



Colorado For Sale By Owner Service Company
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (LC50-6-23) (Mandatory 1-24).

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: 4/29/2024

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. 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 brokerage firm with only one licensed person. References in this Seller Listing Contract to Broker or Brokerage Firm mean both the licensed person and brokerage firm who serve as the Broker of Seller and perform the services for Seller required by this Seller Listing Contract.

3. DEFINED TERMS.

3.1. Seller: JTS Development LLC

3.2. Brokerage Firm: Colorado For Sale By Owner Service Company

3.3. Broker: Madelon Wecker

3.4. Property. The Property is the following legally described real estate in the County of Chaffee, Colorado:

LOT 8 SHAW RIVER RANCH SUBDIVISION PLAT 483586 AMENDED PLAT 487288

known as No. 7372 COUNTY ROAD 221 Salida, CO 81201,

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. Affordable Housing. If this box is checked, Seller represents, to the best of Seller's actual

58 knowledge, the Property **IS** part of an affordable housing program. If this box is **NOT** checked, Seller
59 represents that Property is **NOT** part of an affordable housing program.

60 **3.6. Sale; Lease.**

61 **3.6.1.** A "Sale" of the Property is the voluntary transfer or exchange of any interest in the
62 Property or the voluntary creation of the obligation to convey any interest in the Property, including a contract
63 or lease. It also includes an agreement to transfer any ownership interest in an entity which owns the
64 Property.
65

66 **3.6.2.** If this box is checked, Seller authorizes Broker to negotiate a lease of the Property. "Lease of
67 the Property" or "Lease" means any agreement between the Seller and a tenant to create a tenancy or
68 leasehold interest in the Property.

69 **3.7. Listing Period.** The Listing Period of this Seller Listing Contract begins on 4/29/2024, and
70 continues through the earlier of (1) completion of the Sale or, if applicable, Lease of the Property or (2)
71 10/31/2024, and any written extensions (Listing Period). Broker must continue to assist in the completion of
72 any Sale or Lease of the Property for which compensation is due and payable to Brokerage Firm under § 7 of
73 this Seller Listing Contract.
74

75 **3.8. Applicability of Terms.** A check or similar mark in a box means that such provision is applicable.
76 The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual
77 execution of this contract) means the date upon which both parties have signed this Seller Listing Contract.
78

79 **3.9. Day; Computation of Period of Days, Deadline.**

80 **3.9.1. Day.** As used in this Seller Listing Contract, the term "day" means the entire day ending at
81 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

82 **3.9.2. Computation of Period of Days, Deadline.** In computing a period of days, when the
83 ending date is not specified (e.g., three days after MEC), the first day is excluded and the last day is
84 included. If any deadline falls on a Saturday, Sunday, or federal or Colorado state holiday (Holiday), such
85 deadline **Will** **Will Not** be extended to the next day that is not a Saturday, Sunday, or Holiday. Should
86 neither box be checked, the deadline will not be extended.
87

88 **4. BROKERAGE RELATIONSHIP.**

89 **4.1.** If the Seller Agency box at the top of page 1 is checked, Broker represents Seller as Seller's
90 limited agent (Seller's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts
91 as a Transaction-Broker.
92

93 **4.2. In-Company Transaction – Different Brokers.** When Seller and buyer in a transaction are
94 working with different brokers within the Brokerage Firm, those brokers continue to conduct themselves
95 consistent with the brokerage relationships they have established. Seller acknowledges that Brokerage Firm
96 is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.
97

98 **4.3. In-Company Transaction – One Broker.** If Seller and buyer are both working with the same
99 Broker, Broker must function as:

100 **4.3.1. Seller's Agent.** If the Seller Agency box at the top of page 1 is checked, the parties agree
101 the following applies:

