

Use \$20,000* to
buy down year 1
to 2.99% [5.985%
APR] with a
Choice Lender

Available on select quick
move-in homes in Houston
through July 31, 2026

\$20,000



Closing Rate Credit

Applied at closing toward your
rate buydown

2.99%



Year 1 Interest Rate

With a qualifying
Choice Lender

5.985% APR



**New Home
Loan***

* Offer valid only on contracts signed by buyer between 06/25/2026 - 07/31/2026 on select quick move-in homes that close escrow on or before Per terms of the contract per terms of contract in All Houston Communities, Excluding Legacy. This offer is for a closing cost credit in the amount of up to \$20,000 which will be paid by Beazer Homes as a credit at closing. This offer is only valid if buyer completes the Choice Contribution requirements outlined in their contract which requires buyer to (1) complete a loan estimate comparison including at least two from Choice Lenders and (2) use a Choice Lender to finance buyer's purchase of the home - see <https://www.beazer.com/mortgage-choice> for full program details. There is no affiliation or association between Beazer Homes and a Choice Lender. Each entity is independent and responsible for its own products, services and incentives. This offer is subject to Choice Lenders underwriting guidelines which are subject to change without notice and which limit third-party contributions, including contributions from Beazer Homes, and may not be available on all loan products. Program and loan amount limitations apply. Not all buyers may qualify. Beazer Homes is not acting as a mortgage broker or lender. Buyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. Any lender may be used, but failure to satisfy the Choice Contribution requirements forfeits the offer. Pricing, features and availability subject to change without notice. Homes pictured may not be available/available at the lowest advertised price. Additional restrictions may apply. See New Home Counselor for complete details. © 2026 Beazer Homes.** Beazer Homes is not acting as a mortgage broker or lender. Loan program and pricing available through Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS #. Monthly payment of \$3,292 is for illustrative purposes only and assumes a sales price of \$584,775, a down payment of \$29,239, and borrower qualification for an FHA 30-year fixed rate mortgage loan in the amount of \$565,258 (including Upfront Mortgage Insurance Premium) with an interest rate of 4.990% (5.985% Annual Percentage Rate (APR)) for the life of the loan. No pre-payment penalty applies. Monthly payment includes principal, interest, estimated taxes, estimated homeowners insurance and monthly mortgage insurance premium only; any other fees such as HOA not included and will result in a greater monthly payment amount. Actual property taxes and homeowners insurance may be higher, resulting in higher monthly payment. Interest rates effective 6.26.26, based on a 660 credit score, and are subject to change without notice. Assumes borrower completes credit application, meets established credit guidelines, and sets up a tax and insurance escrow account with lender. Buyer may obtain financing from any qualified lender, but this offer is only available from the lenders named above. This offer is subject to lender underwriting guidelines, which are subject to change without notice, and is available only for owner-occupied homes. Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS # do Business in Accordance with Federal Fair Lending Laws. Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS # are not acting on behalf of or at the direction of the FHA/HUD or the Federal Government. This product or service has not been approved or endorsed by any governmental agency, and this offer is not being made by any agency of the government. Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS # are approved to participate in FHA programs but the products and services performed by Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS # are not coming directly from HUD or FHA. Information, rates, and programs are subject to change without notice. All products are subject to credit and property approval. Not all products are available in all states or for all loan amounts. Other restrictions may apply. This is not a lender offer to enter into an agreement. Not all customers will qualify. Rates are subject to change, this is not a commitment to lend. Lender 1 Disclaimer. © 2026 Beazer Homes.* Offer available at a fixed rate of 4.99% (5.985% Annual Percentage Rate (APR)) on a pool of limited funds available only from Benchmark NMLS #2143 or Guild Mortgage NMLS # for select Beazer quick move-in homes located in Houston, contracted between 06/25/2026 and 07/31/2026 and closed before Per terms of the contract and assumes buyer's qualification for the lender's program. Beazer Homes is not acting as a mortgage broker or lender. Loan program and pricing available through Benchmark NMLS #2143, Guild Mortgage NMLS #, CCC NMLS #, and DDD NMLS #. Monthly payment of \$3,292 is for illustrative purposes only and assumes a sales price of \$584,775, a down payment of \$29,239, and borrower qualification for an FHA 30-year fixed rate mortgage loan in the amount of \$565,258 (including Upfront Mortgage Insurance Premium) with an interest rate of 4.990% (5.985% Annual Percentage Rate (APR)) for the life of the loan. No pre-payment penalty applies. 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