BEAZER HOMES

LET'S BUILD YOUR FUTURE

2.99% 1st Year*

3.99% 2nd Year
4.99% Fixed Years 3+
on Select Quick Move-Ins with Beazer's Buydown!**

SCAN, LEARN MORE AT HOMES.BEAZER.COM/TEXAS-PROMO OR SEE REVERSE**

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*Beazer Homes is not acting as a mortgage broker or lender. Offer available at a fixed rate of 4.990% on a pool of limited funds available only from Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 for select Beazer Quick Move-In homes located in Houston, San Antonio, or Dallas, contracted between 8/1/24 and 8/21/24 and closed before 9/27/24 and assumes buyer's qualification for and use of a Beazer Homes closing cost credit for a 2-1 temporary buy down of the interest rate. Scenario assumes a sales price of $257,776, a down payment of $9,026, and borrower qualification for an FHA 30-year fixed rate mortgage loan with a 2-1 temporary buy down feature in the amount of $253,100 (including Upfront Mortgage Insurance Premium) with an interest rate of 4.990% (7.000% Annual Percentage Rate (APR)) for the life of the loan. First year payment of $1,186 is based on an effective rate of 2.990%. Estimated monthly payment year 2 is $1,327 and based on an effective rate of 3.990%. Estimated monthly payment year 3 through 30 is $1,477 and based on an effective rate of 4.990%. No pre-payment penalty applies. Monthly payments include principal, interest, estimated taxes, estimated homeowners insurance and monthly mortgage insurance only. Any other fees such as HOA is not included and will result in a greater monthly payment amount. Actual property taxes and homeowners insurance may be higher, resulting in higher monthly payment. Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 offer is available for Conforming and FHA transactions only. Minimum 680 fico required. Loan amount must meet conforming loan limits and borrower must set up a tax and insurance escrow account. Must have a completed application in process with Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 by 8/21/24 and close by 9/30/24. Interest rates effective 8/1/24 and are subject to change without notice. Buyer may obtain financing from any qualified lender, but this offer is only available from the lenders named above. This is not a commitment to lend. This offer is subject to underwriting guidelines, which are subject to change without notice, and is available only for owner-occupied homes. Beazer Homes does not take mortgage applications and is not affiliated with Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274. Beazer Homes does not require customers to obtain financing from Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 or guarantee their products or services. Homebuyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. There is no financial affiliation or association between Beazer Homes and any mortgage lender. Each entity is independent and responsible for its own products, services, and incentives. Pricing, features, and availability subject to change without notice. See New Home Counselor for complete details. © 2024 Beazer Homes.

**Beazer Homes offers a closing cost credit in the amount of 2.3% of the purchase price for buyers approved and closed under the Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 interest rate offer* and meeting other conditions. This offer is only valid if buyer completes the Choice Contribution requirements outlined in their contract which requires buyer to complete a Loan Estimate comparison including at least two from Choice Lenders - see http://mortgagechoice.beazer.com for program details. There is no affiliation or association between Beazer Homes and a Choice Lender. Each entity is independent and responsible for its own products, services, and incentives. This offer is subject to a lender's underwriting guidelines which are subject to change without notice and which limit third-party contributions and may not be available on all loan products. Program and loan amount limitations apply. Not all buyers may qualify. Beazer Homes is not acting as a mortgage broker or lender. Buyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. Any lender may be used, and other closing cost credit incentives may be available if a buyer chooses a lender other than Benchmark Mortgage NMLS#2143 or Guild Mortgage NMLS#3274 or does not qualify for the interest rate offer, but failure to complete the Loan Estimate comparison forfeits Beazer Homes' offer for closing cost credit. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. Pricing, features, and availability subject to change without notice. See New Home Counselor for complete details. © 2024 Beazer Homes.