

Boxes and Blanks Sample Page layout.

LEFT PAGE is the **Contract Form** (with # Blanks/Boxes).

RIGHT PAGE contains the **Instructions**.

BOXES & BLANKS INSTRUCTIONS:

- 1. FIND THE # IN THE CHECK BOX OR BLANK.**
- 2. REFER TO THE SAME # IN THE BOXES & BLANKS INSTRUCTIONS.**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS1-10-06) (Mandatory 1-07)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING. CONTRACT TO BUY AND SELL REAL ESTATE (ALL TYPES OF PROPERTIES)

Date: 1

Purchase Price: \$ 2

1. AGREEMENT. Buyer agrees to buy, and Seller agrees to sell, the Property defined below on the terms and conditions set forth in this contract (Contract).

2. DEFINED TERMS.

a. Buyer. Buyer, 3, will take title to the real property described below as 4 **Joint Tenants** 5 **Tenants In Common** 6 **Other** 7.

INSTRUCTIONS

Note: The following are general guidelines for completion of the approximately 307 blanks and check boxes along with guidelines for dates and deadlines. Use of the § symbol is to the respective Section of the Contract to Buy and Sell form. Particular transactions may require modification of this guideline. Individual preferences and availability of the parties, lawyers, and other participants may likewise dictate different dates, be used, for example, in a “quick” closing situation, all the dates most likely will need to be accelerated. If you are a broker or associate, be certain to confer with your Supervising Broker. If you obtain advice of counsel, especially if you are paying for the advice, it is best to follow that advice and recommendation.

The number of each Instruction corresponds with the particular Box or Blank in the Contract to Buy and Sell on the facing page opposite of the Instruction.

Blank & Box #

- 1. Date.** Insert the date you or your client signs the contract form in blank # 1.
- 2. Purchase Price.** Insert the purchase price of the Property in blank # 2.
- 3. Buyer.** Fill in the Buyer’s legal name from the Buyer’s Driver’s license. If an entity, use the actual name filed with the Colorado Secretary of State’s Office. www.sos.state.co.us/.
- 4. Joint Tenants Box.** Check the box to have co-owners own Property “with right of survivorship.” (This is most common for husband and wife). Property will not go through Probate. Upon death this interest ends.
- 5. Tenant in Common Box.** Check the box to have co-owners own Property as “tenants in common,” not as Joint Tenants. If not married, co-owners should have their lawyer prepare a co-ownership agreement. Upon death of the deceased, the interest is transferred according to the deceased’s will.
- 6. Other Box.** If only one Buyer, as Tenant in Severalty. This box can be used if Buyer is an entity, e.g. a Trust, Corporation, Limited Liability Company, etc.
- 7. Other Ownership Blank.** Fill in the type of entity.