

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: July 16, 2022

Sale Date: August 15, 2022

Property Address: 3401 Red River Street, Austin, TX 78751

Sale ID: 4016

## 1. PARTIES

**BUYER:** Charlotte Taylor  
Address: Austin Creative, TX  
Phone: 512-555-1012  
Email: charlotte.taylor@email.com

**SELLER'S AGENT:** Jennifer Williams  
Company: Coldwell Banker Austin  
License: 103

## 2. PROPERTY DESCRIPTION

**Property Address:** 3401 Red River Street, Austin, TX 78751  
**County:** Travis County  
**Property Type:** Townhouse  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Square Footage:** 1,650 sq ft  
**Lot Size:** 6,500 sq ft  
**Year Built:** 2015

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$445,000.00  
**Original Listing Price:** \$465,000.00  
**Days on Market:** 42 days  
**Earnest Money:** \$4,450.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$89,000.00  
**Loan Amount:** \$356,000.00  
**Interest Rate:** 5.875%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,110.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$85,000.00  
**Monthly Income:** \$7,083.33  
**Credit Score:** 710  
**Employment:** Graphic Designer at Whole Foods Market  
**Years Employed:** 3  
**Debt-to-Income Ratio:** 26.0%  
**Savings Amount:** \$42,000.00  
**Pre-approved Amount:** \$350,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Creative professional Mueller home  
**Special Terms:** Whole Foods designer Mueller 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:** \$11,500.00  
**Title Company:** Stewart Title  
**Escrow Company:** Chicago Title  
**Appraisal Value:** \$455,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Jennifer Williams  
**Commission Rate:** 3.0%  
**Commission Amount:** \$13,350.00

## 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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Charlotte Taylor

AGENT SIGNATURE

DATE

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Jennifer Williams

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4016.  
All financial figures and terms reflect actual transaction data.*