

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: August 13, 2023

Sale Date: September 12, 2023

Property Address: 7890 Camelback Road, Scottsdale, AZ 85251

Sale ID: 4043

1. PARTIES

BUYER: Adriel Watson
Address: Scottsdale Luxury, AZ
Phone: 480-555-1049
Email: adriel.watson@email.com

SELLER'S AGENT: Jessica Brown
Company: Russ Lyon Scottsdale
License: 115

2. PROPERTY DESCRIPTION

Property Address: 7890 Camelback Road, Scottsdale, AZ 85251
County: Maricopa County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 3.5
Square Footage: 3,250 sq ft
Lot Size: 12,500 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$565,000.00
Original Listing Price: \$620,000.00
Days on Market: 82 days
Earnest Money: \$5,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$113,000.00
Loan Amount: \$452,000.00
Interest Rate: 7.125%
Loan Term: 30 years
Monthly Payment: \$3,055.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$115,000.00
Monthly Income: \$9,583.33
Credit Score: 745
Employment: Real Estate Broker at Berkshire Hathaway
Years Employed: 8
Debt-to-Income Ratio: 26.0%
Savings Amount: \$75,000.00
Pre-approved Amount: \$560,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Real estate broker Scottsdale
Special Terms: Berkshire Hathaway broker 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: \$15,500.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$585,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Jessica Brown
Commission Rate: 3.0%
Commission Amount: \$16,950.00

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

Adriel Watson

AGENT SIGNATURE

DATE

Jessica Brown

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4043.
All financial figures and terms reflect actual transaction data.*