



C3 Real Estate Solutions, LLC
2720 Council Tree Ave. #178
Fort Collins, CO 80525

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SF 94-5-18) (Mandatory 1-19)

SQUARE FOOTAGE DISCLOSURE (Residential)

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

Property Address: 5647 Osbourne Dr Windsor CO 80550

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	_____	_____
<input type="checkbox"/> FHA	_____	_____
<input type="checkbox"/> ANSI	_____	_____
<input type="checkbox"/> Local standard _____	_____	_____
<input type="checkbox"/> 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:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)	_____	_____
<input type="checkbox"/> Building plans (Date of document)	_____	_____
<input checked="" type="checkbox"/> Assessor's Office (Date obtained)	<i>January 24, 2023</i>	<i>1,776 Finished SF</i>
<input checked="" type="checkbox"/> Other <i>Sole Realty Services</i>	<i>June 27, 2022</i>	<i>1,757 Finished SF, 2,460 Total SF</i>

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **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 by Buyer on or before any applicable deadline in the contract.

January 24, 2023

Date: _____

DocuSigned by:

 D1CF75C6F5EB4C0...

Broker *Brett Sall*

The undersigned acknowledge receipt of this disclosure.

January 25, 2023
Date: _____

DocuSigned by:
Eric M Nieters
650BB1A4348F4A1...

Seller ***Eric M Nieters***

January 30, 2023
Date: _____

DocuSigned by:
Jordan L Nieters
107240C4FC1440B...

Seller ***Jordan L Nieters***

Date: _____

Buyer _____

Date: _____

Buyer _____