

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: September 20, 2022

Sale Date: October 20, 2022

Property Address: 1247 Nob Hill Circle, Los Angeles, CA 90210

Sale ID: 4020

## 1. PARTIES

**BUYER:** Evelyn Young  
Address: Oakland Urban, CA  
Phone: 510-555-1020  
Email: evelyn.young@email.com

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

## 2. PROPERTY DESCRIPTION

**Property Address:** 1247 Nob Hill Circle, Los Angeles, CA 90210  
**County:** Los Angeles County  
**Property Type:** Single Family  
**Bedrooms:** 6  
**Bathrooms:** 5.5  
**Square Footage:** 4,850 sq ft  
**Lot Size:** 22,000 sq ft  
**Year Built:** 2021

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$615,000.00  
**Original Listing Price:** \$685,000.00  
**Days on Market:** 75 days  
**Earnest Money:** \$6,150.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$123,000.00  
**Loan Amount:** \$492,000.00  
**Interest Rate:** 6.250%  
**Loan Term:** 30 years  
**Monthly Payment:** \$3,030.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$118,000.00  
**Monthly Income:** \$9,833.33  
**Credit Score:** 705  
**Employment:** Data Scientist at Uber  
**Years Employed:** 4  
**Debt-to-Income Ratio:** 31.0%  
**Savings Amount:** \$72,000.00  
**Pre-approved Amount:** \$620,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Market correction pricing  
**Special Terms:** Uber data scientist Oakland 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:** \$16,800.00  
**Title Company:** First American Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$635,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Robert Garcia  
**Commission Rate:** 3.0%  
**Commission Amount:** \$18,450.00

## 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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Evelyn Young

AGENT SIGNATURE

DATE

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Robert Garcia

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4020.  
All financial figures and terms reflect actual transaction data.*