

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 13, 2023

Sale Date: November 12, 2023

Property Address: 7901 Vail Valley Drive, Vail, CO 81657

Sale ID: 4049

## 1. PARTIES

**BUYER:** Jordan Cox  
Address: Aurora Family, CO  
Phone: 303-555-1043  
Email: jordan.cox@email.com

**SELLER'S AGENT:** Nathan Taylor  
Company: RE/MAX Colorado Springs  
License: 114

## 2. PROPERTY DESCRIPTION

**Property Address:** 7901 Vail Valley Drive, Vail, CO 81657  
**County:** Eagle County  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Bathrooms:** 4.0  
**Square Footage:** 3,450 sq ft  
**Lot Size:** 8,500 sq ft  
**Year Built:** 2021

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$485,000.00  
**Original Listing Price:** \$520,000.00  
**Days on Market:** 72 days  
**Earnest Money:** \$4,850.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$97,000.00  
**Loan Amount:** \$388,000.00  
**Interest Rate:** 6.875%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,555.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$105,000.00  
**Monthly Income:** \$8,750.00  
**Credit Score:** 725  
**Employment:** Teacher at Cherry Creek School District  
**Years Employed:** 7  
**Debt-to-Income Ratio:** 28.0%  
**Savings Amount:** \$65,000.00  
**Pre-approved Amount:** \$470,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Teacher Aurora family purchase  
**Special Terms:** Cherry Creek teacher family home  
**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:** \$13,200.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$505,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Nathan Taylor  
**Commission Rate:** 3.0%  
**Commission Amount:** \$14,550.00

## 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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Jordan Cox

AGENT SIGNATURE

DATE

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Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4049.  
All financial figures and terms reflect actual transaction data.*