

New to Colorado? Most Real Estate Transactions Here Are Lawyer-Free

We Coloradans have come to take it for granted that you don't have to hire a lawyer to buy or sell real estate. Our contracts all have a clause advising the client to consult a lawyer (and a tax advisor), but ever since a court decision called Conway Bogue made it legal for real estate licensees to complete (and explain) state approved contracts or forms, clients usually make an informed decision not to expend money on consulting a lawyer. I've never seen a lawyer attend any of my closings (except when my clients were themselves lawyers).

This is quite different from other states. In New York, it is common for every party in every transaction to have their own lawyer.

What we can't do is to interpret and explain those contracts which sellers — notably new home builders — have their own lawyers pre-

pare. If you buy a new home, you can expect your agent to advise you to have a lawyer review the contract with you, because we would be practicing law if we did that for you.

Our license does not allow us to write addenda or additional provisions to insert in the state approved forms, so many brokerages pay a flat fee to a prominent Colorado law firm for their library of lawyer-composed clauses and forms. (Money well spent!)

That doesn't mean that we can't write simple additional provisions for contracts such as "Seller shall have roof replaced" or that we can't insert the list of demands to put in an inspection objection notice. In that case, however, it's a good practice to have the client dictate what he or she wants included so that the agent can say he merely inserted them in the

form and did not compose them himself.

I've been told that "a lot of attorneys" don't accept that real estate licensees should have the authority granted under Conway Bogue, but it is certainly an established fact that lawyers have little role in the typical Colorado real estate transaction.

Come Visit Us This Weekend at Buffalo Bill Days

A highlight of every summer is Golden's 3-day party known as Buffalo Bill Days. It features more activities than I can name here — from simulated shoot-outs on Washington Avenue to mutt-busting for the kids — but the two things our real estate brokerage participates in is the "Best of the West" parade on Saturday morning, and having a booth all weekend in Parfet Park. I'll be there with my parrot, Flower, who is always a big hit. Come say "Howdy!"

This Week's Featured New Listing

Wheelchair Accessible Mountain Ridge Home

It's hard to find a wheelchair accessible home, but here's one at 1538 Meadowlark Lane in Golden's premiere subdivision, the Village at Mountain Ridge! The ramps can be removed, of course, if you don't have a need for them.

The main floor has two master suites plus a third bedroom. The basement has a huge family room (28' x 29') plus a third master suite and a kitchenette. The laundry is on the main floor. The home is "coming soon" as extensive improvements are made, including a new roof, new carpeting and new paint. Look for showings to begin next week, or call me now for a sneak peek! You'll find more info on its website (above).



REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

GOLDEN
REAL ESTATE

Serving the West Metro Area

Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

17695 South Golden Road, Golden 80401

WEBSITE: www.GoldenRealEstate.com



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