

## Colorado Vesting - Two Common Ways to Hold Title

	Tenancy in Common	Joint Tenancy
<b>PARTIES</b>	Any number of persons (can be husband and wife)	Any number of persons (can be husband and wife).
<b>DIVISION</b>	Ownership can be divided into any number of interests, equal or unequal.	Owner interests must be equal.
<b>TITLE</b>	Each co-owner has a separate legal title to his or her undivided interest.	There is only one title to the whole property.
<b>POSSESSION</b>	Equal rights of possession.	Equal rights of possession.
<b>CONVEYANCE</b>	Each co-owner's interest may be conveyed separately by its individual owner.	Conveyance by one co-owner without the others will break that individual's joint tenancy.
<b>PURCHASER'S STATUS</b>	Purchaser will become a tenant in common with the other property co-owners.	Purchaser will become a tenant in common with the other property co-owners.
<b>DEATH</b>	Upon co-owner's death, his or her interest passes by will to that person's devisees or heirs. No survivorship right.	Upon co-owner's death, his or her interest ends and cannot be disposed of by will. Survivor owns the property by survivorship.
<b>SUCCESSOR'S STATUS</b>	Devisees or heirs become tenants in common.	Last survivor owns property in severalty.
<b>CREDITOR'S RIGHTS</b>	Co-owner's interest may be sold on execution sale to satisfy his or her creditor. The creditor becomes a tenant in common.	Co-owner's interest may be sold on execution sale to satisfy his or her creditor. Joint tenancy is broken; creditor becomes tenant in common.
<b>PRESUMPTION</b>	Favored in doubtful cases except in husband and wife cases.	Must be expressly stated. Not favored.