

THIS DISCLOSURE IS MADE PURSUANT TO THE REQUIREMENTS OF THE COLORADO REAL ESTATE COMMISSION AND THE DIRECTOR OF THE COLORADO DIVISION OF REAL ESTATE.

**DUAL STATUS DISCLOSURE
(REAL ESTATE BROKER AND MORTGAGE BROKER)**

The Broker, _____, is a licensed real estate broker and a licensed mortgage broker in the State of Colorado.

THE BUYER/BORROWER IS NOT REQUIRED TO USE THE BROKER'S SERVICES TO OBTAIN A MORTGAGE LOAN. THERE MAY BE OTHER MORTGAGE BROKERS THAT PROVIDE SIMILAR SERVICES.

The Broker **Is** **Is Not** acting in a dual capacity as a real estate broker and a mortgage broker in the transaction. The Broker **Is** **Is Not** accepting a placement fee, commission or other valuable consideration for directly or indirectly placing a loan with a mortgage lender or its representative.

The Buyer/Borrower _____ **Does** **Does Not** consent to the Broker acting in a dual capacity as a licensed real estate broker and a licensed mortgage broker in the transaction. The Buyer/Borrower **Does** **Does Not** consent to the Broker receiving a placement fee, commission or other valuable consideration for placing a loan with a mortgage lender or its representative in the real estate transaction.

THIS IS NOT A CONTRACT AND IS NOT COMPREHENSIVE OF ALL DISCLOSURES REQUIRED BY §§ 12-61-101, C.R.S., et. seq., 12-61-801, C.R.S., et. seq., and 12-61-901, C.R.S., et. seq.

BUYER/BORROWER ACKNOWLEDGMENT:

The Buyer acknowledges receipt of this document on _____.

Buyer/Borrower

Buyer/Borrower

BROKER ACKNOWLEDGMENT:

On _____, the Broker provided _____ (Buyer/Borrower) with a copy of this document via _____ and retained a copy for the Broker's records. Broker also acknowledges that Broker has made a full and fair disclosure to the Buyer/Borrower of all material features of the loan product and all facts material to the transaction.

Broker