

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: July 06, 2022

Sale Date: August 05, 2022

Property Address: 15823 Spotted Eagle Drive, Austin, TX 78738

Sale ID: 4015

1. PARTIES

BUYER: James Anderson
Address: Houston Energy, TX
Phone: 713-555-1011
Email: james.anderson@email.com

SELLER'S AGENT: Michael Chen
Company: RE/MAX Texas
License: 102

2. PROPERTY DESCRIPTION

Property Address: 15823 Spotted Eagle Drive, Austin, TX 78738
County: Travis County
Property Type: Single Family
Bedrooms: 5
Bathrooms: 4.0
Square Footage: 3,850 sq ft
Lot Size: 12,000 sq ft
Year Built: 2020

3. PURCHASE PRICE AND TERMS

Purchase Price: \$825,000.00
Original Listing Price: \$875,000.00
Days on Market: 55 days
Earnest Money: \$8,250.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Jumbo
Down Payment: \$165,000.00
Loan Amount: \$660,000.00
Interest Rate: 5.750%
Loan Term: 30 years
Monthly Payment: \$3,855.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$152,000.00
Monthly Income: \$12,666.67
Credit Score: 775
Employment: Petroleum Engineer at Chevron
Years Employed: 9
Debt-to-Income Ratio: 21.0%
Savings Amount: \$95,000.00
Pre-approved Amount: \$650,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Energy professional luxury purchase
Special Terms: Chevron engineer Steiner Ranch 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: \$18,500.00
Title Company: Stewart Title
Escrow Company: First American Title
Appraisal Value: \$850,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Michael Chen
Commission Rate: 2.5%
Commission Amount: \$20,625.00

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

James Anderson

AGENT SIGNATURE

DATE

Michael Chen

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4015.
All financial figures and terms reflect actual transaction data.*