Garfield County Public Trustee
Redemption Statement

Public Trustee File # _____

Please be advised that the following represents the total amount needed to redeem the above referenced foreclosure to date:

BID AMOUNT:	$_____
INTEREST AT ____% for ___ days.	$_____
ADVANCES (list in detail below):	$_____
TOTAL:	**$_____**

The interest stated above was calculated with a per diem of $_____ and represents interest accrual through _____.

Affidavit Regarding Additional Expenses

As required by Colorado Revised Statutes 38-38-302 (1) (a)

I, _____, certify that the following advances have been made on this property and that I have attached receipts and/or invoices evidencing these advances:

Type of Expense Example: Premiums on Insurance	**Additional description** **If Needed**	**Check if Receipt Attached**	**Amount**
Total Advances:			

Dated: _____

Signature: _____

Title: _____

Company: _____

SUBSCRIBED AND SWORN to before me by _____

On this _____ day of _____, 20___.

WITNESS my hand and official seal.

My commission expires: _____

_____

Notary Public

ALLOWABLE CHARGES TO BE INCLUDED IN REDEMPTION STATEMENT

38-38-107 C.R.S.

The holder of a certificate of purchase may pay at any time after the sale and during the redemption period described in section 38-38-302 the fees and costs that the holder may pay pursuant to section 38-38-107 and may include any such amounts as part of the amount to be paid upon redemption.

1. The sum for which the property was sold with interest from the date of sale, together with any taxes paid or other proper charges as now provided by law, with interest from the date such expenses was paid or such other sum as is specified in 38-38-302(1.6)

2. Such interest shall be charged at the default rate if specified in the evidence of debt, deed of trust, or mortgage, or if not so specified then interest shall be charged at the regular rate specified in the evidence of debt, deed of trust, or mortgage.

3. Other proper charges (as defined in paragraph 4) including costs and expenses incurred by the holder.

4. Other proper charges may be paid at any time after receiving the certificate of purchase and during the period of redemption:

    a. Any general or special taxes or ditch or water assessments levied or accruing against said property;
    b. Any governmental or quasi-governmental lien, fine, penalty or assessment against the property;
    c. The premiums on any property, casualty, general liability, and title insurance acquired to protect the holder's interest in the property or the improvements comprising a part of such property;
    d. Sums due on any prior lien or encumbrance on such property including that portion of an assessment by a homeowners' association that constitutes a lien prior to the lien being foreclosed.
    e. If the property is subject to a lease, all sums due under such lease;
    f. The reasonable costs and expenses of defending, protecting, securing, maintaining, and repairing such property and the holder's interest in such property, or the improvements on such property;
    g. Receiver's fees and expenses;
    h. Inspection fees;
    i. Court costs;
    j. Attorney fees;
    k. Fees and costs of the attorney in the employment of the holder of the certificate of purchase;
    l. Costs and expenses incurred pursuant to a valid order from a court of competent jurisdiction to bring the property and the improvements thereon into compliance with the federal, state, county, and local laws, ordinances, and regulations affecting the property, the improvements on the property, or the use of the property; and
    m. Such other costs and expenses that may be permitted by the deed of trust, mortgage, or other lien securing the debt or that may be authorized by a court of competent jurisdiction.