

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on October 11, 2022, between **Laura Perez** ("Buyer") and the Property Owner ("Seller"), with Wendy Clark serving as the listing agent.

## 1. PROPERTY DESCRIPTION

The property subject to this Agreement is located at: **789 Downtown Loft, Denver, CO 80203** This includes all fixtures, systems, and appurtenances currently on the property.

## 2. PURCHASE PRICE AND TERMS

Purchase Price: **\$415,000.00** Payment Terms: • Down Payment: \$415,000.00 • Loan Amount: \$0.00 • Financing Type: Cash The Buyer agrees to pay the Purchase Price according to the terms specified herein.

## 3. FINANCING CONTINGENCY

This is a CASH PURCHASE. No financing contingency applies as Buyer will pay the full purchase price of \$415,000.00 in cash at closing. Buyer has provided proof of funds and the ability to complete this cash transaction.

## 4. INSPECTION CONTINGENCY

Urban loft conversion Buyer has the right to conduct inspections of the property within 10 days of the effective date of this Agreement. If unsatisfactory conditions are discovered, Buyer may request repairs or terminate this Agreement.

## 5. CLOSING INFORMATION

Closing Date: **November 10, 2022** Closing shall take place at a mutually agreed upon title company or attorney's office. All required documents and funds must be available at closing.

## 6. ADDITIONAL TERMS AND CONDITIONS

Special Considerations: Urban loft conversion Time is of the essence in this Agreement. All deadlines specified herein are firm unless modified in writing by both parties. This Agreement constitutes the entire agreement between the parties and may only be modified in writing signed by both parties.

## SIGNATURES

BUYER:

DATE:

Laura Perez \_\_\_\_\_ 10/11/2022

SELLER: \_\_\_\_\_ DATE:  
Property Owner \_\_\_\_\_ 10/11/2022

LISTING AGENT: \_\_\_\_\_ DATE:  
Wendy Clark \_\_\_\_\_ 10/11/2022