

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: December 21, 2022

Sale Date: January 20, 2023

Property Address: 8456 SW 72nd Avenue, Miami, FL 33143

Sale ID: 4026

## 1. PARTIES

**BUYER:** Avery Nelson  
Address: Tampa Bay, FL  
Phone: 813-555-1026  
Email: avery.nelson@email.com

**SELLER'S AGENT:** Amanda Davis  
Company: RE/MAX Orlando  
License: 111

## 2. PROPERTY DESCRIPTION

**Property Address:** 8456 SW 72nd Avenue, Miami, FL 33143  
**County:** Miami-Dade County  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Bathrooms:** 3.0  
**Square Footage:** 2,650 sq ft  
**Lot Size:** 11,200 sq ft  
**Year Built:** 2017

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$415,000.00  
**Original Listing Price:** \$450,000.00  
**Days on Market:** 65 days  
**Earnest Money:** \$4,150.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** FHA  
**Down Payment:** \$20,750.00  
**Loan Amount:** \$394,250.00  
**Interest Rate:** 7.000%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,625.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$85,000.00  
**Monthly Income:** \$7,083.33  
**Credit Score:** 700  
**Employment:** Healthcare Admin at Tampa General Hospital  
**Years Employed:** 4  
**Debt-to-Income Ratio:** 28.0%  
**Savings Amount:** \$45,000.00  
**Pre-approved Amount:** \$400,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Healthcare admin first-time buyer  
**Special Terms:** Hospital admin Tampa family 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:** \$11,200.00  
**Title Company:** First American Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$435,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Amanda Davis  
**Commission Rate:** 3.0%  
**Commission Amount:** \$12,450.00

## 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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Avery Nelson

AGENT SIGNATURE

DATE

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Amanda Davis

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4026.  
All financial figures and terms reflect actual transaction data.*