

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

Cash Ross

AGENT SIGNATURE

DATE

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.*