

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 20, 2023

Sale Date: December 20, 2023

Property Address: 1256 University Boulevard, Denver, CO 80206

Sale ID: 4054

1. PARTIES

BUYER: Jaxon Ramirez
Address: Boulder Creative, CO
Phone: 720-555-1048
Email: jaxon.ramirez@email.com

SELLER'S AGENT: Rachel Wilson
Company: Engel & Völkers Boulder
License: 113

2. PROPERTY DESCRIPTION

Property Address: 1256 University Boulevard, Denver, CO 80206
County: Denver County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 2.5
Square Footage: 2,450 sq ft
Lot Size: 7,800 sq ft
Year Built: 2020

3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000.00
Original Listing Price: \$600,000.00
Days on Market: 68 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: 6.250%
Loan Term: 30 years
Monthly Payment: \$2,795.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$108,000.00
Monthly Income: \$9,000.00
Credit Score: 730
Employment: UX Designer at Twitter Boulder
Years Employed: 4
Debt-to-Income Ratio: 25.0%
Savings Amount: \$68,000.00
Pre-approved Amount: \$540,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: UX designer Denver purchase
Special Terms: Twitter Boulder designer 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: \$15,500.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$585,000.00
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

Jaxon Ramirez

AGENT SIGNATURE

DATE

Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4054.
All financial figures and terms reflect actual transaction data.*