

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 19, 2022

Sale Date: April 18, 2022

Property Address: 1847 Lombard Street, San Francisco, CA 94123

Sale ID: 4005

## 1. PARTIES

**BUYER:** Liam White

Address: San Francisco Tech, CA

Phone: 415-555-1013

Email: liam.white@email.com

**SELLER'S AGENT:** Emily Thompson

Company: Compass San Francisco

License: 105

## 2. PROPERTY DESCRIPTION

**Property Address:** 1847 Lombard Street, San Francisco, CA 94123

**County:** San Francisco County

**Property Type:** Townhouse

**Bedrooms:** 3

**Bathrooms:** 2.5

**Square Footage:** 2,200 sq ft

**Lot Size:** 3,500 sq ft

**Year Built:** 2015

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$1,425,000.00

**Original Listing Price:** \$1,485,000.00

**Days on Market:** 45 days

**Earnest Money:** \$14,250.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Jumbo

**Down Payment:** \$285,000.00

**Loan Amount:** \$1,140,000.00

**Interest Rate:** 4.875%

**Loan Term:** 30 years

**Monthly Payment:** \$6,025.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$235,000.00  
**Monthly Income:** \$19,583.33  
**Credit Score:** 795  
**Employment:** Senior Software Engineer at Google  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 24.0%  
**Savings Amount:** \$185,000.00  
**Pre-approved Amount:** \$1,200,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** SF inspection and earthquake contingency  
**Special Terms:** Tech professional Marina District 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:** \$32,500.00  
**Title Company:** First American Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$1,450,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Emily Thompson  
**Commission Rate:** 2.5%  
**Commission Amount:** \$35,625.00

## 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

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Liam White

AGENT SIGNATURE

DATE

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Emily Thompson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4005.  
All financial figures and terms reflect actual transaction data.*