

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Contract Date: May 03, 2022

Sale Date: June 02, 2022

Property Address: 2801 Post Oak Boulevard Unit 4502, Houston, TX 77056

Sale ID: 4010

1. PARTIES

BUYER: Ava Hernandez
Address: Houston Suburban, TX
Phone: 713-555-1008
Email: ava.hernandez@email.com

SELLER'S AGENT: David Rodriguez
Company: Century 21 Houston
License: 104

2. PROPERTY DESCRIPTION

Property Address: 2801 Post Oak Boulevard Unit 4502, Houston, TX 77056
County: Harris County
Property Type: Condo
Bedrooms: 3
Bathrooms: 3.0
Square Footage: 2,150 sq ft
Lot Size: 0 sq ft
Year Built: 2020

3. PURCHASE PRICE AND TERMS

Purchase Price: \$665,000.00
Original Listing Price: \$685,000.00
Days on Market: 38 days
Earnest Money: \$6,650.00 (1% of purchase price)

4. FINANCING DETAILS

Financing Type: Conventional
Down Payment: \$133,000.00
Loan Amount: \$532,000.00
Interest Rate: 5.250%
Loan Term: 30 years
Monthly Payment: \$2,940.00

5. BUYER FINANCIAL QUALIFICATION

Annual Income: \$95,000.00
Monthly Income: \$7,916.67
Credit Score: 705
Employment: Financial Analyst at JPMorgan Chase
Years Employed: 4
Debt-to-Income Ratio: 24.0%
Savings Amount: \$52,000.00
Pre-approved Amount: \$420,000.00
First-time Buyer: No

6. CONTINGENCIES AND SPECIAL TERMS

Contingencies: Conventional financing approved
Special Terms: Financial analyst Houston luxury condo
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: \$15,500.00
Title Company: First American Title
Escrow Company: Old Republic Title
Appraisal Value: \$675,000.00
Inspection Status: Passed

8. REAL ESTATE COMMISSION

Listing Agent: David Rodriguez
Commission Rate: 3.0%
Commission Amount: \$19,950.00

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

Ava Hernandez

AGENT SIGNATURE

DATE

David Rodriguez

*This agreement was generated on August 04, 2025 for Housing Intelligence Database Sale ID 4010.
All financial figures and terms reflect actual transaction data.*