

**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