102 **4.3.1.1. Seller Agency Unless Brokerage Relationship with Both.** Broker represents
103 Seller as Seller's Agent and must treat the buyer as a customer. A customer is a party to a transaction with
104 whom Broker has no brokerage relationship. Broker must disclose to such customer the Broker's relationship
105 with Seller. However, if Broker delivers to Seller a written Change of Status that Broker has a brokerage
106 relationship with the buyer then Broker is working with both Seller and buyer as a Transaction Broker. If the
107 box in § 4.3.1.2. (**Seller Agency Only**) is checked, § 4.3.1.2. (**Seller Agency Only**) applies instead.
108

109 **4.3.1.2. Seller Agency Only.** If this box is checked, Broker represents Seller as Seller's
110 Agent and must treat the buyer as a customer.

111 **4.3.2. Transaction-Broker.** If the Transaction-Brokerage box at the top of page 1 is checked, or
112 in the event neither box is checked, Broker must work with Seller as a Transaction-Broker. A Transaction-
113 Broker must perform the duties described in § 5 and facilitate sales transactions without being an advocate or
114 agent for either party. If Seller and buyer are working with the same Broker, Broker must continue to function
115

116 as a Transaction-Broker.
117

118 **5. BROKERAGE DUTIES.** Broker, on behalf of Brokerage Firm as either a Transaction-Broker or a Seller's
119 Agent, must perform the following "**Uniform Duties**" when working with Seller:
120

121 **5.1** Broker must exercise reasonable skill and care for Seller, including, but not limited to the following:

122 **5.1.1.** Performing the terms of any written or oral agreement with Seller;

123 **5.1.2.** Presenting all offers to and from Seller in a timely manner regardless of whether the
124 Property is subject to a contract for Sale;

125 **5.1.3.** Disclosing to Seller adverse material facts actually known by Broker;

126 **5.1.4.** Advising Seller regarding the transaction and advising Seller to obtain expert advice as to
127 material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;

128 **5.1.5.** Accounting in a timely manner for all money and property received; and

129 **5.1.6.** Keeping Seller fully informed regarding the transaction.
130

131 **5.2.** Broker must not disclose the following information without the informed consent of Seller:

132 **5.2.1.** That Seller is willing to accept less than the asking price for the Property;

133 **5.2.2.** What the motivating factors are for Seller to sell the Property;

134 **5.2.3.** That Seller will agree to financing terms other than those offered;

135 **5.2.4.** Any material information about Seller unless disclosure is required by law or failure to
136 disclose such information would constitute fraud or dishonest dealing; or
137

138 **5.2.5.** Any facts or suspicions regarding circumstances that could psychologically impact or
139 stigmatize the Property.
140

141 **5.3.** Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker
142 or designee for the purpose of proper supervision, provided such supervising broker or designee does not
143 further disclose such information without consent of Seller, or use such information to the detriment of Seller.
144

145 **5.4.** Brokerage Firm may have agreements with other sellers to market and sell their properties.
146 Broker may show alternative properties not owned by Seller to other prospective buyers and list competing
147 properties for sale.

148 **5.5.** Broker is not obligated to seek additional offers to purchase the Property while the Property is
149 subject to a contract for Sale.

150 **5.6.** Broker has no duty to conduct an independent inspection of the Property for the benefit of a
151 buyer and has no duty to independently verify the accuracy or completeness of statements made by Seller or
152 independent inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial
153 condition or to verify the accuracy or completeness of any statement made by a buyer.
154

155 **5.7.** Seller understands that Seller is not liable for Broker's acts or omissions that have not been
156 approved, directed, or ratified by Seller.

