

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: July 23, 2023

Sale Date: August 22, 2023

Property Address: 5789 Main Street, Fort Collins, CO 80524

Sale ID: 4041

## 1. PARTIES

**BUYER:** Ian Cooper  
Address: Denver Business, CO  
Phone: 303-555-1041  
Email: ian.cooper@email.com

**SELLER'S AGENT:** Kevin Miller  
Company: LIV Sotheby's Denver  
License: 112

## 2. PROPERTY DESCRIPTION

**Property Address:** 5789 Main Street, Fort Collins, CO 80524  
**County:** Larimer County  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Bathrooms:** 3.5  
**Square Footage:** 2,950 sq ft  
**Lot Size:** 9,800 sq ft  
**Year Built:** 2020

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$665,000.00  
**Original Listing Price:** \$685,000.00  
**Days on Market:** 35 days  
**Earnest Money:** \$6,650.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Cash  
**Cash Payment:** \$665,000.00  
**No financing contingency required**

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$145,000.00  
**Monthly Income:** \$12,083.33  
**Credit Score:** 780

**Employment:** Business Consultant at Cooper & Associates  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 20.0%  
**Savings Amount:** \$98,000.00  
**Pre-approved Amount:** \$680,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Business consultant cash purchase  
**Special Terms:** Cooper & Associates Fort Collins  
**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:** \$0.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$675,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Kevin Miller  
**Commission Rate:** 2.5%  
**Commission Amount:** \$16,625.00

## 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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Ian Cooper

AGENT SIGNATURE

DATE

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Kevin Miller

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4041.  
All financial figures and terms reflect actual transaction data.*