

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 05, 2023

Sale Date: May 05, 2023

Property Address: 1847 1st Street North, Jacksonville, FL 32250

Sale ID: 4034

## 1. PARTIES

**BUYER:** Grace Phillips  
Address: St. Petersburg, FL  
Phone: 727-555-1030  
Email: grace.phillips@email.com

**SELLER'S AGENT:** Christopher Lee  
Company: Coldwell Banker Tampa  
License: 110

## 2. PROPERTY DESCRIPTION

**Property Address:** 1847 1st Street North, Jacksonville, FL 32250  
**County:** Duval County  
**Property Type:** Single Family  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Square Footage:** 1,950 sq ft  
**Lot Size:** 7,800 sq ft  
**Year Built:** 2016

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$365,000.00  
**Original Listing Price:** \$385,000.00  
**Days on Market:** 58 days  
**Earnest Money:** \$3,650.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** FHA  
**Down Payment:** \$18,250.00  
**Loan Amount:** \$346,750.00  
**Interest Rate:** 6.875%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,285.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$78,000.00  
**Monthly Income:** \$6,500.00  
**Credit Score:** 695  
**Employment:** Museum Curator at Salvador Dalí Museum  
**Years Employed:** 3  
**Debt-to-Income Ratio:** 32.0%  
**Savings Amount:** \$38,000.00  
**Pre-approved Amount:** \$340,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Museum curator St. Petersburg  
**Special Terms:** Dalí Museum curator 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:** \$9,800.00  
**Title Company:** First American Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$375,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Christopher Lee  
**Commission Rate:** 3.0%  
**Commission Amount:** \$10,950.00

## 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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Grace Phillips

AGENT SIGNATURE

DATE

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Christopher Lee

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4034.  
All financial figures and terms reflect actual transaction data.*