157 **5.8.** When asked, Broker **Will** **Will Not** disclose to prospective buyers and cooperating brokers
158 the existence of offers on the Property and whether the offers were obtained by Broker, a broker within
159 Brokerage Firm, or by another broker. If Broker wishes to disclose the terms of any offer, Broker must first
160 obtain the Seller's written consent.
161

162 **6. ADDITIONAL DUTIES OF SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked,
163 Broker is Seller's Agent, with the following additional duties:
164

165 **6.1.** Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;

166 **6.2.** Seeking a price and terms that are set forth in this Seller Listing Contract; and

167 **6.3.** Counseling Seller as to any material benefits or risks of a transaction that are actually known by
168 Broker.
169

170 **7. COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Seller
171 agrees that any Brokerage Firm compensation that is conditioned upon the Sale of the Property will be
172 earned by Brokerage Firm as set forth herein without any discount or allowance for any efforts made by
173
174

175 Seller or by any other person in connection with the Sale of the Property.

176 **7.1. Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay
177 Brokerage Firm as follows:

178 **7.1.1. Sale Commission.** (1) .5 % of the gross purchase price or (2) \$995.00, in U.S. dollars.
179 Brokerage Firm agrees to contribute from the Sale Commission to outside brokerage firms' commission 3 %
180 of the gross purchase price or n/a, in U.S. dollars.

182 **7.1.2. Lease Commission.** If the box in § 3.6.2. is checked, Brokerage Firm will be paid a fee
183 equal to (1) n/a % of the gross rent under the lease, or (2) n/a, in U.S. dollars, payable as follows: n/a.
184 Brokerage Firm agrees to contribute from the Lease Commission to outside brokerage firms' commission n/a
185 % of the gross rent or n/a, in U.S. dollars.

186 **7.1.3. Other Compensation.**

187 The seller agrees to pay a non-refundable deposit of \$495.00 due upon invoicing.

188 **7.2. When Earned.** Such commission is earned upon the occurrence of any of the following:

189 **7.2.1.** Any Sale of the Property within the Listing Period by Seller, by Broker or by any other
190 person;

191 **7.2.2.** Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as
192 specified in this Seller Listing Contract; or

193 **7.2.3.** Any Sale (or Lease if § 3.6.2. is checked) of the Property within 120 calendar days after
194 the Listing Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name
195 was submitted, in writing, to Seller by Broker during the Listing Period (Submitted Prospect). However, Seller
196 **Will** **Will Not** owe the commission to Brokerage Firm under this § 7.2.3. if a commission is earned by
197 another licensed brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover
198 Period and a Sale or Lease to a Submitted Prospect is consummated. If no box is checked in this § 7.2.3.,
199 then Seller does not owe the commission to Brokerage Firm.

200 **7.3. When Applicable and Payable.** The commission obligation applies to a Sale made during the
201 Listing Period or any extension of such original or extended term. The commission described in § 7.1.1. is
202 payable at the time of the closing of the Sale, or, if there is no closing (due to the refusal or neglect of Seller)
203 then on the contracted date of closing, as contemplated by § 7.2.1. or § 7.2.3., or upon fulfillment of § 7.2.2.
204 where the offer made by such buyer is not accepted by Seller.

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

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

216 **9.1. MLS/Information Exchange.**

217 **9.1.1.** The Property **Will** **Will Not** be submitted to one or more MLS and **Will**
218 **Will Not** be submitted to one or more property information exchanges. If submitted, Seller authorizes
219 Broker to provide a copy of this Seller Listing Contract to the MLS or information exchange, if requested,
220 timely provide notice of any listing status change (e.g.: active, under contract, pending, sold) to such MLS
221 and information exchanges, and, upon transfer of deed from Seller to buyer, provide all required sales
222 information to such MLS and information exchanges.

223 **9.1.2.** Seller authorizes the use of electronic and all other marketing methods except:
224 n/a

225 **9.1.3.** Seller further authorizes use of the data by MLS and property information exchanges, if

233 any.

234 9.1.4. The Property Address Will Will Not be displayed on the Internet.

235 9.1.5. The Property Listing Will Will Not be displayed on the Internet.

236 **9.2. Property Access.**

237 9.2.1. Broker may access the Property by:

238 Electronic Lock Box Manual Lock Box

239 Seller will be present for all showings

240 Other instructions:

241 n/a

242 9.2.2. Other than Broker, Seller further authorizes the following persons to access the Property
243 using the method described in § 9.2.1.

