

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 13, 2023

Sale Date: November 12, 2023

Property Address: 7901 Vail Valley Drive, Vail, CO 81657

Sale ID: 4049

1. PARTIES

BUYER: Jordan Cox
Address: Aurora Family, CO
Phone: 303-555-1043
Email: jordan.cox@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 7901 Vail Valley Drive, Vail, CO 81657
County: Eagle County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 4.0
Square Footage: 3,450 sq ft
Lot Size: 8,500 sq ft
Year Built: 2021

3. PURCHASE PRICE AND TERMS

Purchase Price: \$485,000.00
Original Listing Price: \$520,000.00
Days on Market: 72 days
Earnest Money: \$4,850.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$97,000.00
Loan Amount: \$388,000.00
Interest Rate: 6.875%
Loan Term: 30 years
Monthly Payment: \$2,555.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$105,000.00
Monthly Income: \$8,750.00
Credit Score: 725
Employment: Teacher at Cherry Creek School District
Years Employed: 7
Debt-to-Income Ratio: 28.0%
Savings Amount: \$65,000.00
Pre-approved Amount: \$470,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Teacher Aurora family purchase
Special Terms: Cherry Creek teacher 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: \$13,200.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$505,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Nathan Taylor
Commission Rate: 3.0%
Commission Amount: \$14,550.00

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

Jordan Cox

AGENT SIGNATURE

DATE

Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4049.
All financial figures and terms reflect actual transaction data.*