

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 13, 2023

Sale Date: April 12, 2023

Property Address: 3567 Tejon Street, Colorado Springs, CO 80907

Sale ID: 4031

1. PARTIES

BUYER: Caleb Bailey

Address: Colorado Springs Military, CO

Phone: 719-555-1039

Email: caleb.bailey@email.com

SELLER'S AGENT: Nathan Taylor

Company: RE/MAX Colorado Springs

License: 114

2. PROPERTY DESCRIPTION

Property Address: 3567 Tejon Street, Colorado Springs, CO 80907

County: El Paso County

Property Type: Single Family

Bedrooms: 3

Bathrooms: 2.0

Square Footage: 1,850 sq ft

Lot Size: 7,200 sq ft

Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$415,000.00

Original Listing Price: \$425,000.00

Days on Market: 32 days

Earnest Money: \$4,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: VA

Down Payment: \$0.00

Loan Amount: \$415,000.00

Interest Rate: 6.750%

Loan Term: 30 years

Monthly Payment: \$2,695.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$89,000.00
Monthly Income: \$7,416.67
Credit Score: 695
Employment: Air Force Officer at Peterson Air Force Base
Years Employed: 6
Debt-to-Income Ratio: 31.0%
Savings Amount: \$52,000.00
Pre-approved Amount: \$430,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Air Force officer VA purchase
Special Terms: Military officer Colorado Springs
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: \$11,200.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$420,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Nathan Taylor
Commission Rate: 3.0%
Commission Amount: \$12,450.00

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

Caleb Bailey

AGENT SIGNATURE

DATE

Nathan Taylor

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4031.
All financial figures and terms reflect actual transaction data.*