

HALF A CENTURY OF HOME *sweet* HOME



Save on a new David Weekley home as we celebrate our 50th anniversary!



Purchase and close on a select David Weekley Quick Move-in Home in the Tampa-, Manatee- or Sarasota-area from **May 1-31, 2026**, and enjoy a starting payment rate as low as **3.99% (5.633% APR)** when the home purchase is financed with a 7/6 adjustable rate mortgage home loan from Grace Home Lending.

Or



Purchase a select David Weekley home to build from the ground up in the Tampa-, Manatee- or Sarasota-area from **May 1-31, 2026**, and enjoy a fixed interest rate as low as **4.99% (5.185% APR)** when the home purchase is financed with a mortgage home loan from Grace Home Lending. Homes must close by September 30, 2026.

Join generations of happy Homeowners by contacting 813-774-4155

Est. 1976
50 YEARS
David Weekley Homes



See a David Weekley Homes Sales Consultant for details. Starting payment rate as low as 3.99% offer is only valid for qualifying buyers who purchase and close on a select David Weekley Quick Move-in Home in the Tampa area between May 1, 2026, and May 31, 2026 (the Program Period), and finance the home purchase with a 7/6 adjustable rate mortgage loan from Grace Home Lending. Qualifying buyers must have a minimum FICO score of 780 and make a down payment of at least 20% of the Total Purchase Price. 4.99% Fixed interest rate offer is only valid for qualifying buyers who purchase a select To-Built David Weekley home in the Tampa area during the Program Period and finance the home purchase with a conventional home loan from Grace Home Lending. Qualifying buyers must have a minimum FICO score of 780 and make a down payment of at least 20% of the Total Purchase Price. To-Built homes must close by September 30, 2026. Homes must be the primary residence of the Buyer. These offers do not apply to the communities of Central Living – Boca Ciega, Central Living – St. Petersburg, Central Living – South Tampa, Central Living – Tampa City Home, Central Living – Urban City Home, South Tampa – Urban Collection, Soleta at Starkey Ranch – Executive Series and SeaFlower. Borrower must meet lender's qualification criteria. David Weekley Homes has arranged a Forward Commitment of a limited amount of mortgage financing for qualifying buyers, who finance with Grace Home Lending. Applications under the Forward Commitment will be accepted on a first-come, first-served basis until the limited amount of mortgage financing is depleted, or the program end date, whichever occurs first. Actual loan pricing may be adjusted based on the borrower's credit profile and the borrower may need to pay discount points to get the rate under the commitment. This rate is not applicable for all credit profiles and not all borrowers will qualify for the rate. Offer must be presented to Sales Consultant prior to signing a Purchase Agreement and buyers who qualify for the Forward Commitment rate will not be eligible for any other Financing promotions or incentives. Loans subject to credit, underwriting, and property approval. This is not a commitment to lend. Terms and programs subject to change without notice. Home loan products may involve appraisal fees, title search fees, and other fees, but there is no cost to obtain details or apply. Other terms and conditions apply. Loans may not be government insured. Weekley Homes, L.L.C. d/b/a David Weekley Homes (David Weekley Homes) has a business relationship with and a 75% ownership interest in Grace Home Lending, LLC. Because of this relationship, this referral may provide David Weekley Homes with a financial or other benefit. You are NOT required to use Grace Home Lending as a condition for purchase of a home. See written purchase agreement for terms and conditions. David Weekley Homes reserves the right to terminate the program or change rules at any time. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2026 David Weekley Homes - All Rights Reserved. CBC1256705 Weekley Homes, LLC. Tampa, FL (TAM-26-002377)

SPRING *into* SAVINGS

**HALF OFF
DESIGN OPTIONS***



M/I HOMES

*This offer is available on select single family To-Be-Built homes at Palmera at Wellen Park when you sign a new Purchase Agreement between April 1st, 2026 - May 17th, 2026. Offer not available for previously purchased homes, transfers or cancellations. Purchaser to receive 50% off design upgrades and options at the Design Studio—up to a maximum incentive of \$75,000. Purchaser may use incentive toward Design options and select Structural Options, excluding lofts and pools. Promotion subject to restrictions, can change at any time and may not be combined with any other offers.





