

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: February 13, 2022

Sale Date: March 15, 2022

Property Address: 2847 Barton Hills Drive, Austin, TX 78704

Sale ID: 4001

1. PARTIES

BUYER: Alexander Richardson

Address: Austin Metro, TX

Phone: 512-555-1001

Email: alexander.richardson@email.com

SELLER'S AGENT: Sarah Johnson

Company: Keller Williams Austin

License: 101

2. PROPERTY DESCRIPTION

Property Address: 2847 Barton Hills Drive, Austin, TX 78704

County: Travis County

Property Type: Single Family

Bedrooms: 4

Bathrooms: 3.0

Square Footage: 2,650 sq ft

Lot Size: 9,500 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$615,000.00

Original Listing Price: \$625,000.00

Days on Market: 28 days

Earnest Money: \$6,150.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional

Down Payment: \$123,000.00

Loan Amount: \$492,000.00

Interest Rate: 4.750%

Loan Term: 30 years

Monthly Payment: \$2,650.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$145,000.00
Monthly Income: \$12,083.33
Credit Score: 780
Employment: Software Engineer at Dell Technologies
Years Employed: 6
Debt-to-Income Ratio: 28.0%
Savings Amount: \$85,000.00
Pre-approved Amount: \$550,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Inspection contingency passed
Special Terms: First-time homebuyer in Austin tech scene
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: \$12,500.00
Title Company: Stewart Title
Escrow Company: Fidelity National Title
Appraisal Value: \$620,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Sarah Johnson
Commission Rate: 3.0%
Commission Amount: \$18,450.00

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

Alexander Richardson

AGENT SIGNATURE

DATE

Sarah Johnson

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4001.
All financial figures and terms reflect actual transaction data.*