

Limited time only, **YOU CHOOSE SALE!**

**1 Story
\$10K Off
Design
Options**

OR

**2 Stories
\$20K Off
Design
Options**



CONTRACT BETWEEN NOW - AUG 31ST

Contract a New Build in Devonshire, Edgewater, Solterra Texas, or Cottages of Celina and **CHOOSE A 1 STORY PLAN WITH 10K OFF DESIGN OPTIONS**
OR **CHOOSE A 2 STORY PLAN WITH 20K OFF DESIGN OPTIONS**

Whatever **YOU** choose, Shaddock Homes Mortgage will meet you with **\$10,000 IN CLOSING COSTS!**



SHADDOCK
HOMES

Shaddock Homes Mortgage: **Mike Wolfe** | Executive Vice President / Residential Mortgage Loan Officer | RML0 #135261 **P** (214) 704-0412
P Blake Hartsfield: (972) 483-2531 **E** mike.wolfe@shaddockhomesmortgage.com **A** 5800 W. Plano Pkwy, Ste. 220, Plano TX 75093 **NMLS** #2571600

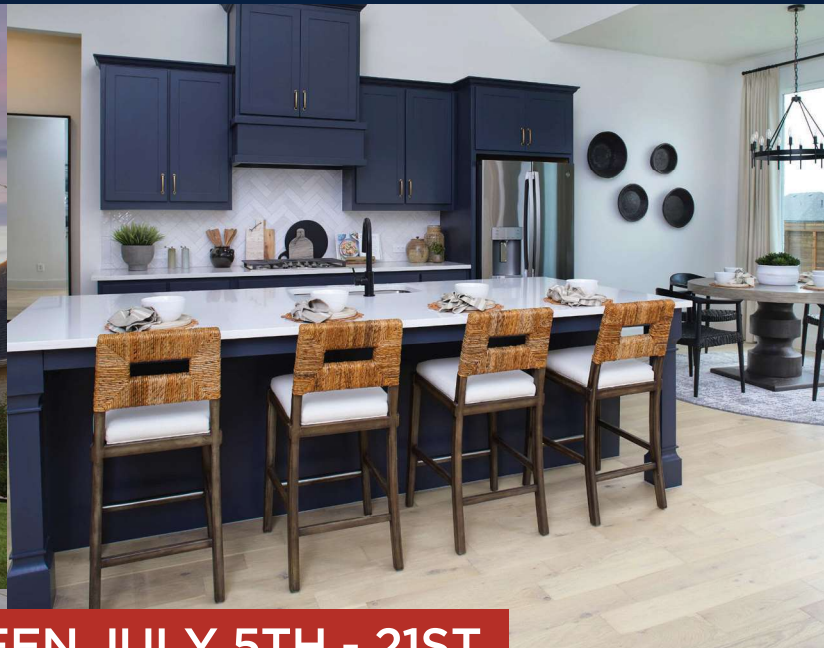
Shaddock Homes Mortgage, LLC (NMLS #2571600) is a Texas Limited Liability Company and operates under a Texas SML Mortgage Company License. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy underwriting guidelines. Information and pricing are subject to change at any time and without notice. This is not an offer to enter into a rate lock agreement under any applicable law. Further, Shaddock Homes Mortgage, LLC represents itself and conducts business as a residential mortgage broker.

• *Shaddock Homes All rights reserved. Offer only applies for the purchase of a to be built home from Shaddock Homes in Edgewater, Devonshire, Cottages of Celina, and Solterra Texas, with an original purchase date of 06/27/2024 through 08/31/2024. Shaddock Homes to contribute up to \$20,000 which can be used towards upgrade options on a new build job home. *\$10,000 closing costs held in escrow by the title company not to exceed the maximum Seller contribution limits allowed by Lender. This promotion does not apply toward Buyer's down payment. Offer available only to qualified purchasers financing through Seller's preferred Lender Shaddock Homes Mortgage and closing through Seller's Affiliated Title Company (Capital Title). All products are subject to credit and property approval. Programs, rates, program terms and conditions subject to change without notice. Other restrictions and limitations apply. 06/27/2024.

SHADDOCK
HOMES MORTGAGE



RED, WHITE & BLUE S ★ A ★ L ★ E



CONTRACT BETWEEN JULY 5TH - 21ST

Purchase an eligible quick move-in home during this July spectacular sale.

RECEIVE A MOVE-IN READY PACKAGE WITH PURCHASE

For limited time you will receive a washer, dryer and refrigerator!



