

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: May 16, 2022

Sale Date: June 15, 2022

Property Address: 847 The Alameda Unit 12, San Jose, CA 95126

Sale ID: 4012

1. PARTIES

BUYER: Harper Lewis
Address: San Diego Beach, CA
Phone: 619-555-1016
Email: harper.lewis@email.com

SELLER'S AGENT: Lisa Zhang
Company: Douglas Elliman Silicon Valley
License: 107

2. PROPERTY DESCRIPTION

Property Address: 847 The Alameda Unit 12, San Jose, CA 95126
County: Santa Clara County
Property Type: Condo
Bedrooms: 2
Bathrooms: 2.0
Square Footage: 1,420 sq ft
Lot Size: 0 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$765,000.00
Original Listing Price: \$785,000.00
Days on Market: 42 days
Earnest Money: \$7,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$153,000.00
Loan Amount: \$612,000.00
Interest Rate: 5.375%
Loan Term: 30 years
Monthly Payment: \$3,420.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$98,000.00
Monthly Income: \$8,166.67
Credit Score: 715
Employment: Biotech Researcher at Illumina
Years Employed: 4
Debt-to-Income Ratio: 33.0%
Savings Amount: \$58,000.00
Pre-approved Amount: \$550,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Biotech professional purchase
Special Terms: Illumina researcher San Jose condo
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: \$18,500.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$775,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Lisa Zhang
Commission Rate: 3.0%
Commission Amount: \$22,950.00

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

Harper Lewis

AGENT SIGNATURE

DATE

Lisa Zhang

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4012.
All financial figures and terms reflect actual transaction data.*