

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: January 19, 2023

Sale Date: February 18, 2023

Property Address: 756 Las Olas Boulevard Unit 4A, Fort Lauderdale, FL 33301

Sale ID: 4028

## 1. PARTIES

**BUYER:** Scarlett Mitchell  
Address: Fort Lauderdale, FL  
Phone: 954-555-1028  
Email: scarlett.mitchell@email.com

**SELLER'S AGENT:** Maria Martinez  
Company: Berkshire Hathaway Miami  
License: 109

## 2. PROPERTY DESCRIPTION

**Property Address:** 756 Las Olas Boulevard Unit 4A, Fort Lauderdale, FL 33301  
**County:** Broward County  
**Property Type:** Condo  
**Bedrooms:** 1  
**Bathrooms:** 1.5  
**Square Footage:** 1,180 sq ft  
**Lot Size:** 0 sq ft  
**Year Built:** 2020

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$405,000.00  
**Original Listing Price:** \$425,000.00  
**Days on Market:** 48 days  
**Earnest Money:** \$4,050.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** FHA  
**Down Payment:** \$20,250.00  
**Loan Amount:** \$384,750.00  
**Interest Rate:** 7.250%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,625.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$92,000.00  
**Monthly Income:** \$7,666.67  
**Credit Score:** 720  
**Employment:** Cruise Line Executive at Royal Caribbean  
**Years Employed:** 5  
**Debt-to-Income Ratio:** 25.0%  
**Savings Amount:** \$52,000.00  
**Pre-approved Amount:** \$460,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Cruise line executive purchase  
**Special Terms:** Royal Caribbean exec Fort Lauderdale  
**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:** \$10,800.00  
**Title Company:** First American Title  
**Escrow Company:** Old Republic Title  
**Appraisal Value:** \$415,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Maria Martinez  
**Commission Rate:** 3.0%  
**Commission Amount:** \$12,150.00

## 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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Scarlett Mitchell

AGENT SIGNATURE

DATE

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Maria Martinez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4028.  
All financial figures and terms reflect actual transaction data.*