

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on January 11, 2023, between **John Smith** ("Buyer") and the Property Owner ("Seller"), with Eva Santos serving as the listing agent.

1. PROPERTY DESCRIPTION

The property subject to this Agreement is located at: **987 Mountain Park, Flagstaff, AZ 86001** This includes all fixtures, systems, and appurtenances currently on the property.

2. PURCHASE PRICE AND TERMS

Purchase Price: **\$475,000.00** Payment Terms: • Down Payment: \$475,000.00 • Loan Amount: \$0.00 • Financing Type: Cash The Buyer agrees to pay the Purchase Price according to the terms specified herein.

3. FINANCING CONTINGENCY

This is a CASH PURCHASE. No financing contingency applies as Buyer will pay the full purchase price of \$475,000.00 in cash at closing. Buyer has provided proof of funds and the ability to complete this cash transaction.

4. INSPECTION CONTINGENCY

Mountain cabin features Buyer has the right to conduct inspections of the property within 10 days of the effective date of this Agreement. If unsatisfactory conditions are discovered, Buyer may request repairs or terminate this Agreement.

5. CLOSING INFORMATION

Closing Date: **February 10, 2023** Closing shall take place at a mutually agreed upon title company or attorney's office. All required documents and funds must be available at closing.

6. ADDITIONAL TERMS AND CONDITIONS

Special Considerations: Mountain cabin features Time is of the essence in this Agreement. All deadlines specified herein are firm unless modified in writing by both parties. This Agreement constitutes the entire agreement between the parties and may only be modified in writing signed by both parties.

SIGNATURES

BUYER:

DATE:

John Smith _____ 01/11/2023

SELLER: _____ DATE:
Property Owner _____ 01/11/2023

LISTING AGENT: _____ DATE:
Eva Santos _____ 01/11/2023