

# REAL ESTATE PURCHASE AGREEMENT

CONTRACT DATE: 1/6/2026

## 1. PARTIES

BUYER: William Scott

SELLER: John and Jane Sample Seller

## 2. PROPERTY

Address: 800 Mountain Retreat Way, Breckenridge, CO 80424

Legal Description: Lot 123, Block 45, Sample Subdivision

## 3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000

Earnest Money Deposit: \$5,650

Down Payment: \$113,000 (20%)

Loan Amount: \$452,000

## 4. FINANCING CONTINGENCY

This contract is contingent upon Buyer obtaining financing approval within 30 days.

## 5. CLOSING DATE

Expected Closing Date: 2/20/2026

## 6. SIGNATURES

Buyer: William Scott

Date

Seller: John Sample Seller

Date

Seller: Jane Sample Seller

Date