

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: May 09, 2022

Sale Date: June 08, 2022

Property Address: 2156 California Street, Mountain View, CA 94040

Sale ID: 4011

1. PARTIES

BUYER: Benjamin Clark
Address: Silicon Valley, CA
Phone: 650-555-1015
Email: benjamin.clark@email.com

SELLER'S AGENT: Lisa Zhang
Company: Douglas Elliman Silicon Valley
License: 107

2. PROPERTY DESCRIPTION

Property Address: 2156 California Street, Mountain View, CA 94040
County: Santa Clara County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 3.0
Square Footage: 2,680 sq ft
Lot Size: 7,200 sq ft
Year Built: 2019

3. PURCHASE PRICE AND TERMS

Purchase Price: \$1,575,000.00
Original Listing Price: \$1,625,000.00
Days on Market: 32 days
Earnest Money: \$15,750.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Jumbo
Down Payment: \$315,000.00
Loan Amount: \$1,260,000.00
Interest Rate: 5.000%
Loan Term: 30 years
Monthly Payment: \$6,765.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$195,000.00
Monthly Income: \$16,250.00
Credit Score: 760
Employment: Product Manager at Apple
Years Employed: 7
Debt-to-Income Ratio: 28.0%
Savings Amount: \$145,000.00
Pre-approved Amount: \$950,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Tech executive relocation
Special Terms: Apple product manager Silicon Valley
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: \$35,500.00
Title Company: First American Title
Escrow Company: Stewart Title
Appraisal Value: \$1,600,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Lisa Zhang
Commission Rate: 2.5%
Commission Amount: \$39,375.00

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

Benjamin Clark

AGENT SIGNATURE

DATE

Lisa Zhang

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4011.
All financial figures and terms reflect actual transaction data.*