

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 15, 2023

Sale Date: May 15, 2023

Property Address: 4567 Gulf Shore Drive, Naples, FL 34108

Sale ID: 4035

## 1. PARTIES

**BUYER:** Owen Campbell  
Address: Sarasota Arts, FL  
Phone: 941-555-1031  
Email: owen.campbell@email.com

**SELLER'S AGENT:** Maria Martinez  
Company: Berkshire Hathaway Miami  
License: 109

## 2. PROPERTY DESCRIPTION

**Property Address:** 4567 Gulf Shore Drive, Naples, FL 34108  
**County:** Collier County  
**Property Type:** Condo  
**Bedrooms:** 3  
**Bathrooms:** 3.0  
**Square Footage:** 2,450 sq ft  
**Lot Size:** 8,500 sq ft  
**Year Built:** 2019

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$545,000.00  
**Original Listing Price:** \$585,000.00  
**Days on Market:** 72 days  
**Earnest Money:** \$5,450.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$109,000.00  
**Loan Amount:** \$436,000.00  
**Interest Rate:** 6.625%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,785.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$118,000.00  
**Monthly Income:** \$9,833.33  
**Credit Score:** 755  
**Employment:** Investment Advisor at Edward Jones  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 24.0%  
**Savings Amount:** \$78,000.00  
**Pre-approved Amount:** \$560,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Investment advisor Sarasota  
**Special Terms:** Edward Jones advisor Naples condo  
**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:** \$14,800.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$565,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Maria Martinez  
**Commission Rate:** 3.0%  
**Commission Amount:** \$16,350.00

## 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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Owen Campbell

AGENT SIGNATURE

DATE

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Maria Martinez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4035.  
All financial figures and terms reflect actual transaction data.*