

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: August 06, 2023

Sale Date: September 05, 2023

Property Address: 6890 Village Road, Keystone, CO 80435

Sale ID: 4042

## 1. PARTIES

**BUYER:** Maya Richardson  
Address: Vail Ski, CO  
Phone: 970-555-1042  
Email: maya.richardson@email.com

**SELLER'S AGENT:** Kevin Miller  
Company: LIV Sotheby's Denver  
License: 112

## 2. PROPERTY DESCRIPTION

**Property Address:** 6890 Village Road, Keystone, CO 80435  
**County:** Summit County  
**Property Type:** Condo  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Square Footage:** 1,950 sq ft  
**Lot Size:** 5,200 sq ft  
**Year Built:** 2019

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$455,000.00  
**Original Listing Price:** \$520,000.00  
**Days on Market:** 95 days  
**Earnest Money:** \$4,550.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$91,000.00  
**Loan Amount:** \$364,000.00  
**Interest Rate:** 7.250%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,530.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$85,000.00  
**Monthly Income:** \$7,083.33  
**Credit Score:** 705  
**Employment:** Ski Instructor at Vail Resorts  
**Years Employed:** 3  
**Debt-to-Income Ratio:** 26.0%  
**Savings Amount:** \$45,000.00  
**Pre-approved Amount:** \$460,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Ski instructor Vail purchase  
**Special Terms:** Vail Resorts instructor condo  
**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:** Old Republic Title  
**Appraisal Value:** \$475,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Kevin Miller  
**Commission Rate:** 3.0%  
**Commission Amount:** \$13,650.00

## 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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Maya Richardson

AGENT SIGNATURE

DATE

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Kevin Miller

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4042.  
All financial figures and terms reflect actual transaction data.*