Offer Instructions and Guidelines

2159 Andover Lane, Newport Beach, CA 92660

Listing Agent

Brian Sperry, Listing Agent
Compass
Call/Text: 949.667.3300
Email: Brian@BrianSperry.com
Agent DRE: 01478815
Office DRE: 01991628

Offer Details

1. Seller Name: Joshua Chen, Yu Huang
2. All offer packages must include proof of funds. If the offer involves financing, please include a valid pre-approval letter from a reputable lender. If the offer is cash, proof of funds covering the offered amount must be submitted.
3. Please note that tenants' lease terminates on 8/15/26.

Preferred Terms

1. Seller's Preferred Title:
   Consumer's Title Company, Bryon Bashore & Gratia Hansen
   Email: Bryon.bashore@ctccal.com
   Email: Gratia@ctccal.com
   Bryon: 714.975.1773
   Gratia: 949.510.3980
2. Seller's Preferred Escrow:
   Mariners Escrow, Jennifer Hughes
   Email: JHughes@MarinerEscrow.com
   Direct: 949.721.6485
   Office: 949.640.6040

1. 3% EMD to be wired to escrow within 3 days of acceptance
2. Short contingency periods (14 days or less).
3. Please email offers to Brian@BrianSperry.com.

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