

OFFER INFORMATION & GUIDANCE SHEET

5200 Irvine Blvd #256, Irvine, CA 92620

Buyer Eligibility Requirements

- One resident must be 55+ (spouse/partner 45+)
- California resident
- Primary residence only
- Minimum 700 FICO (one buyer)
- Complete New Resident Packet
- Membership interview & board approval

Income Requirements

Cash: One buyer \$59,000 | Two buyers \$79,000

Mortgage: One buyer \$98,000 | Two buyers \$118,000

Property Information

5200 Irvine Blvd #256, Irvine, CA 92620-2009

APN: 913-002-55 / 551-091-08

Seller: Raisley Moe

List Price: \$649,000

Escrow

WFG Escrow Services – Jennifer Van Oel

jvanoel@wfgescrow.com

Listing Broker

Balboa Real Estate, Inc. - DRE #01971429

5256 South Mission Road Suite 905, Bonsall, CA 92003

Listing Agent

My Huynh, REALTOR® – DRE#02223970

Myhrealty@gmail.com | 858-779-4887

Complete Offer Includes

RPA, MH-PA, BRBC, Proof of Funds (current within 60 days), FICO Score, and Lender Pre-Approval

Escrow Fees (Buyer to Pay – Add to RPA)

\$2,500 payable to Groves Homeowners, Inc. and \$350 payable to Gibbs Law Firm. These fees are part of escrow and required for community processing.

MLS Supplements & Community Approval Process

Please review the supplements attached in the MLS, which include guidelines and requirements for The Groves.

At the same time the offer is submitted, the buyer must submit the completed buyer packet to the committee.

Upon initial approval, the seller will execute the offer and escrow will be opened.

Buyer Encouragement Note

While this community has additional steps compared to a traditional sale, many buyers find the lifestyle, location, and long-term value well worth the process. Homes in this community are highly sought after, and a complete, well-prepared offer with timely documents helps ensure a smooth and successful transaction. Approved buyers often feel the extra steps were absolutely worth it.

Let's keep the momentum strong, get approvals lined up, open escrow smoothly, and bring this one home!