

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 24, 2022

Sale Date: May 24, 2022

Property Address: 11604 Shoreview Drive, Austin, TX 78732

Sale ID: 4009

1. PARTIES

BUYER: Ethan Rodriguez
Address: Austin Family, TX
Phone: 512-555-1007
Email: ethan.rodriguez@email.com

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

2. PROPERTY DESCRIPTION

Property Address: 11604 Shoreview Drive, Austin, TX 78732
County: Travis County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.5
Square Footage: 2,180 sq ft
Lot Size: 8,200 sq ft
Year Built: 2016

3. PURCHASE PRICE AND TERMS

Purchase Price: \$515,000.00
Original Listing Price: \$535,000.00
Days on Market: 42 days
Earnest Money: \$5,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$103,000.00
Loan Amount: \$412,000.00
Interest Rate: 5.125%
Loan Term: 30 years
Monthly Payment: \$2,245.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$128,000.00
Monthly Income: \$10,666.67
Credit Score: 745
Employment: Account Manager at Oracle
Years Employed: 5
Debt-to-Income Ratio: 32.0%
Savings Amount: \$68,000.00
Pre-approved Amount: \$520,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Family home with lake access
Special Terms: Oracle employee Lake Travis community
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: \$11,800.00
Title Company: Stewart Title
Escrow Company: First American Title
Appraisal Value: \$525,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Jennifer Williams
Commission Rate: 3.0%
Commission Amount: \$15,450.00

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

Ethan Rodriguez

AGENT SIGNATURE

DATE

Jennifer Williams

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4009.
All financial figures and terms reflect actual transaction data.*