

# 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

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James Anderson

AGENT SIGNATURE

DATE

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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.*