

**INSTRUCTIONS --- PLEASE READ CAREFULLY BEFORE COMPLETING FORM**

**IMPORTANT! THE STATEMENT OF CONSIDERATION FORM MUST BE FILLED OUT COMPLETELY AND SIGNED BEFORE IT WILL BE ACCEPTED BY THE COUNTY CLERK'S OFFICE**, and pursuant to W. S. § 34-1-142 through 34-1-144, **NO INSTRUMENT MAY BE ACCEPTED FOR RECORDING BY THE COUNTY CLERK UNLESS ACCOMPANIED BY A SWORN STATEMENT OF CONSIDERATION.** It is the responsibility of the BUYER (or the BUYER'S AGENT) to fully complete this Statement of Consideration and verify its completion. Once this form is completed it is ready for recording by the County Clerk. Upon recording the County Clerk will give you the third copy of this form. **If a computer rendition is submitted, three copies of the statement must be presented to the clerk.**

**PART A**

Enter the names of the seller and buyer, their phone numbers, the seller's current address (if known), the buyer's mailing address, and the legal description and property address (not a post office box) in the space provided. If more room is necessary, please attach two copies of the deed or legal description. If an agent or responsible party other than the buyer or seller was involved in the sale or filing out the form, enter the agent's name, phone number and mailing address.

**PART B**

For items 1 through 5, place a check in the **one** box which best describes the type of property being transferred. If item 1 is checked, also check all boxes **a** thru **h** that apply. If item 5 is checked an Improvement is defined as a change in the physical characteristic of land such as landscaping or fencing or outbuildings such as barns.

**PART C**

If one of the following exclusions applies to this sale, please indicate so by placing an "X" in the box to the left of YES, and then indicate which condition exists by circling the appropriate number on the form. Skip part **D**. If none apply, place an "X" in the box to the left of NO and complete all parts of this form.

**Exclusions:**

1. Instrument which confirms, corrects, modifies or supplements a previously recorded instrument without added consideration.
2. Transfer pursuant to mergers, consolidations or reorganizations of business entities.
3. Transfer by a subsidiary corporation to its parent corporation without actual consideration, or in sole consideration of the cancellation, or surrender of a subsidiary stock.
4. Transfer which constitutes a gift of more than one-half of the actual value.
5. Transfer between husband and wife or parent and child with minimal consideration therefore.
6. Instrument the effect of which is to transfer property to the same party.
7. Sale for delinquent taxes or assessments or a sale or a transfer pursuant to foreclosure.

**PART D**

1. Please answer the questions on lines 1 through 3. Date of sale is the date on which the sale is agreed to.
2. For items 4-1 through 4-8 place a check in the **one** box which best describes the terms of this real estate sale. If box "4-8" applies, explain on an additional sheet and attach.
3. List the number of days the property was on the market on line 5.  
The following instructions refer to lines 6 and 7.
  - a. Enter the DOWN PAYMENT for the assumption or loan.
  - b. Enter the INTEREST RATE for the assumption or loan.
  - c. Enter the remaining TERM OF LOAN for the assumption or loan.
  - d. Enter the POINTS PAID BY SELLER. If no points have been paid, enter "0."

**PART E**

Part E requires the signature of person completing the form. By signing this form, this person affirms that the information contained is true and correct to the best of his/her knowledge. **It is a misdemeanor for a person to willfully falsify or publicly disclose any information on this statement of consideration. Upon conviction, an offender is subject to a fine of not more than seven hundred fifty dollars (\$750.00), imprisonment for not more than six (6) months, or both. W. S. § 34-1-144.**

STATEMENT OF CONSIDERATION (Confidential)

\_\_\_\_\_, County, Wyoming

PART A (County Clerk: Please Review for Complete Information)

Name of SELLER: \_\_\_\_\_

Seller's Phone No.: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Ext. \_\_\_\_\_

Seller's New Address (if known):

Street or Box No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Name of BUYER: \_\_\_\_\_

Buyer's Phone No.: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Ext. \_\_\_\_\_

Buyer's Mailing Address:

Street or Box No.: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Legal Description of property transferred:

(Attach two photocopies of the deed or legal description if too lengthy to copy) \_\_\_\_\_

Street Address, physical address (not a P.O. Box) of property transferred:

Same as BUYER above or:

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Name of agent or reporting party (enter NA if not applicable):

Name: \_\_\_\_\_

Street or Box No.: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Agent's Phone No.: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Ext. \_\_\_\_\_

Name of Title Company: \_\_\_\_\_

PART B - TYPE OF PROPERTY BEING TRANSFERRED

- 1.  Land Only
a.  Well Present
b.  Septic Present
c.  City Water/Sewer
d.  Electric Present
2.  Land and Buildings
e.  Natural Gas Present
f.  Telephone Present
g.  Cistern Available
h.  None of a - g present
3.  Building Only
4.  Land and Mobile Home
5.  Land and Improvements

PART E Under penalty of W. S. § 34-1-144, by signing this form I swear or affirm it is, to the best of my knowledge and belief, true and correct. See Part E of instructions for potential penalty.

Signature (Buyer/Agent)

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

FOR USE BY COUNTY CLERK ONLY

Instrument No. \_\_\_\_\_

Recorded : Book \_\_\_\_\_ Page \_\_\_\_\_

Date \_\_\_/\_\_\_/\_\_\_ Time: \_\_\_:\_\_\_

Type of Instrument: \_\_\_\_\_

Clerk's Signature \_\_\_\_\_

FOR USE BY COUNTY ASSESSOR ONLY

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VALIDATION/INVALIDATION CODE (circle one):

0 1 2 3 4 5 6 7 8 9 E

Verified with: 1-Buyer 2-Seller 3-Agent 4-SOC

PART C

Are you requesting an exclusion?  Yes  No

If YES, circle exclusion number as found in instructions and go on to Part E.

1 2 3 4 5 6 7

If NO, complete entire form.

Omit Part D if Exclusion Claimed

PART D - Terms of Sale

- 1. Date of sale \_\_\_/\_\_\_/\_\_\_
2. Total amount paid or to be paid for the property \$\_\_\_\_\_
3. Does the sale include property other than land or buildings?  Yes  No
If YES give a brief description and how much you paid for this property \_\_\_\_\_

4. Financing

- 1.  Cash
2.  Conventional
3.  FHA or VA
4.  WCDA
5.  Contract for deed
6.  Assumption
7.  Balloon
8.  Other (Explain)

5. Number of days on market \_\_\_\_\_

6. Down Payment \$ \_\_\_\_\_;
Interest Rate \_\_\_\_\_ %;
Terms of Loan \_\_\_\_\_ years;
Points Paid by Seller \_\_\_\_\_ %;

7. Assumptions or Loan Amount \$ \_\_\_\_\_