

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: September 20, 2022

Sale Date: October 20, 2022

Property Address: 1247 Nob Hill Circle, Los Angeles, CA 90210

Sale ID: 4020

1. PARTIES

BUYER: Evelyn Young
Address: Oakland Urban, CA
Phone: 510-555-1020
Email: evelyn.young@email.com

SELLER'S AGENT: Robert Garcia
Company: Redfin Los Angeles
License: 108

2. PROPERTY DESCRIPTION

Property Address: 1247 Nob Hill Circle, Los Angeles, CA 90210
County: Los Angeles County
Property Type: Single Family
Bedrooms: 6
Bathrooms: 5.5
Square Footage: 4,850 sq ft
Lot Size: 22,000 sq ft
Year Built: 2021

3. PURCHASE PRICE AND TERMS

Purchase Price: \$615,000.00
Original Listing Price: \$685,000.00
Days on Market: 75 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: 6.250%
Loan Term: 30 years
Monthly Payment: \$3,030.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$118,000.00
Monthly Income: \$9,833.33
Credit Score: 705
Employment: Data Scientist at Uber
Years Employed: 4
Debt-to-Income Ratio: 31.0%
Savings Amount: \$72,000.00
Pre-approved Amount: \$620,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Market correction pricing
Special Terms: Uber data scientist Oakland 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: \$16,800.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$635,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Robert Garcia
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

Evelyn Young

AGENT SIGNATURE

DATE

Robert Garcia

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4020.
All financial figures and terms reflect actual transaction data.*