

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 13, 2022

Sale Date: April 12, 2022

Property Address: 1122 Colorado Street Unit 2105, Austin, TX 78701

Sale ID: 4004

1. PARTIES

BUYER: Isabella Garcia
Address: San Antonio, TX
Phone: 210-555-1004
Email: isabella.garcia@email.com

SELLER'S AGENT: Sarah Johnson
Company: Keller Williams Austin
License: 102

2. PROPERTY DESCRIPTION

Property Address: 1122 Colorado Street Unit 2105, Austin, TX 78701
County: Travis County
Property Type: Condo
Bedrooms: 1
Bathrooms: 1.0
Square Footage: 980 sq ft
Lot Size: 0 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$275,000.00
Original Listing Price: \$285,000.00
Days on Market: 38 days
Earnest Money: \$2,750.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: FHA
Down Payment: \$13,750.00
Loan Amount: \$261,250.00
Interest Rate: 5.375%
Loan Term: 30 years
Monthly Payment: \$1,465.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$72,000.00
Monthly Income: \$6,000.00
Credit Score: 685
Employment: Nurse at Methodist Hospital
Years Employed: 3
Debt-to-Income Ratio: 35.0%
Savings Amount: \$25,000.00
Pre-approved Amount: \$280,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: FHA financing contingency
Special Terms: Healthcare professional starter 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: \$7,200.00
Title Company: Stewart Title
Escrow Company: Fidelity National Title
Appraisal Value: \$280,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Sarah Johnson
Commission Rate: 3.0%
Commission Amount: \$8,250.00

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

Isabella Garcia

AGENT SIGNATURE

DATE

Sarah Johnson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4004.
All financial figures and terms reflect actual transaction data.*