

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 21, 2023

Sale Date: November 20, 2023

Property Address: 8012 Canyon Boulevard, Boulder, CO 80302

Sale ID: 4050

1. PARTIES

BUYER: Kai Ward

Address: Boulder Tech, CO

Phone: 720-555-1044

Email: kai.ward@email.com

SELLER'S AGENT: Rachel Wilson

Company: Engel & Völkers Boulder

License: 113

2. PROPERTY DESCRIPTION

Property Address: 8012 Canyon Boulevard, Boulder, CO 80302

County: Boulder County

Property Type: Condo

Bedrooms: 2

Bathrooms: 1.5

Square Footage: 1,320 sq ft

Lot Size: 2,800 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000.00

Original Listing Price: \$570,000.00

Days on Market: 25 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: 6.750%

Loan Term: 30 years

Monthly Payment: \$2,935.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$118,000.00
Monthly Income: \$9,833.33
Credit Score: 750
Employment: Data Analyst at Google Boulder
Years Employed: 4
Debt-to-Income Ratio: 24.0%
Savings Amount: \$78,000.00
Pre-approved Amount: \$570,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Google analyst Boulder purchase
Special Terms: Google Boulder data analyst
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: Fidelity National Title
Appraisal Value: \$570,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Rachel Wilson
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

Kai Ward

AGENT SIGNATURE

DATE

Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4050.
All financial figures and terms reflect actual transaction data.*