

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

**Beazer Homes is not acting as a mortgage broker or lender. Loan payment benefits available through VIP Mortgage NMLS #2143 and/or Guild Mortgage NMLS #247925. Monthly payment for the first 6 months assumes prepayment of six months of interest using a closing cost credit of 5% of the total purchase price from Beazer and includes only principal, estimated taxes, estimated homeowners insurance and monthly mortgage insurance premium (if applicable). Any other fees such as HOA not included and will result in a greater monthly payment amount. The monthly payment amount beginning month 7 of the loan term will include principal, interest, estimated taxes, estimated homeowners insurance and monthly mortgage insurance premium (if applicable). 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. 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. VIP Mortgage NMLS #2143, Guild Mortgage NMLS #247925, do business in accordance with Federal Fair Lending Laws. VIP Mortgage NMLS #2143, 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. VIP Mortgage NMLS #2143, Guild Mortgage NMLS #247925, are approved to participate in FHA programs but the products and services performed by VIP Mortgage NMLS #2143, 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. © 2025 Beazer Homes

*Offer valid only on contracts signed by buyer between 11/06/2025 - 12/31/2025 on select to-be-built homes that close escrow on or before 06/30/2026 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. Your Choice dollars are valid for decorator allowance, structural options, homesite premium, closing costs or home price discount. If closing costs are selected this offer is only valid if buyer uses a Choice Lender to finance the purchase of the home. Additional offers are only valid if buyer uses a Choice Lender to finance the purchase of the home - see <http://mortgagechoice.beazer.com> 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 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 <http://mortgagechoice.beazer.com> 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.