



Offer Instructions & Guidelines

71 CLOUDCREST ALISO VIEJO, CA 92656-1323– APN 930-126-63

REQUIRED ITEMS:

1. Entity of sellers for section 34 on RPA be sure to fill in: Paul H Austin and Jean C Austin, Successor trustees of the Frida Austin living trust dated October 14, 2016
2. All offer packages must include Proof of Funds and, a valid Pre-Approval letter from a reputable lender if the home is to be financed and possibly cross qualified with my preferred lender. For cash purchases, Proof of Funds for the offered price plus closing costs must be provided.
3. The seller's choice of all services: The Spectrum Escrow, (Escrow officer related to listing agent) Orange Coast Title (Lisa Vedova), NHD with JCP, First American (Candy Babcock) Just put company names in the offer.
4. The listing Agent is Ruth Bruno, DRE #02076443 with Regency Real Estate Brokers, DRE #01200533. (25950 Acero #100, Mission Viejo, CA 92691)
5. Fill in RPA completely with all this information.
6. COE: 21 or 30 days, whatever works for your clients.

HIGHLY SUGGESTED ITEMS:

1. The sellers care about a smooth transaction with a solid committed buyer. The best suggestion is to submit the highest and best offer out the gate, as there is no guarantee that the sellers will respond to all offers.
2. Contingency time periods, nothing shorter than 10 days. Buyers need time to investigate.
3. 3% Earnest money deposit due in 2 days after acceptance.
4. Send a full complete offer package and have your lender call the listing agent.

EMAIL OFFERS to: ruth@ruthbrunorealestate.com

Please agents, if you can, send ONE or Two PDF vs multiple attachments would be so appreciated.

Contact Ruth Bruno at 949.500.2661 with any additional questions.

I appreciate your interest in this property. I look forward to working with you on a smooth and seamless escrow for all parties.

Ruth Bruno

Regency Real Estate Brokers.