

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT

And Joint Escrow Instructions

Generated by RealeAgent • 6/22/2025 • Document ID: doc-1750643947471-006

1. PROPERTY INFORMATION

456 Valley Road
La Jolla, CA 92037
MLS Number: ML81234568
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.5
Square Feet: 1,950
Year Built: 2010
Assessor's Parcel Number (APN):

2. PURCHASE PRICE AND TERMS

Description	Amount
Purchase Price	\$850,000.00
Initial Deposit	\$8,500.00
Additional Deposit	\$0.00
Down Payment	\$170,000.00
Loan Amount	\$680,000.00

Loan Type:
Conventional
FHA
VA
Cash

3. BUYER INFORMATION

Buyer Name(s):
John Smith

Buyer Address:
123 Buyer St, San Diego, CA 92101

Buyer Phone:

(619) 555-0123

Buyer Email:

john.smith@email.com

4. SELLER INFORMATION

Seller Name(s):

Property Owner

Seller Address:

456 Valley Road, La Jolla, CA 92037

5. ESCROW AND CLOSING

Escrow Company:

Pacific Coast Title & Escrow

Escrow Officer:

Sarah Johnson

Close of Escrow Date:

July 22, 2025

Escrow Period (Days):

30

6. CONTINGENCIES

- Buyer's Investigation of Property (17 days)
- Loan Contingency (21 days)
- Appraisal Contingency (17 days)
- Sale of Buyer's Property

7. ITEMS INCLUDED/EXCLUDED

Items Included in Sale:

All fixtures and fittings that are attached to the property, including but not limited to: built-in appliances, light fixtures, window coverings, planted vegetation, and any other items specified in the MLS listing or attached addendum.

9. SIGNATURES

By signing below, all parties acknowledge that they have read, understood, and agree to the terms and conditions of this Residential Purchase Agreement.

BUYER(S):

SELLER(S):

REAL ESTATE PROFESSIONALS:

Buyer's Agent:

Demo Agent

License #:

CA-LIC-12345

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; } .field-value.percentage::after { content: '%'; } .checkbox-group { display: flex; flex-wrap: wrap; gap: 20px; margin: 10px 0; } .checkbox-item { display: flex; align-items: center; gap: 5px; } .checkbox { width: 12px; height: 12px; border: 1px solid #000; display: inline-block; position: relative; } .checkbox.checked::after { content: '✓'; position: absolute; top: -2px; left: 1px; font-size: 10px; font-weight: bold; } .property-details { background: #f9f9f9; padding: 15px; border-radius: 5px; margin-bottom: 15px; } .property-address { font-size: 14px; font-weight: bold; margin-bottom: 10px; } .property-specs { display: grid; grid-template-columns: repeat(auto-fit, minmax(150px, 1fr)); gap: 10px; margin-top: 10px; } .spec-item { display: flex; justify-content: space-between; padding: 5px 0; border-bottom: 1px dotted #ccc; } .financial-table { width: 100%; border-collapse: collapse; margin: 10px 0; } .financial-table th, .financial-table td { border: 1px solid #000; padding: 8px; text-align: left; } .financial-table th { background: #f5f5f5; font-weight: bold; } .financial-table .amount { text-align: right; font-family: monospace; } .signature-section { margin-top: 30px; page-break-inside: avoid; } .signature-block { display: flex; justify-content: space-between; margin: 30px 0; gap: 40px; } .signature-line { flex: 1; border-bottom: 1px solid #000; height: 40px; position: relative; } .signature-line::after { content: attr(data-label); position: absolute; bottom: -15px; left: 0; font-size: 10px; color: #666; } .date-line { width: 120px; border-bottom: 1px solid #000; height: 40px; position: relative; } .date-line::after { content: 'Date'; position: absolute; bottom: -15px; left: 40px; font-size: 10px; color: #666; } .footer { margin-top: 30px; padding-top: 15px; border-top: 1px solid #ccc; font-size: 10px; color: #666; text-align: center; } .page-number { position: absolute; bottom: 0.5in; right: 0.5in; font-size: 10px; color: #666; } .contingency-list { list-style: none; margin: 10px 0; } .contingency-list li { margin: 8px 0; display: flex; align-items: flex-start; gap: 8px; } .terms-text { font-size: 11px; line-height: 1.5; text-align: justify; margin: 10px 0; } .highlighted { background: yellow; padding: 2px; } .required { color: red; font-weight: bold; } @media print { body { margin: 0; padding: 0; } .page { box-shadow: none; margin: 0; max-width: none; } .page-break { page-break-before: always; } } /* Responsive adjustments for smaller screens */ @media screen and (max-width: 768px) { .field-row { flex-direction: column; gap: 5px; } .property-specs { grid-template-columns: 1fr; } .signature-block { flex-direction: column; gap: 20px; }
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