



Built for **GREAT RATES**



1/0 Buydown Rate on a 30-Year FHA Mortgage
Loan with use of M/I Financial, LLC

4.375% | **5.375%** / **6.163%**
YEAR 1* | YEAR 2-30* | APR*

✓ **Plus, Paid Closing Costs up to \$7,500****

*Promotional rate applies to contracts written for a limited time on homes that close by April 30, 2025 and is based on a sales price of \$289,999 with a \$279,849 base loan amount. The interest rate applies to a 30-year FHA loan with a 1/1 temporary buy-down. Financed amount is \$284,746 which includes the FHA UFMIP of 1.75%. The interest rate is temporarily reduced to 4.375% for year 1 and then 5.375% for years 2-30. The ANNUAL PERCENTAGE RATE is 6.163%. A 3.5% down payment and a minimum credit score of 640 is required. Program is available on selected Quick Move-In homes and applies to new contracts only. Promotion does not apply cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by April 30, 2025. Other financing programs may be available with as little as 5% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Restrictions do apply. See M/I Homes New Home Consultant for specific details. **Up to \$7,500 in paid closing costs in paid closing costs for Quick Move-In contracts apply to buyer's costs, including lender fees, title fees, prepaid escrows, and third-party fees and require the use of M/I Financial, LLC. The amount of closing costs varies by community. Buyers are responsible for the buyer's portion of prorated HOA fees and/or dues. The Seller's contribution is limited to agency limits of 3% to 6% (depending on the percentage of down payment and loan program). Buyer will be responsible for any down payment required by the loan program guidelines and any upfront mortgage insurance premiums. Rates also vary by home and community. Financing is offered through M/I Financial, LLC NMLS #50684. Some restrictions apply.

