

REAL ESTATE PURCHASE AGREEMENT

CONTRACT DATE: 1/6/2026

1. PARTIES

BUYER: Stephanie Lee

SELLER: John and Jane Sample Seller

2. PROPERTY

Address: 456 Vacation Home Dr, Vail, CO 81657

Legal Description: Lot 123, Block 45, Sample Subdivision

3. PURCHASE PRICE AND TERMS

Purchase Price: \$440,000

Earnest Money Deposit: \$4,400

Down Payment: \$88,000 (20%)

Loan Amount: \$352,000

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: Stephanie Lee

Date

Seller: John Sample Seller

Date

Seller: Jane Sample Seller

Date