

2103 Tidewater Cir, Costa Mesa, CA
Offer Instructions & Guidelines

Please consider the following guide for the best chance of an accepted offer:

Required:

1. Seller names to be listed as: Nicole & Jonathan Plummer
2. All offers must have either Proof of Funds (for cash offers) OR a valid Pre-Approval letter from a reputable lender
3. Seller's choice of all services including, but not limited to: Escrow, Title, NHD, etc.
4. Listing agent is Lane Stone, DRE# 01912264 with Seven Gables Real Estate, DRE #00745605
5. Sale is contingent upon Seller finding a replacement property. *They may also be open to a longer rent-back.*

Highly Suggested Terms:

1. Seller cares about bottom-line-net. Therefore, the sale price will be a main consideration. *Submit highest and best.*
2. No appraisal contingency.
3. As-is sale preferred.
4. 3% earnest money deposit.
5. Buyer to pay for their own home warranty (if desired).
6. 7-Day Investigations Contingency.

Please note: Tax shows property type as "Condominium."

**PLEASE ALLOW AT LEAST 2 DAYS EXPIRATION
TO GIVE SELLER ADEQUATE TIME TO RESPOND**

Email offers to Lane@SackinStoneTeam.com

714-488-9029