

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: December 01, 2023

Sale Date: December 31, 2023

Property Address: 1123 Carefree Highway, Carefree, AZ 85377

Sale ID: 4059

1. PARTIES

BUYER: Brayden Coleman
Address: Paradise Valley, AZ
Phone: 480-555-1059
Email: brayden.coleman@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 1123 Carefree Highway, Carefree, AZ 85377
County: Maricopa County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.5
Square Footage: 2,450 sq ft
Lot Size: 15,200 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$1,395,000.00
Original Listing Price: \$1,450,000.00
Days on Market: 28 days
Earnest Money: \$13,950.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Jumbo
Down Payment: \$279,000.00
Loan Amount: \$1,116,000.00
Interest Rate: 5.750%
Loan Term: 30 years
Monthly Payment: \$6,515.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$158,000.00
Monthly Income: \$13,166.67
Credit Score: 785
Employment: Investment Manager at Fidelity Investments
Years Employed: 10
Debt-to-Income Ratio: 19.0%
Savings Amount: \$125,000.00
Pre-approved Amount: \$800,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Investment manager Paradise Valley
Special Terms: Fidelity manager desert estate
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: \$32,500.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$1,425,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Jessica Brown
Commission Rate: 2.5%
Commission Amount: \$34,875.00

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

Brayden Coleman

AGENT SIGNATURE

DATE

Jessica Brown

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4059.
All financial figures and terms reflect actual transaction data.*