

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 06, 2022

Sale Date: April 05, 2022

Property Address: 12156 Timber Heights Drive, Houston, TX 77043

Sale ID: 4003

1. PARTIES

BUYER: Marcus Thompson

Address: Houston Luxury, TX

Phone: 713-555-1003

Email: marcus.thompson@email.com

SELLER'S AGENT: David Rodriguez

Company: Century 21 Houston

License: 104

2. PROPERTY DESCRIPTION

Property Address: 12156 Timber Heights Drive, Houston, TX 77043

County: Harris County

Property Type: Single Family

Bedrooms: 5

Bathrooms: 4.5

Square Footage: 4,250 sq ft

Lot Size: 15,200 sq ft

Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$1,250,000.00

Original Listing Price: \$1,285,000.00

Days on Market: 42 days

Earnest Money: \$12,500.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Jumbo

Down Payment: \$250,000.00

Loan Amount: \$1,000,000.00

Interest Rate: 4.625%

Loan Term: 30 years

Monthly Payment: \$5,125.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$185,000.00
Monthly Income: \$15,416.67
Credit Score: 810
Employment: Energy Executive at ExxonMobil
Years Employed: 12
Debt-to-Income Ratio: 25.0%
Savings Amount: \$180,000.00
Pre-approved Amount: \$950,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Luxury home inspection passed
Special Terms: Energy executive luxury estate 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: \$28,500.00
Title Company: First American Title
Escrow Company: Old Republic Title
Appraisal Value: \$1,275,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: David Rodriguez
Commission Rate: 2.5%
Commission Amount: \$31,250.00

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

Marcus Thompson

AGENT SIGNATURE

DATE

David Rodriguez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4003.
All financial figures and terms reflect actual transaction data.*