

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 17, 2022

Sale Date: May 17, 2022

Property Address: 4700 East Cesar Chavez Street, Austin, TX 78702

Sale ID: 4008

1. PARTIES

BUYER: Olivia Martinez

Address: Houston Young Prof, TX

Phone: 713-555-1006

Email: olivia.martinez@email.com

SELLER'S AGENT: Sarah Johnson

Company: Keller Williams Austin

License: 102

2. PROPERTY DESCRIPTION

Property Address: 4700 East Cesar Chavez Street, Austin, TX 78702

County: Travis County

Property Type: Duplex

Bedrooms: 2

Bathrooms: 1.5

Square Footage: 1,320 sq ft

Lot Size: 5,800 sq ft

Year Built: 2014

3. PURCHASE PRICE AND TERMS

Purchase Price: \$375,000.00

Original Listing Price: \$385,000.00

Days on Market: 48 days

Earnest Money: \$3,750.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: FHA

Down Payment: \$18,750.00

Loan Amount: \$356,250.00

Interest Rate: 5.250%

Loan Term: 30 years

Monthly Payment: \$1,960.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$68,000.00
Monthly Income: \$5,666.67
Credit Score: 650
Employment: Teacher at Houston ISD
Years Employed: 2
Debt-to-Income Ratio: 28.0%
Savings Amount: \$22,000.00
Pre-approved Amount: \$250,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: First-time buyer FHA program
Special Terms: Teacher East Austin duplex 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: \$8,200.00
Title Company: Stewart Title
Escrow Company: Chicago Title
Appraisal Value: \$380,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Sarah Johnson
Commission Rate: 3.0%
Commission Amount: \$11,250.00

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

Olivia Martinez

AGENT SIGNATURE

DATE

Sarah Johnson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4008.
All financial figures and terms reflect actual transaction data.*