244 Actively Licensed Real Estate Brokers Licensed Appraisers

245 Unlicensed Broker Assistants Unlicensed Inspectors

246 Other: n/a

247 **9.3. Broker Marketing.**

248 9.3.1. The following specific marketing tasks will be performed by Broker:

249 n/a

250 9.3.2. Seller authorizes videos and pictures of both the interior and exterior of the Property
251 except:

252 n/a

253 **9.4. Marketing Termination.** Broker and Brokerage Firm may discontinue using any marketing
254 materials if, in Brokerage Firm's sole discretion, Broker or Brokerage Firm receives a credible threat of
255 litigation or a complaint regarding the use of such marketing material. Upon expiration of the Listing Period
256 and request from Seller, Broker will use reasonable efforts to remove information submitted to the MLS
257 and/or information exchanges. Seller understands that information submitted to either the MLS or information
258 exchanges may be difficult, if not impossible, to remove from syndicators and the Internet and releases
259 Broker from any liability for Broker's inability to remove the information.

260 **10. SELLER'S OBLIGATIONS TO BROKER; DISCLOSURES AND CONSENT.**

261 **10.1. Negotiations and Communication.** Seller agrees to conduct all negotiations for the Sale or
262 Lease of the Property only through Broker and to refer to Broker all communications received in any form
263 from real estate brokers, prospective buyers, tenants, or any other source during the Listing Period of this
264 Seller Listing Contract.

265 **10.2. Advertising.** Seller agrees that any advertising of the Property by Seller (e.g., Internet, print,
266 and signage) must first be approved by Broker.

267 **10.3. No Existing Listing Agreement.** Seller represents that Seller Is Is Not currently a party
268 to any listing agreement with any other broker to sell the Property. Seller further represents that Seller Has
269 Has Not received a list of "Submitted Prospects" pursuant to a previous listing agreement to sell the
270 Property with any other broker.

271 **10.4. Ownership of Materials and Consent.** Seller represents that all materials (including all
272 photographs, renderings, images, videos, or other creative items) supplied to Broker by or on behalf of Seller
273 are owned by Seller, except as Seller has disclosed in writing to Broker. Seller is authorized and grants to
274 Broker, Brokerage Firm, and any MLS (that Broker submits the Property to) a nonexclusive irrevocable,
275 royalty-free license to use such material for marketing of the Property, reporting as required as well as the
276 publishing, display, and reproduction of such material, compilation, and data. This license survives the
277 termination of this Seller Listing Contract. Unless agreed to otherwise, all materials provided by Broker
278 (photographs, renderings, images, videos, or other creative items) may not be used by Seller for any reason.

279 **10.5. Colorado Foreclosure Protection Act.** The Colorado Foreclosure Protection Act (Act)
280 generally applies if (1) the Property is residential, (2) Seller resides in the Property as Seller's principal

291 residence, (3) buyer's purpose in purchase of the Property is not to use the Property as buyer's personal
292 residence, and (4) the Property is in foreclosure or buyer has notice that any loan secured by the Property is
293 at least thirty (30) days delinquent or in default. If all requirements 1, 2, 3, and 4 are met and the Act
294 otherwise applies, then a contract between buyer and Seller for the sale of the Property that complies with
295 the provisions of the Act is required. If the transaction is a Short Sale transaction and a Short Sale
296 Addendum is part of the Contract between Seller and buyer, the Act does not apply. It is recommended that
297 Seller consult with an attorney.
298
299

300 **11. PRICE AND TERMS.** The following Price and Terms are acceptable to Seller:

301 **11.1. Price.** U.S. \$ 550,000

302 **11.2. Terms.** Cash Conventional FHA VA Other: n/a

303 **11.3. Loan Discount Points.**

304 n/a

305
306 **11.4. Buyer's Closing Costs (FHA/VA).** Seller must pay closing costs and fees, not to exceed \$ n/a,
307 that Buyer is not allowed by law to pay, for tax service and n/a.

