

THE TOWNS AT WIRE PARK



UNLOCK LOWER MORTGAGE PAYMENTS

5.25%* ON CONVENTIONAL LOANS WITH USE OF PREFERRED LENDERS

Interest rate based on a sales price up to \$629,300, maximum financing for CONVENTIONAL loan, with a seller contribution up to \$30,000. **Down payments with less than 10% of the sales price, seller contributions will be capped at 3%. Therefore, seller contributions will be less than \$30,000. For example, on a \$629,300 sales price with less than 10% down, seller contributions will be \$18,879**. APR is 5.427%. Rates are based on the date of 4/8/2025 and are subject to change without notice based on market conditions. This offer is based on a FICO credit score of at least 740, this offer can be used with other approved down payment assistance offers which do not conflict with the terms and conditions of those programs. If the market rates increase, the seller contribution can be applied to get the best rate offered at the time. Neither the builder/seller or Realtor has any written agreements with the lender. Lender is Total Bank and division of City National Bank of Florida, NMLS#412489

PROGRAM	RATE/APR	PRINCIPAL/INTEREST
Conv. 20% Down	5.25%/5.71%	\$2,779.00
Conv. 15% Down	5.25/5.74%	\$2,952.00
Conv. 10% Down	5.25%/5.77%	\$3,126.00

*Loan terms based on a sales price of \$629,300. Rates are based on 3/25/2025 and are subject to change without notice. Rate is based seller contribution of \$30,000 and upfront mortgage insurance premium on FICO credit score of 780 or higher for Conventional financing.



KELLYN BOWDEN
NMLS# 1770179
C. (706) 612-0011
KELLYN.BOWDEN@TOTALBANK.COM
KELLYNITHOMELANS.COM



RYAN THOMPSON
NMLS# 1099105
C. (706) 816-1703
RTHOMPSON@ATHENSCM.COM
ATHENSCCLASSICMORTGAGE.COM



TRACIE HEDGES | (706) 818-4779
JENNIFER WESTMORELAND | (706) 202-9953