

Secure a 1% Below Market Interest Rate* with a Choice Lender on To-Be-Built homes!**



Discover what makes living in a Beazer home so special.

- High-performing features
 - Enjoy cleaner air, lower energy bills, and a quieter, easier-to-maintain home.
- Personalized choices
 - From floorplan to finishes, every choice is yours. So, you can feel confident it's the right one.
- Continuous support
 - We're with you every step. Offering real support with real people and lasting peace of mind.
- Sustainability and charity
 - Every home is part of something bigger. Helping communities thrive so you can truly Enjoy the Great Indoors.

New Homes from the Mid \$400s

COLTON

42115 Nokona Way
Todd Mission, TX 77316

For more information, please visit [Beazer.com](https://www.beazer.com)

**Offer valid only on contracts signed by buyer between 11/06/2025 - 11/30/2025 on select to-be-built homes that close escrow on or before 04/20/2026 per terms of contract in communities in the Houston Division. This offer is for a closing cost credit of 5% of the total purchase price which will be paid by Beazer Homes as a credit at closing. This offer is only valid if buyer completes the Choice Contribution requirements outlined in their contract which requires buyer to (1) complete a loan estimate comparison including at least two from Choice Lenders and (2) use a Choice Lender to finance buyer's purchase of the home - see for full program details. There is no affiliation or association between Beazer Homes and a Choice Lender. Each entity is independent and responsible for its own products, services and incentives. This offer is subject to Choice Lenders underwriting guidelines which are subject to change without notice and which limit third-party contributions, including contributions from Beazer Homes, and may not be available on all loan products. Program and loan amount limitations apply. Not all buyers may qualify. Beazer Homes is not acting as a mortgage broker or lender. Buyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. Any lender may be used, but failure to satisfy the Choice Contribution requirements forfeits the offer. Pricing, features and availability subject to change without notice. Homes pictured may not be available/available at the lowest advertised price. Additional restrictions may apply. See New Home Counselor for complete details. © 2025 Beazer Homes.

* Beazer Homes is not acting as a mortgage broker or lender. Loan program and pricing available through V.I.P. Independent Mortgage, Inc. NMLS #145502. Benchmark NMLS #2143 and Guild Mortgage NMLS #247925. Monthly payment of \$3,990 is for illustrative purposes only and assumes a sales price of \$524,225, a down payment of \$18,348, and borrower qualification for an FHA 30-year fixed rate mortgage loan in the amount of \$514,750 (including Upfront Mortgage Insurance Premium) with an interest rate of 4.625% (5.846% Annual Percentage Rate (APR)) for the life of the loan. No pre-payment penalty applies. Monthly payment includes principal, interest, estimated taxes, estimated homeowners insurance and monthly mortgage insurance premium only; any other fees such as HOA not included and will result in a greater monthly payment amount. Actual property taxes and homeowners insurance may be higher, resulting in higher monthly payment. Interest rates effective 11/07/2025, based on a 680 credit score, and are subject to change without notice. Assumes borrower completes credit application, meets established credit guidelines, and sets up a tax and insurance escrow account with lender. Buyer may obtain financing from any qualified lender, but this offer is only available from the lenders named above. This offer is subject to lender underwriting guidelines, which are subject to change without notice, and is available only for owner-occupied homes. V.I.P. Independent Mortgage, Inc. NMLS #145502. Benchmark NMLS #2143 and Guild Mortgage NMLS #247925 do Business in Accordance with Federal Fair Lending Laws. V.I.P. Independent Mortgage, Inc. NMLS #145502. Benchmark NMLS #2143 and Guild Mortgage NMLS #247925 are not acting on behalf of or at the direction of the FHA/HUD or the Federal Government. This product or service has not been approved or endorsed by any governmental agency, and this offer is not being made by any agency of the government. V.I.P. Independent Mortgage, Inc. NMLS #145502. Benchmark NMLS #2143 and Guild Mortgage NMLS #247925 are approved to participate in FHA programs but the products and services performed by V.I.P. Independent Mortgage, Inc. NMLS #145502. Benchmark NMLS #2143 and Guild Mortgage NMLS #247925 are not coming directly from HUD or FHA. Information, rates, and programs are subject to change without notice. All products are subject to credit and property approval. Not all products are available in all states or for all loan amounts. Other restrictions may apply. This is not a lender offer to enter into an agreement. Not all customers will qualify. Rates are subject to change, this is not a commitment to lend. V.I.P. Independent Mortgage, Inc. does Business in Accordance with Federal Fair Lending Laws. NMLS ID 145502. TX Mortgage Banker License 1173833. V.I.P. Independent Mortgage, Inc. is not acting on behalf of or at the direction of the FHA/HUD or the Federal Government. This product or service has not been approved or endorsed by any governmental agency, and this offer is not being made by any agency of the government. V.I.P. Independent Mortgage, Inc. is approved to participate in FHA programs but the products and services performed by V.I.P. Independent Mortgage, Inc. are not coming directly from HUD or FHA. Information, rates, and programs are subject to change without notice. Interest rate is effective as of 11/7/2025 and based on a 680 credit score. All products are subject to credit and property approval. Not all products are available in all states or for all loan amounts. Other restrictions may apply. This is not an offer to enter into an agreement. Not all customers will qualify. © 2025 Beazer Homes