308 **11.5. Earnest Money.** Minimum amount of earnest money deposit U.S. \$ 50,000 in the form of Wire
309 Transfer

310 **11.6. Seller Proceeds.** Seller will receive net proceeds of closing as indicated: **Cashier's Check** at
311 Seller's expense; **Funds Electronically Transferred (Wire Transfer)** to an account specified by Seller, at
312 Seller's expense; or **Closing Company's Trust Account Check** . Wire and other frauds occur in real
313 estate transactions. Any time Seller is supplying confidential information such as social security numbers or
314 bank account numbers, Seller should provide the information in person or in another secure manner.
315

316 **11.7. FIRPTA.** Pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA), the Internal
317 Revenue Service (IRS) may require a substantial portion of Seller's proceeds be withheld after Closing when
318 Seller is a foreign person. If the box in this Section is checked, Seller represents that Seller **IS** a foreign
319 person for purposes of U.S. income taxation and authorizes Broker to disclose such status. If the box in this
320 Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income
321 taxation.
322

323 **11.8. Colorado Withholding.** If Seller is not exempt, the Colorado Department of Revenue may
324 require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado
325 resident after Closing.
326

327
328 **12. DEPOSITS.** Brokerage Firm is authorized to accept earnest money deposits received by Broker
329 pursuant to a proposed contract for the Sale of the Property. Brokerage Firm is authorized to deliver the
330 earnest money deposit to the closing agent, if any, at or before the closing of the contract for the Sale of the
331 Property.
332

333 **13. INCLUSIONS AND EXCLUSIONS.**

334 **13.1. Inclusions.** The Purchase Price includes the following items (Inclusions):

335 **13.1.1. Inclusions – Attached.** If attached to the Property on the date of this Seller Listing
336 Contract, the following items are included unless excluded under §13.2. (Exclusions): lighting, heating,
337 plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable)
338 wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen
339 appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door
340 openers (including n/a remote controls). If checked, the following are owned by the Seller and included
341 (leased items should be listed under §13.1.6. (Leased Items): None Solar Panels Water Softeners
342 Security Systems Satellite Systems (including satellite dishes). If any additional items are attached to
343 the Property after the date of this Seller Listing Contract, such additional items are also included.
344

345 **13.1.2. Inclusions – Not Attached.** If on the Property, whether attached or not, on the date of
346 this Seller Listing Contract, the following items are included unless excluded under §13.2. (Exclusions): storm
347 windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and
348
349

350 treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves,
351 storage sheds, carbon monoxide alarms, smoke/fire detectors, and all keys.

352 **13.1.3. Other Inclusions.** The following items, whether fixtures or personal property, are also
353 included in the Purchase Price:

354 n/a

355 **13.1.4. Encumbered Inclusions.** Any Inclusions owned by Seller (e.g., owned solar panels)
356 must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real
357 estate taxes for the year of Closing), liens and encumbrances, except:

358 n/a

360 **13.1.5. Personal Property Conveyance.** Conveyance of all personal property will be by bill of
361 sale or other applicable legal instrument.

362 **13.1.6. Leased Items.**

363 **13.1.6.1.** The following leased items are part of the transaction:

364 n/a

366 **13.1.6.2. Lease Documents.** Seller agrees to supply to buyer, as will be set forth in the final
367 contract between Seller and buyer, the documents between Seller and Seller's lessor regarding the lease,
368 leased item, cost, and other terms including requirements imposed upon a buyer if buyer is assuming the
369 leases.

370 **13.2. Exclusions.** The following are excluded (Exclusions):

371 n/a

372 **13.3. Trade Fixtures.** The following trade fixtures are included:

373 n/a

374

375
376 The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes
377 (except personal property taxes for the year of closing), liens and encumbrances, except n/a. Conveyance
378 will be by bill of sale or other applicable legal instrument.

