



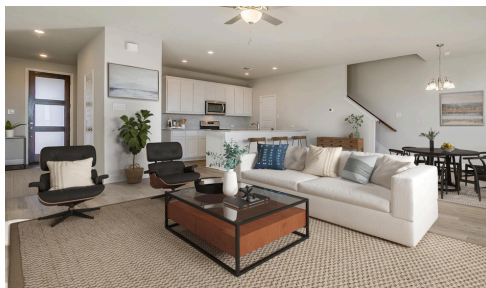
2 Ways to Save!

5.75%*
Interest Rate

6.57% APR

OR

**Closing
Costs
Covered****



Offer valid from April 26, 2024 through May 31, 2024 , on full price offers on select townhomes. Contract must be written and fully executed on May 31, 2024 or before, and townhome must close by June, 30 2024. This Promotion Flyer must be part of the original executed contract. Incentives are only valid for new loan applications with Trinity Oaks Mortgage in conjunction with Aspire purchase and use of Precise Title Company. Cannot be combined with any other offers or townhomes already sold or under contract. See Aspire Townhomes Sales Manager for more details. 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.
*Option 1: 5.75% Rate and 6.57% APR based on 740 qualifying credit score, \$350,000 purchase price, 3.5% downpayment, for FHA 30 year fixed transactions.
**Option 2: Aspire will pay all closing costs (See definition) up to \$10,000 and Lender Trinity Oaks Mortgage will pay additional closing costs up to 2% of the loan amount. "Closing costs" are fees payable to Lender, Settlement Agent, appraiser, homeowners association, document preparation attorney, credit report fees, recording fees, and prepaid first year Homeowners insurance premium up to \$2000/year. "Closing costs" do not include any portion of down payment, mortgage insurance premiums or VA funding fee if applicable, or personal debts paid at closing. For typical transaction, all closing costs as defined would be covered by seller and lender. However, if transaction includes excessive discount points or other non-standard costs, closing costs exceeding \$10,000 plus 2% of loan amount will not be covered and must be paid by Borrower. Any unused portion of seller/lender paid closing costs will be forfeited and not redeemable for cash. Trinity Oaks Mortgage, LLC NMLS# 1443326. Equal Housing Opportunity. Corporate Address: 421 Century Way, Suite 100, Red Oak, TX 75154. 866-429-5010 www.nmlsconsumeraccess.org.

