

# RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: April 10, 2022

Sale Date: May 10, 2022

Property Address: 8317 Adirondack Trail, Austin, TX 78759

Sale ID: 4007

## 1. PARTIES

**BUYER:** William Carter  
Address: Austin Tech, TX  
Phone: 512-555-1005  
Email: william.carter@email.com

**SELLER'S AGENT:** Jennifer Williams  
Company: Coldwell Banker Austin  
License: 103

## 2. PROPERTY DESCRIPTION

**Property Address:** 8317 Adirondack Trail, Austin, TX 78759  
**County:** Travis County  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Bathrooms:** 3.5  
**Square Footage:** 2,940 sq ft  
**Lot Size:** 10,800 sq ft  
**Year Built:** 2021

## 3. PURCHASE PRICE AND TERMS

**Purchase Price:** \$725,000.00  
**Original Listing Price:** \$745,000.00  
**Days on Market:** 25 days  
**Earnest Money:** \$7,250.00 (1% of purchase price)

## 4. FINANCING DETAILS

**Financing Type:** Cash  
**Cash Payment:** \$725,000.00  
**No financing contingency required**

## 5. BUYER FINANCIAL QUALIFICATION

**Annual Income:** \$165,000.00  
**Monthly Income:** \$13,750.00  
**Credit Score:** 795

**Employment:** Tech Consultant at Carter Consulting LLC  
**Years Employed:** 8  
**Debt-to-Income Ratio:** 18.0%  
**Savings Amount:** \$125,000.00  
**Pre-approved Amount:** \$720,000.00  
**First-time Buyer:** No

## 6. CONTINGENCIES AND SPECIAL TERMS

**Contingencies:** Cash purchase, no financing contingency  
**Special Terms:** Tech consultant cash 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:** Stewart Title  
**Escrow Company:** Old Republic Title  
**Appraisal Value:** \$735,000.00  
**Inspection Status:** Passed

## 8. REAL ESTATE COMMISSION

**Listing Agent:** Jennifer Williams  
**Commission Rate:** 2.5%  
**Commission Amount:** \$18,125.00

## 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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William Carter

AGENT SIGNATURE

DATE

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Jennifer Williams

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4007.  
All financial figures and terms reflect actual transaction data.*