379 **13.4. Parking and Storage Facilities.** The use or ownership of the following parking facilities:

380 n/a; and the use or ownership of the following storage facilities:

381 n/a

382 **13.5. Water Rights/Well Rights.**

383 **13.5.1. Deeded Water Rights.** The following legally described water rights:

384 n/a

385

386
387 Seller agrees to convey any deeded water rights by a good and sufficient n/a deed at Closing.

388 **13.5.2. Other Rights Relating to Water.** The following rights relating to water not included in §§
389 13.5.1., 13.5.3., and 13.5.4.:

390 n/a

391 **13.5.3. Well Rights.** The Well Permit # is 88076- F.

392 **13.5.4. Water Stock Certificates.** The water stock certificates are as follows:

393 n/a

394 **13.6. Growing Crops.** The following growing crops:

395 n/a

396

397 **14. TITLE AND ENCUMBRANCES.**

398 **14.1. Seller Representation.** Seller represents that title to the Property is solely in Seller's name.

399 **14.2. Delivery of Documents.** Seller must deliver to Broker true copies of all relevant title materials,
400 leases, improvement location certificates and surveys in Seller's possession and must disclose all
401 easements, liens, and other encumbrances, if any, on the Property, of which Seller has knowledge.
402

403

404 **14.3. Conveyance.** In case of Sale, Seller agrees to convey the Property, by a good and sufficient:
405

406

407

408 special warranty deed general warranty deed bargain and sale deed quit claim deed
409 personal representative's deed n/a deed. If title will be conveyed using a special warranty deed or a
410 general warranty deed, unless otherwise specified in § 28 (Additional Provisions) below, title will be conveyed
411 "subject to statutory exceptions" as defined in § 38-30-113, C.R.S. Seller's conveyance of the Property to a
412 buyer will convey only that title Seller has in the Property.
413

414 **14.4. Monetary Encumbrances.** Property must be conveyed free and clear of all taxes, except the
415 general taxes for the year of closing. All monetary encumbrances (such as mortgages, deeds of trust, liens,
416 financing statements) must be paid by Seller and released except as Seller and buyer may otherwise agree.
417 Existing monetary encumbrances are as follows:

418 n/a

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

422 **14.5. Tenancies.** The Property will be conveyed subject to the following leases and tenancies for
423 possession of the Property:

424 n/a

425
426
427 **15. EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense unless the parties agree in
428 writing to a different arrangement, a current commitment and an owner's title insurance policy in an amount
429 equal to the Purchase Price as specified in the contract for the Sale of the Property, or if this box is checked,
430 **An Abstract of Title** certified to a current date.
431

432 **16. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association
433 assessment is currently payable at approximately \$30.00 per Month and that there are no unpaid regular or
434 special assessments against the Property except the current regular assessments and except n/a. Seller
435 agrees to promptly request the owners' association to deliver to buyer before date of closing a current
436 statement of assessments against the Property.
437
438

439 **17. POSSESSION.** Possession of the Property will be delivered to buyer as follows: Upon Delivery of
440 Deed and Funding, subject to leases and tenancies as described in § 14.
441
442

443 **18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

444 **18.1. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all
445 adverse material facts actually known by such broker including but not limited to adverse material facts
446 pertaining to the title to the Property and the physical condition of the Property, any material defects in the
447 Property, and any environmental hazards affecting the Property which are required by law to be disclosed.
448 These types of disclosures may include such matters as structural defects, soil conditions, violations of
449 health, zoning or building laws, and nonconforming uses and zoning variances. Seller agrees that any buyer
450 may have the Property and Inclusions inspected and authorizes Broker to disclose any facts actually known
451 by Broker about the Property.
452

453 **18.2. Seller's Obligations.**

454 **18.2.1. Seller's Property Disclosure Form.** Seller **Agrees** **Does Not Agree** to provide on
455 or before the sale contract's respective deadline a Seller's Property Disclosure form completed to Seller's
456 current, actual knowledge. Colorado law requires Seller to disclose certain facts regardless of whether Seller
457 is providing a Seller's Property Disclosure form. Typically, the contract requires disclosure of adverse material
458 facts actually known by Seller.
459

460 **18.2.2. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or
461 more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed
462 Lead-Based Paint Disclosure (Sales) form must be signed by Seller and the real estate licensees, and given
463 to any potential buyer in a timely manner.

