

REAL ESTATE PURCHASE AGREEMENT

CONTRACT DATE: 1/6/2026

1. PARTIES

BUYER: Kenneth Hughes

SELLER: John and Jane Sample Seller

2. PROPERTY

Address: 666 New Beginning Dr, Golden, CO 80401

Legal Description: Lot 123, Block 45, Sample Subdivision

3. PURCHASE PRICE AND TERMS

Purchase Price: \$400,000

Earnest Money Deposit: \$4,000

Down Payment: \$80,000 (20%)

Loan Amount: \$320,000

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: Kenneth Hughes

Date

Seller: John Sample Seller

Date

Seller: Jane Sample Seller

Date