

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: March 26, 2022

Sale Date: April 25, 2022

Property Address: 425 1st Street Unit 4901, San Francisco, CA 94105

Sale ID: 4006

## 1. PARTIES

**BUYER:** Mia Harris

Address: Los Angeles Entertainment, CA

Phone: 310-555-1014

Email: mia.harris@email.com

**SELLER'S AGENT:** Emily Thompson

Company: Compass San Francisco

License: 105

## 2. PROPERTY DESCRIPTION

**Property Address:** 425 1st Street Unit 4901, San Francisco, CA 94105

**County:** San Francisco County

**Property Type:** Condo

**Bedrooms:** 2

**Bathrooms:** 2.0

**Square Footage:** 1,350 sq ft

**Lot Size:** 0 sq ft

**Year Built:** 2018

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$885,000.00

**Original Listing Price:** \$925,000.00

**Days on Market:** 35 days

**Earnest Money:** \$8,850.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Conventional

**Down Payment:** \$177,000.00

**Loan Amount:** \$708,000.00

**Interest Rate:** 5.000%

**Loan Term:** 30 years

**Monthly Payment:** \$3,800.00

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$125,000.00  
**Monthly Income:** \$10,416.67  
**Credit Score:** 690  
**Employment:** Film Producer at Warner Bros  
**Years Employed:** 5  
**Debt-to-Income Ratio:** 35.0%  
**Savings Amount:** \$78,000.00  
**Pre-approved Amount:** \$680,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Tech company relocation package  
**Special Terms:** Entertainment industry SOMA living  
**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:** \$22,500.00  
**Title Company:** First American Title  
**Escrow Company:** Fidelity National Title  
**Appraisal Value:** \$900,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Emily Thompson  
**Commission Rate:** 3.0%  
**Commission Amount:** \$26,550.00

## 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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Mia Harris

AGENT SIGNATURE

DATE

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Emily Thompson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4006.  
All financial figures and terms reflect actual transaction data.*