

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: September 08, 2023

Sale Date: October 08, 2023

Property Address: 2345 Desert Vista Drive, Phoenix, AZ 85048

Sale ID: 4045

1. PARTIES

BUYER: Axel Kelly

Address: Tucson Desert, AZ

Phone: 520-555-1051

Email: axel.kelly@email.com

SELLER'S AGENT: Brandon Smith

Company: HomeSmart Phoenix

License: 116

2. PROPERTY DESCRIPTION

Property Address: 2345 Desert Vista Drive, Phoenix, AZ 85048

County: Maricopa County

Property Type: Single Family

Bedrooms: 3

Bathrooms: 2.0

Square Footage: 2,150 sq ft

Lot Size: 8,500 sq ft

Year Built: 2018

3. PURCHASE PRICE AND TERMS

Purchase Price: \$465,000.00

Original Listing Price: \$485,000.00

Days on Market: 42 days

Earnest Money: \$4,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Cash

Cash Payment: \$465,000.00

No financing contingency required

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$105,000.00

Monthly Income: \$8,750.00

Credit Score: 720

Employment: Construction Contractor at Kelly Construction
Years Employed: 10
Debt-to-Income Ratio: 24.0%
Savings Amount: \$68,000.00
Pre-approved Amount: \$470,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Contractor cash purchase
Special Terms: Kelly Construction owner purchase
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: \$475,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Brandon Smith
Commission Rate: 2.5%
Commission Amount: \$11,625.00

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

Axel Kelly

AGENT SIGNATURE

DATE

Brandon Smith

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4045.
All financial figures and terms reflect actual transaction data.*