

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: 1612 Saddle Notch Rd. Loveland, Co

1. Licensee Measurement

Listing Licensee [] Has [X] Has Not measured the square footage of the residence according to the following standard, methodology or manner:

Table with 3 columns: Standard/Methodology/Manner, Date Measured, Square Footage. Rows include Exterior measurement, FHA, ANSI, Local standard, and Other.

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:

Table with 3 columns: Source of Square Footage Information, Date, Square Footage. Rows include Prior appraisal, Building plans, Assessor's office, and Other.

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 [Signature] Listing Licensee, June 10, 2019 Date

The undersigned acknowledge receipt of this disclosure.

Seller Thai Nguyen, 6/16/19 Date

Buyer Date, Buyer Date

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant)

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on June 10, 2019

Three Nguyen 6/10/19 Signature Signature

On June 10, 2019, Broker provided Seller with this document via

email and retained a copy for Broker's records

Brokerage Firm's Name: Lippard Auctioneers, Inc.

Broker [Signature]

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

GREEN DISCLOSURE (Energy)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Seller hereby receipts for a copy of this Disclosure. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property, the Seller does not know the answer or if an item is not to be included in the sale, the applicable check box is not checked. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: June 10, 2019
Property Address: 1612 Saddle Notch Rd, Loveland, Co
Seller:

Property Address: 1612 Saddle Notch Rd, Loveland, Co
Street City State Zip

- 1. Home Performance Programs
2. Construction Type: SIPS, ICF, Material Efficient Framing, Improved Insulation, Straw Bale, Earthen Build/Rammed Earth, Other: DLog + Sawn log siding
3. Heating, Cooling and Ventilation: Ground Source Heat Pump, Tankless/On Demand Water Heater, High Efficiency Furnace/Boiler, High Efficiency Water Heater, Evaporative Cooling, Whole House Fan, Ceiling Fans, High SEER A/C, Insulation Air Sealing Upgrades Completed, Home Orientation
4. Water Efficient Features: Low Flow Toilets, Low Flow Fixtures/Shower Heads, Low Water sod, Hot Water Recirculation Pump/Structured Plumbing, Xeriscaping, Greywater System, WaterSense by ENERGY STAR
5. Indoor Air Quality: Indoor Air Quality Plus by ENERGY STAR, Heat Recovery Ventilator/Fresh Air System, No or Low VOC Paint, Radon Mitigation System, Green Guard Certified Carpet / Flooring, No Formaldehyde Certified Cabinetry
6. Sustainable Materials: FSC Certified Lumber, FSC Certified Cabinets, Recycled Content, Reclaimed Flooring, Sustainable Flooring, Regionally Harvested
7. Energy Features: ENERGY STAR/Low E Windows, Orientation/Passive Solar Design, Automated Lighting Controls, ENERGY STAR Rated Roof, High Efficiency Lighting, Programmable Thermostat

ENERGY&GREEN FEATURES ADDENDUM – GLOSSARY OF TERMS

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| TERM | DEFINITION |
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| AFUE | A central furnace or boiler's efficiency is measured by annual fuel utilization efficiency (AFUE). |
| Automated Lighting Controls | Automatic controls for lighting range from a simple outdoor light fixture with a built-in photo sensor to whole-house programmable controls that can activate lights for various scenarios. |
| Ceiling Fans | Fans, set to push warm air into living spaces, can reduce winter heating bills, & cut cooling costs when they are used in lieu of air-conditioners. |
| Earthen Built / Rammed Earth | A technique used in the building of walls using the raw materials of earth, chalk, lime & gravel. |
| ENERGYSTAR® / Low E Windows | In general, Colorado requires a U-factor of 0.35 or less to meet ENERGY STAR guidelines. |
| ENERGYSTAR® Rated Roof | ENERGY STAR qualified roof products reflect more of the sun's rays. |
| ENERGYSTAR® Refrigerator, Dishwasher, Clothes-Washer | ENERGY STAR qualified refrigerators are 20% more energy efficient than the minimum federal standard. ENERGYSTAR® qualified dishwasher models are, on average, 10% more energy efficient than non-qualified models. ENERGYSTAR® qualified clothes washers use about 30% less energy & use over 50% less water than regular washers. |
| Evaporative Cooling | AKA swamp cooler. A simple cooling system that operates by moving air across or through a wet pad. |
| FSC Certified Cabinets | Independent certification & labeling of forest products, such as lumber used for cabinets, administered by the Forest Stewardship Council. |
| FSC Certified Lumber | Independent certification & labeling of forest products, such as lumber used for framing, administered by the Forest Stewardship Council. |
| Green Guard Certified Carpet/Flooring | Third-party certification program for carpet & flooring. |
| Grey water System | Untreated wastewater resulting from lavatory wash basins, laundry & bathing. Waste water from kitchen sinks is often excluded because of the high food & grease content. |
| Ground Source Heat Pump (Geothermal heat pumps/geothermal heat exchange) | Ground source heat pumps (GSHPs) are electrically powered systems that tap the stored energy of the earth. These systems use the earth's relatively constant temperature to provide heating, cooling, & hot water. |
| High Efficiency Furnace / Boiler | The Federal Trade Commission requires new furnaces or boilers to display their AFUE so consumers can compare heating efficiencies of various models. AFUE is a measure of how efficient the appliance is in the energy in its fuel over the course of a typical year. |
| High Efficiency Lighting (CFLs, LED) | New lighting technologies use less energy, last longer, & give off the same amount of light as old incandescent technologies. Compact fluorescent lights (CFLs) use about a quarter of the energy while giving off the same amount of light & lasting up to 10 times longer. Light-emitting Diodes (LEDs) create light without releasing heat, last longer than CFLs & do not contain mercury. |
| High Efficiency Water Heater | High efficiency water heaters use 10 to 50 percent less energy than standard models. Models with an ENERGYSTAR rating are considered highly efficient. |
| High SEER Air Conditioning | Air conditioners manufactured after January 26, 2006 must achieve a Seasonal Energy Efficiency Ratio (SEER) of 13 or higher. |
| Home Orientation (South Facing Overhangs) | The home is located on the property to maximize solar gain in winter, & provide shade in summer. In general, a south-facing orientation, within 30° east or west of true south, will provide around 90% of the maximum static solar collection potential. |
| Home Performance with ENERGY STAR® | Home Performance with ENERGYSTAR is a national program administered by the U.S. Environmental Protection Agency (EPA) & the U.S. Department of Energy (DOE). It offers a comprehensive, "whole-house" approach to improving energy efficiency & comfort of existing homes. |
| Hot Water Recirculation Pump / Structured Plumbing | Hot water recirculation systems use a pump to move hot water through the plumbing system from the water heater to near the fixtures. Structured Plumbing is a method of designing the hot water plumbing layout to minimize hot water delivery times. |
| ICF | Rigid plastic foam forms that hold concrete in place during curing & remain in place afterwards to serve as thermal insulation for concrete walls. The foam sections are lightweight & result in energy efficient, durable construction. |
| Indoor air PLUS By ENERGYSTAR® | A variety of construction practices & technologies to decrease the risk of poor indoor air quality. The Environmental Protection Agency administers a builder program called Indoor air PLUS |
| Improved Insulation | Building codes typically require a minimum insulation level for each component of the building envelope. Improved Insulation refers to increasing the insulation levels beyond the minimum code requirements. |
| Insulation Air Sealing Upgrades | For existing homes, Insulation & Air Sealing upgrades are typically implemented in conjunction with an energy audit. These steps help seal a home from drafts & leakage, & increase the insulation levels of the home. |
| Low Flow Fixtures / Shower Heads | A faucet with aerator installed to reduce the flow of water but not reduce water pressure. Low-flow shower heads use about 2 ½ gallons of water per minute compared to between four & five gallons per minute used by conventional heads. |

