

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 02, 2022

Sale Date: December 02, 2022

Property Address: 2156 J Street, Sacramento, CA 95816

Sale ID: 4023

1. PARTIES

BUYER: Logan Green
Address: Monterey Bay, CA
Phone: 831-555-1023
Email: logan.green@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 2156 J Street, Sacramento, CA 95816
County: Sacramento County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.5
Square Footage: 2,080 sq ft
Lot Size: 8,500 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$695,000.00
Original Listing Price: \$785,000.00
Days on Market: 82 days
Earnest Money: \$6,950.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$139,000.00
Loan Amount: \$556,000.00
Interest Rate: 6.500%
Loan Term: 30 years
Monthly Payment: \$3,520.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$135,000.00
Monthly Income: \$11,250.00
Credit Score: 750
Employment: Marine Biologist at Monterey Bay Aquarium
Years Employed: 6
Debt-to-Income Ratio: 23.0%
Savings Amount: \$85,000.00
Pre-approved Amount: \$700,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Marine biologist purchase
Special Terms: Monterey Bay researcher coastal home
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: \$18,200.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$725,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Lisa Zhang
Commission Rate: 3.0%
Commission Amount: \$20,850.00

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

Logan Green

AGENT SIGNATURE

DATE

Lisa Zhang

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4023.
All financial figures and terms reflect actual transaction data.*