

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 26, 2022

Sale Date: April 25, 2022

Property Address: 425 1st Street Unit 4901, San Francisco, CA 94105

Sale ID: 4006

1. PARTIES

BUYER: Mia Harris

Address: Los Angeles Entertainment, CA

Phone: 310-555-1014

Email: mia.harris@email.com

SELLER'S AGENT: Emily Thompson

Company: Compass San Francisco

License: 105

2. PROPERTY DESCRIPTION

Property Address: 425 1st Street Unit 4901, San Francisco, CA 94105

County: San Francisco County

Property Type: Condo

Bedrooms: 2

Bathrooms: 2.0

Square Footage: 1,350 sq ft

Lot Size: 0 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$885,000.00

Original Listing Price: \$925,000.00

Days on Market: 35 days

Earnest Money: \$8,850.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional

Down Payment: \$177,000.00

Loan Amount: \$708,000.00

Interest Rate: 5.000%

Loan Term: 30 years

Monthly Payment: \$3,800.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$125,000.00
Monthly Income: \$10,416.67
Credit Score: 690
Employment: Film Producer at Warner Bros
Years Employed: 5
Debt-to-Income Ratio: 35.0%
Savings Amount: \$78,000.00
Pre-approved Amount: \$680,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Tech company relocation package
Special Terms: Entertainment industry SOMA living
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: \$22,500.00
Title Company: First American Title
Escrow Company: Fidelity National Title
Appraisal Value: \$900,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Emily Thompson
Commission Rate: 3.0%
Commission Amount: \$26,550.00

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

Mia Harris

AGENT SIGNATURE

DATE

Emily Thompson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4006.
All financial figures and terms reflect actual transaction data.*