The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SWF30-7-09) (Mandatory 7-09)

SELLER WARNING
18-5-802 (6), C.R.S.

(Colorado Foreclosure Protection Act)

WARNING: PURCHASER, _____ (BUYER), WILL NOT ASSUME OR PAY ANY PRESENT MORTGAGE, DEEDS OF TRUST, OR OTHER LIENS OR ENCUMBRANCES AGAINST THE PROPERTY. THE SELLER, _____, UNDERSTANDS HE/SHE WILL REMAIN RESPONSIBLE FOR ALL PAYMENTS DUE ON SUCH MORTGAGES, DEEDS OF TRUST, OR OTHER LIENS OR ENCUMBRANCES AND FOR ANY DEFICIENCY JUDGMENT UPON FORECLOSURE.

I HAVE HAD THE FOREGOING READ TO ME AND UNDERSTAND THE PURCHASER, _____ (BUYER), WILL NOT ASSUME ANY PRESENT MORTGAGES, DEEDS OF TRUST, OR OTHER LIENS OR ENCUMBRANCES AGAINST THE PROPERTY DESCRIBED AS:

_____.
STREET ADDRESS CITY STATE ZIP

DATE _____

SELLER _____

Sample
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