

List of New and Revised 2012 Colorado Real Estate Commission Forms vs. the 2011 Forms

Form #	Title of the form that is new or revised
AE41-10-11	Agreement To Amend /Extend Contract
CBS1-10-11	Contract To Buy And Sell Real Estate (Residential)
CBS2-10-11	Contract To Buy And Sell Real Estate (Income-Residential)
CBS3-10-11	Contract To Buy And Sell Real Estate (Commercial)
CBS4-10-11	Contract To Buy And Sell Real Estate (Land)
CBSF1-10-11	Contract To Buy And Sell Real Estate (Residential-Foreclosure)
CP40-10-11	Counterproposal
ES95-10-11	Estoppel Statement— NEW FORM
LB36-10-11	Licensee Buy-Out Addendum
NTC43-10-11	Inspection Objection (formerly, Inspection Notice)
NTT44-10-11	Notice To Terminate
PCO70-10-11	Post-Closing Occupancy Agreement— NEW FORM
RA33-10-11	Residential Addendum
SPD19-10-11	Seller's Property Disclosure (All Types Of Properties)
SPD29-10-11	Seller's Property Disclosure (Residential)
SSA38-10-11	Short Sale Addendum (Contract to Buy and Sell Real Estate)
SSA39-10-11	Short Sale Addendum (Seller Listing Contract)— NEW FORM

Compared to 2011, seventeen forms are revised or completely new. Some of the revisions are minor and clerical in nature. We will spend very little to no time at all reviewing these types of changes. There are, however, **changes that greatly affect** how the transaction is administered and **these changes are thoroughly discussed**.

The class time and 170-page manual is **dedicated to scenarios that you encounter often**—not something that may occur once every few years, or never. For example, since **this class is focused on residential transactions**, CBS 1 is covered in great detail. CBS2 is moderately covered and CBS3 & 4 are not part of the curriculum. And, because of the amended legislation to the Colorado Foreclosure Protection Act, CBSF1 is also not part of the curriculum (the exclusion of these forms is explained in class).



Keeping current with the forms is important, but **this class is much more than simply explaining the changes**.

Incorporating 27 forms and 35 phrases, you'll benefit from a **seamless presentation** about the **how, why and when** of using the forms as tools of your trade—tools and procedures available to you that **commence, administer and successfully conclude the transaction**.