

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: January 09, 2023

Sale Date: February 08, 2023

Property Address: 2156 Bayshore Drive, Tampa, FL 33606

Sale ID: 4027

1. PARTIES

BUYER: Aiden Carter
Address: Orlando Family, FL
Phone: 407-555-1027
Email: aiden.carter@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 2156 Bayshore Drive, Tampa, FL 33606
County: Hillsborough County
Property Type: Townhouse
Bedrooms: 3
Bathrooms: 2.5
Square Footage: 2,180 sq ft
Lot Size: 8,500 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$465,000.00
Original Listing Price: \$485,000.00
Days on Market: 52 days
Earnest Money: \$4,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$93,000.00
Loan Amount: \$372,000.00
Interest Rate: 7.125%
Loan Term: 30 years
Monthly Payment: \$2,515.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$105,000.00
Monthly Income: \$8,750.00
Credit Score: 760
Employment: Theme Park Manager at Disney World
Years Employed: 7
Debt-to-Income Ratio: 26.0%
Savings Amount: \$68,000.00
Pre-approved Amount: \$480,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Disney manager family purchase
Special Terms: Theme park manager Tampa townhouse
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: \$12,200.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$475,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Amanda Davis
Commission Rate: 3.0%
Commission Amount: \$13,950.00

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

Aiden Carter

AGENT SIGNATURE

DATE

Amanda Davis

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4027.
All financial figures and terms reflect actual transaction data.*