

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 29, 2023

Sale Date: November 28, 2023

Property Address: 9123 Cherry Creek Drive, Denver, CO 80246

Sale ID: 4051

1. PARTIES

BUYER: Aaliyah Torres
Address: Grand Junction, CO
Phone: 970-555-1045
Email: aaliyah.torres@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 9123 Cherry Creek Drive, Denver, CO 80246
County: Denver County
Property Type: Townhouse
Bedrooms: 3
Bathrooms: 3.0
Square Footage: 2,350 sq ft
Lot Size: 6,500 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$415,000.00
Original Listing Price: \$420,000.00
Days on Market: 18 days
Earnest Money: \$4,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$83,000.00
Loan Amount: \$332,000.00
Interest Rate: 6.625%
Loan Term: 30 years
Monthly Payment: \$2,115.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$92,000.00
Monthly Income: \$7,666.67
Credit Score: 690
Employment: Energy Analyst at Colorado Energy Office
Years Employed: 3
Debt-to-Income Ratio: 30.0%
Savings Amount: \$52,000.00
Pre-approved Amount: \$420,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Energy analyst Grand Junction
Special Terms: Colorado Energy Office 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: \$11,200.00
Title Company: First American Title
Escrow Company: Old Republic 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

Aaliyah Torres

AGENT SIGNATURE

DATE

Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4051.
All financial figures and terms reflect actual transaction data.*