

ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

Practice document. Every name, address, and date below is invented for classroom use.

1. PARTIES

Seller	Marcus D. Whitfield and Dana R. Whitfield
Buyer	Theresa J. Alvarado and Brian P. Alvarado
Buyer email	[PUT YOUR OWN EMAIL HERE so the calendar invites come to you]
Buyer phone	(214) 555-0147

2. PROPERTY

Legal description	Lot 14, Block 7, Bluebonnet Hollow Addition, City of Rowlett, Dallas County, Texas
Address	1428 Bluebonnet Hollow Lane, Rowlett, Texas 75088
Improvements	4 bedrooms, 2.5 baths, 2,418 sq ft, attached two-car garage, in-ground pool

3. SALES PRICE

Cash portion payable by Buyer at closing	\$82,500.00
Sum of all financing	\$330,000.00
Sales price	\$412,500.00

4. EFFECTIVE DATE AND EARNEST MONEY

Effective Date of this contract	September 24, 2026
Earnest money	\$5,000.00, delivered to escrow agent within 3 days after the Effective Date
Additional earnest money	\$2,500.00, due on or before October 15, 2026
Escrow agent	Lone Star Title Company, 2210 Lakeview Parkway, Rowlett, Texas 75088
Escrow officer	Renee Caldwell, (972) 555-0182

5. OPTION PERIOD (TERMINATION OPTION)

Option fee	\$300.00, delivered to Seller within 3 days after the Effective Date
Option period	Seven (7) days after the Effective Date, ending at 5:00 p.m. on October 1, 2026
Inspection scheduled	September 28, 2026, 10:00 a.m., Hartley Home Inspections

6. FINANCING

Type	Conventional, 30-year fixed
Lender	Trinity Bend Mortgage, loan officer Paul Estrada, (469) 555-0110
Buyer financing approval deadline	Twenty-one (21) days after the Effective Date: October 15, 2026
Appraisal to be completed by	October 20, 2026

7. TITLE AND SURVEY

Title commitment delivered to Buyer by	Twenty (20) days after the Effective Date: October 14, 2026
Buyer objections to title due	Five (5) days after receipt of the commitment and exception documents

Existing survey furnished by Seller by	Ten (10) days after the Effective Date: October 5, 2026
New survey obtained by Buyer by	Fifteen (15) days after the Effective Date: October 9, 2026 , if the existing survey is not acceptable

8. HOMEOWNERS ASSOCIATION

Association	Bluebonnet Hollow Homeowners Association, managed by Crestline Community Management
Subdivision information delivered by	Ten (10) days after the Effective Date: October 5, 2026
Transfer and resale certificate fees	Paid by Seller, estimated \$375.00

9. CLOSING AND POSSESSION

Closing date	October 30, 2026 , at the offices of Lone Star Title Company
Final walk-through	October 29, 2026, 4:00 p.m.
Possession	Upon closing and funding
Home warranty	Seller to pay up to \$650.00 for a residential service contract of Buyer's choice

10. REPAIRS AND OTHER TERMS

Seller to complete the following before closing: replace the water heater expansion tank, repair the fence gate on the south property line, and service the pool pump. All repairs to be completed and receipts delivered by **October 23, 2026**. Refrigerator, washer, and dryer convey. Seller to provide utility account information at closing.

11. BROKERS

Listing broker	Sample Realty Group (fictional), agent Diane Prewitt, (972) 555-0164
Buyer broker	Practice Properties LLC (fictional), agent [your name]
Commission	As set out in separate written agreements

12. SIGNATURES

 Marcus D. Whitfield, Seller
 Date: September 24, 2026

 Theresa J. Alvarado, Buyer
 Date: September 24, 2026

 Dana R. Whitfield, Seller
 Date: September 24, 2026

 Brian P. Alvarado, Buyer
 Date: September 24, 2026

Reminder: this is a training document. Do not use any part of it in a real transaction, and do not upload a real client contract in class.