

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 28, 2023

Sale Date: December 28, 2023

Property Address: 7890 Scottsdale Road Unit 502, Scottsdale, AZ 85253

Sale ID: 4056

1. PARTIES

BUYER: Paisley Barnes

Address: Tempe University, AZ

Phone: 480-555-1056

Email: paisley.barnes@email.com

SELLER'S AGENT: Nicole Johnson

Company: Realty One Tucson

License: 117

2. PROPERTY DESCRIPTION

Property Address: 7890 Scottsdale Road Unit 502, Scottsdale, AZ 85253

County: Maricopa County

Property Type: Condo

Bedrooms: 2

Bathrooms: 2.0

Square Footage: 1,450 sq ft

Lot Size: 0 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$415,000.00

Original Listing Price: \$430,000.00

Days on Market: 62 days

Earnest Money: \$4,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional

Down Payment: \$83,000.00

Loan Amount: \$332,000.00

Interest Rate: 6.000%

Loan Term: 30 years

Monthly Payment: \$1,995.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$92,000.00
Monthly Income: \$7,666.67
Credit Score: 715
Employment: Research Scientist at Arizona State University
Years Employed: 3
Debt-to-Income Ratio: 29.0%
Savings Amount: \$52,000.00
Pre-approved Amount: \$430,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: ASU research scientist purchase
Special Terms: University researcher Tempe 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: \$11,200.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$425,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Nicole Johnson
Commission Rate: 3.0%
Commission Amount: \$12,450.00

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

Paisley Barnes

AGENT SIGNATURE

DATE

Nicole Johnson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4056.
All financial figures and terms reflect actual transaction data.*