



OCTOBER KICK-OFF

Everybody Wins!

LIMITED TIME OFFER ON ALL CURRENT INVENTORY

Choose Between These Options:



VA LOAN:
5.25% Rate • 0% Down



FHA LOAN:
5.25% Rate • 3.5% Down



10/6 ARM:
4.25% Rate • 25% Down



10/6 ARM:
3.75% Rate • 30% Down

**OWNERS
WIN!!!**

**INVESTORS
WIN!!!**

**AGENTS
WIN!!**

And You'll Receive These Offers:



**6 MONTHS FREE
Property Management**



**FREE Initial
Lease Fee**



**3% Buyer's
Agent Commission**



**\$5k Buyer's
Agent Bonus**

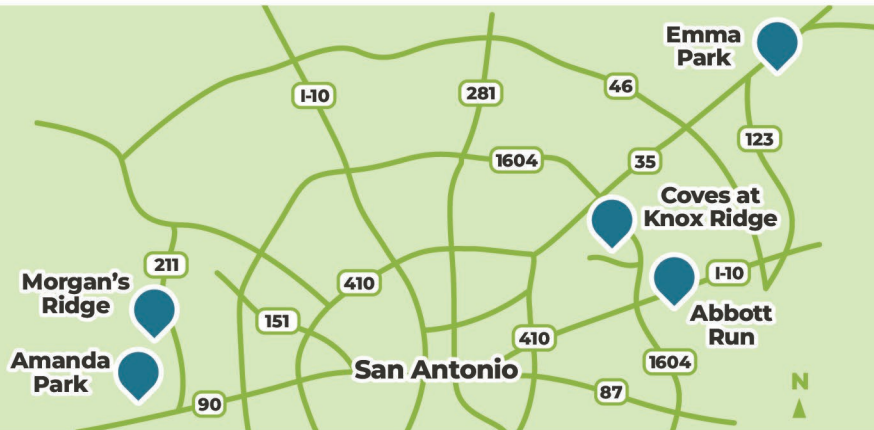
Contact Our Sales Agents



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*Interest rate through CMG Mortgage NMLS #291490 / Reed Hazard Team.
**Must use Marshall Reddick Property Management. Builder reserves the right to modify or terminate this promotion at any time without prior notice.

VA Payment example: Rate provided 10.1.25 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 0%, for a loan amount of \$545,000 you would make 360 monthly payments of \$3,445. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 5.25% (5.442% Annual Percentage Rate), with a down payment of 0%, for a loan amount of \$545,000 you would make 360 monthly payments of \$3,010. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. **FHA Payment example:** Rate provided 10.1.25 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of \$525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of \$3,324. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 5.25% (5.442% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of \$525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of \$2,904. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. **10/6 ARM 3.75% Rate (30% Down) Payment example:** Rate provided 10.1.25 by Reed Hazard, CMG Mortgage 10/6 ARM. Stated rate may change or may not be available at time of rate lock. Example: Purchase Price \$545,000, 30% Down Payment, \$381,500 Loan Amount, 30-year term, initial interest rate 3.75% (5.273% APR) for initial 120 payments of \$1,767. **Post Introductory Period Example:** Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of \$297,996: 3% Margin, 4.30% SOFR (10/01/25), 7.30% variable rate, \$2,043 monthly payment. At max interest rate of 9.75% payment is \$2,560. Rates based on 780 FICO score. **10/6 ARM 4.25% Rate (25% Down) Payment example:** Rate provided 10.1.25 by Reed Hazard, CMG Mortgage 10/6 ARM. Stated rate may change or may not be available at time of rate lock. Example: Purchase Price \$545,000, 25% Down Payment, \$408,750 Loan Amount, 30-year term, initial interest rate 4.25% (5.431% APR) for initial 120 payments of \$2,011. **Post Introductory Period Example:** Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of \$324,724: 3% Margin, 4.30% SOFR (10/01/25), 7.30% variable rate, \$2,226 monthly payment. At max interest rate of 9.75% payment is \$2,790. Rates based on 780 FICO score.

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