

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: June 18, 2023

Sale Date: July 18, 2023

Property Address: 8567 University Drive, Gainesville, FL 32611

Sale ID: 4038

1. PARTIES

BUYER: Zoey Collins
Address: Naples Luxury, FL
Phone: 239-555-1034
Email: zoey.collins@email.com

SELLER'S AGENT: Maria Martinez
Company: Berkshire Hathaway Miami
License: 109

2. PROPERTY DESCRIPTION

Property Address: 8567 University Drive, Gainesville, FL 32611
County: Alachua County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.0
Square Footage: 1,750 sq ft
Lot Size: 6,800 sq ft
Year Built: 2015

3. PURCHASE PRICE AND TERMS

Purchase Price: \$485,000.00
Original Listing Price: \$520,000.00
Days on Market: 65 days
Earnest Money: \$4,850.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$97,000.00
Loan Amount: \$388,000.00
Interest Rate: 7.250%
Loan Term: 30 years
Monthly Payment: \$2,695.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$102,000.00
Monthly Income: \$8,500.00
Credit Score: 740
Employment: Resort Manager at Ritz-Carlton Naples
Years Employed: 5
Debt-to-Income Ratio: 22.0%
Savings Amount: \$68,000.00
Pre-approved Amount: \$520,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Resort manager Naples luxury
Special Terms: Ritz-Carlton manager Naples 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: \$13,200.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$505,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Maria Martinez
Commission Rate: 3.0%
Commission Amount: \$14,550.00

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

Zoey Collins

AGENT SIGNATURE

DATE

Maria Martinez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4038.
All financial figures and terms reflect actual transaction data.*