



Notice of Intent to Redeem & Affidavit of Amount Owed

TO THE PUBLIC TRUSTEE OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

Information Regarding Public Trustee's Foreclosure Sale:

_____ Public Trustee Sale Number
 _____ Date of Sale
 _____ Date of Deed of Trust
 _____ Grantor on Deed of Trust
 _____ Original Beneficiary of Deed of Trust
 _____ Reference Nos. of Recorded Deed of Trust
 Book No. Page No. Reception No.

Information Regarding Right to Redeem:

Redeemer Contact

_____ Name of Redeemer Phone: _____
 _____ Address of Redeemer Email Address: _____

 _____ Lien or Encumbrance Entitling the
 Undersigned to Redeem*
 _____ / _____ Date of Recording Lien or Encumbrance/County of
 Date County Recording
 _____ Reference No(s). of Recorded Lien or Lease
 Book No. Page No. Reception No.

If this is an HOA lien, please provide the following additional information:

_____ / _____ Date the Covenant Declarations were Recorded/County of
 Date County Recording
 _____ Reference No(s). of Covenant Declarations
 Book No. Page No. Reception No.
 _____ Total documented amount of HOA lien (do **not** include any
 premium amount you may have paid for the lien)
 _____ Senior Lien Amount included in Total (maximum = 6 month's worth of HOA dues at time of NED)
 _____ Subtract Senior Lien Amount from Total Amount due HOA
 and enter on Principal line below. (If less than zero, you may not redeem)

You are hereby notified that the undersigned intends to redeem the property sold at the public trustees' sale described above. The undersigned is entitled to redeem as the owner of the lien or encumbrance described above.

You are further notified that the amounts owed on the lien or encumbrance evidenced by the attached instrument are as follows:

_____ Principal _____ Interest Rate
 _____ X _____ = _____ Per diem interest thru 19 business days from sale date
 Per Diem # of Days (principal X interest rate / 365 = per diem).
 _____ Total

I certify that the above amounts are correct to the best of my knowledge.

 DATE

 LIENOR/ENCUMBRANCER
 BY: _____

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS _____ DAY OF _____
 20____, IN THE COUNTY OF _____ STATE OF
 COLORADO.
 _____ NOTARY PUBLIC

Note: Once Intent to Redeem has been filed with the Public Trustee, you may not assign your Intent to Redeem to another party.

**Attach the original recorded lien or a certified copy of the recorded instrument with evidence of recording affixed by clerk and recorder's office.*

Instructions for completing the Notice of Intent to Redeem form.

The 1st section, Information Regarding Public Trustee's Foreclosure Sale, requires information regarding the property from the foreclosure sale.

The 2nd section, Information Regarding the Right to Redeem, requires the lien holder's information and details of the lien. You must attach the original recorded lien document or a certified copy thereof (If an Homeowner's Association (HOA) lien, see below). If you obtained the lien by assignment, you must attach the original recorded assignment or a certified copy thereof.

The 3rd section is specific to an HOA lien as there are additional requirements concerning this type of lien. The information requires separating the senior portion of the HOA lien from the junior portion. You must attach a copy of the recorded page of the original Declaration of Covenants. You must also attach a copy of the HOA ledger that establishes the lien amount.

The last section requires a listing of the principal amount of the lien plus interest. This is the amount contained in the recorded lien document. The per diem is the amount of daily interest accruing on the lien. The per diem is established by multiplying the interest rate times the principal and then dividing by 365. The result is the per diem amount. If the lien document lists an interest rate, then use that rate; if not, use the statutory rate of 8% (5-12-101 CRS). The per diem can be applied from the date of the lien until 19 business days after the sale.

Be sure to sign the form and have your signature acknowledged by a notary.

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