SHADDOCK
—HOMES—

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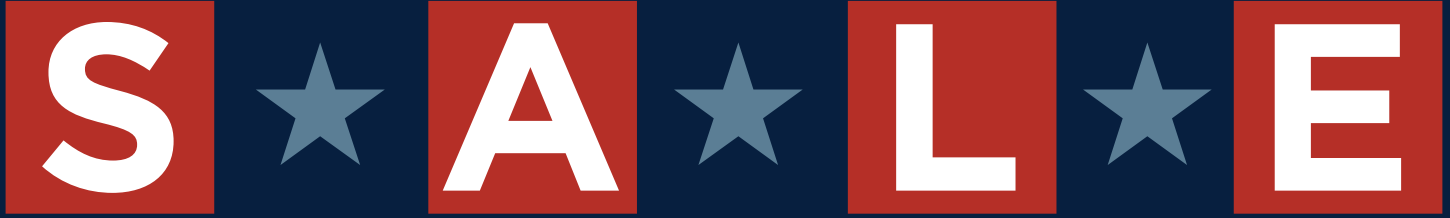
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Shaddock Homes All rights reserved, Offer valid only on new home contracts that are written between 7/5/2024 and 7/21/2024. Inventory Home Offer: Available on Select inventory homes in Edgewater, Devonshire, and Solterra Texas that contract between 7/5/2024 and 7/21/2024. WASHER: GFW510SCVWW, ELECTRIC DRYER: GFD55ESSNWW, AND REFRIGERATOR: WITH ICE AND WATER IN THE DOOR: GYE22GYNFS. Offers may not be redeemed for cash or equivalent and may not be combined with other promotions and/or discounts. Offer valid on new contracts only and do not apply to transfers, cancellations, or re-writes. No credit will be given for the unused portion of the option allowance. Offers and special savings vary per community. See Community Sales Manager for community-specific details. The Realtor's commission cannot be used to reduce the home's purchase price. Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation. Shaddock Homes reserves the right to modify/cancel the promotion at any time. Deposit restrictions and closing guidelines apply. 6/26/24.

SHADDOCK
HOMES MORTGAGE



RED, WHITE & BLUE



CONTRACT BETWEEN JULY 5TH - 21ST

EDGEWATER IN FATE

632 Caprice Bluff	Enchanted Rock S3313	4 BED, 3.5 BATH, 2,680sf
631 Caprice Bluff	Falcon S3315	4 BED, 3 BATH, 2,434sf
531 Embargo Drive	Canyon S3323	3 BED, 2 BATH, 1,710sf
450 Bassett Hall Road	Lockhart S4307	3 BED, 2 BATH, 1,991sf
222 Landon Trail	Leaton S4306	4 BED, 3 BATH, 2,399sf
246 Landon Trail	Daingerfield S4304	4 BED, 3 BATH, 2,552sf
250 Landon Trail	Roberts S4308	4 BED, 4 BATH, 2,748sf

DEVONSHIRE IN FORNEY

1625 Yorkie Drive	Hill Country S4201	4 BED, 3 BATH, 3,158sf
1621 Yorkie Drive	Sheldon S4210	4 BED, 3 BATH, 2,726sf
1609 Yorkie Drive	Sandlin S4203	4 BED, 3 BATH, 2,308sf
1058 Bingham Way	Buescher S5202	4 BED, 4 BATH, 3,153sf
1136 Nora Lane	Eisenhower S5201	4 BED, 3 BATH, 2,560sf
1213 Bonchester Lane	Franklin S5204	4 BED, 3 BATH, 2,672sf

SOLTERRA TEXAS IN MESQUITE

2024 Blue Moon Bay	Davis S5205	4 BED, 4 BATH, 3,113sf
2020 Blue Moon Bay	Buescher S5202	4 BED, 4 BATH, 3,153sf
1432 Casting Ridge	Eisenhower S5201	4 BED, 3 BATH, 2,560sf

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For limited time you will receive washer, dryer and refrigerator!





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—HOMES—



NEW HOMES, NEW RATES WITH OUR BUYDOWN PROGRAM*

Rates as low as 3.99% for FHA/VA loans for Inventory Homes in Solterra Texas

interest rates

6.796% APR

YEAR 1: 3.99% • YEAR 2: 4.99% • YEAR 3+: 5.99%

**After the 6th mortgage payment is made, Shaddock Homes Mortgage offers "No Lender Fee Refinance!"*

NOW – AUGUST 31ST

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▪ *Shaddock Homes All rights reserved. Offer valid only on new home contracts that are written between 6/20/2024 and 8/31/2024. Inventory Home Offer: Available on inventory homes in SOLTERRA TEXAS that contract on or before 8/31/2024, APR 6.796%. Offers may not be redeemed for cash or equivalent and may not be combined with other promotions and/or discounts. Offer valid on new contracts only and do not apply to transfers, cancellations, or re-writes. No credit will be given for the unused portion of the option allowance. Offers and special savings vary per community. See Community Sales Manager for community-specific details. To qualify for Broker compensation, Broker/Agent must accompany the prospect, register on the first visit, or have called ahead to schedule an appointment. The Realtor's commission cannot be used to reduce the home's purchase price. Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation. Shaddock Homes reserves the right to modify/cancel the promotion at any time. Deposit restrictions and closing guidelines apply. 6/20/24.

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