

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 24, 2022

Sale Date: May 24, 2022

Property Address: 11604 Shoreview Drive, Austin, TX 78732

Sale ID: 4009

## 1. PARTIES

**BUYER:** Ethan Rodriguez  
Address: Austin Family, TX  
Phone: 512-555-1007  
Email: ethan.rodriguez@email.com

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

## 2. PROPERTY DESCRIPTION

**Property Address:** 11604 Shoreview Drive, Austin, TX 78732  
**County:** Travis County  
**Property Type:** Single Family  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Square Footage:** 2,180 sq ft  
**Lot Size:** 8,200 sq ft  
**Year Built:** 2016

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$515,000.00  
**Original Listing Price:** \$535,000.00  
**Days on Market:** 42 days  
**Earnest Money:** \$5,150.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$103,000.00  
**Loan Amount:** \$412,000.00  
**Interest Rate:** 5.125%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,245.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$128,000.00  
**Monthly Income:** \$10,666.67  
**Credit Score:** 745  
**Employment:** Account Manager at Oracle  
**Years Employed:** 5  
**Debt-to-Income Ratio:** 32.0%  
**Savings Amount:** \$68,000.00  
**Pre-approved Amount:** \$520,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Family home with lake access  
**Special Terms:** Oracle employee Lake Travis community  
**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:** \$11,800.00  
**Title Company:** Stewart Title  
**Escrow Company:** First American Title  
**Appraisal Value:** \$525,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Jennifer Williams  
**Commission Rate:** 3.0%  
**Commission Amount:** \$15,450.00

## 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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Ethan Rodriguez

AGENT SIGNATURE

DATE

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Jennifer Williams

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4009.  
All financial figures and terms reflect actual transaction data.*