

# 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

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Aaliyah Torres

AGENT SIGNATURE

DATE

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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.*