

# RESIDENTIAL PURCHASE AGREEMENT

State of Texas — TREC Standard Form

## SECTION 1: PARTIES

This Residential Purchase Agreement is entered into as of **February 20, 2025** by and between:

	Name(s)	Role
BUYER(S):	Michael & Angela Torres	Purchaser
SELLER(S):	William H. Crawford	Vendor

## SECTION 2: PROPERTY DESCRIPTION

Street Address:	8901 Lonesome Oak Rd
City:	Dripping Springs
State:	Texas (TX)
ZIP Code:	78620
County:	Hays
MLS Number:	TX-2025-55731
Parcel/Tax ID:	R518273-0040-00

## SECTION 3: FINANCIAL TERMS

Purchase Price:	\$1,250,000.00
Earnest Money:	\$40,000.00
Earnest Money Held By:	Austin Title Company
Financing Type:	Conventional Mortgage
Down Payment:	\$250,000.00 (20%)

## SECTION 4: KEY DATES

<b>Contract Date:</b>	02/20/2025
<b>Offer Expiration:</b>	02/24/2025
<b>Inspection Deadline:</b>	03/06/2025
<b>Closing Date:</b>	03/28/2025

## SECTION 5: AGENTS

	<b>Name</b>	<b>Brokerage</b>	<b>Phone</b>
<b>Listing Agent:</b>	Hector Ramirez	RE/MAX Central	(512) 555-3301
<b>Buying Agent:</b>	Laura Bennett	Sotheby's Intl.	(512) 555-7722

Sale Commission Rate: 5.5% of the purchase price.