

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 21, 2023

Sale Date: April 20, 2023

Property Address: 4678 13th Avenue, Denver, CO 80204

Sale ID: 4032

## 1. PARTIES

**BUYER:** Leah Rivera

Address: Fort Collins University, CO

Phone: 970-555-1040

Email: leah.rivera@email.com

**SELLER'S AGENT:** Rachel Wilson

Company: Engel & Völkers Boulder

License: 113

## 2. PROPERTY DESCRIPTION

**Property Address:** 4678 13th Avenue, Denver, CO 80204

**County:** Denver County

**Property Type:** Condo

**Bedrooms:** 2

**Bathrooms:** 2.0

**Square Footage:** 1,420 sq ft

**Lot Size:** 3,200 sq ft

**Year Built:** 2016

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$565,000.00

**Original Listing Price:** \$590,000.00

**Days on Market:** 55 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:** 6.875%

**Loan Term:** 30 years

**Monthly Payment:** \$2,975.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$112,000.00  
**Monthly Income:** \$9,333.33  
**Credit Score:** 740  
**Employment:** Veterinarian at Colorado State University  
**Years Employed:** 5  
**Debt-to-Income Ratio:** 23.0%  
**Savings Amount:** \$72,000.00  
**Pre-approved Amount:** \$530,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Veterinarian Fort Collins purchase  
**Special Terms:** CSU veterinarian Denver condo  
**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:** Stewart Title  
**Appraisal Value:** \$575,000.00  
**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

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Leah Rivera

AGENT SIGNATURE

DATE

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Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4032.  
All financial figures and terms reflect actual transaction data.*