



Phoenix Realty and Property Management, Inc  
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (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: **1800 Ionic Drive, F34 Lafayette, CO 80026**

**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	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> FHA	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> ANSI	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Local standard <i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</i>

**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)	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Building plans (Date of document)	<i>n/a</i>	<i>n/a</i>
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<i>02/10/2024</i>	<i>728</i>
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</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.

Broker: *Kevin Chard* Date: *3/11/2024*  
**Kevin Chard**

The undersigned acknowledge receipt of this disclosure.

*Cathrine M Monson* Date: *3/15/2024*  
 Seller: **Cathrine M Monson**

*Tracy Brown*

Date: 3/15/2024

Seller: **Tracy Brown**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**Buyer responsible for verifying all square footage**

(SF94-5-18) SQUARE FOOTAGE DISCLOSURE CTM eContracts - ©2024 MRI Software LLC - All Rights Reserved