

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.