

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 12, 2023

Sale Date: December 12, 2023

Property Address: 1145 Ski Hill Road, Breckenridge, CO 80424

Sale ID: 4053

1. PARTIES

BUYER: Genesis Gray
Address: Denver Highlands, CO
Phone: 303-555-1047
Email: genesis.gray@email.com

SELLER'S AGENT: Kevin Miller
Company: LIV Sotheby's Denver
License: 112

2. PROPERTY DESCRIPTION

Property Address: 1145 Ski Hill Road, Breckenridge, CO 80424
County: Summit County
Property Type: Condo
Bedrooms: 2
Bathrooms: 2.0
Square Footage: 1,450 sq ft
Lot Size: 0 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000.00
Original Listing Price: \$585,000.00
Days on Market: 42 days
Earnest Money: \$5,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$113,000.00
Loan Amount: \$452,000.00
Interest Rate: 6.375%
Loan Term: 30 years
Monthly Payment: \$2,845.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$135,000.00
Monthly Income: \$11,250.00
Credit Score: 770
Employment: Finance Director at Charles Schwab
Years Employed: 9
Debt-to-Income Ratio: 22.0%
Savings Amount: \$88,000.00
Pre-approved Amount: \$650,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Finance director Denver purchase
Special Terms: Charles Schwab director Breckenridge
Inspection Contingency: 10 business days from contract acceptance
Financing Contingency: 21 business days from contract acceptance
Appraisal Contingency: Subject to property appraisal at or above purchase price

7. CLOSING INFORMATION

Estimated Closing Costs: \$15,500.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$575,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Kevin Miller
Commission Rate: 3.0%
Commission Amount: \$16,950.00

9. SIGNATURES

By signing below, the parties acknowledge they have read, understood, and agree to all terms and conditions of this Purchase Agreement.

BUYER SIGNATURE

DATE

Genesis Gray

AGENT SIGNATURE

DATE

Kevin Miller

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4053.
All financial figures and terms reflect actual transaction data.*