

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: February 06, 2023

Sale Date: March 08, 2023

Property Address: 2456 Arapahoe Avenue, Boulder, CO 80302

Sale ID: 4030

## 1. PARTIES

**BUYER:** Zoe Cook

Address: Boulder Outdoor, CO

Phone: 720-555-1038

Email: zoe.cook@email.com

**SELLER'S AGENT:** Rachel Wilson

Company: Engel & Völkers Boulder

License: 113

## 2. PROPERTY DESCRIPTION

**Property Address:** 2456 Arapahoe Avenue, Boulder, CO 80302

**County:** Boulder County

**Property Type:** Single Family

**Bedrooms:** 4

**Bathrooms:** 3.0

**Square Footage:** 2,750 sq ft

**Lot Size:** 8,500 sq ft

**Year Built:** 2019

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$505,000.00

**Original Listing Price:** \$520,000.00

**Days on Market:** 35 days

**Earnest Money:** \$5,050.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional

**Down Payment:** \$101,000.00

**Loan Amount:** \$404,000.00

**Interest Rate:** 7.125%

**Loan Term:** 30 years

**Monthly Payment:** \$2,725.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$95,000.00  
**Monthly Income:** \$7,916.67  
**Credit Score:** 715  
**Employment:** Environmental Scientist at NCAR  
**Years Employed:** 4  
**Debt-to-Income Ratio:** 29.0%  
**Savings Amount:** \$58,000.00  
**Pre-approved Amount:** \$520,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Environmental scientist Boulder  
**Special Terms:** NCAR scientist Boulder 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:** \$13,800.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$515,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Rachel Wilson  
**Commission Rate:** 3.0%  
**Commission Amount:** \$15,150.00

## 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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Zoe Cook

AGENT SIGNATURE

DATE

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Rachel Wilson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4030.  
All financial figures and terms reflect actual transaction data.*