

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 25, 2023

Sale Date: May 25, 2023

Property Address: 2847 Central Avenue, St. Petersburg, FL 33701

Sale ID: 4036

## 1. PARTIES

**BUYER:** Chloe Parker  
Address: West Palm Beach, FL  
Phone: 561-555-1032  
Email: chloe.parker@email.com

**SELLER'S AGENT:** Christopher Lee  
Company: Coldwell Banker Tampa  
License: 110

## 2. PROPERTY DESCRIPTION

**Property Address:** 2847 Central Avenue, St. Petersburg, FL 33701  
**County:** Pinellas County  
**Property Type:** Townhouse  
**Bedrooms:** 2  
**Bathrooms:** 2.0  
**Square Footage:** 1,580 sq ft  
**Lot Size:** 5,200 sq ft  
**Year Built:** 2017

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$385,000.00  
**Original Listing Price:** \$400,000.00  
**Days on Market:** 45 days  
**Earnest Money:** \$3,850.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$77,000.00  
**Loan Amount:** \$308,000.00  
**Interest Rate:** 6.750%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,005.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$88,000.00  
**Monthly Income:** \$7,333.33  
**Credit Score:** 680  
**Employment:** Real Estate Agent at Coldwell Banker  
**Years Employed:** 2  
**Debt-to-Income Ratio:** 27.0%  
**Savings Amount:** \$42,000.00  
**Pre-approved Amount:** \$400,000.00  
**First-time Buyer:** Yes

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Real estate agent purchase  
**Special Terms:** Coldwell Banker agent St. Pete  
**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:** \$10,200.00  
**Title Company:** First American Title  
**Escrow Company:** Fidelity National Title  
**Appraisal Value:** \$395,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Christopher Lee  
**Commission Rate:** 3.0%  
**Commission Amount:** \$11,550.00

## 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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Chloe Parker

AGENT SIGNATURE

DATE

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Christopher Lee

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4036.  
All financial figures and terms reflect actual transaction data.*