

**SUBORDINATION AGREEMENT**

THIS SUBORDINATION AGREEMENT IS MADE THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, the holder of the deed of trust or mortgage, of \_\_\_\_\_ (Address) \_\_\_\_\_ (City), \_\_\_\_\_ (County), \_\_\_\_\_ (State) (hereinafter "Holder"), and the State of Colorado, by and through the Colorado Department of Treasury (hereinafter "State"), State Capitol, Denver Colorado 80203.

**RECITALS**

1. The Holder is the owner and holder of a \_\_\_\_\_, Describe Document (hereinafter "Document"), dated \_\_\_\_\_, executed by \_\_\_\_\_, to secure a note in the Original Name of Taxpayer principal amount of \$ \_\_\_\_\_ and recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at reception number \_\_\_\_\_ in the office of the Clerk and Recorder for \_\_\_\_\_ county, and covering the following-described premises:

2. The State is authorized to defer real estate property taxes for \_\_\_\_\_, the owner of the homestead (hereinafter "Owner"), pursuant to Article 3.5 of Title 39 of the Colorado Revised Statutes, as it presently exists or as it may be amended.

3. The Owner desires to apply for a real property tax deferral.

4. In order to qualify for said deferral, the Holder must agree to subordinate the Document to the statutory lien of the State for said deferred taxes.

5. The Holder and the State agree that it is in their mutual interest to enter into This agreement.

NOW THEREFORE, for and in consideration of the mutual covenants, benefits and promises of the parties, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Holder and the State agree as follows:

1. The lien of the State for said deferred taxes shall consist of the deferred real property taxes in the amount of \$ \_\_\_\_\_, for the year 20\_\_\_\_ plus interest and costs of collection, if any, and any deferrals granted by the State in future years, plus interest and costs of collection, if any.

2. The Holder covenants, consents and agrees that the Document, including any

