

M/I HOMES *dream* BIG



SELECT INVENTORY HOMES*

For a **limited time only**, purchase a new M/I Home and receive:

Limited Time 2-1 Buydown

2.875%* / 5.4677 APR*

for the first year through M/I Financial, LLC.



Closing Costs

ALL PAID

up to **\$10,000**

= *dream* SAVINGS

Which all means there's no time like the present to **Dream Big!**

(210) 333-2244 • SalesSanAntonio@mihomes.com

mihomes.com/2025-Dream-Big

*The payment is based on a \$350,000 sales price with a \$350,000 loan amount. The Financed amount is \$357,525 which includes the VA Funding Fee of 2.15%. A 0% down payment and a minimum credit score of 640 is required. The interest rate applies to a 30-year VA loan with a 2/1 buy-down. The interest rate is temporarily reduced to 2.875% for year 1, 3.875% for year 2, and 4.875% for years 3-30. The ANNUAL PERCENTAGE RATE is 5.4677%. Program is available on selected Quick Move-In homes and applies to new contracts only. Promotion does not apply cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by June 30th, 2025. Other financing programs may be available with as little as 3.50% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Financing is offered through M/I Financial, LLC (NMLS# 50684). Restrictions do apply.

**The payment is based on a \$350,000 sales price with a \$337,750 loan amount. Financed amount is \$343,660 which includes the FHA UFMP of 1.75%. A 3.5% down payment and a minimum credit score of 640 is required. The interest rate applies to a 30-year FHA loan with a 2/1 buy-down. The interest rate is temporarily reduced to 2.875% for year 1, 3.875% for year 2, and 4.875% for years 3-30. The ANNUAL PERCENTAGE RATE is 5.8877%. Program is available on selected Quick Move-In homes and applies to new contracts only. Promotion does not apply cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by June 30th, 2025. Other financing programs may be available with as little as 5% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Restrictions do apply.

***Buyer to receive up to \$10,000 towards allowable closing costs through M/I Financial, LLC (NMLS #50684). Closing costs exclude prepaid items such as taxes, insurance, and escrows. The seller's contribution is limited to agency limits which depend on the loan program and LTV. Buyer will be responsible for any down payment required by the loan program guidelines and any upfront mortgage insurance premiums. Applicable on to-be-built homes in Smart Series communities only. Offer is for a limited time only and is subject to change at any time without notice. Offer valid on contracts written between 5/9/2025 and 5/15/2025. Home must close by 6/30/2025.



M/I HOMES