

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: December 13, 2022

Sale Date: January 12, 2023

Property Address: 1247 Ocean Drive Unit 1205, Miami Beach, FL 33139

Sale ID: 4025

## 1. PARTIES

**BUYER:** Jackson Baker  
Address: Miami Beach, FL  
Phone: 305-555-1025  
Email: jackson.baker@email.com

**SELLER'S AGENT:** Maria Martinez  
Company: Berkshire Hathaway Miami  
License: 109

## 2. PROPERTY DESCRIPTION

**Property Address:** 1247 Ocean Drive Unit 1205, Miami Beach, FL 33139  
**County:** Miami-Dade County  
**Property Type:** Condo  
**Bedrooms:** 2  
**Bathrooms:** 2.0  
**Square Footage:** 1,450 sq ft  
**Lot Size:** 0 sq ft  
**Year Built:** 2018

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$765,000.00  
**Original Listing Price:** \$785,000.00  
**Days on Market:** 42 days  
**Earnest Money:** \$7,650.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional  
**Down Payment:** \$153,000.00  
**Loan Amount:** \$612,000.00  
**Interest Rate:** 6.875%  
**Loan Term:** 30 years  
**Monthly Payment:** \$4,025.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$125,000.00  
**Monthly Income:** \$10,416.67  
**Credit Score:** 745  
**Employment:** International Banker at Bank of America  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 31.0%  
**Savings Amount:** \$82,000.00  
**Pre-approved Amount:** \$650,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** International banker Miami Beach  
**Special Terms:** Banking executive South Beach condo  
**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:** \$18,500.00  
**Title Company:** First American Title  
**Escrow Company:** Fidelity National Title  
**Appraisal Value:** \$775,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Maria Martinez  
**Commission Rate:** 3.0%  
**Commission Amount:** \$22,950.00

## 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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Jackson Baker

AGENT SIGNATURE

DATE

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Maria Martinez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4025.  
All financial figures and terms reflect actual transaction data.*