

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: July 23, 2022

Sale Date: August 22, 2022

Property Address: 12847 Saratoga Sunnyvale Road, Saratoga, CA 95070

Sale ID: 4017

## 1. PARTIES

**BUYER:** Lucas Walker  
Address: Napa Wine Country, CA  
Phone: 707-555-1017  
Email: lucas.walker@email.com

**SELLER'S AGENT:** Lisa Zhang  
Company: Douglas Elliman Silicon Valley  
License: 107

## 2. PROPERTY DESCRIPTION

**Property Address:** 12847 Saratoga Sunnyvale Road, Saratoga, CA 95070  
**County:** Santa Clara County  
**Property Type:** Single Family  
**Bedrooms:** 5  
**Bathrooms:** 4.5  
**Square Footage:** 3,950 sq ft  
**Lot Size:** 18,500 sq ft  
**Year Built:** 2020

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$2,225,000.00  
**Original Listing Price:** \$2,285,000.00  
**Days on Market:** 28 days  
**Earnest Money:** \$22,250.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Cash  
**Cash Payment:** \$2,225,000.00  
**No financing contingency required**

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$142,000.00  
**Monthly Income:** \$11,833.33  
**Credit Score:** 735

**Employment:** Winery Manager at Opus One  
**Years Employed:** 6  
**Debt-to-Income Ratio:** 22.0%  
**Savings Amount:** \$92,000.00  
**Pre-approved Amount:** \$780,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Cash purchase luxury estate  
**Special Terms:** Winery manager Saratoga luxury estate  
**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:** \$0.00  
**Title Company:** First American Title  
**Escrow Company:** Stewart Title  
**Appraisal Value:** \$2,250,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Lisa Zhang  
**Commission Rate:** 2.0%  
**Commission Amount:** \$44,500.00

## 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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Lucas Walker

AGENT SIGNATURE

DATE

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Lisa Zhang

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4017.  
All financial figures and terms reflect actual transaction data.*