



Colorado Group Realty, Inc.
 P.O. Box 775430 • 509 Lincoln Avenue
 Steamboat Springs, Colorado 80477
 Ph: 970-870-8800 • Fax: 970-870-2803

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: 3432 Flagstone Court Steamboat Springs, CO 80487

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner.

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior measurement	n/a	n/a
<input type="checkbox"/> FHA	n/a	n/a
<input type="checkbox"/> ANSI	n/a	n/a
<input type="checkbox"/> Local standard n/a	n/a	n/a
<input type="checkbox"/> Other n/a	n/a	n/a

2. Other Source of Measurement:

Listing Licensee Is Is Not providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)	n/a	n/a
<input type="checkbox"/> Building plans (Date of Document)	n/a	n/a
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	April 21, 2008	1414
<input type="checkbox"/> Other n/a	n/a	n/a

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By _____ Listing Licensee _____ Date _____

The undersigned acknowledge receipt of this disclosure.

SELLER Colleen E. Carlson DATE 4/30/08
 Colleen E. Carlson

BUYER _____ DATE _____

BUYER _____ DATE _____