

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

Carter Roberts

AGENT SIGNATURE

DATE

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.*