

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 05, 2023

Sale Date: December 05, 2023

Property Address: 1034 Washington Avenue, Golden, CO 80401

Sale ID: 4052

1. PARTIES

BUYER: Xavier Peterson

Address: Colorado Springs Tech, CO

Phone: 719-555-1046

Email: xavier.peterson@email.com

SELLER'S AGENT: Nathan Taylor

Company: RE/MAX Colorado Springs

License: 114

2. PROPERTY DESCRIPTION

Property Address: 1034 Washington Avenue, Golden, CO 80401

County: Jefferson County

Property Type: Single Family

Bedrooms: 3

Bathrooms: 2.0

Square Footage: 1,750 sq ft

Lot Size: 6,200 sq ft

Year Built: 2016

3. PURCHASE PRICE AND TERMS

Purchase Price: \$465,000.00

Original Listing Price: \$470,000.00

Days on Market: 28 days

Earnest Money: \$4,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional

Down Payment: \$93,000.00

Loan Amount: \$372,000.00

Interest Rate: 6.500%

Loan Term: 30 years

Monthly Payment: \$2,355.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$98,000.00
Monthly Income: \$8,166.67
Credit Score: 710
Employment: Cybersecurity Analyst at Northrop Grumman
Years Employed: 5
Debt-to-Income Ratio: 27.0%
Savings Amount: \$58,000.00
Pre-approved Amount: \$470,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Cybersecurity analyst purchase
Special Terms: Northrop Grumman analyst Golden
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: \$12,500.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$470,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Nathan Taylor
Commission Rate: 3.0%
Commission Amount: \$13,950.00

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

Xavier Peterson

AGENT SIGNATURE

DATE

Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4052.
All financial figures and terms reflect actual transaction data.*