

## Offer Instructions and Guidelines

315 University Drive, Costa Mesa, CA 92627

### Listing Agent

Brian Sperry, Listing Agent

Compass

Call/Text: 949.667.3300

Email: [Brian@BrianSperry.com](mailto:Brian@BrianSperry.com)

Agent DRE: 01478815

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### Offer Details

1. Trust Name: JD and Kim Nanci Family Trust, dated December 2, 2024
2. Sellers: Joseph Donald Nanci, Trustee and Kimberly Jean Milas, Trustee
3. 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.

### Preferred Terms

1. COE to be 30 days or less.
  2. Seller's Preferred Title:  
First American Title, Bryan Harris  
Email: [BHarris@firstam.com](mailto:BHarris@firstam.com)  
Direct: (714) 299-0376
  3. Seller's Preferred Escrow:  
Mariners Escrow, Jennifer Hughes  
Email: [JHughes@MarinerEscrow.com](mailto: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 submit offers via Glide by using the "Submit Offer" button on the MLS listing. Confirm receipt via emailing [Brian@BrianSperry.com](mailto:Brian@BrianSperry.com).

