

RESIDENTIAL PURCHASE AGREEMENT

State of California — Standard Form RPA-CA

SECTION 1: PARTIES TO THE AGREEMENT

This Residential Purchase Agreement ("Agreement") is entered into as of **January 15, 2025** by and between the following parties:

	Name(s)	Role
BUYER(S):	Sarah J. Mitchell	Purchaser
SELLER(S):	Robert Chen & Amy Chen	Vendor

SECTION 2: PROPERTY DESCRIPTION

The Seller agrees to sell and the Buyer agrees to purchase the following described real property, together with all improvements, fixtures, and appurtenances:

Street Address:	2150 Ocean Park Blvd, Unit #304
City:	Santa Monica
State:	California (CA)
ZIP Code:	90405
County:	Los Angeles
MLS Number:	CA-2025-88412
Parcel/Tax ID:	4276-021-034
Legal Description:	Unit 304, Building C, Ocean Park Towers, Book 2847, Page 112

SECTION 3: PURCHASE PRICE AND FINANCIAL TERMS

Purchase Price:	\$875,000.00
Earnest Money Deposit:	\$25,000.00
Earnest Money Held By:	Pacific Coast Escrow
Deposit Due Within:	5 business days of acceptance
Financing Type:	FHA Mortgage
Down Payment:	\$43,750.00 (5%)
Loan Amount:	\$831,250.00

SECTION 4: IMPORTANT DATES

Offer Date:	01/15/2025
Offer Expiration:	01/19/2025 at 11:59 PM PST
Inspection Deadline:	01/29/2025
Appraisal Deadline:	02/05/2025
Financing Contingency:	02/14/2025
Closing Date:	02/28/2025
Possession Date:	At closing

SECTION 5: AGENT INFORMATION

	Name	Brokerage	Phone	Email
Listing Agent:	Jennifer Wu	Keller Williams Realty	(310) 555-8821	jennifer.wu@kwrealty.com
Buying Agent:	David Okafor	Compass Real Estate	(310) 555-4417	d.okafor@compass.com

Sale Commission Rate: 5% of the purchase price, to be split between the listing brokerage (2.5%) and buying brokerage (2.5%).

This agreement constitutes the entire understanding between the parties.