

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: January 26, 2023

Sale Date: February 25, 2023

Property Address: 1847 17th Street, Denver, CO 80202

Sale ID: 4029

1. PARTIES

BUYER: Luke Reed

Address: Denver Tech, CO

Phone: 303-555-1037

Email: luke.reed@email.com

SELLER'S AGENT: Kevin Miller

Company: LIV Sotheby's Denver

License: 112

2. PROPERTY DESCRIPTION

Property Address: 1847 17th Street, Denver, CO 80202

County: Denver County

Property Type: Townhouse

Bedrooms: 3

Bathrooms: 2.5

Square Footage: 2,180 sq ft

Lot Size: 4,500 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000.00

Original Listing Price: \$585,000.00

Days on Market: 38 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: 7.000%

Loan Term: 30 years

Monthly Payment: \$3,015.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$128,000.00
Monthly Income: \$10,666.67
Credit Score: 765
Employment: Software Architect at Palantir
Years Employed: 7
Debt-to-Income Ratio: 25.0%
Savings Amount: \$85,000.00
Pre-approved Amount: \$580,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Tech professional Denver purchase
Special Terms: Palantir architect Highland townhouse
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: \$575,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Kevin Miller
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

Luke Reed

AGENT SIGNATURE

DATE

Kevin Miller

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4029.
All financial figures and terms reflect actual transaction data.*