

RESIDENTIAL PURCHASE AND SALE AGREEMENT
(Form 21 - Generic Real Estate Purchase Contract)

1. DATE OF CONTRACT: August 12, 2026

2. PARTIES TO CONTRACT:

Buyer: Sarah Connor
Buyer Email: sarah@connor.com
Buyer Phone: 206-555-0199

Seller: John Bennett
Seller Email: john@bennett.com
Seller Phone: 206-555-0188

3. PROPERTY ADDRESS:

123 Main Street, Seattle, WA 98101
Tax Parcel Number: 489290-0192-00

4. PURCHASE PRICE: \$850,000 (Eight Hundred Fifty Thousand Dollars)

5. EARNEST MONEY:

Buyer agrees to deposit Earnest Money of \$15,000 within three (3) days of Mutual Acceptance (Effective Date). Earnest Money shall be held by Chicago Title Company (Escrow Officer: Nancy Drew, email: nancy.drew@chicagotitle.com, phone: 206-555-1122).

6. CONTINGENCIES & TIMELINES:

a. Home Inspection: This agreement is conditioned upon Buyer performing a home inspection. Inspection period shall expire ten (10) days after Mutual Acceptance.

b. Financing Contingency: This agreement is conditioned upon Buyer obtaining a conventional home mortgage loan. Buyer shall apply for loan within five (5) days. Buyer shall deliver a Loan Commitment Letter from their lender (Apex Mortgage Co.) to Seller within twenty-four (24) days of Mutual Acceptance.

c. Title Insurance: Seller shall provide standard owner's title policy. Buyer shall review and object to any title exceptions within seven (7) days of receipt of title report.

7. CLOSING DATE:

Closing of this transaction shall take place on September 25, 2026, or earlier by mutual written agreement. On the Closing Date, deed shall be recorded and keys delivered to Buyer.

8. SIGNATURES:

/s/ Sarah Connor (Buyer) - Signed August 12, 2026
/s/ John Bennett (Seller) - Signed August 14, 2026

MUTUAL ACCEPTANCE DATE (Effective Date): August 14, 2026 (date of final signature & delivery).