



**ASPIRE**  
TOWNHOMES

**LIMITED TIME!**

**SUMMER  
SAVINGS**

**UNTIL AUGUST 9**

**ACT  
NOW!**

**3.5%  
2-1BUYDOWN\***

- ▶ Year 1 - 3.5% Rate
- ▶ Year 2 - 4.5% Rate
- ▶ Year 3 - 5.5% Rate

3.5% Intro Rate | 5.5% Fixed Rate  
5.601% APR

**OR**

**4.75%  
INTEREST  
RATE\*\***

4.75% FHA Loan  
on All Townhomes  
5.577% APR

Offer valid on contracts written between 08/02/24 thru 08/09/24 on full price offers on move-in ready townhomes. Sales price and offer can change at any time without notice. Loan must close and fund by 30 days after contract execution. This Promotion Flyer must be part of the original executed contract. Incentives are only valid for qualified buyers utilizing Trinity Oaks Mortgage and Precise Title, affiliates of Aspire Townhomes. Cannot be combined with other incentives. Offer valid on new loan applications with Trinity Oaks Mortgage in conjunction with a Aspire Townhome purchase. For all offers, loan is subject to credit approval, and credit scores below 700 are subject to adjustments in cost and rate, and in some cases may not be available. This is not a commitment to lend, extend credit or guarantee of loan approval. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Not all loan products are available in all states.

\*2-1 BUYDOWN OPTION: Advertised program is 5.5% 30 year fixed rate mortgage with a temporary interest rate buydown resulting in rate of 3.5% for 12 months, 4.5% for 12 months, 5.5% for the remainder of term. APR of 5.601% is calculated based on a total loan amount of \$343,650 and 20% down payment (\$349,990 sales price). Cost of the temporary buydown will be paid by the seller and lender. This offer only available on Conventional Loans up to the conforming loan limit.

\*\*4.75% OPTION: 4.75% fixed interest rate, 30-year term, up to FHA conforming loan limits. 5.577% APR is calculated based on a 30-year fixed rate mortgage note with a total loan amount of \$343,650 and 3.5% down payment. (\$349,990 sales price). Offer only available for FHA Loans. Trinity Oaks Mortgage, LLC NMLS #1443326 Corporate Address: 421 Century Way, #100, Red Oak, TX, 75154. 866-429-5010. For additional licensing information please visit [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)



For More Information Visit  
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