

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: February 06, 2023

Sale Date: March 08, 2023

Property Address: 2456 Arapahoe Avenue, Boulder, CO 80302

Sale ID: 4030

1. PARTIES

BUYER: Zoe Cook

Address: Boulder Outdoor, CO

Phone: 720-555-1038

Email: zoe.cook@email.com

SELLER'S AGENT: Rachel Wilson

Company: Engel & Völkers Boulder

License: 113

2. PROPERTY DESCRIPTION

Property Address: 2456 Arapahoe Avenue, Boulder, CO 80302

County: Boulder County

Property Type: Single Family

Bedrooms: 4

Bathrooms: 3.0

Square Footage: 2,750 sq ft

Lot Size: 8,500 sq ft

Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$505,000.00

Original Listing Price: \$520,000.00

Days on Market: 35 days

Earnest Money: \$5,050.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional

Down Payment: \$101,000.00

Loan Amount: \$404,000.00

Interest Rate: 7.125%

Loan Term: 30 years

Monthly Payment: \$2,725.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$95,000.00
Monthly Income: \$7,916.67
Credit Score: 715
Employment: Environmental Scientist at NCAR
Years Employed: 4
Debt-to-Income Ratio: 29.0%
Savings Amount: \$58,000.00
Pre-approved Amount: \$520,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Environmental scientist Boulder
Special Terms: NCAR scientist Boulder 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: \$13,800.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$515,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Rachel Wilson
Commission Rate: 3.0%
Commission Amount: \$15,150.00

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

Zoe Cook

AGENT SIGNATURE

DATE

Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4030.
All financial figures and terms reflect actual transaction data.*