

# 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
<b>BUYER(S):</b>	Sarah J. Mitchell	Purchaser
<b>SELLER(S):</b>	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:

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

### SECTION 3: PURCHASE PRICE AND FINANCIAL TERMS

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

### SECTION 4: IMPORTANT DATES

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

### SECTION 5: AGENT INFORMATION

	<b>Name</b>	<b>Brokerage</b>	<b>Phone</b>	<b>Email</b>
<b>Listing Agent:</b>	Jennifer Wu	Keller Williams Realty	(310) 555-8821	jennifer.wu@kwrealty.com
<b>Buying Agent:</b>	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.