

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

Charlotte Taylor

AGENT SIGNATURE

DATE

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.*