



JOHN HOUSTON
HOMES

HOME IS WHERE THE HEART

Blooms

FIND YOUR PERFECT HOME THIS SPRING

NEW BUILDS

**SPEND \$40K
GET \$40K**
IN DESIGN UPGRADES

INVENTORY HOMES

**\$25K FLEX CASH
PLUS 1.5%
LENDER CREDIT**



Offer valid from March 3, 2025, through April 30, 2025, on full-price offers in conjunction with the use of Trinity Oaks Mortgage and Precise Title, affiliates of John Houston Homes. Offer not valid on homes already sold or under contract. Prices and offers are subject to change. Credit amount based on community. Contract must be written and fully executed on or before April 30, 2025. Spend up to \$40K towards Design Studio Upgrades and John Houston Homes will match up to the amount spent on new contracts written to construct a home - loan must close and fund within 30 days of home completion. *Up to \$15K of the \$40K Design Studio Credit can be used towards finance incentives which are a combination of seller paid closing costs offered by John Houston Homes and lender credits offered by Trinity Oaks Mortgage. **In order to qualify for financing incentive, you must spend the full \$40K in Design Studio Upgrades. Offer only valid in the following 1-acre communities: (Hartson Estates; Oak Creek Ranch; Waterfall Ranch; Valor Estates). \$25K flex cash plus 1.5% Lender Credit offer available on existing inventory homes that can close by 05/31/2025 and offer may be used toward a sales manager-approved combination of closing costs and/or special financing incentives. 1.5% lender credit is based on total loan amount. Cannot be combined with other incentives. Offer not available for Townhomes. Offer valid on new loan applications with Trinity Oaks Mortgage in conjunction with a John Houston Home purchase. Total seller credit may be limited by agency restrictions based on your specific loan product and terms. In no situation may credits exceed actual closing costs and prepaids, and any excessive credits are forfeited and cannot be redeemed for cash or other incentives. Consult your Loan Advisor for more details. This is not a commitment to lend, extend credit or guarantee of loan approval. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Not all loan products are available in all states. Equal Housing Opportunity. Trinity Oaks Mortgage LLC, NMLS# 1443326. Corporate Address: 421 Century Way, Suite 100, Red Oak, TX 75154. Call: 866.429.5010. For additional licensing information please visit www.nmlsconsumeraccess.org



For More Information Visit
www.JohnHoustonHomes.com or call 866-970-4961



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NEW BUILDS
**SPEND \$30K
GET \$30K**
IN DESIGN UPGRADES

INVENTORY HOMES
\$25K FLEX CASH
**PLUS 1.5%
LENDER CREDIT**



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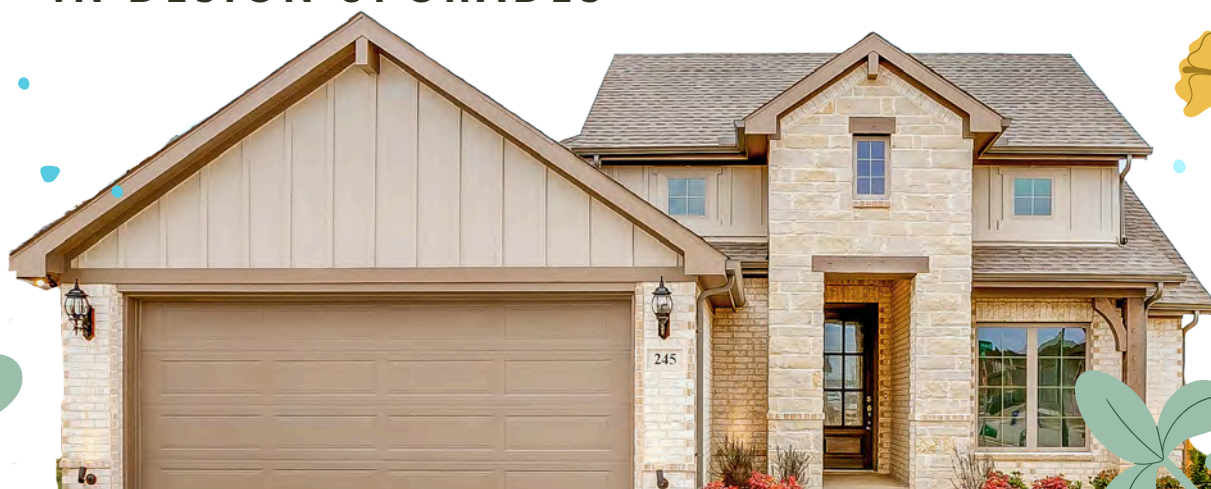
**SPEND \$20K
GET \$20K**

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INVENTORY HOMES

\$25K FLEX CASH

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