



**MUNGO
HOMES**
A CLAYTON COMPANY

DEALS SO GOOD YOU BETTER START PACKING



Enjoy financing offers as low as 2.99% (5.746% APR)
or 4.99% on select homes with our lender partner.

Community	Lot	4.99%*	2.99%*	Model	BR/BA	Sqft	Address	City	Price
Fairway Woods at Wyboo	72			Dorchester	3/2	1,677	1015 Carolina Way	Manning	\$279,000
Fairway Woods at Wyboo	79			Durham	3/2	1,718	1026 Carolina Way	Manning	\$286,000
Fairway Woods at Wyboo	54			Dorchester	3/2	1,677	1915 Deercreek Dr	Manning	\$290,000
Fairway Woods at Wyboo	80			Gwinnett	4/2	1,823	1000 Carolina Way	Manning	\$287,000
Fairway Woods at Wyboo	81			Durham	3/2	1,718	1001 Par Three Ct	Manning	\$289,000
Fairway Woods at Wyboo	71			Gwinnett	3/2	1,823	1001 Carolina Way	Manning	\$296,000
Fairway Woods at Wyboo	56			Gwinnett	4/2	1,851	1931 Deercreek Dr	Manning	\$307,000
Hewing Farms	432	X		Peachtree	4/3.5	2,703	117 Sawlog Dr	Summerville	\$539,000
Hewing Farms	438	X		Saluda II	4/3	2,927	118 Sawlog Dr	Summerville	SOLD
Hewing Farms	430			Warwick II	4/3.5	3,307	113 Sawlog Dr	Summerville	SOLD
Hewing Farms	431	X		Webster II	4/3.5	3,718	115 Sawlog Dr	Summerville	\$644,000
Hewing Farms	439	X		Webster II	5/4.5	3,578	116 Sawlog Dr	Summerville	SOLD
Lochton	132	X		Bates II	4/3	2,228	149 Seaton St	Summerville	\$449,000
Lochton	134	X		Cumberland	4/3	2,388	145 Seaton St	Summerville	SOLD
Lochton	2			Nantahala II	4/3.5	2,460	508 Dunswell Dr	Summerville	\$494,000
Lochton	135			Saluda II	4/3	2,942	143 Seaton St	Summerville	\$549,000
Lochton	147	X		Saluda II	4/3	3,048	119 Seaton St	Summerville	\$559,000
Lochton	136			Webster II	4/3.5	3,585	141 Seaton St	Summerville	\$589,000
Six Oaks	67		X	Hibiscus	3/2.5	1,710	145 Brown Swiss Cir	Summerville	\$297,000
Six Oaks	69		X	Hibiscus	3/2.5	1,728	149 Brown Swiss Cir	Summerville	SOLD
Six Oaks	66		X	Hollyhock	3/2.5	1,698	143 Brown Swiss Cir	Summerville	\$299,000
Six Oaks	63		X	Hibiscus	3/2.5	1,710	137 Brown Swiss Cir	Summerville	SOLD
Six Oaks	64		X	Hollyhock	3/2.5	1,742	139 Brown Swiss Cir	Summerville	SOLD
Six Oaks	220		X	Guilford	4/2.5	1,806	546 O'Leary Cir	Summerville	SOLD
Six Oaks	228		X	Ashley	3/2.5	1,792	606 O'Leary Cir	Summerville	\$399,000
Six Oaks	320		X	Cameron	3/2	2,082	155 Casein St	Summerville	\$424,000

ALL LOANS ARE SUBJECT TO CREDIT APPROVAL

*Promotion available for purchase contracts signed on or after 10/31/2025 for loans that close on or before 12/31/2025 with Silverton Mortgage. Limited to select communities and homes; contact Mungo Homes for list of eligible homes. All terms and conditions subject to credit approval, market conditions, and availability. Silverton Mortgage has locked in the standard note rate of 4.99% (**5.746% APR**) for a pool of funds and is only available until pool of funds is depleted or rate expires. The 2.99% first-year rate is offered through a temporary 2/1 buydown that will effectively reduce the interest rate by 2% for the first year of the mortgage and 1% for the second year; an escrow account will be funded by Mungo Homes, and funds will be dispersed for the difference in interest during the buydown period. Offer only available on conventional, FHA, VA, and USDA loans. Promotion cannot be combined with other offers. Promotion may be limited by certain loan program restrictions.

Example of FHA 96.5% LTV (3.5% Down Payment) 2/1 Buydown Loan Program with \$350,000 sales price. \$343,660 loan amount (including upfront mortgage premium), \$12,250.00 cash down payment 30-year fixed rate loan with 0 points. \$1,842.74 regular monthly payments (principal and interest only). First-year monthly payment of \$1,447.03 with an effective interest rate of 2.99%, **5.746% APR. Second-year monthly payment of \$1,638.70 with an effective interest rate of 3.99%, **5.746% APR**. Monthly payments do not include required mortgage insurance, taxes, insurance premiums or other applicable escrows. Actual payment amount will be higher. Example includes \$1,295 origination fee, **5.746% APR** and 4.99% interest rate for years 3-30 of the loan as of 07/22/2025. Example based on a minimum credit score of 740. Rates, fees, other charges and terms are subject to change. Available loan programs and terms will vary by state. Product requires a seller contribution of \$7,197.00 to pay for the cost of the 2/1 buydown. Seller contribution may be limited by certain loan program restrictions.

Example of 96.5% LTV FHA Loan Program with \$350,000.00 sales price. \$343,660.00 loan amount - 30-year fixed rate loan with zero points based on 360 monthly payments at \$1,842.74 each (P&I only). Monthly payments do not include required mortgage insurance, taxes, insurance premiums or other applicable escrows. Actual payment amount will be higher. Down payment of \$12,250 required. Example assumes 780 credit score and includes \$1,495 origination fee, 5.752% APR, and 4.99% interest rate as of 07/22/2025. Rate, fees, other charges and terms subject to change. Available loan programs and terms will vary by state. Contact your Mungo Homes sales manager for a list of eligible homes.

Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage 1201 Peachtree St NE Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org/>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license, Licensed by the N.J. Department of Banking and Insurance, Licensed by PA Dept. of Banking and Securities, Rhode Island Licensed Lender. Licensing information: <https://silvertonmortgage.com/licensing/>. Equal Housing Opportunity. All information is believed accurate and is subject to change without notice. 7/2025.

