

# LIMITED TIME OPPORTUNITY!



**SFMC** *Service First*  
HOME LENDING

**TRICOAST HOMES**  
A LEGACY OF EXCELLENCE

We're proud to  
partner together  
to help make  
homeownership  
more affordable!

FHA/VA/USDA  
RATES AS LOW AS

**3.99%**

**PLUS! \$10,000 SELLER  
CREDIT TOWARDS CLOSING  
COSTS ON SELECT  
TRICOAST HOMES!\***

**Contact us today to get started!**



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**SFMC** *Service First*  
HOME LENDING



**Tricoast Homes**

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4601 Westway Park Blvd  
Houston, Texas 77041

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A LEGACY OF EXCELLENCE

\*Rate based on builder-paid forward commitment. Loan Program: FHA. Date: As of 7/11/2025. Term: 30 years, Temporary Buydown. Sales Price: \$400,000. Loan Amount: \$386,000. Down Payment: \$14,000. Credit Score: 720. Year 1: Rate: 3.99%. APR: 5.11%. Monthly Payment (Principal & Interest Only): \$1,872.81. Year 2-30: Rate: 4.99%. APR: 6.149%. Monthly Payment (Principal & Interest Only): \$2,105.99. Loan Program: VA. Date: As of 5/16/2025. Term: 30 years, Temporary Buydown. Sales Price: \$400,000. Loan Amount: \$400,000. Down Payment: \$0. Credit Score: 720. Year 1: Rate: 3.99%. APR: 4.778%. Monthly Payment (Principal & Interest Only): \$1,907.36. Years 2-30: Rate: 4.99%. APR: 5.83%. Monthly Payment (Principal & Interest Only): \$2,144.84. Loan Program: USDA. Date: As of 3/18/2025. Term: 30 years, Temporary Buydown. Sales Price: \$400,000. Loan Amount: \$404,040. Down Payment: \$0. Credit Score: 720. Year 1: Rate: 3.99%. APR: 5.265%. Monthly Payment (Principal & Interest Only): \$1,926.62. Years 2-30: Rate: 4.99%. APR: 6.325%. Monthly Payment (Principal & Interest Only): \$2,166.51. Monthly payment estimates do not include taxes, insurance, assessments, and Home Ownership Association dues (if applicable). Pertains to Single Family Residence only. Rates only available until pool of funds is depleted or rate expires. Offer available when you sign a purchase agreement on a select move-in ready home in the greater Houston area between 7/11/25 and 9/11/25 and close by 9/16/25. Interest rate offer requires financing through SFMC Home Lending. Rates subject to change at the time of loan commitment, lock-in or closing. Buyer is subject to qualifications for specific loan terms, primary occupancy, property type, down payment, credit, and underwriting requirements, and/or investor program guidelines. Property restrictions apply. May not be combined with any other available offers or discounts. Not an offer to enter into an interest rate or discount point agreement and any such agreement may only be made in writing signed by both the borrower and the lender. \$10,000 Seller Credit provided by Tricoast Homes. Contact a Tricoast Homes sales representative for more information and a list of available homes this offer can be applied to. Offer requires financing through SFMC Home Lending.



Preferred Partner of the Real Estate Community | NMLS# 166487 | [sfmc.com](http://sfmc.com)

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