

# REAL ESTATE PURCHASE AGREEMENT

CONTRACT DATE: 1/6/2026

## 1. PARTIES

BUYER: Kevin Miller

SELLER: John and Jane Sample Seller

## 2. PROPERTY

Address: 444 Wishful Thinking Ln, Denver, CO 80220

Legal Description: Lot 123, Block 45, Sample Subdivision

## 3. PURCHASE PRICE AND TERMS

Purchase Price: \$437,500

Earnest Money Deposit: \$4,375

Down Payment: \$87,500 (20%)

Loan Amount: \$350,000

## 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: Kevin Miller

Date

Seller: John Sample Seller

Date

Seller: Jane Sample Seller

Date