

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: December 21, 2022

Sale Date: January 20, 2023

Property Address: 8456 SW 72nd Avenue, Miami, FL 33143

Sale ID: 4026

1. PARTIES

BUYER: Avery Nelson
Address: Tampa Bay, FL
Phone: 813-555-1026
Email: avery.nelson@email.com

SELLER'S AGENT: Amanda Davis
Company: RE/MAX Orlando
License: 111

2. PROPERTY DESCRIPTION

Property Address: 8456 SW 72nd Avenue, Miami, FL 33143
County: Miami-Dade County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 3.0
Square Footage: 2,650 sq ft
Lot Size: 11,200 sq ft
Year Built: 2017

3. PURCHASE PRICE AND TERMS

Purchase Price: \$415,000.00
Original Listing Price: \$450,000.00
Days on Market: 65 days
Earnest Money: \$4,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: FHA
Down Payment: \$20,750.00
Loan Amount: \$394,250.00
Interest Rate: 7.000%
Loan Term: 30 years
Monthly Payment: \$2,625.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$85,000.00
Monthly Income: \$7,083.33
Credit Score: 700
Employment: Healthcare Admin at Tampa General Hospital
Years Employed: 4
Debt-to-Income Ratio: 28.0%
Savings Amount: \$45,000.00
Pre-approved Amount: \$400,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Healthcare admin first-time buyer
Special Terms: Hospital admin Tampa 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: \$11,200.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$435,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Amanda Davis
Commission Rate: 3.0%
Commission Amount: \$12,450.00

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

Avery Nelson

AGENT SIGNATURE

DATE

Amanda Davis

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4026.
All financial figures and terms reflect actual transaction data.*