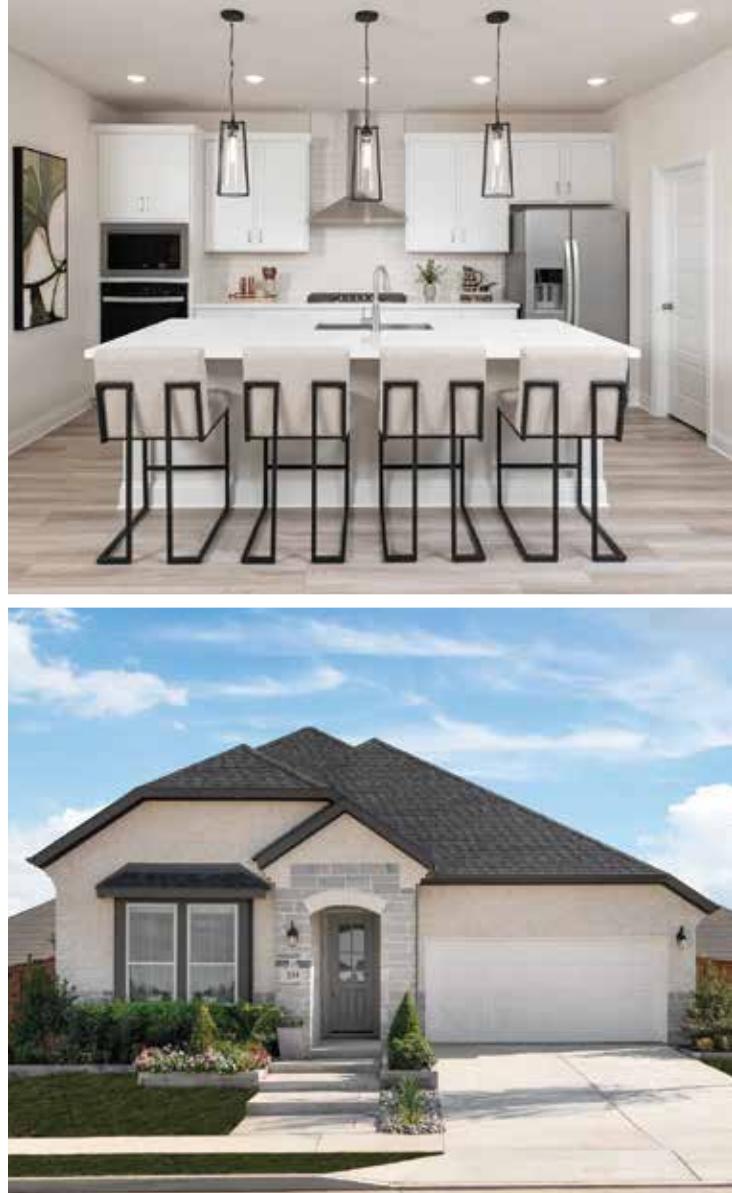


mattamyHOMES

NEW HOME LOVE

LOVE THE DESIGN.

Sales Event
Now - February 22ND



Fall in love with a home that feels effortless and true to you — where thoughtfully designed spaces support everyday living and each detail feels just right. This is where comfort meets connection, and where loving where you live comes naturally.

Save with a Conventional 7/6 ARM plus a Temporary Buydown*
when using our affiliated lender, Mattamy Home Funding

Year 1

1%
(5.781% APR)

Year 2

2%
(5.781% APR)

Year 3

3%
(5.781% APR)

Year 4-7

4%
(5.781% APR)



*Limited Time Adjustable Rate Mortgage ("ARM") Interest Rate starting at 4.00%/5.781% APR ("Promotion") valid on new home contracts entered as of 02/03/2026 – 02/22/2026 ("Promotion Period") on select eligible Dallas Quick Move-in Homes that close on or before 03/31/2026 (each, an "Eligible Home"). The advertised annual percentage rate ("APR") of 5.781% APR is based on a Conventional 7/6 ARM, 30-year fully amortizing term, with a Total Purchase Price of \$450,000 and a loan amount of \$405,000, 10% down payment and 780 median credit score. The initial starting interest rate is 4.00% for 84 months. After the initial period, the variable interest rate and payment may adjust every six months and equal the total of the 30-Day Average Secured Overnight Financing Rate ("SOFR") index (4.341% as of 11/5/2025) plus a margin of 2.75%. The maximum change in the interest rate is up to 5% at the first adjustment, up to 1% every six months thereafter with a maximum lifetime adjustment of 5% (max life interest rate of 9.00%) and your payment will increase. Available for conventional conforming loan limits, owner-occupied only. Rates may vary depending on program, down payment and loan amount, market fluctuations, as well as other factors outside of the Seller or Approved Lender's control. At Closing, Seller agrees to pay up to 6% of Total Purchase Price (as set forth on the Closing Disclosure) towards Temporary Buydown. Actual savings will vary by the community, floorplan, lot premium, options of home and availability. Other restrictions may apply. For eligibility, Qualified Buyer must (1) pre-apply with Mattamy Home Funding, LLC ("Affiliated Lender") by visiting <http://www.mattamyhf.com/ApplyOnline> prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria(each, an "Eligible Home"). Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home; however, Buyer must use both the Closing Agent selected by Seller and finance through Affiliated Lender to receive the Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Offer may not be redeemed for cash or equivalent. Offer and incentive good while supplies last. Exclusions and limitations apply see Mattamy Homes New Home Counselor for details. Additional terms apply. Not valid on contract re-writes, transfers or for buyers who have had a previous contract with Mattamy Homes canceled for any reason. Not to be combined with any other incentive offer, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Other restrictions may apply. Services not available in all states. Mattamy Home Funding, LLC, NMLS #64022, 495 N Keller RD, Ste 550A, Maitland, FL 32751, Mattamy Home Funding, LLC, NMLS #64022, 495 N Keller RD, Ste 550A, Maitland, FL 32751, Licensed locations: TX #64022 | <http://www.nmlsconsumeraccess.org>. MATDAL625