Sicily

MEGATEL HOMES



1100 Pomodoro Place, Princeton, TX 75407

4 Beds | 3.5 Baths | 2,405 Sq Ft | 2-Car Garage

PLAN

Annabelle IV

THIS HOME OFFERS:

Rates as low as

2.99%

(5.80% APR)**

+

Up to

$10K

towards closing**

+

NEW · AFTER CLOSING

Receive

$12K

cash after you close*

Call (469) 946-8066 | MegatelHomes.com

The advertised interest rate is based on a $350,000 FHA loan, with a 3.50 downpayment, a 30-year fixed loan at 4.99% (5.80 APR), and a temporary 2/1 buy-down to 2.99% on select inventory. Terms and qualifications apply. This offer is available for a limited time on select homes in specific communities and does not apply to all homes or communities. A written sales contract is required. Prior sales, offers, transfers, or contract rewrites are not eligible. Special financing options, builder incentives, and closing costs vary by community and homesite and are subject to change without notice. Buyers must meet specific loan qualifications, including occupancy, downpayment, credit, underwriting, and program requirements. Special financing is not available for all credit profiles. This is not an offer to enter into an interest rate or discount point agreement. Any such agreement must be in writing and signed by both the borrower and the seller's preferred lender. Financing through the seller's preferred lender is required to receive this offer, but buyers are not obligated to use the preferred lender to purchase a home. All incentives are subject to credit approval. Megatel Homes, LLC reserves the right to modify or cancel this promotion at any time. Contact your Sales Consultant for complete details. Financing is available exclusively through MCI Mortgage, NMLS #279668, www.mcimortgage.com, 2101 Cedar Springs Rd., Suite 720, Dallas, TX 75201, 214-396-4494. Eligible buyers may receive up to an additional $10,000 toward closing costs when financing through MCI Mortgage, for a limited time. MCI Mortgage is an Equal Housing Opportunity Lender. This is not a commitment to lend. Rates and programs subject to change without notice. Other restrictions may apply. Not valid with any other offer. Additional Terms and Conditions apply. Appliance package (washer, dryer, refrigerator and blinds) included on select Homes of the Week only, subject to availability.

****HOME OF THE WEEK – PROMOTIONAL DISCLOSURE:** Home of the Week Incentives: Special promotional pricing and a buyer move-in/appliance package are available exclusively on select homes designated by Megatel Homes as "Home of the Week." Package contents, including appliances, brands, models, and other included items, shall be determined solely by Megatel Homes and are subject to availability, change, or substitution. Promotional packages have no cash value and may not be exchanged, transferred, or applied toward a purchase price reduction, closing costs, or any other incentive. General Terms: Offers may not be combined with other promotions unless expressly authorized in writing by Megatel Homes. Prices, availability, incentives, and terms are subject to change without notice. Megatel Homes reserves the right to modify or cancel this promotion at any time. See a Megatel Homes sales consultant for full program details.

***AFTER CLOSING INCENTIVE TERMS:** The After Closing loan is an optional, unsecured, 0% interest loan offered by MegPrime Pay. It is subject to eligibility, MegPrime Pay's approval, and execution of a separate written loan agreement signed by both parties. The offer is available to buyers who purchase and close on a new home with Megatel Homes or a participating partner seller. Limit one per household. Eligible buyers may apply no earlier than 14 and no later than 45 calendar days after their closing date; eligibility for this offer expires after day 45. Applicants must complete MegPrime Pay's underwriting process and meet MegPrime Pay app approval and identity verification (KYC) requirements. MegPrime Pay reserves the right to approve or deny any loan application, subject to applicable law. Funding is not guaranteed. Loan amount may not exceed $12,000. The approved amount depends on underwriting, applicable law, and regulations, and may not exceed applicable contribution or concession limits. Upon approval and execution of the loan agreement, funds will be delivered to the borrower's MegPrime Pay app wallet within 14 days in the form of USDC, MegPrime Pay Token or ACH. Loan funds may be used for any purpose. Loan terms, repayment schedule, and payment due dates are set forth in the executed loan agreement. Payments must be made through the MegPrime Pay app. If the borrower defaults on repayment, all rewards, including Executive Status rewards, will be suspended, and the outstanding balance remains due as stated in the loan agreement. This offer is sponsored by MegPrime Pay to promote the MegPrime Pay app. This offer does not constitute a commitment to lend. No loan is approved or guaranteed unless and until MegPrime Pay issues written approval and both parties execute the applicable loan agreement. This offer may be changed or cancelled at any time without notice, subject to applicable law.

