

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 10, 2022

Sale Date: May 10, 2022

Property Address: 8317 Adirondack Trail, Austin, TX 78759

Sale ID: 4007

1. PARTIES

BUYER: William Carter
Address: Austin Tech, TX
Phone: 512-555-1005
Email: william.carter@email.com

SELLER'S AGENT: Jennifer Williams
Company: Coldwell Banker Austin
License: 103

2. PROPERTY DESCRIPTION

Property Address: 8317 Adirondack Trail, Austin, TX 78759
County: Travis County
Property Type: Single Family
Bedrooms: 4
Bathrooms: 3.5
Square Footage: 2,940 sq ft
Lot Size: 10,800 sq ft
Year Built: 2021

3. PURCHASE PRICE AND TERMS

Purchase Price: \$725,000.00
Original Listing Price: \$745,000.00
Days on Market: 25 days
Earnest Money: \$7,250.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Cash
Cash Payment: \$725,000.00
No financing contingency required

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$165,000.00
Monthly Income: \$13,750.00
Credit Score: 795

Employment: Tech Consultant at Carter Consulting LLC
Years Employed: 8
Debt-to-Income Ratio: 18.0%
Savings Amount: \$125,000.00
Pre-approved Amount: \$720,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Cash purchase, no financing contingency
Special Terms: Tech consultant cash purchase
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: Stewart Title
Escrow Company: Old Republic Title
Appraisal Value: \$735,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Jennifer Williams
Commission Rate: 2.5%
Commission Amount: \$18,125.00

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

William Carter

AGENT SIGNATURE

DATE

Jennifer Williams

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4007.
All financial figures and terms reflect actual transaction data.*