

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 30, 2023

Sale Date: December 30, 2023

Property Address: 9012 Campbell Avenue, Tucson, AZ 85718

Sale ID: 4058

1. PARTIES

BUYER: Leilani Henderson
Address: Phoenix West, AZ
Phone: 623-555-1058
Email: leilani.henderson@email.com

SELLER'S AGENT: Brandon Smith
Company: HomeSmart Phoenix
License: 116

2. PROPERTY DESCRIPTION

Property Address: 9012 Campbell Avenue, Tucson, AZ 85718
County: Pima County
Property Type: Townhouse
Bedrooms: 2
Bathrooms: 2.0
Square Footage: 1,420 sq ft
Lot Size: 5,200 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$385,000.00
Original Listing Price: \$400,000.00
Days on Market: 45 days
Earnest Money: \$3,850.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: FHA
Down Payment: \$19,250.00
Loan Amount: \$365,750.00
Interest Rate: 5.875%
Loan Term: 30 years
Monthly Payment: \$2,165.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$89,000.00
Monthly Income: \$7,416.67
Credit Score: 700
Employment: Marketing Coordinator at Banner Health
Years Employed: 2
Debt-to-Income Ratio: 30.0%
Savings Amount: \$46,000.00
Pre-approved Amount: \$400,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Marketing coordinator Phoenix
Special Terms: Banner Health coordinator purchase
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: \$10,200.00
Title Company: First American Title
Escrow Company: Fidelity National Title
Appraisal Value: \$395,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Brandon Smith
Commission Rate: 3.0%
Commission Amount: \$11,550.00

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

Leilani Henderson

AGENT SIGNATURE

DATE

Brandon Smith

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4058.
All financial figures and terms reflect actual transaction data.*