

THE MEADOWS IN IRVINE

PROSPECTIVE RESIDENT GENERAL INFO SHEET

2026 Income Based Space Rent (subject to change)

	<u>Singlewide</u>	<u>Doublewide</u>
Very Low Income Qualified*	\$ 1,485.00	\$ 1,650.00
Low Income Qualified**	\$ 1,775.00	\$ 1,775.00
Overqualified Income***	\$ 1,900.00	\$ 1,900.00

2025 - 2026 Orange County Income Limits

	<u>Income Not To Exceed:</u>		
	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>
Very Low Income*	\$ 59,250.00	\$ 67,700.00	\$ 76,150.00
Low Income**	\$ 94,750.00	\$108,300.00	\$121,850.00
	<u>Income Equal To or Above:</u>		
Overqualified Income***	\$ 94,751.00	\$108,301.00	\$121,851.00

Please note:

- Potential residents must demonstrate that they earn at least 2.5 times the monthly rent.
- Spaces 322 – 346 only, mobile homes located along the train tracks, receive a \$36.00 discount on the monthly rent.

2025 Income Limits per the City of Irvine at www.cityofirvine.org/affordable-housing/will-i-qualify-affordable-housing



MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS The Meadows in Irvine LOCATED AT
14851 Jeffrey Road IN THE CITY OF Irvine COUNTY OF Orange, STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF 01/10/2026 IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE.

IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILEHOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER/LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILEHOME PARK OWNER OR MOBILEHOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE ENACTMENT OF SECTION 798.75.5 OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

Are you (the mobilehome park owner/mobilehome park manager) aware of any of the following:

A. Park or common area facilities	B. Does the park contain this facility?		C. Is the facility in operation?		D. Does the facility have any known substantial defects?		E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?		F. Is there any substantial, uncorrected damage to the facility from fire, flood, earthquake, or landslides?		G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?		H. Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this park's common area facility?	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Clubhouse	X		X			X		X			X		X	
Walkways	X		X			X		X			X		X	
Streets, roads and access	X		X			X		X			X		X	
Electric utility system	X		X			X		X			X		X	
Water utility system	X		X			X		X			X		X	
Gas utility system	X		X			X		X			X		X	
Common area lighting system	X		X			X		X			X		X	
Septic or sewer system	X		X			X		X			X		X	
Playground		X												
RV storage	X		X			X		X			X		X	
Parking areas	X		X			X		X			X		X	
Swimming pool	X		X			X		X			X		X	
Spa pool	X		X			X		X			X		X	
Laundry	X		X			X		X			X		X	
Other common area facilities*	X		X			X		X			X		X	

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary):

Fitness Center, Billiard Room, Library, Card Room, Craft Room, Computer Room, Kitchen and Conference Room

If any item in C is checked "no", or any item in D, E, F, G, or H is checked "yes", please explain (attach additional sheets if necessary):

The mobilehome park owner/park manager states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/park manager's knowledge as of the date signed by the park owner/manager.

Park Owner/Manager:

Lynn Gerton
print name

By:

Lynn Gerton
signature

Date:

01/10/2026

