



Offer Instructions & Guidelines

24494 COPPER CLIFF CT, 59 LAKE FOREST, CA 92630-1949

APN: 934-740-59

REQUIRED ITEMS:

1. Seller Tamara Lynn Smith
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: Regency Escrow, Jason Garcia Team, Ticor 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: Not in a rush, 30 days is fine or sooner.

HIGHLY SUGGESTED ITEMS:

1. The sellers care about a smooth transaction with a solid committed buyer at the highest price. 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.
5. **Share the upgrade list with the buyers: The big-ticket items have already been completed for you, including a newer HVAC system with ductwork, air conditioning, and heater, new electrical panel, plus all-new American Vision windows and sliders for year-round comfort and energy efficiency.**
**** High Value Items**

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.