

# THE RESERVE AT WILLOW OAKS

New Homes from the  
High \$300s in Canton GA



## UNLOCK THE DOOR TO A BRAND NEW HOME

Ask us how to get an FHA Rate of 4.99% APR\* on these homes!

HOMESITE 36	THE BRENTWOOD	4BR 2.5BA	2,225 SQFT	\$437,585	READY JULY!
HOMESITE 53	THE BRENTWOOD	4BR 2.5BA	2,225 SQFT	\$440,280	READY JULY!
HOMESITE 90	THE BRENTWOOD	4BR 2.5BA	2,225 SQFT	\$438,600	READY JUNE!
HOMESITE 92	THE MAYFIELD	4BR 2.5BA	1,714 SQFT	\$408,170	READY JUNE!



**LIMITED TIME RATES, HURRY IN NOW!  
OFFER END 7/31/2025!**

**30-YEAR FHA FORWARD COMMITMENT DISCLAIMER AT 4.99% - 05.01.2025**  
Piedmont Residential locked in, through PRC Mortgage, a fixed interest rate for a pool of funds made available to homebuyers on certain properties for a limited time. Rates are available until the pool of funds is depleted, or the promotion expires. The interest rate offered applies only to qualified Piedmont Residential homebuyers financed through PRC Mortgage for a borrower's principal residence. Not all borrowers will qualify. This offer is available for a limited time on and can be stopped at any time with no prior notice. For example, on an FHA 30-year loan with a sales price of \$362,695, a 3.5% down payment, \$356,125 loan amount which includes upfront mortgage insurance, estimated closing costs of \$8,824, a 660 FICO score, with a note rate of 4.99% (5.839% APR) the monthly principal and interest payment is \$1,909.58. Payment example does not include homeowner insurance, taxes, mortgage insurance of \$159.34, or any HOA fees. An escrow account will be created for the seller to deposit money in to "buydown" the difference in the subsidized monthly payment amount and the note rate. Interest rates are subject to loan level pricing adjustments set by FHA. Applicable for purchase contracts signed 5/1/2025 or later. Offer not valid on contract re-writes, transfers, or for buyers who have had a previously signed contract with Piedmont Residential. Locking the promotional interest rate is the borrower's responsibility with PRC Mortgage. Locking is done at the borrower's discretion and all rates/fees quoted are valid only at the time presented. Any changes to the buyer's program after contract ratification may result in an adjusted closing cost incentive. All terms and conditions subject to credit approval, market conditions and availability. Example terms available as of 5/1/2025. ©2025 PRC Mortgage, LLC, NMLS# 2580072 | www.PRCMortgage.com | info@prcmortgage.com.

**THE RESERVE AT  
WILLOW OAKS**

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\*Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. \*Ask agent for further details. 5.27.2025