

Thoughtful *design* meets smart financing.

**1%
BELOW
MARKET
RATE LOCK**

It's an offer as extraordinary as this master-planned community. **For a limited-time, enjoy a 1% below-market rate lock* and up to \$75,000 in savings** on select homesites at The Estates at La Cima.** Work side-by-side with an Ashton Woods designer to discover your style, get inspired by the latest design-forward finishes and hand-select the personal touches to create a home that truly speaks to you. Don't miss your chance to live in an incredibly designed home that is the perfect backdrop for the memories you'll make inside.

- Community amenities include three swimming pools, playscapes, recreational fields
- Central Park offers diverse interconnected trail network and 45 acres of open play space
- Recreation center includes activity room, workout room, meeting rooms
- Convenient access to Austin's work centers, eateries, shops, entertainment

TAKE ADVANTAGE OF THIS LIMITED-TIME OFFER

ashtonwoods.com/austin



ASHTON WOODS.



*Up to 1% off market rate paid for by Ashton Woods and is based upon a loan with the following terms: A conventional 30-year, fixed rate mortgage with a mortgage in the amount of \$450,000, a home purchase price of \$500,000, 10% down payment, and 30-year fixed rate is calculated at 6.531% APR. Restrictions on the maximum loan amount and loan-to-value ratio apply. In addition to payment for principal and interest, payments for taxes, homeowner's insurance, mortgage insurance and possible HOA dues are required. Financing is offered by Velocio Mortgage (NMLS ID #1529234), an affiliated lender of Ashton Woods. This is not an offer of any specific interest rate or a commitment to make a loan and only buyer's lender can offer a specific interest rate or issue a loan commitment under this special financing rate promotion. Receiving the advertised rate and incentive requires participation in the Ashton Woods Advantage program, including use of Velocio Mortgage, which is an affiliated lender. However, use of Velocio Mortgage is not required to purchase an Ashton Woods home. Ashton Woods is not a lender or mortgage broker and does not offer loans or mortgages. Rate is subject to change, and may be adjusted depending on buyer's credit profile, loan to value ratio and/or certain property characteristics. Rate is not guaranteed, and buyer must satisfy all conditions or requirements for approval of buyer's mortgage loan by buyer's lender for the financing and purchase of the property. Rate offer is on a first come first serve basis. Buyer must obtain a conventional loan, with a minimum credit score of 780, in order to qualify for the special financing rate. Only available in select Ashton Woods Austin communities for contracts written between July 24, 2025 and August 31, 2025 on certain available to-be-built homes. Home must close at construction completion as determined by Ashton Woods. Rates are determined at time of lock and may vary depending on program, down payment and loan amount, market fluctuations, as well as other factors outside of the seller or affiliated lender's control. Rate reduction is based upon seller paying incentive in an amount equal to the discount points required to reduce the rate by up to 1%, calculated at the time buyer initially locks in the rate. Buyer must lock interest rate 60 days before closing. The current market rate is based upon the rates posted daily on www.mortgagebusinessdaily.com. The incentive is limited to a contribution of 4.00 points by seller and the cost of the buy-down shall not exceed seller's contribution limits. Qualification, income and/or geographic restrictions may apply. Offer only available on homes that are purchased as a primary residence. Incentives and contributions by Ashton Woods are subject to certain terms, conditions and restrictions and certain incentives may be limited by the lender or could affect the loan amount. This communication is provided for informational purposes only and should not be relied upon by you, not to be construed as a quotation or offer of credit from any lending institution. Programs, prices, rates, terms and conditions subject to change without notice. Actual rates available to you may vary based upon a number of factors including credit score, documentation level and market conditions. All loans subject to credit approval. Other restrictions may apply. See terms and conditions for complete information. Supply of homes and homesites at these prices are limited and subject to availability. **Up to \$75,000 in savings on homesite premiums and design studio options at The Studio by Ashton Woods with the purchase of a to-be-built home on select homesites at The Estates at La Cima by Ashton Woods. Promotion only offered on contracts fully executed between **July 24, 2025 - August 31, 2025**. Home must close at construction completion as determined by Ashton Woods. Offer cannot be exchanged for any other value, credit or discount. Not available with any other offer, promotion or negotiation. Offer or promotion subject to change or termination at any time without notice. Other restrictions may apply. See Community Sales Manager for complete details. © 2025 Ashton Woods Homes. All rights reserved. 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Square footage may vary between different elevations of the same plan and certain elevations may have greater or less square footage than the original plan. Floorplans and elevations may not represent the actual condition of a home as constructed and may contain options which are not available on all models. Certain features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floorplans, maps, and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basement options may be available subject to site conditions. Garage or bay sizes may vary from home to home and may not accommodate all vehicles. Homesite premiums may apply. Actual position of home on lot will be determined by the site plan and plot plan. While Ashton Woods Homes endeavors to display current and accurate information, Ashton Woods Homes makes no representations or warranties regarding the information set forth herein and, without limiting the foregoing, is not responsible for any information being out of date or inaccurate, or for any typographical errors. Please see Sales Representative for additional information and details. Ashton Woods Homes is not a lender or mortgage provider. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.