



GREAT Southern HOMES

UPSTATE

HOME FOR THE
HOLIDAYS
RED TAG SALES EVENT

COMMUNITY	ADDRESS	PLAN	SQ FT	ORIGINAL PRICE	SALE PRICE
Brownstone Easley, SC	225 Brown Circle	Crestfall II	1990	\$339,072.00	\$294,900.00
	229 Brown Circle	Hidden Creek II	1766	\$306,514.00	\$279,900.00
	233 Brown Circle	Crestfall II	1990	\$320,587.00	\$309,900.00
	234 Brown Circle	Hidden Creek II	1766	\$313,008.00	\$289,900.00
	235 Brown Circle	Glenwood II	1756	\$297,588.00	\$284,900.00
	237 Brown Circle	Crestfall II	1990	\$322,151.00	\$304,900.00
	239 Brown Circle	Laurel II	1694	\$284,496.00	\$284,496.00
	336 Brown Circle	Cresfall II	1990	\$315,474.00	\$294,500.00
Champions Village at Cherry Hill Place Pendleton, SC	512 Seaborn Circle	Palomino	1507	\$238,441.00	\$225,900.00
	514 Seaborn Circle	Palomino	1507	\$230,143.00	\$199,900.00
	592 Seaborn Circle	Pritchard	1463	\$253,012.00	\$245,900.00
	594 Seaborn Circle	Kelsey	1612	\$258,714.00	\$245,900.00
	596 Seaborn Circle	Palomino	1507	\$226,166.00	\$219,900.00
	604 Seaborn Circle	Trenton	1686	\$255,900.00	\$244,900.00
Cross Creek Golf Club Seneca, SC	504 Copperhead Hill	Ariel II	2977	\$557,258.00	\$549,900.00
	202 Spyglass Lane	Edisto II	2572	\$547,683.00	\$514,900.00
	206 Spyglass Lane	Madeline II	2510	\$554,100.00	\$495,900.00
Edward's Ridge Central, SC	102 Shale Drive	Audrey II	2680	\$662,487.00	\$479,900.00
	132 Shale Drive	Gardener II	2077	\$523,952.00	\$499,900.00
	136 Shale Drive	Madoline II	2510	\$552,077.00	\$499,900.00

Prices subject to change at seller's discretion • Select Inventory • Updated November 3, 2025

3.99% (5.759% APR) | 4.99% (5.759% APR) | PLUS \$5,000 in Closing Costs
Year 1 Interest Rate* Years 2-30 Interest Rate*

OR \$15,000 in Mad Money with Homeowners Mortgage***

Close by December 19, 2025

Homeowners Mortgage, LLC NMLS# 2321853. Corporate Office: 90 North Royal Tower Drive, Irmo, SC 29063. Equal Housing Lender. All products are subject to credit and property approval. Programs, rates, program terms and conditions subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions and limitations apply. Homeowners Mortgage, LLC is not acting on behalf of or at the direction of FHA/HUD/VA or the federal government. This is not a commitment to lend. www.nmlsconsumeraccess.org. Offer is only available with use of preferred lender for select homesites for new contracts written on homes that can close by 12/19/2025; see your builder representative for further details on expiration terms and available homesites. Builder offer terms subject to change without notice. *Scenario is an estimate only and is based on a 720 FICO score on a 30-year (360 months) FHA fixed-rate mortgage with a 1/0 buydown at a sales price of \$300,000, loan amount of \$294,566, 3.5% down payment. Year 1 (0-12 months) rate of 3.99%, APR of 5.759%, principal and interest payment of \$1,404.61; year 2-30 (13-360 months) rate of 4.99%, APR of 5.759%, principal and interest payment of \$1,579.49. Payment scenario does not include taxes, insurance, or homeowners association fees (if applicable) and the actual payment obligation will be greater. 3.99% rate is based on a builder paid forward commitment to buydown the market rate. The forward commitment is available on government loans only and is subject to availability of funds, which is confirmed with a full loan approval and rate lock in. Builder offer terms subject to change without notice. 1/0 Buydown Program: Rate reduction up to 1%; buy down rate for up to 1 years; adjusts 1% each year; returns to original fixed rate after buy down period; builder will pay for buy down. Please verify the buydown costs prior to closing. ***\$5,000 Closing Cost Credit will be applied as a builder credit at closing on loans closed with Great Southern Homes and Homeowners Mortgage, LLC only. Credit may not exceed the actual closing costs amount. Closing costs are Non-Recurring costs or Settlement Fees. ***\$15,000 Mad Money will be applied as a builder closing cost credit at closing on loans closed with Great Southern Homes and Homeowners Mortgage, LLC only. Credit may not exceed the actual closing costs amount. Closing costs are Non-Recurring costs or Settlement Fees. Offer valid for either the lower rate/\$5,000 in closing costs or the \$15,000 in Mad Money incentive. Offers cannot be combined. See a Great Southern Homes representative for details. Borrower is not required to finance through Homeowners Mortgage, LLC, but must use Homeowners Mortgage, LLC in order to receive incentives.