

Offer Instructions and Guidelines

1609 Ruth 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: Steve Nelson, Yunshuo Pei
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.

Preferred Terms

1. COE to be 30 days or less.
 2. 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
 3. 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. Submit offers via emailing Brian@BrianSperry.com.



BRIAN SPERRY
REAL ESTATE GROUP

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