| TERM | DEFINITION |
|-------------------------------------|---|
| Low Flow Toilets | A toilet that uses less water per flush when compared to the current federal requirements. Such toilets often have the EPA's WaterSense label. In general, low-flow toilets use a maximum of 1.28 gallons of water per flush. |
| Low-water Sod | Landscaping that has significantly lower watering requirements than conventional turf. Most of these types come with certificates of installation in Colorado. |
| No Formaldehyde Certified Cabinetry | The Kitchen Cabinet Manufacturers Association (KCMA) created the Environmental Stewardship Program (ESP) to help cabinet manufacturers demonstrate their commitment to environmental sustainability & help consumers easily identify environmentally-friendly products. |
| No or Low VOC Paint | Paints that release no, or minimal Volatile Organic Compound (VOC) pollutants, & are virtually odor free. |
| Orientation / Passive Solar Design | Solar geometry, window technology & local climate are used to direct building design. Helps reduce or even eliminate the need for mechanical cooling & heating & daytime artificial lighting. |
| Programmable Thermostat | A thermostat that can be programmed to increase & decrease a home's temperature setting automatically. |
| Radon Mitigation System | A system that detects radon, a naturally occurring gas, colorless & odorless, that causes adverse health effects. Radon gas often enters a structure by seeping through cellar walls & floors. |
| Reclaimed Flooring | Material that is recovered for reuse or another purpose, such as wood barn siding that becomes flooring. |
| Recycled Content | Recycled-content products are made from materials that would otherwise have been discarded. These products are made totally or partially from material contained in recycled products, like aluminum soda cans or newspaper. |
| Regionally Harvested | Harvested within 500 miles of home. |
| SEER Rating | The rating & performance standard developed by the U.S. government & equipment manufacturer's to produce an energy consumption rating that is easy to understand by consumers. The lower the SEER rating, the more energy required to produce the desired effect. |
| SIPS | Panels made from a thick layer of foam sandwiched between two layers of Oriented Strand Board (OSB), plywood or fiber-cement. They are an alternative to the foam core & are available with a core of agriculture fibers (such as wheat straw) that provides similar thermal & structural performance. |
| Straw Bale | A construction method that uses waste straw left over from crops, such as wheat, oats, barley, rye, rice & flax, after all the food has been extracted. Straw is gathered, baled, compressed & tied together. Bales are placed over a "stemwall" to protect the straw from the ground soil & the straw bales are stuccoed & plastered over for finishing. |
| Sustainable Flooring | Sustainable flooring is produced from sustainable materials (& by a sustainable process) that reduces demands on ecosystems during its life-cycle. This includes harvest, production, use & disposal. |
| Tankless/On Dem & Water Heater | A system that delivers hot water at a preset temperature when needed, but without requiring the storage of water. The approach reduces or eliminates energy standby losses. Tankless water heaters can be used for supplementary heat, such as a booster to a solar hot water system, or to meet all hot water needs. Tankless water heaters have an electric, gas, or propane heating device that is activated by the flow of water. |
| Whole House Fan | A whole-house fan is a type of fan installed in a building's ceiling, designed to pull hot air out of the building. |
| Xeriscaping | A method of landscaping that promotes water conservation. |

