

3040 COVE CT. Rancho Mission Viejo

P|C|G  
PRIVATE CLIENT GROUP  
ORANGE COUNTY



# Offers Guidelines

TEXT OR CALL:  
Jeremy (949) 510-5605

EMAIL OFFERS to: [J.LeClair@compass.com](mailto:J.LeClair@compass.com)

## Required Offer Package Details

- Fully Executed RPA + Proof of Funds (POF) and/or Pre-qualification Letter
- Escrow: **Mission Country Escrow** Title: **First American Title**
- Natural Hazard Zone Disclosure Report: **MyNHD w/ Environmental**
- Buyer to pay **Rancho MMC Transfer Fees** (Total of 1% of Purchase) See Supplemental

### Seller Information

- Christopher Burn & Adriana O'day

### Preferred Offer Requirements

- **Initial Deposit:** 3% of the offer, due in 3-days or less after Acceptance, prior to inspections.
- **Contingency Periods:** Recommend 7-10 day Inspection. 12-14 day Loan Contingency.
- **Escrow:** 30-days **or less** preferred.

The information stated in the MLS, and this document, about this property is NOT guaranteed and Buyer/Buyer's Agent are strongly advised to independently verify all information contained herein, including but not limited to any numerical references to square footage, lot size, home features, or otherwise. CA DRE # 02161730

# COMPASS