

# 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

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Adriel Watson

AGENT SIGNATURE

DATE

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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.*