

After Recording Return to:

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ASSUMPTION AGREEMENT

WHEREAS _____, hereinafter referred to as "Lender," loaned _____ or _____, a _____ corporation, hereinafter referred to as "Borrower(s)," whether one or more, the sum of _____ Dollars (\$ _____), as evidenced by note and deed of trust dated _____ and recorded in Book _____ at Page _____ of the Public Records of _____ County, Colorado.

WHEREAS, said Borrower(s) has/have sold said property to the undersigned Purchaser(s) and said Purchaser(s) desire to assume and agree to pay said indebtedness and perform all the obligations of Borrower(s), and said Borrower(s) desire to be released from said obligations, and Lender is willing to accept said assumption and release said original Borrower(s).

THEREFORE, for and in consideration of the premises and other good and valuable considerations, the undersigned Purchaser(s) hereby assume and agree to pay the indebtedness evidenced by said note and deed of trust and perform all of the obligations provided therein, it being agreed and understand that as of this date said indebtedness is _____ Dollars (\$ _____), and that the interest rate shall be _____% per annum, and that the monthly payments shall be made beginning the _____ day of _____, 20_____, in the sum of as follows:

| | |
|--------------------------|----------|
| Principal and interest | \$ _____ |
| Accrued taxes | _____ |
| Accrued hazard insurance | _____ |
| FHA M.I. or P.M.I. | _____ |

Total _____

per month, and that in all other aspects, all terms and conditions of said note shall remain in full force and effect, and Lender hereby releases and discharges said original Borrower(s) upon their personal obligation upon said indebtedness.

This assumption by said Purchaser(s), if more than one, is joint and several and shall bind them, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument, this _____ day of _____, 20_____.

Witness

Borrower (if individual)

Witness

Witness

Borrower (if individual)

Witness

Witness

Borrower (if corporation)
BY: _____
Its _____

Witness

Witness

Witness

Witness

Witness

Witness

Witness

Witness

Witness

Witness

Purchaser (if individual)

Purchaser (if individual)

Purchaser (if corporation)

BY: _____

Its _____

Lender (if individual)

Lender (if individual)

Witness

Witness

Lender (if corporation)
BY: _____
Its _____

Witness

Acknowledgment of Individual – Borrower(s)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by _____, Borrower(s).

Witness my hand and official seal.

Title of Officer

Acknowledgment of Corporation – Borrower

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by _____ as _____ President and
_____ as Secretary of _____, a
corporation, Borrower.

Witness my hand and official seal .

Title of Officer

Acknowledgment of Individual – Purchaser(s)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____, Purchaser(s).

Witness my hand and official seal.

Title of Officer

Acknowledgment of Corporation – Purchaser

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____ as _____ President and _____ as Secretary of _____, a corporation, Purchaser.

Witness my hand and official seal .

Title of Officer

Acknowledgment of Individual – Lender(s)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____, Lender(s).

Witness my hand and official seal.

Title of Officer

Acknowledgment of Corporation – Lender

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____ as _____ President and _____ as Secretary of _____, a corporation, Lender.

Witness my hand and official seal .

Title of Officer