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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (RA33-6-23) (Mandatory 1-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

RESIDENTIAL ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE

Date: April 8, 2024

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Residential Addendum (Addendum) is made a part of the following contract that is checked:

[] Contract to Buy and Sell Real Estate (Land) between Seller and Buyer (Contract) dated N/A relating to the sale of the Property, or;

[X] Contract to Buy and Sell Real Estate (Commercial) between Seller and Buyer (Contract) dated N/A relating to the sale of the Property

known as 2833 Broadway Boulder Colorado 80304 (Property).
Street Address City State Zip

This Addendum shall control in the event of any conflict with the Contract. Except as modified, all other terms and provisions of the Contract shall remain the same. Terms used herein shall have the same meaning as in the Contract.

2. PURPOSE. The Property contains, in part, one or more residences but the Contract does not contain required provisions that are set forth in this Addendum. The Contract provisions are added or amended as follows:

4.5.3. Loan Limitations. Buyer may purchase the Property using any of the following types of loan: [] Conventional [] FHA [] VA [] Bond [] Other N/A.

If either or both of the FHA or VA boxes are checked, and Buyer closes the transaction using one of those loan types, Seller agrees to pay those closing costs and fees that Buyer is not allowed by law to pay not to exceed \$ N/A.

4.5.4. Loan Estimate - Monthly Payment and Loan Costs. Buyer is advised to review the terms, conditions and costs of Buyer's New Loan carefully. If Buyer is applying for a residential loan, the lender generally must provide Buyer with a Loan Estimate within three days after Buyer completes a loan application. Buyer also should obtain an estimate of the amount of Buyer's monthly mortgage payment.

6.2.2. FHA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender, setting forth the appraised value of the Property of not less than \$ N/A. The purchaser (Buyer) shall have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy himself/herself/themselves that the price and condition of the Property are acceptable.

6.2.3. VA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

8.4. Special Taxing/Metropolitan Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO

50 **GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES**
 51 **ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE**
 52 **PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT**
 53 **WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH**
 54 **INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE**
 55 **SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY**
 56 **TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING**
 57 **FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND**
 58 **RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is: *N/A*.**

59 **8.5. Tax Certificate.** A tax certificate paid for by Seller Buyer, for the Property listing any special taxing/
 60 metropolitan districts that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If
 61 the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before
 62 **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option,
 63 has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's
 64 receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be
 65 required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing.
 66 If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as
 67 satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in § 4.5.3. (Loan Limitations)
 68 prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

69 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer Does
 70 **Does Not** acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of
 71 potable water for the Property. There is **No Well**. Buyer Does Does Not acknowledge receipt of a copy of the current
 72 well permit.

73 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND**
 74 **WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO**
 75 **DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

76 **10.10. Lead-Based Paint.**

77 **10.10.1. Lead-Based Paint Disclosure.** Unless exempt, if the Property includes one or more residential
 78 dwellings constructed or a building permit was issued prior to January 1, 1978, for the benefit of Buyer, Seller and all required real
 79 estate licensees must sign and deliver to Buyer a completed Lead-Based Paint Disclosure (Sales) form on or before the **Lead-Based**
 80 **Paint Disclosure Deadline**. If Buyer does not timely receive the Lead-Based Paint Disclosure, Buyer may waive the failure to timely
 81 receive the Lead-Based Paint Disclosure, or Buyer may exercise Buyer's Right to Terminate under § 24.1. by Seller's receipt of
 82 Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**.

83 **10.10.2. Lead-Based Paint Assessment.** If Buyer elects to conduct or obtain a risk assessment or inspection
 84 of the Property for the presence of Lead-Based Paint or Lead-Based Paint hazards, Buyer has a Right to Terminate under § 24.1. by
 85 Seller's receipt of Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**. Buyer
 86 may elect to waive Buyer's right to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based
 87 Paint or Lead-Based Paint hazards. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the
 88 condition of the Property relative to any Lead-Based Paint as satisfactory, and Buyer waives any Right to Terminate under this
 89 provision.

90 **10.11. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired heater or appliance,
 91 a fireplace, or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties
 92 acknowledge that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within
 93 fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code.

94 **10.12. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed,
 95 cooked, disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property
 96 was remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S. Buyer
 97 further acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has
 98 ever been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's
 99 written Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test results that indicate the
 100 Property has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of
 101 the State Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the
 102 results of the test.

103 **10.13. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND**
 104 **ENVIRONMENT STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST**
 105 **PERFORMED BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE**
 106 **RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON**

107 CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.
108 RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON
109 GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER.
110 RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS
111 AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL
112 PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST
113 RESULTS OF THE RESIDENTIAL REAL PROPERTY.

114 AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF
115 PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. § 25-11-114(2)(A) THAT PROVIDES
116 ADVICE ABOUT “RADON AND REAL ESTATE TRANSACTIONS IN COLORADO” IS AVAILABLE AT:
117 [HTTPS://CDPHE.COLORADO.GOV/RADON-AND-REAL-ESTATE.](https://cdphe.colorado.gov/radon-and-real-estate)
118

119 **18.5. Home Warranty.** Seller and Buyer are aware of the existence of pre-owned home warranty programs that
120 may be purchased and may cover the repair or replacement of such Inclusions.
121

122
123

DocuSigned by:
 4/8/2024 | 1:10 PM MDT
FD790894A69C4B8...
Buyer *County of Boulder State of Colorado* Date

 04/08/2024
Seller *Mental Health Center of Boulder County* Date

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