

# Make it yours with savings to help Own with NO MONEY DOWN using an FHA loan and a downpayment assistance loan with certain Choice Lender!\*



## Breathe fresh. Build new.

Allergy season can feel like it never ends. Home should be the place where you can truly breathe easier.

Beazer Homes are built with energy efficiency and healthier indoor living in mind. Our homes include Energy Recovery Ventilators that continuously bring in fresh, filtered air to help reduce indoor allergens and manage humidity while using energy wisely in Houston’s heat.

To discover a home that feels like a retreat from the world outside, visit COLTON today!

**New homes from the mid \$400s**

**COLTON**  
42115 Nokona Way  
Todd Mission, TX 77316

For more information, please visit [Beazer.com](http://Beazer.com)

\*Zero down payment loan program requires an FHA loan and down payment assistance and is offered through Choice Lenders Guild Mortgage, and Benchmark Mortgage. Guild Mortgage is authorized to do business in the states of Alabama, Arkansas, Colorado, Delaware, Florida, Georgia, Indiana, Louisiana, Maryland, Minnesota, Missouri, Oklahoma, Tennessee, Texas, Virginia and Washington. ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)); Guild Mortgage Company; NMLS #3274; Equal Housing Opportunity; [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org) [nmlsconsumeraccess.org]. All Guild Mortgage Company information, loan programs & interest rates are subject to change without notice. Guild Mortgage Company pairs a second mortgage for the down payment and/or closing costs with a standard FHA insured first mortgage for the purchase of a primary residence. FHA standard loan limits apply to the first mortgage. Second mortgage can be 3.5% or 5% of the purchase price and can be used for down payment and closing costs. All loans subject to underwriter approval. Terms and conditions apply. Always consult an accountant or tax advisor for full eligibility requirements on tax deduction. Ark-La-Tex Financial Services, LLC NMLS ID #2143 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org) [nmlsconsumeraccess.org]) 5160 Tenyson Pkwy, Ste 1000, Plano, TX 75024. 972-398-7676. This advertisement is for general information purposes only. Some products may not be available in all licensed locations. Information, rates and pricing are subject to change without prior notice at the sole discretion of Ark-La-Tex Financial Services, LLC. Benchmark Mortgage’s loan program applies to is for owner-occupied, 1-unit single family residences. FHA loans only. Minimum credit score of 600. Multiple down payment assistance options available in the form of a second mortgage and based on the lower of sales price or appraised value. Assistance is in the form of a second lien. The second mortgage lien could have a repayable, fully amortizing feature. 2nd lien second mortgage interest rates are to be determined and will be disclosed by Benchmark Mortgage. Loan is subject to FHA requirements and approval through AUS. No manual underwrites allowed. Buyer must complete home-buyer education regardless of being a first-time homebuyer or not. 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. 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. See New Home Counselor for complete details. ©2026 Beazer Homes.

