



SHADDOCK  
HOMES

SHADDOCK  
HOMES MORTGAGE



Available  
Homes!



# BUYDOWN TODAY, MOVE IN TOMORROW!

## FIRST YEAR OF A 30-YEAR MORTGAGE

### 4.49% INTEREST RATE (5.641% ANNUAL PERCENTAGE RATE\*)

## THE REMAINDER OF YOUR MORTGAGE

### 5.49% FIXED RATE (5.641% ANNUAL PERCENTAGE RATE\*)

Limited time promotion is available when you finance with Shaddock Homes Mortgage for the purchase of qualifying inventory homes. Must contract by February 28th.

Shaddock Homes Mortgage: **Mike Wolfe** | Executive Vice President / Residential Mortgage Loan Officer | RML0 #135261 **P** (214) 704-0412  
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\*Shaddock Homes All rights reserved. Offer is available while supply lasts, as funds are limited. Offer available on select Shaddock Homes move-in homes for communities in DFW. Offer is available for eligible homes put under contract on or after 1/21/25 and on or before 2/28/25, and which are closed on or before 3/31/25. Offer available for Conventional 30-year fixed and FHA/VA loan types. Certain loan programs do not allow buydowns, additional restrictions may apply. Loan scenario is based upon a 30-year fixed rate conventional purchase money loan for a single-family (1 unit) residence, owner occupied, 760 FICO score for Conventional, 20% down payment. FHA, 680 score, 3.5% down payment, max loan \$563,500. VA, 680 score, 0% down, \$806,500 max loan. Parameters differing from the above may result in a different rate/APR. Rate pulled 1/21/25, rates subject to change. Rate offer, price, square footage, and availability are subject to change or cancellation without prior notice. Must apply for a loan with Shaddock Homes Mortgage within 5 days of entering your contract and must finance through SHM. Buyer is entitled to finance through other lenders, but shall not be eligible for this promotion. This is not a commitment to lend, availability subject to change without notice or prior obligation. Cannot be combined with any other offer. Exclusions may apply. Shaddock Homes reserves the right to change or cancel this promotion at any time. All rights reserved. 1/21/2025.

