

You choose how to use a

\$20,000

BUILDER INCENTIVE



Apply \$20,000 builder incentive* for a permanent rate buydown *in addition* to a 1-0 buydown from Highland HomeLoans for a lower rate on year 1.

YEAR ONE

4.875%

YEAR TWO

5.875% (6.414%)

ANNUAL PERCENTAGE RATE**

3.764

POINTS PAID AT CLOSING
(\$18,632)

OR

\$20,000

Builder incentive* to be used towards closing costs *and* a 1-0 buydown from Highland HomeLoans.

Inventory and new build homes in Houston contracted April 1 - April 30, 2024.

HIGHLAND
HOMES

HUNTINGTON
HOMES

*All eligible sales must be original contracts with Highland Homes signed on or after 4/1/2024 and by 4/30/2024. Valid for new Highland Homes in the Houston area communities. Highland Homes to contribute up to a combined total of \$20,000 when Highland HomeLoans is used as the lender. Must apply for a loan with Highland HomeLoans, LLC within 10 days of entering your contract and must close and fund that loan by 12/1/24 to qualify. Amount dependent on third party loan contribution limits. Incentive can be used towards title policy, closing costs, discount points to buy down the rate, reducing the sales price of the home, and/or pre-pays. BuyDown 1-0 Option will be paid by Highland HomeLoans. Rate discount applies only to first year. Builder/Lender offer only valid for new Highland Homes in the Houston area communities. Additional restrictions may apply. Certain loan programs do not allow buydowns. Savings will be reflected on the Closing Disclosure. This is not a commitment to lend, availability subject to change without notice or prior obligation. Cannot be combined with any other offer. Exclusions apply. See Highland HomeLoans loan officer for details. Highland Homes and Highland HomeLoans reserve the right to change or cancel this promotion at any time. All rights reserved, Highland Homes, LLC. Purchaser is free to choose their own lender, but will not be eligible for builder/lender offer unless Highland HomeLoans is used as the lender.

**Scenario uses a 1-0 temporary buydown with a conventional 30 year mortgage, down payment of 10%, and a loan amount of \$495,000. Interest rate is 4.875% for the first year with a monthly payment of \$2,747.46 and 5.875% for the second year at cost of 3.764 points (\$18,632) paid at closing with builder incentive with a monthly payment of \$3,055.99 which will continue for the life of the loan thereafter. A credit score of 740+ was used. Rates pulled 3/25/24, rates subject to change. The payments shown are principal, interest, and MI only and do not include amounts for taxes and insurance premiums (if applicable). The actual payment obligation will be greater.

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