

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: August 21, 2023

Sale Date: September 20, 2023

Property Address: 1234 Central Avenue Unit 1205, Phoenix, AZ 85004

Sale ID: 4044

1. PARTIES

BUYER: Aubrey Brooks
Address: Phoenix Urban, AZ
Phone: 602-555-1050
Email: aubrey.brooks@email.com

SELLER'S AGENT: Brandon Smith
Company: HomeSmart Phoenix
License: 116

2. PROPERTY DESCRIPTION

Property Address: 1234 Central Avenue Unit 1205, Phoenix, AZ 85004
County: Maricopa County
Property Type: Condo
Bedrooms: 2
Bathrooms: 2.0
Square Footage: 1,380 sq ft
Lot Size: 0 sq ft
Year Built: 2020

3. PURCHASE PRICE AND TERMS

Purchase Price: \$365,000.00
Original Listing Price: \$385,000.00
Days on Market: 52 days
Earnest Money: \$3,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: FHA
Down Payment: \$18,250.00
Loan Amount: \$346,750.00
Interest Rate: 7.375%
Loan Term: 30 years
Monthly Payment: \$2,435.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$88,000.00
Monthly Income: \$7,333.33
Credit Score: 695
Employment: Social Worker at Maricopa County
Years Employed: 4
Debt-to-Income Ratio: 32.0%
Savings Amount: \$48,000.00
Pre-approved Amount: \$400,000.00
First-time Buyer: Yes

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Social worker Phoenix purchase
Special Terms: Maricopa County social worker
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: \$9,800.00
Title Company: First American Title
Escrow Company: Chicago Title
Appraisal Value: \$375,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: Brandon Smith
Commission Rate: 3.0%
Commission Amount: \$10,950.00

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

Aubrey Brooks

AGENT SIGNATURE

DATE

Brandon Smith

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4044.
All financial figures and terms reflect actual transaction data.*