



Bolingbroke Manor

UP TO
\$5,000**
IN CLOSING COSTS



2-1 BUYDOWN!

YEAR 1

3.99%
(6.807% APR)

YEAR 2

4.99%
(6.807% APR)

YEARS 3-30

5.99%
(6.807% APR)

5.99%* FOR THE REMAINING LIFE OF YOUR MORTGAGE!
(6.807% APR)

Sanders Road & Highway 41 | Macon, GA 31210

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5.99% rate plus up to \$5,000 in closing costs with use of preferred lender is only applicable to specific homesites for contracts binding by 5/31/2024. MHC Mortgage, LLC NMLS #2421005. MHC Mortgage, LLC ("MHC") is a partnership with FBC Mortgage, LLC (NMLS ID#152859) and My Home Communities. Georgia Residential Mortgage License# 2421005. MHC Corporate Office: 210 S. Broad Street, Suite 5, Monroe, GA 30665. All products are subject to credit and property approval. Programs, rates, program terms and conditions are subject to change without notice. Incentive is restricted to certain communities and/or homesites. Not all products are available in all states for all amounts. Other restrictions and limitations apply. *Scenario is an estimate only and is based on primary residences only, 640 FICO score and a 2:1 buydown on a \$339,900 purchase price with a 3.5% down payment, an FHA 30-year agreement (360 months) fixed rate loan amount of \$333,743 at 96.5% LTV. Year 1 (0-12 months) rate of 3.99%, APR of 6.807%, and monthly payment of \$2,123.80, year 2 (13-24 months) rate of 4.99%, APR 6.807%, and monthly payment of \$2,322.15, and years 3-30 (25-360 months) rate of 5.99%, APR of 6.807% and monthly payment of \$2,531.56. 5.99% rate is based on a builder paid forward commitment to buydown the market rate. Builder to pay for the 2:1 buydown; adjusts 1% each year; returns to original fixed rate after buy down period. Example payment scenario does not include HOA or CDD fees (if applicable) and the actual payment obligation will be greater. **Up to \$5,000 credit will be issued as a seller-paid closing cost credit for loans closed with MHC only. Credit may not exceed the actual closing costs amount. Offer is not transferable, not exchangeable and has no cash value. This offer must be presented at initial application to be valid. For more information on closing costs covered or the closing cost credit offer, please contact your mortgage loan originator for details. Borrower is not required to finance through MHC but must use MHC to receive incentives. Contact a My Home Communities representative for details. MHC is not acting on behalf of or at the direction of FHA/HUD/VA or the federal government. 5-3-24



MORTGAGE

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TAMRA WADE