

# M/I HOMES *dream* BIG



## SELECT INVENTORY HOMES\*

For a **limited time only**, purchase a new M/I Home and receive:

Limited Time Fixed-Rate

**4.875%\* / 5.0878 APR\* (VA)**

**4.875%\* / 5.6410 APR\*\* (FHA)**

through M/I Financial, LLC.



Closing Costs

up to **\$7,500**

**ALL PAID**

## = *dream* SAVINGS

Which all means there's no time like the present to **Dream Big!**

**(210) 333-2244 • SalesSanAntonio@mihomes.com**

[mihomes.com/2025-Dream-Big](https://mihomes.com/2025-Dream-Big)

\*\*The interest rate of 4.875% is based on a 30 year fixed rate FHA loan with a sales price of \$320,000 and a \$308,800 base loan amount. Financed amount is \$314,204 which includes the FHA UFMIP of 1.75%. A 3.5% down payment and a minimum credit score of 640 is required. The ANNUAL PERCENTAGE RATE is 5.6410%. Program is available on selected Quick Move-In homes and applies to new contracts only. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by March 31, 2025. Other financing programs may be available with as little as 5% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Restrictions do apply.

\*The interest rate of 4.875% is based on a 30 year fixed rate VA loan with a sales price of \$414,508 and a \$414,508 loan amount. Financed amount is \$424,041 which includes the VA Funding Fee of 2.30%. A 0% down payment and minimum credit score of 640 is required. The ANNUAL PERCENTAGE RATE is 5.0878%. Program is available on selected Quick Move-In homes and applies to new contracts only. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by March 31, 2025. Other financing programs may be available with as little as 3.5% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Restrictions do apply.

\*\*\*On top of the limited-time rate, buyer to receive up to \$7,500 towards allowable closing costs through M/I Financial, LLC (NMLS #50684). Closing costs exclude prepaid items such as taxes, insurance, and escrows. The seller's contribution is limited to agency limits which depend on the loan program and LTV. Buyer will be responsible for any down payment required by the loan program guidelines and any upfront mortgage insurance premiums. Applicable on to-be-built homes in Smart Series communities only. Offer is for a limited time only and is subject to change at any time without notice. Offer valid on FULL PRICED CONTRACTS written between 6/1/2025 and 6/15/2025. Must close by 7/31/2025.



M/I HOMES