

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 19, 2022

Sale Date: April 18, 2022

Property Address: 1847 Lombard Street, San Francisco, CA 94123

Sale ID: 4005

1. PARTIES

BUYER: Liam White

Address: San Francisco Tech, CA

Phone: 415-555-1013

Email: liam.white@email.com

SELLER'S AGENT: Emily Thompson

Company: Compass San Francisco

License: 105

2. PROPERTY DESCRIPTION

Property Address: 1847 Lombard Street, San Francisco, CA 94123

County: San Francisco County

Property Type: Townhouse

Bedrooms: 3

Bathrooms: 2.5

Square Footage: 2,200 sq ft

Lot Size: 3,500 sq ft

Year Built: 2015

3. PURCHASE PRICE AND TERMS

Purchase Price: \$1,425,000.00

Original Listing Price: \$1,485,000.00

Days on Market: 45 days

Earnest Money: \$14,250.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Jumbo

Down Payment: \$285,000.00

Loan Amount: \$1,140,000.00

Interest Rate: 4.875%

Loan Term: 30 years

Monthly Payment: \$6,025.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$235,000.00
Monthly Income: \$19,583.33
Credit Score: 795
Employment: Senior Software Engineer at Google
Years Employed: 8
Debt-to-Income Ratio: 24.0%
Savings Amount: \$185,000.00
Pre-approved Amount: \$1,200,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: SF inspection and earthquake contingency
Special Terms: Tech professional Marina District 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: \$32,500.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$1,450,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Emily Thompson
Commission Rate: 2.5%
Commission Amount: \$35,625.00

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

Liam White

AGENT SIGNATURE

DATE

Emily Thompson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4005.
All financial figures and terms reflect actual transaction data.*