464 **18.2.3. Carbon Monoxide Alarms.** Note: If the improvements on the Property have a fuel-fired
465 heater or appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping
466

466 purposes (Bedroom), Seller understands that Colorado law requires that Seller assure the Property has an
467 operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a
468 location as required by the applicable building code, prior to offering the Property for sale or lease.
469

470 **18.2.4. Condition of Property.** The Property will be conveyed in the condition existing as of the
471 date of the contract for Sale or Lease of the Property, ordinary wear and tear excepted, unless Seller, at
472 Seller's sole option, agrees in writing to any repairs or other work to be performed by Seller.
473

474 **19. DEFAULT; RIGHT TO CANCEL.** If any obligation is not performed timely as provided in this Contract
475 or waived, the non-defaulting party has the following remedies:
476

477 **19.1. If Broker is in Default.** In the event the Broker fails to substantially perform under this Seller
478 Listing Contract, Seller has the right to cancel this Seller Listing Contract, including all rights of Brokerage
479 Firm to any compensation. Any rights of Seller to damages, if any, that accrued prior to cancellation will
480 survive such cancellation.

481 **19.2. If Seller is in Default.** In the event the Seller fails to substantially perform under this Seller
482 Listing Contract to include Seller's or occupant's failure to reasonably cooperate with Broker, Brokerage Firm
483 may cancel this Seller Listing Contract upon written notice to Seller. Any rights of Brokerage Firm that
484 accrued prior to cancellation will survive such cancellation, to include Brokerage Firm's damages.
485

486 **19.3. Additional Rights of Brokerage Firm to Cancel.** Brokerage Firm may cancel this Seller Listing
487 Contract upon written notice to Seller that title is not satisfactory to Brokerage Firm. Although Broker has no
488 obligation to investigate or inspect the Property and no duty to verify statements made, Brokerage Firm has
489 the right to cancel this Seller Listing Contract if any of the following are unsatisfactory: (1) the physical
490 condition of the Property or Inclusions, (2) any proposed or existing transportation project, road, street or
491 highway, (3) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect
492 on the Property or its occupants, or (4) any facts or suspicions regarding circumstances that could
493 psychologically impact or stigmatize the Property. In the event Brokerage Firm exercises its right to cancel
494 under this provision, Brokerage Firm waives all rights to pursue damages.
495

496 **20. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums
497 received will be: (1) paid to Seller in its entirety; (2) divided between Brokerage Firm and Seller,
498 one-half to Brokerage Firm but not to exceed the Brokerage Firm compensation agreed upon herein, and the
499 balance to Seller; (3) Other: n/a If no box is checked in this Section, choice (1), paid to Seller in its
500 entirety, applies. Any forfeiture of payment under this Section will not reduce any Brokerage Firm
501 compensation owed, earned and payable under § 7.
502
503

504 **21. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage
505 Firm must bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate
506 cooperating brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products
507 or services unless Seller agrees in writing to pay for them promptly when due (e.g., surveys, radon tests, soil
508 tests, title reports, engineering studies, property inspections). Unless otherwise agreed, neither Broker nor
509 Brokerage Firm is obligated to advance funds for Seller. Seller must reimburse Brokerage Firm for payments
510 made by Brokerage Firm for such products or services authorized by Seller.
511
512

513 **22. DISCLOSURE OF SETTLEMENT COSTS.** Seller acknowledges that costs, quality, and extent of
514 service vary between different settlement service providers (e.g., attorneys, lenders, inspectors, and title
515 companies).
516

