

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 13, 2023

Sale Date: April 12, 2023

Property Address: 3567 Tejon Street, Colorado Springs, CO 80907

Sale ID: 4031

## 1. PARTIES

**BUYER:** Caleb Bailey

Address: Colorado Springs Military, CO

Phone: 719-555-1039

Email: caleb.bailey@email.com

**SELLER'S AGENT:** Nathan Taylor

Company: RE/MAX Colorado Springs

License: 114

## 2. PROPERTY DESCRIPTION

**Property Address:** 3567 Tejon Street, Colorado Springs, CO 80907

**County:** El Paso County

**Property Type:** Single Family

**Bedrooms:** 3

**Bathrooms:** 2.0

**Square Footage:** 1,850 sq ft

**Lot Size:** 7,200 sq ft

**Year Built:** 2017

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$415,000.00

**Original Listing Price:** \$425,000.00

**Days on Market:** 32 days

**Earnest Money:** \$4,150.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** VA

**Down Payment:** \$0.00

**Loan Amount:** \$415,000.00

**Interest Rate:** 6.750%

**Loan Term:** 30 years

**Monthly Payment:** \$2,695.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$89,000.00  
**Monthly Income:** \$7,416.67  
**Credit Score:** 695  
**Employment:** Air Force Officer at Peterson Air Force Base  
**Years Employed:** 6  
**Debt-to-Income Ratio:** 31.0%  
**Savings Amount:** \$52,000.00  
**Pre-approved Amount:** \$430,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Air Force officer VA purchase  
**Special Terms:** Military officer Colorado Springs  
**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:** \$11,200.00  
**Title Company:** First American Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$420,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Nathan Taylor  
**Commission Rate:** 3.0%  
**Commission Amount:** \$12,450.00

## 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

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Caleb Bailey

AGENT SIGNATURE

DATE

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Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4031.  
All financial figures and terms reflect actual transaction data.*