

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: October 06, 2023

Sale Date: November 05, 2023

Property Address: 5678 Speedway Boulevard, Tucson, AZ 85719

Sale ID: 4048

1. PARTIES

BUYER: Melody Bennett
Address: Flagstaff Mountain, AZ
Phone: 928-555-1054
Email: melody.bennett@email.com

SELLER'S AGENT: Nicole Johnson
Company: Realty One Tucson
License: 117

2. PROPERTY DESCRIPTION

Property Address: 5678 Speedway Boulevard, Tucson, AZ 85719
County: Pima County
Property Type: Single Family
Bedrooms: 3
Bathrooms: 2.0
Square Footage: 1,850 sq ft
Lot Size: 7,200 sq ft
Year Built: 2016

3. PURCHASE PRICE AND TERMS

Purchase Price: \$365,000.00
Original Listing Price: \$385,000.00
Days on Market: 58 days
Earnest Money: \$3,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$73,000.00
Loan Amount: \$292,000.00
Interest Rate: 7.125%
Loan Term: 30 years
Monthly Payment: \$2,025.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$85,000.00
Monthly Income: \$7,083.33
Credit Score: 705
Employment: Park Ranger at National Park Service
Years Employed: 5
Debt-to-Income Ratio: 28.0%
Savings Amount: \$45,000.00
Pre-approved Amount: \$430,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Park ranger Flagstaff purchase
Special Terms: National Park Service mountain 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: \$9,800.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$375,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Nicole Johnson
Commission Rate: 3.0%
Commission Amount: \$10,950.00

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

Melody Bennett

AGENT SIGNATURE

DATE

Nicole Johnson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4048.
All financial figures and terms reflect actual transaction data.*