517 **23. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm is responsible for
518 maintenance of the Property nor are they liable for damage of any kind occurring to the Property, unless such
519 damage is caused by their negligence or intentional misconduct.
520
521

522 **24. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective
523 buyers because of their inclusion in a "protected class" as defined by federal, state, or local law. "Protected
524

525 classes” include, but are not limited to, race, creed, color, sex, sexual orientation, gender identity, marital
526 status, familial status, physical or mental disability, handicap, religion, military status, hair style/texture,
527 national origin, or ancestry of such person. Seller authorizes Broker to withhold any supplemental information
528 about the prospective buyer if such information would disclose a buyer’s protected class(es). However, any
529 financial, employment or credit worthiness information about the buyer received by Broker will be submitted
530 to Seller. Seller understands and agrees that the Broker may not violate federal, state, or local fair housing
531 laws.
532

533 **25. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Seller
534 acknowledges that Broker has advised that this document has important legal consequences and has
535 recommended consultation with legal and tax or other counsel before signing this Seller Listing Contract.
536

537 **26. MEDIATION.** If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is
538 not resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a
539 process in which the parties meet with an impartial person who helps to resolve the dispute informally and
540 confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing,
541 before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally
542 in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire
543 dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by
544 one party to the other at the other party’s last known address.
545
546

547 **27. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the
548 arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney
549 and legal fees.
550

551 **28. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the
552 Colorado Real Estate Commission.)
553

554 n/a
555

556 **29. ATTACHMENTS.** The following are a part of this Seller Listing Contract:
557

558 n/a
559

560 **30. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract is
561 deemed to inure to the benefit of any person other than Seller, Broker, and Brokerage Firm.
562

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

564 **31.1. Physical Delivery and Notice.** Any document or notice to Brokerage Firm or Seller must be in
565 writing, except as provided in § 31.2. and is effective when physically received by such party, or any
566 individual named in this Seller Listing Contract to receive documents or notices for such party.
567

568 **31.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in
569 electronic form to Brokerage Firm or Seller, or any individual named in this Seller Listing Contract to receive
570 documents or notices for such party, at the electronic address of the recipient by facsimile, email or **CTM**
571 **Contracts.**
572

573 **31.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email
574 at the email address of the recipient, (2) a link or access to a website or server provided the recipient
575 receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax
576 No.) of the recipient.
577

578 **31.4. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder are governed by
579 and construed in accordance with the laws of the state of Colorado that would be applicable to Colorado
580 residents who sign a contract in Colorado for real property located in Colorado.
581

582 **32. MODIFICATION OF THIS SELLER LISTING CONTRACT.** No subsequent modification of any of the

583 terms of this Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing
584 and signed by the parties.
585

586 **33. COUNTERPARTS.** This Seller Listing Contract may be executed by each of the parties, separately,
587 and when so executed by all the parties, such copies taken together are deemed to be a full and complete
588 contract between the parties.
589

590
591 **34. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties and any
592 prior agreements, whether oral or written, have been merged and integrated into this Seller Listing Contract.
593

594 **35. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by
595 Broker, including all attachments.
596

597 Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm
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599

600 **Seller:**
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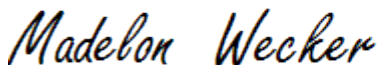


Date: 4/29/2024

Seller: **JTS Development LLC**

By: John T. Shaw, Managing Member

Brokerage Firm:



Date: 4/29/2024

Broker's Name: **Madelon Wecker**

Brokerage Firm's Name: **Colorado For Sale By Owner Service Company**

Brokerage Firm Address: **6406 Silver Mesa Drive Highlands Ranch, CO 80130**

Broker Phone No.: **720-498-9909** Broker Fax No.:

Broker Email Address: **madelon@coloradofsboservices.com**

LC50-6-23 EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

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