

Save with a Rate **BUY DOWN**



Are rising rates standing between you and your new home? Break through the rate barrier and free up your monthly cash flow with the PrimeLending **BuyDown Advantage**SM program.

2-1 BuyDown Advantage^{SM*}

- Rate reduction up to 2%
- Buy down rate for up to 2 years
- Builder, seller or third-party can pay for buy down
- Adjusts 1% each year
- Returns to original fixed rate after buy down period

With your savings from our **BuyDown Advantage**SM, you could furnish the home or pay off other debt. Also, if you're expecting your income to increase soon, a buy down makes a home more affordable during that time.

Ready to save on your rate?

THE
HARGRAVE
GROUP

PRIME LENDING

Erik Hargrave, Branch Manager
Nick Conley, Loan Officer
NMLS: 1057996
thehargravegroup.com
469-320-2414



5838 Live Oak Suite 200, Dallas, TX 75214

*Additional restrictions may apply, certain loan programs do not allow buy downs. Contact your PrimeLending loan officer for more details.

MS_6766 All loans subject to credit approval. Rates and fees subject to change. © 2019 PrimeLending, a PlainsCapital Company (NMLS: 13649). Equal Housing Lender. PrimeLending is a wholly owned subsidiary of a state-chartered bank and is an exempt lender in TX. V010918



Save 1000's on your Title Policy when you finance with The Hargrave Group.



Locally Owned & Operated

Same team every step of the way.



Interest Rate Float Down

If rates go down, yours does too.



400+ Loan Programs

Including 3% Down, VA and Conventional



In-house Underwriting

Meaning, faster approvals.

THE **HARGRAVE** GROUP

PRIME LENDING

Erik Hargrave, Branch Manager
Nick Conley, Loan Officer
NMLS: 1057996
thehargravegroup.com
469-320-2414

Is this a low maintenance property?

These townhomes were designed to be as close to no maintenance as possible. The HOA maintains all exterior features including landscaping, driveway/sidewalk maintenance, and rooftop pergolas.

Are pets allowed?

Yes, most pets are allowed! However, HOA does limit the number of pets. Upon request, you may refer to your HOA by-laws for restrictions.

Are grills allowed on my roof top?

Yes, grills are allowed on the roof top terraces. These would be installed at the home owners expense. Select units will have a direct gas line on the roof top terrace. Please inquire with Alan for more details.

How are the safety of these homes?

These townhomes were carefully thought out with safety in mind. Each fenced point of entrance will have a gate combination lock and you will also have the ability to wire your townhome with security cameras, if you desire. Please inquire about ADT special pricing.

What do my HOA dues cost and what will they cover?

Your HOA dues will cost approximately \$170 per month and will cover the following:

- Exterior townhome maintenance
- Common area maintenance
- Common landscaping
- Fence maintenance
- Your roof top pergola
- Management fees
- Refer to your budget and by-laws

Are there any community amenities?

There will be landscaping throughout the property, as well as two entrances. The first directly from McCoy Street and the second off Roseland Avenue. There is also visitor parking available.

Are these townhomes designed to reduce noise?

These townhomes have been designed with noise reduction as a priority. While we cannot guarantee any home to be fully sound proof, we have put full effort into the details of this build top efficiency.

Are these townhomes energy efficient?

Yes! Your new townhome is equipped with the latest energy star standards. We have worked specifically with the builder to ensure top quality insulation and to make your home as efficient as possible.

Am I able to customize my townhome?

Buildings C and D are eligible for upgrades at the cost of the buyer. You may request a meeting with Alan for free, or with Nick, our in house design specialist. Nick is approximately \$150.00 for the initial meeting, which Dooley Developments will cover, and the buyer will be responsible for any further costs.

What kind of warranty will my townhome have?

- Materials and workmanship for a period of one (1) year from the Effective Date
- Plumbing, electrical, heating and HVAC delivery systems for two (2) years from the Effective Date
- Major structural components (defined below) of the Unit for ten (10) years from the Effective Date
- Appliances will come with new manufacturer's warranty