BEAZER HOMES Enjoy the Great Indoors

# 3.99% Limited Time 5/1 ARM [6.00% APR] FHA Rate with Choice Lender on Quick Move-In Homes!*

## Discover what makes living in a Beazer home so special.

High-performing features

- Enjoy cleaner air, lower energy bills, and a quieter, easier-to-maintain home.

Personalized choices

- With Style Choice, curated collections take the guesswork out of design while you choose the style and selections that make your home feel like you.

Continuous support

- We’re with you every step. Offering real support with real people and lasting peace of mind.

Sustainability and charity

- Every home is part of something bigger. Helping communities thrive so you can truly Enjoy the Great Indoors.

**New homes from the mid $300s**

The Highlands
9233 Soda Canyon Lane
Porter, TX 77365
281-616-5131

**For more information, please visit Beazer.com**

*Offer available on a pool of limited funds available only through Cardinal Financial Company, Limited Partnership NMLS #66247 for select Quick Move-In homes located in Houston. Homes must be contracted between 09/17/2026 and 11/17/2026 and close per contract by 11/17/2026. Offer assumes buyer's qualification for a lender's program. Beazer Homes is not acting as a mortgage broker or lender. Loan program available through Cardinal Financial Company, Limited Partnership NMLS #66247. Monthly payment of $2,661 is for illustrative purposes only and assumes a sales price of $518,134 and borrower qualification for a FHA 5/1 Adjustable Rate Mortgage loan of $508,749 (which includes amount for Upfront Mortgage Insurance Premium) with an initial interest rate of 3.990% (6.002% Annual Percentage Rate(APR)). Interest rate remains fixed for the first five years then adjusts annually years 6-30. Beginning in year 6, the interest rate is calculated by adding the margin of 2.000% to the index and rounding up to the nearest 1/8th of a percent. Index is the Secured Overnight Financing Rate (SOFR). When the introductory fixed rate period ends, the initial rate increase is capped at a maximum of 1.000% relative to the starting rate. Annual interest rate increases/decreases (periodic or subsequent adjustments) are capped at a maximum of 1.000%, and the rate cannot increase by more than 5.000% above the starting rate for the life of the loan. Interest rate will never be less than 2.000%. 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 09/17/2026 and are subject to change without notice. Assumes borrower completes credit application, meets established credit guidelines, sets up a tax and insurance escrow account and pays down payment of $18,135. Buyer may obtain financing from any qualified lender, but this offer is only available from the lender(s) Cardinal Financial Company, Limited Partnership NMLS #66247. This offer is subject to underwriting guidelines, which are subject to change without notice, and is available only for owner-occupied homes. Cardinal Financial Company, Limited Partnership NMLS #66247 do Business in Accordance with Federal Fair Lending Laws. Cardinal Financial Company, Limited Partnership 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. Cardinal Financial Company, Limited Partnership are approved to participate in FHA programs but the products and services performed by Cardinal Financial Company, Limited Partnership are not coming directly from HUD or FHA. This is not a commitment to lend. Interest rates and APRs are subject to change and may vary based on the final loan terms and borrower qualifications. Your actual rate, APR, payment, and closing costs may be higher. Obtain an official Loan Estimate before selecting a loan. Any temporary buy-down fee is a separate consumer charge and is not included in the advertised incentive offer. Cardinal Financial Company, Limited Partnership | NMLS 66247. Homebuyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. There is no financial affiliation or association between Beazer Homes and any mortgage lender. Each entity is independent and responsible for its own products, services and incentives. Pricing, features and availability subject to change without notice. See New Home Counselor for complete details.  This is not a commitment to lend. Interest rates and APRs are subject to change and may vary based on the final loan terms and borrower qualifications. Your actual rate, APR, payment, and closing costs may be higher. Obtain an official Loan Estimate before selecting a loan. Any temporary buy-down fee is a separate consumer charge and is not included in the advertised incentive offer. Cardinal Financial Company, Limited Partnership | NMLS 66247.

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