

OWNER'S/SELLER'S CLOSING AFFIDAVIT (COLORADO)

STATE OF COLORADO

ss:

COUNTY OF _____,

Note: In this instrument, the pronoun "I" shall mean "We" when there is more than one Owner/Seller.

I, _____ [*name of Affiant*], of _____
[*address*], in the [City/Town] of _____, State of Colorado, on this _____ day of _____, _____, as Affiant, being sworn, deposes and says that:

1. I am at least twenty-one (21) years of age. I am the sole owner of the real estate and improvements located at _____ [address] (the "Property"). I received a deed to the Property dated the _____ day of _____, _____. I am now the seller of the Property.
2. [I am not married./ We have been and are now married to each other.]
3. In this Affidavit, a lien is a legal claim of another against property for (a) the payment of a debt or (b) the performance of an obligation. There are no liens against the Property as a result of (a) debts that I owe or (b) obligations that I have undertaken, except for the following:
 - (i) Real estate taxes and assessments for this year;
 - (ii) Other: _____
4. During the last sixty (60) days prior to the execution hereof, I have made no repairs, additions or improvements, nor have I ordered or contracted for any labor or materials to be performed or furnished to the Property which have not been paid in full.

I do not owe any money for improvements, labor or materials performed on, or furnished to, the Property within the sixty (60) days immediately preceding the date hereof. Nor have I received any notice from anyone claiming to not have been paid in full. There are no outstanding or disputed claims for any such work or items. No such work is now in progress.
5. I have paid fully for any and all fixtures, appliances or other personal property attached to, or otherwise used with, the improvements on the Property.

THIS IS A 3-PAGE FORM.