



**PACESETTER
HOMES**

A QUALICO Company

Pick Your Perks!



FOR A LIMITED TIME...

on homes to be built in select communities

50% Off Structural Options*

PLUS

\$5,000

in Flex Cash

+ 2/1 Rate

Buydown

OR

1%

Below Market
Interest Rate**

PLUS

No Transactional Closing Costs

* For a limited time, get up to 50% off structural options on to-be-built homes up to a determined amount in select communities. See Sales Representative for pre-determined amount as the amount varies per community. ** Conventional mortgage financing: 2/1 temporary buy down. Example: \$600,000 sales price with 5% down (\$30,000 w/ \$570,000 loan amount) 1st year P&I payment at 4.25% - \$2804.06, 2nd year P&I payment at 5.25% - \$3147.56, years 3 - 30 at 6.25% - \$3509.59 (APR - 6.302%) 1% Seller paid rate buydown will be applied at the time the interest rate is locked, no sooner than the 45 days prior to completion and closing; based on the buyers loan program and market rates at that time. *taxes, homeowners insurance, mortgage insurance and HOA are in addition to the P&I. Buyer is subject to qualifications for specific loan terms, primary occupancy, property type, down payment, credit, and underwriting requirements, and/or investor program guidelines. Property restrictions apply. May not be combined with any other available offers or discounts. Not an offer to enter into an interest rate or discount point agreement and any such agreement may only be made in writing signed by both the borrower and the lender. Offer requires financing through preferred lender & preferred title company. All Financing and rate incentives are only valid for customers using Pacesetter Home's preferred mortgage lender, Ark-La-Tex Financial Services, LLC NMLS# 2143, DBA Benchmark Mortgage or Service First Mortgage, NMLS#166487. Homes must contract by 5/31/2026. Offer excludes Bond/Down Payment Assistance loans. Offer subject to credit approval, not all borrowers will qualify. Additional transactional Closing Cost amounts, if any, are dependent on the structure of the loan buyer chooses. Lender will pay the title insurance. This offer is subject to change or to be discontinued at any time without prior notice. *Total Seller Concessions not to exceed 6% of the sales price. Flex cash amount includes cost of title policy. Please contact Pacesetter Homes for further details. Apply for this promotion or any other loan programs directly with Jared Wilson, at <https://jaredwilson.floify.com/apply> or Stephanie Johnston with Service First Mortgage, at www.stephjohnston.com.

