

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

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

SECTION 5: AGENTS

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

Sale Commission Rate: 5.5% of the purchase price.