-10-06 Change of Status

SF 94 Square Footage Disclosure

Estoppel Statement

Green Disclosure

Notice of Documents

Counterproposal

Agreements to Amend/Extend Contract

Closings

Deeds of Trust

Promissory Notes

Optional Forms

Websites for Comparable Sales Information

www.trulia.com/

www.zillow.com