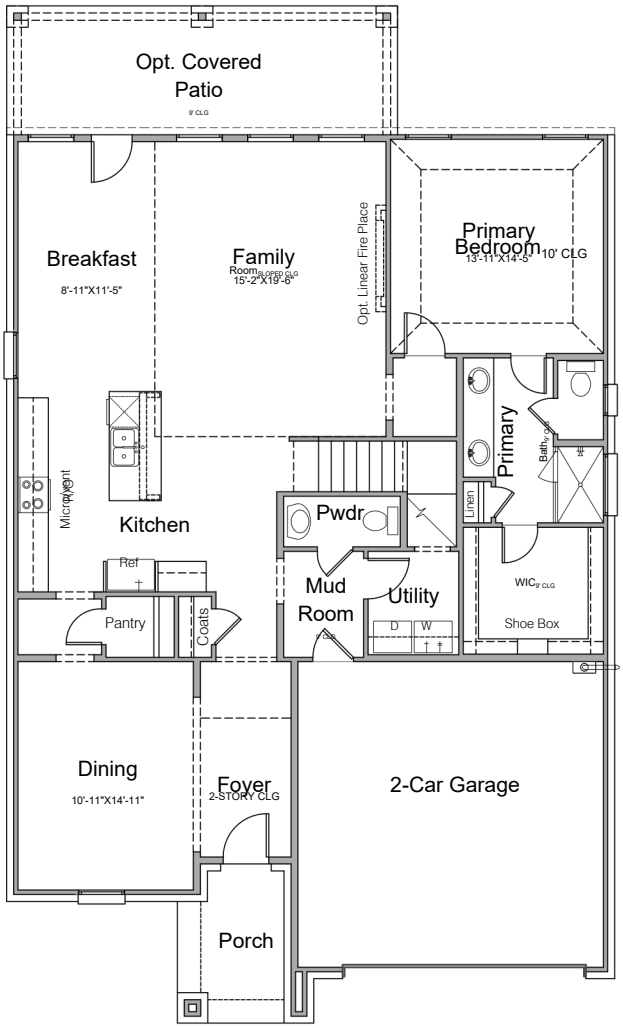
1100 Pomodoro Pl

MEGATEL HOMES

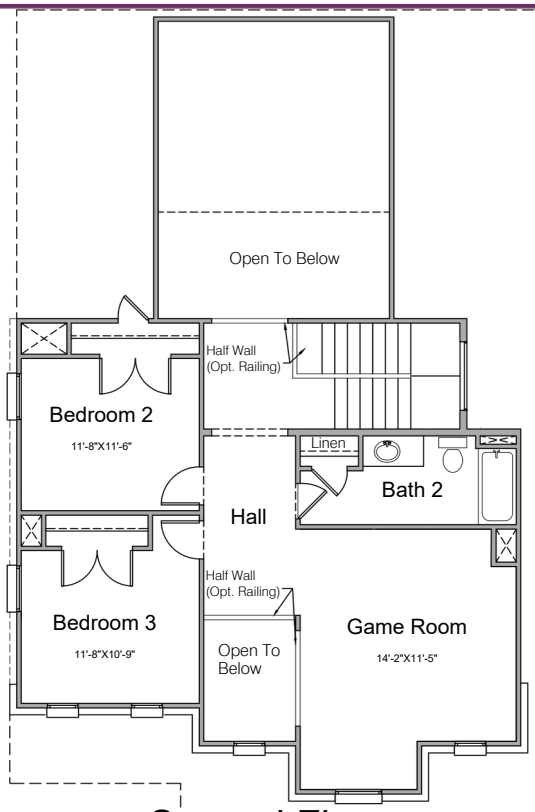
ANNABELLE IV

X____X____

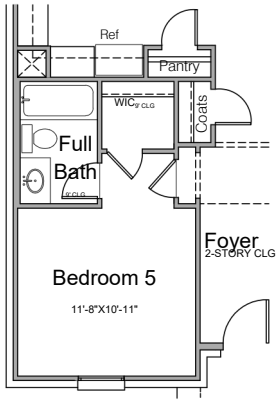
2244-4059



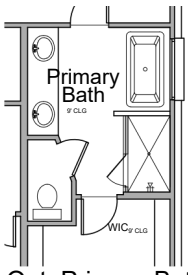
First Floor



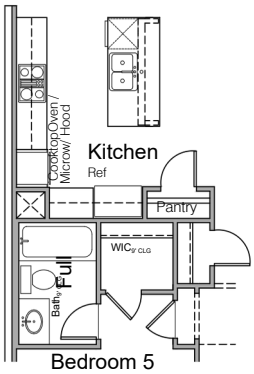
Second Floor



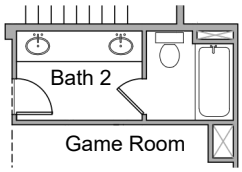
Opt. Bedroom 5 w/ Full Bath ilo Dining



Opt. Primary Bath w/ Free Standing Tub



Opt. Gourmet Kitchen/ Bedroom 5/ Full Bath ilo Dining



Opt. 2nd Sink @ Bath 2
(Notavailablew/ Opt.Bedroom 4/Full Bath)

Base Plan.....2405 sf

09-02-26

The information provided herein does not necessarily represent that your home will be constructed by Megatel Homes, LLC. Megatel Homes, LLC. is a part of a group of homebuilders that operate under the brand name of **Megatel Homes**. The builders that construct homes under the brand of Megatel Homes offer a variety of quality homes and the information that is provided herein, including printed material and all information available on the website for Megatel Homes does not guarantee that your home will be constructed by Megatel Homes, LLC. Each individual buyer should be aware and understand what entity they have contracted with in connection with their Megatel Homes brand product. Seller does not represent/guarantee that the project will be serviced by a particular public school/ school district. You should independently confirm which school/districts serve the project prior to executing a purchase contract. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Completion and/or move-in dates are estimated. Prices, plans and terms are subject to change without notice. Depictions of Options, Hardscape, landscape and other items shown are not included in the purchase price. This it is not an offer or the solicitation of an offer for the purchase of a new home. 2024 Megatel Homes, LLC All Rights Reserved
©