



YOU PICK TWO

New Home Sales Event



Step One: Choose Your Rate

- **4.99% Fixed Rate** – Ready to move now? Get a fixed rate as low as 4.99% (5.561% APR)* on select quick move-in homes and start living sooner.
- **1% Below Market Rate** – Planning ahead? This incentive applies to to-be-built homes, giving you time to customize your new space—while locking in a rate that's 1% below current market rates.**

Step Two: Choose Your Perk

- **\$10,000 Toward Closing Costs** – Enjoy meaningful savings upfront and reduce your out-of-pocket costs on closing day.
- **Move-In Package** – We'll take care of the essentials: **refrigerator, washer, dryer, blinds and gutters—all included** and ready when you are.

The Power to Personalize

With the **You Pick Two Sales Event**, you don't have to fit into a one-size-fits-all promotion. Whether you're buying your first home, moving up or relocating, this event puts you in control—with real savings and valuable extras tailored to your timing and needs.

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FHA – 4.99% (5.561% APR) based on 3.5% down payment
VA – 4.99% (5.216% APR) based on 0% down payment
CONV – 4.99 (5.446% APR) based on 5% down payment

Offer valid for new contracts on select inventory homes that close on or before 8/31/25. 4.99% fixed rate cannot be combined with other offers. FHA Loan APR 5.561% based on available rates as of 7/3/25 with FICO score of 680, Sales Price of \$450,000 and 3.5% down payment on a FHA 30 yr fixed term. VA Loan APR 5.216% based on available rates as of 7/3/25 with FICO score of 680, Sales Price of \$450,000 and 0% down payment on a VA 30 yr fixed term. Conventional Loan APR 5.446% based on available rates as of 7/3/25 with FICO score of 740, Sales Price of \$450,000 and 5% down payment on 30 yr fixed term. All Financing and Rate only valid for customers using Landsea Mortgage Powered by S3 Home Loans NMLS # 2395795. Offer excludes Bond/Down Payment Assistance loans. Offer subject to credit approval, not all borrowers will qualify. Additional Closing Cost amounts, if any, are dependent on the structure of the loan buyer chooses and the responsibility of the buyer. Seller credit cannot exceed actual closing costs and any unused amounts that cannot be applied will be forfeited. This offer is subject to change or to be discontinued at any time without prior notice. Please contact your Landsea Homes Sales Counselor for further details.

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