

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: November 29, 2023

Sale Date: December 29, 2023

Property Address: 8901 Pinnacle Peak Road, Scottsdale, AZ 85255

Sale ID: 4057

## 1. PARTIES

**BUYER:** Cash Ross

Address: Tucson Professional, AZ

Phone: 520-555-1057

Email: cash.ross@email.com

**SELLER'S AGENT:** Jessica Brown

Company: Russ Lyon Scottsdale

License: 115

## 2. PROPERTY DESCRIPTION

**Property Address:** 8901 Pinnacle Peak Road, Scottsdale, AZ 85255

**County:** Maricopa County

**Property Type:** Single Family

**Bedrooms:** 5

**Bathrooms:** 4.5

**Square Footage:** 4,250 sq ft

**Lot Size:** 18,500 sq ft

**Year Built:** 2021

## 3. PURCHASE PRICE AND TERMS

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

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

**Days on Market:** 38 days

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

## 4. FINANCING DETAILS

**Financing Type:** Cash

**Cash Payment:** \$1,425,000.00

**No financing contingency required**

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$125,000.00

**Monthly Income:** \$10,416.67

**Credit Score:** 750

**Employment:** Aerospace Engineer at Raytheon  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 23.0%  
**Savings Amount:** \$82,000.00  
**Pre-approved Amount:** \$590,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Aerospace engineer luxury purchase  
**Special Terms:** Raytheon engineer Scottsdale estate  
**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:** \$0.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$1,450,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Jessica Brown  
**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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Cash Ross

AGENT SIGNATURE

DATE

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Jessica Brown

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4057.  
All financial figures and terms reflect actual transaction data.*