

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 15, 2023

Sale Date: May 15, 2023

Property Address: 4567 Gulf Shore Drive, Naples, FL 34108

Sale ID: 4035

1. PARTIES

BUYER: Owen Campbell
Address: Sarasota Arts, FL
Phone: 941-555-1031
Email: owen.campbell@email.com

SELLER'S AGENT: Maria Martinez
Company: Berkshire Hathaway Miami
License: 109

2. PROPERTY DESCRIPTION

Property Address: 4567 Gulf Shore Drive, Naples, FL 34108
County: Collier County
Property Type: Condo
Bedrooms: 3
Bathrooms: 3.0
Square Footage: 2,450 sq ft
Lot Size: 8,500 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$545,000.00
Original Listing Price: \$585,000.00
Days on Market: 72 days
Earnest Money: \$5,450.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$109,000.00
Loan Amount: \$436,000.00
Interest Rate: 6.625%
Loan Term: 30 years
Monthly Payment: \$2,785.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$118,000.00
Monthly Income: \$9,833.33
Credit Score: 755
Employment: Investment Advisor at Edward Jones
Years Employed: 8
Debt-to-Income Ratio: 24.0%
Savings Amount: \$78,000.00
Pre-approved Amount: \$560,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Investment advisor Sarasota
Special Terms: Edward Jones advisor Naples condo
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: \$14,800.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$565,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Maria Martinez
Commission Rate: 3.0%
Commission Amount: \$16,350.00

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

Owen Campbell

AGENT SIGNATURE

DATE

Maria Martinez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4035.
All financial figures and terms reflect actual transaction data.*