



Walden Pond in Forney, TX

Monthly Payment as *low* as

\$1,714.92* when using our affiliated lender,
Mattamy Home Funding, LLC
(Advertised Payment Includes Principal, Interest,
and Mortgage Insurance)

5.250% Interest Rate (6.010% APR)

FHA 30-Year Fixed Rate

Enjoy the ease of low monthly payments at Walden Pond, where thoughtfully designed homes meet a connected, low-maintenance lifestyle just minutes from historic downtown Forney. With inviting outdoor spaces, nearby conveniences, and easy commuter access, it's a place where comfort, style and value come together effortlessly.

2083 Rhodora Avenue, Forney, TX 75126 | 469-208-3487 | mattamyhomes.com/dfw



Visit mattamyhomes.com or see a Mattamy New Home Counselor for further details and important legal disclaimers. This is not an offer in states where registration is required. Void where prohibited by law. Prices, specifications, terms, conditions, offers, homesite and plan availability are subject to change or revocation without prior notice or obligation. Photographs and videos are solely for illustrative purposes and should never be relied upon. Mattamy Homes reserves the right to make changes at any time without notice. Offer may not be redeemed for cash or equivalent. *Limited time 5.250% / 6.010% APR FHA 30-year fixed interest rate ("Promotion") valid on new home contracts entered between 07/21/2026 and 08/30/2026 ("Promotion Period") on all eligible Quick Move-in Homes at Walden Pond that close on or before 08/30/2026 (each, an "Eligible Home"). The annual percentage rate ("APR") of 6.010% is calculated using seller incentives and is based on an FHA 30-year fixed rate mortgage with a Total Purchase Price of \$292,576 and a loan amount of \$287,275, 3.5% down payment, 740 median credit score includes upfront Mortgage Insurance Premium ("MIP"). Available for FHA loan limits, owner-occupied only. Rates may vary depending on program, down payment and loan amount, market fluctuations, as well as other factors outside of the Seller or Approved Lender's control. Advertised estimated monthly payment is based on FHA 30-year Fixed Rate Mortgage with a Total Purchase Price of \$292,576 and loan amount of \$287,275 and includes upfront Mortgage Insurance Premium ("MIP"). Payment includes principal, interest and monthly mortgage insurance. Monthly property taxes and Home Owners Insurance are not included so your payment will be higher. Monthly HOA dues paid separately based on the HOA's then current assessments and are not included in the advertised payment. **At Closing, Seller agrees to pay up to 6% of the total sales price (as set forth on the Closing Disclosure) towards Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-pays. Actual savings will vary by the community, floor plan, lot premium, options of home and availability. Other restrictions may apply. For eligibility, Qualified Buyer must (1) pre-apply with Mattamy Home Funding, LLC, ("Affiliated Lender") by visiting <http://www.mattamyhf.com/ApplyOnline> prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria (each, an "Eligible Home"). Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home, however, Buyer must use both the Closing Agent selected by Seller and finance through Affiliated Lender to receive the Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Offer may not be redeemed for cash or equivalent. Mattamy Home Funding, LLC is not acting on behalf of or at the direction of HUD/FHA or the federal government. Offer and incentive good while supplies last. Exclusions and limitations apply see Mattamy Homes New Home Counselor for details. Additional terms apply. Not valid on contract re-writes, transfers or for buyers who have had a previous contract with Mattamy Homes canceled for any reason. Not to be combined with any other incentive offer, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Other restrictions may apply. Services not available in all states. Mattamy Home Funding, LLC, NMLS #64022, 495 N Keller RD, Ste 550A, Maitland, FL 32751, Licensed locations: TX# 64022 | <http://www.nmlsconsumeraccess.org>. Copyright ©2026 Mattamy Homes. Mattamy Homes, the Mattamy logo are U.S. registered service marks or service marks of Mattamy Homes and/or its subsidiaries. E. & O.E. CGC1524054, MATDAL656