

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 21, 2023

Sale Date: November 20, 2023

Property Address: 8012 Canyon Boulevard, Boulder, CO 80302

Sale ID: 4050

## 1. PARTIES

**BUYER:** Kai Ward

Address: Boulder Tech, CO

Phone: 720-555-1044

Email: kai.ward@email.com

**SELLER'S AGENT:** Rachel Wilson

Company: Engel & Völkers Boulder

License: 113

## 2. PROPERTY DESCRIPTION

**Property Address:** 8012 Canyon Boulevard, Boulder, CO 80302

**County:** Boulder County

**Property Type:** Condo

**Bedrooms:** 2

**Bathrooms:** 1.5

**Square Footage:** 1,320 sq ft

**Lot Size:** 2,800 sq ft

**Year Built:** 2018

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$565,000.00

**Original Listing Price:** \$570,000.00

**Days on Market:** 25 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:** 6.750%

**Loan Term:** 30 years

**Monthly Payment:** \$2,935.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$118,000.00  
**Monthly Income:** \$9,833.33  
**Credit Score:** 750  
**Employment:** Data Analyst at Google Boulder  
**Years Employed:** 4  
**Debt-to-Income Ratio:** 24.0%  
**Savings Amount:** \$78,000.00  
**Pre-approved Amount:** \$570,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Google analyst Boulder purchase  
**Special Terms:** Google Boulder data 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:** \$15,500.00  
**Title Company:** First American Title  
**Escrow Company:** Fidelity National Title  
**Appraisal Value:** \$570,000.00  
**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

---

Kai Ward

AGENT SIGNATURE

DATE

---

Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4050.  
All financial figures and terms reflect actual transaction data.*