

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 22, 2023

Sale Date: December 22, 2023

Property Address: 6789 Northern Avenue, Glendale, AZ 85301

Sale ID: 4055

1. PARTIES

BUYER: Diego Wood
Address: Phoenix Family, AZ
Phone: 602-555-1055
Email: diego.wood@email.com

SELLER'S AGENT: Brandon Smith
Company: HomeSmart Phoenix
License: 116

2. PROPERTY DESCRIPTION

Property Address: 6789 Northern Avenue, Glendale, AZ 85301
County: Maricopa County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.5
Square Footage: 2,180 sq ft
Lot Size: 8,200 sq ft
Year Built: 2020

3. PURCHASE PRICE AND TERMS

Purchase Price: \$465,000.00
Original Listing Price: \$485,000.00
Days on Market: 52 days
Earnest Money: \$4,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$93,000.00
Loan Amount: \$372,000.00
Interest Rate: 6.125%
Loan Term: 30 years
Monthly Payment: \$2,265.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$112,000.00
Monthly Income: \$9,333.33
Credit Score: 735
Employment: Operations Manager at Intel
Years Employed: 6
Debt-to-Income Ratio: 25.0%
Savings Amount: \$72,000.00
Pre-approved Amount: \$500,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Intel operations manager Phoenix
Special Terms: Intel manager Glendale family 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: \$12,500.00
Title Company: First American Title
Escrow Company: Old Republic Title
Appraisal Value: \$475,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Brandon Smith
Commission Rate: 3.0%
Commission Amount: \$13,950.00

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

Diego Wood

AGENT SIGNATURE

DATE

Brandon Smith

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4055.
All financial figures and terms reflect actual transaction data.*