

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 19, 2022

Sale Date: November 18, 2022

Property Address: 4567 Park Boulevard, San Diego, CA 92116

Sale ID: 4022

## 1. PARTIES

**BUYER:** Abigail Wright  
Address: San Diego North, CA  
Phone: 760-555-1022  
Email: abigail.wright@email.com

**SELLER'S AGENT:** Robert Garcia  
Company: Redfin Los Angeles  
License: 108

## 2. PROPERTY DESCRIPTION

**Property Address:** 4567 Park Boulevard, San Diego, CA 92116  
**County:** San Diego County  
**Property Type:** Single Family  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Square Footage:** 1,950 sq ft  
**Lot Size:** 7,200 sq ft  
**Year Built:** 2016

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$765,000.00  
**Original Listing Price:** \$785,000.00  
**Days on Market:** 45 days  
**Earnest Money:** \$7,650.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$153,000.00  
**Loan Amount:** \$612,000.00  
**Interest Rate:** 6.375%  
**Loan Term:** 30 years  
**Monthly Payment:** \$3,825.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$92,000.00  
**Monthly Income:** \$7,666.67  
**Credit Score:** 685  
**Employment:** Marketing Director at Qualcomm  
**Years Employed:** 3  
**Debt-to-Income Ratio:** 27.0%  
**Savings Amount:** \$48,000.00  
**Pre-approved Amount:** \$520,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Qualcomm executive purchase  
**Special Terms:** Marketing director San Diego home  
**Inspection Contingency:** 10 business days from contract acceptance  
**Financing Contingency:** 21 business days from contract acceptance  
**Appraisal Contingency:** Subject to property appraisal at or above purchase price

## 7. CLOSING INFORMATION

**Estimated Closing Costs:** \$18,500.00  
**Title Company:** First American Title  
**Escrow Company:** Old Republic Title  
**Appraisal Value:** \$775,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Robert Garcia  
**Commission Rate:** 3.0%  
**Commission Amount:** \$22,950.00

## 9. SIGNATURES

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

BUYER SIGNATURE

DATE

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Abigail Wright

AGENT SIGNATURE

DATE

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Robert Garcia

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4022.  
All financial figures and terms reflect actual transaction data.*