

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

Maya Richardson

AGENT SIGNATURE

DATE

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.*