

NEW CONSTRUCTION IN MAYBERRY

318 Barney Run

Statesboro, GA · The Franklin



318 Barney Run

The Franklin Plan · Lot 169

3

BEDS

2

BATHS

1,544

SQ. FT.

\$298,404

FOUR WAYS TO MAKE IT YOURS

Ask about builder-paid financing incentives — put toward your rate, your payment, or your closing costs.

LOWEST PERMANENT RATE

One Rate, For Life

5.250%

RATE

6.126%

APR

\$1,618 / mo P&I

The full incentive goes to your rate — fixed for the life of the loan.

2-1 BUYDOWN

Two Years of Lower Payments

Year 1 · 4.500% **\$1,485**

Year 2 · 5.500% **\$1,664**

Year 3+ · 6.500% **\$1,852**

Note rate 6.500% · **7.350% APR**

Builder-paid buydown + up to **\$10,444** toward closing costs.

3-2-1 BUYDOWN

Lowest First-Year Payment

Year 1 · 3.500% **\$1,316**

Year 2 · 4.500% **\$1,485**

Year 3 · 5.500% **\$1,664**

Year 4+ · 6.500% **\$1,852**

Note rate 6.500% · **7.350% APR**

Builder-paid buydown + **\$1,500** toward closing costs.

PERMANENT + CLOSING HELP

Low Rate & Cash to Close

5.625%

RATE

6.492%

APR

\$1,687 / mo P&I

Fixed for life + **\$5,968** toward closing costs — the best of both.



LISTING AGENT

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FINANCING BY

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Illustration only and not a commitment to lend or an offer of credit. Figures assume an FHA 30-year fixed loan with 3.5% down and a base loan amount reflecting the financed FHA upfront mortgage insurance premium. APR reflects the note rate plus FHA upfront and monthly mortgage insurance; seller-paid discount points are not included as borrower finance charges. For the 2-1 and 3-2-1 options the APR is based on the 6.500% note rate, as the reduced first-year rates are a builder-funded temporary subsidy. Monthly figures are principal & interest only; monthly mortgage insurance, property taxes, and homeowner's insurance are additional. Incentive reflects a

builder contribution plus a lender credit; amounts and availability are subject to program and investor limits on interested-party contributions. Rates and APRs are illustrative and depend on credit approval, program guidelines, and market pricing at the time of lock. Equal Housing Lender.