NEW CONSTRUCTION IN MAYBERRY

309 Barney Run

Statesboro, GA · The Benson

ASK ABOUT OUR
$0 LENDER-FEE
REFINANCE
+ reduced closing costs

309 Barney Run

The Benson Plan · Lot 158

4	2½	2,371
BEDS	BATHS	SQ FT

$368,400

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%	6.126%
RATE	APR

$1,997 / 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%	$1,833
Year 2 · 5.500%	$2,054
Year 3+ · 6.500%	$2,286

Note rate 6.500% · **7.350% APR**

Builder-paid buydown **+ up to $10,451 toward closing costs.**

3-2-1 BUYDOWN
Lowest First-Year Payment

Year 1 · 3.500%	$1,624
Year 2 · 4.500%	$1,833
Year 3 · 5.500%	$2,054
Year 4+ · 6.500%	$2,286

Note rate 6.500% · **7.350% APR**

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

PERMANENT + CLOSING HELP
Low Rate & Cash to Close

5.750%	6.615%
RATE	APR

$2,111 / mo P&I

Fixed for life + $7,368 toward closing costs — the best of both.

LISTING AGENT
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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.