

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 19, 2022

Sale Date: November 18, 2022

Property Address: 4567 Park Boulevard, San Diego, CA 92116

Sale ID: 4022

1. PARTIES

BUYER: Abigail Wright
Address: San Diego North, CA
Phone: 760-555-1022
Email: abigail.wright@email.com

SELLER'S AGENT: Robert Garcia
Company: Redfin Los Angeles
License: 108

2. PROPERTY DESCRIPTION

Property Address: 4567 Park Boulevard, San Diego, CA 92116
County: San Diego County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.0
Square Footage: 1,950 sq ft
Lot Size: 7,200 sq ft
Year Built: 2016

3. PURCHASE PRICE AND TERMS

Purchase Price: \$765,000.00
Original Listing Price: \$785,000.00
Days on Market: 45 days
Earnest Money: \$7,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$153,000.00
Loan Amount: \$612,000.00
Interest Rate: 6.375%
Loan Term: 30 years
Monthly Payment: \$3,825.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$92,000.00
Monthly Income: \$7,666.67
Credit Score: 685
Employment: Marketing Director at Qualcomm
Years Employed: 3
Debt-to-Income Ratio: 27.0%
Savings Amount: \$48,000.00
Pre-approved Amount: \$520,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Qualcomm executive purchase
Special Terms: Marketing director San Diego 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: \$18,500.00
Title Company: First American Title
Escrow Company: Old Republic Title
Appraisal Value: \$775,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Robert Garcia
Commission Rate: 3.0%
Commission Amount: \$22,950.00

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

Abigail Wright

AGENT SIGNATURE

DATE

Robert Garcia

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4022.
All financial figures and terms reflect actual transaction data.*