

**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 LOAN ORIGINATOR)**

\_\_\_\_\_, is a licensed real estate broker and a licensed mortgage loan originator in the State of Colorado.

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

The Broker/Mortgage Loan Originator is acting in a dual capacity as a real estate broker and a mortgage loan originator in the transaction. The Broker/Mortgage Loan Originator  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/Mortgage Loan Originator acting in a dual capacity as a licensed real estate broker and a licensed mortgage loan originator in the transaction. The Buyer/Borrower  **Does**  **Does Not** consent to the Broker/Mortgage Loan Originator 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/MORTGAGE LOAN ORIGINATOR ACKNOWLEDGMENT:**

On \_\_\_\_\_, the Broker/Mortgage Loan Originator provided \_\_\_\_\_ (Buyer/Borrower) with a copy of this document via \_\_\_\_\_ and retained a copy for the Broker's/Mortgage Loan Originator's records. Broker/Mortgage Loan Originator also acknowledges that Broker/Mortgage Loan Originator 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.

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Broker/Mortgage Loan Originator