

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 29, 2023

Sale Date: April 28, 2023

Property Address: 3847 Millenia Boulevard, Orlando, FL 32839

Sale ID: 4033

## 1. PARTIES

**BUYER:** Carter Roberts  
Address: Jacksonville, FL  
Phone: 904-555-1029  
Email: carter.roberts@email.com

**SELLER'S AGENT:** Christopher Lee  
Company: Coldwell Banker Tampa  
License: 110

## 2. PROPERTY DESCRIPTION

**Property Address:** 3847 Millenia Boulevard, Orlando, FL 32839  
**County:** Orange County  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Bathrooms:** 3.0  
**Square Footage:** 2,850 sq ft  
**Lot Size:** 10,500 sq ft  
**Year Built:** 2018

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$425,000.00  
**Original Listing Price:** \$445,000.00  
**Days on Market:** 52 days  
**Earnest Money:** \$4,250.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$85,000.00  
**Loan Amount:** \$340,000.00  
**Interest Rate:** 6.750%  
**Loan Term:** 30 years  
**Monthly Payment:** \$2,215.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$98,000.00  
**Monthly Income:** \$8,166.67  
**Credit Score:** 735  
**Employment:** Logistics Manager at CSX Transportation  
**Years Employed:** 6  
**Debt-to-Income Ratio:** 29.0%  
**Savings Amount:** \$58,000.00  
**Pre-approved Amount:** \$430,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Logistics manager Jacksonville  
**Special Terms:** CSX manager Jacksonville home  
**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:** \$11,500.00  
**Title Company:** First American Title  
**Escrow Company:** Old Republic Title  
**Appraisal Value:** \$435,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Christopher Lee  
**Commission Rate:** 3.0%  
**Commission Amount:** \$12,750.00

## 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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Carter Roberts

AGENT SIGNATURE

DATE

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Christopher Lee

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4033.  
All financial figures and terms reflect actual transaction data.*