

# REAL ESTATE PURCHASE AGREEMENT

CONTRACT DATE: 1/6/2026

## 1. PARTIES

BUYER: Jessica Brown

SELLER: John and Jane Sample Seller

## 2. PROPERTY

Address: 789 First Home St, Thornton, CO 80229

Legal Description: Lot 123, Block 45, Sample Subdivision

## 3. PURCHASE PRICE AND TERMS

Purchase Price: \$300,000

Earnest Money Deposit: \$3,000

Down Payment: \$60,000 (20%)

Loan Amount: \$240,000

## 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: Jessica Brown

Date

Seller: John Sample Seller

Date

Seller: Jane Sample Seller

Date