

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 30, 2023

Sale Date: December 30, 2023

Property Address: 9012 Campbell Avenue, Tucson, AZ 85718

Sale ID: 4058

## 1. PARTIES

**BUYER:** Leilani Henderson  
Address: Phoenix West, AZ  
Phone: 623-555-1058  
Email: leilani.henderson@email.com

**SELLER'S AGENT:** Brandon Smith  
Company: HomeSmart Phoenix  
License: 116

## 2. PROPERTY DESCRIPTION

**Property Address:** 9012 Campbell Avenue, Tucson, AZ 85718  
**County:** Pima County  
**Property Type:** Townhouse  
**Bedrooms:** 2  
**Bathrooms:** 2.0  
**Square Footage:** 1,420 sq ft  
**Lot Size:** 5,200 sq ft  
**Year Built:** 2017

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$385,000.00  
**Original Listing Price:** \$400,000.00  
**Days on Market:** 45 days  
**Earnest Money:** \$3,850.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** FHA  
**Down Payment:** \$19,250.00  
**Loan Amount:** \$365,750.00  
**Interest Rate:** 5.875%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,165.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$89,000.00  
**Monthly Income:** \$7,416.67  
**Credit Score:** 700  
**Employment:** Marketing Coordinator at Banner Health  
**Years Employed:** 2  
**Debt-to-Income Ratio:** 30.0%  
**Savings Amount:** \$46,000.00  
**Pre-approved Amount:** \$400,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Marketing coordinator Phoenix  
**Special Terms:** Banner Health coordinator 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:** \$10,200.00  
**Title Company:** First American Title  
**Escrow Company:** Fidelity National Title  
**Appraisal Value:** \$395,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Brandon Smith  
**Commission Rate:** 3.0%  
**Commission Amount:** \$11,550.00

## 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

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Leilani Henderson

AGENT SIGNATURE

DATE

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Brandon Smith

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4058.  
All financial figures and terms reflect actual transaction data.*