LOWER PAYMENTS

30-Year Conventional 7/6 ARM thru M/I Financial, LLC.

3.99% / **5.273%**
YEAR 1-7* APR*

Interest Rate & Payment
Adjust Every 6 Months
YEAR 8-30*

Limited Time Only: This exclusive offer is available for homes that close by **May 29th, 2026**. Act now and take advantage of the opportunity to own the home of your dreams!



M/I HOMES

*The interest rate is based on a 30-year conventional loan with a 7/6 ARM and a 20% down payment for new contracts executed on or after 3/30/26 that close by 5/29/26. In the first 7 years, the interest rate is 3.99%. After 84 payments, the interest rate will increase or decrease a maximum of 5%. A minimum 720 FICO is required. No exceptions. Thereafter, the interest rate is subject to change every 6 months and can increase or decrease a maximum of 1% with a lifetime minimum interest rate of 2.75% and a lifetime maximum interest rate of 8.99%. The adjustments are based on the 30-day average SOFR index plus a margin of 2.75%. The ANNUAL PERCENTAGE RATE is 5.273%. Assuming the 30-day average SOFR index is the same after 84 payments as it is on 3/26/2026 the simple interest rate after the first adjustment would be 6.409% and would remain constant for the next 6 months. There is no guarantee that the index will remain the same during the life of the loan; therefore, the APR may increase or decrease during the term of the loan. The promotion does not apply to cancellations, rewrites, or transfers. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. Restrictions to apply. Financing is offered through M/I Financial, LLC (NMLS# 50684).



RATE LOCK

Offered through M/I Financial, LLC

30 Year FHA Fixed-Rate Mortgage*

5.25% / **6.314%**
RATE* / APR*

30 Year VA Fixed-Rate Mortgage**

5.25% / **5.879%**
RATE** / APR**

30 Year Conventional Fixed-Rate Mortgage***

5.25% / **5.812%**
RATE*** / APR***



M/I HOMES

*The interest rate of 5.25% is based on a 30-year fixed rate FHA loan with a sales price of \$400,000 and a \$386,000 loan amount. Financed amount is \$392,755 which includes the FHA UFMIP of 1.75%. A 3.5% down payment and a minimum credit score of 640 is required. The ANNUAL PERCENTAGE RATE is 6.314%. Program is available on select homes only and applies to new contracts written on or after 4/30/26. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by December 31st, 2026. If interest rate is lower 30 days prior to closing buyer has the option to float down to current market rate. A 1% prepaid lock deposit is due at the time of application/rate lock. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Funds are limited and program can be discontinued at any time and without notice. Restrictions do apply.

**The interest rate of 5.25% applies to a 30-year fixed VA loan with a financed funding fee of 3.3% based on a \$400,000 sales price and a \$413,200 loan amount. A 0% down payment and a minimum credit score of 640 is required. The ANNUAL PERCENTAGE RATE is 5.879%. Program is available on select homes only and applies to new contracts written on or after 4/30/26. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by December 31st, 2026. If interest rate is lower 30 days prior to closing, buyer has the option to float down to current market rate. A 1% prepaid lock deposit is due at the time of application/rate lock. Maximum allowable VA county loan limits apply. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Financing is offered through M/I Financial, LLC (NMLS# 50684). Funds are limited and program can be discontinued at any time and without notice. Restrictions do apply.

***The interest rate of 5.25% is based on a 30-year fixed rate conventional loan. The sales price is \$400,000 with a loan amount of \$360,000. A 10% down payment and a minimum credit score of 720 is required. PMI is required with less than 20% down. The ANNUAL PERCENTAGE RATE is 5.812%. Program is available on select homes only and applies to new contracts written on or after 3/26/26. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing and must close by December 31st, 2026. If interest rate is lower 30 days prior to closing buyer has the option to float down to current market rate. A 1% prepaid lock deposit is due at the time of application/rate lock. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Conforming Conventional loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Funds are limited and program can be discontinued at any time and without notice.



GREAT RATE!

30-Year Fixed FHA Loan

4.875% / **5.764%**
RATE* APR*

with use of M/I Financial, LLC



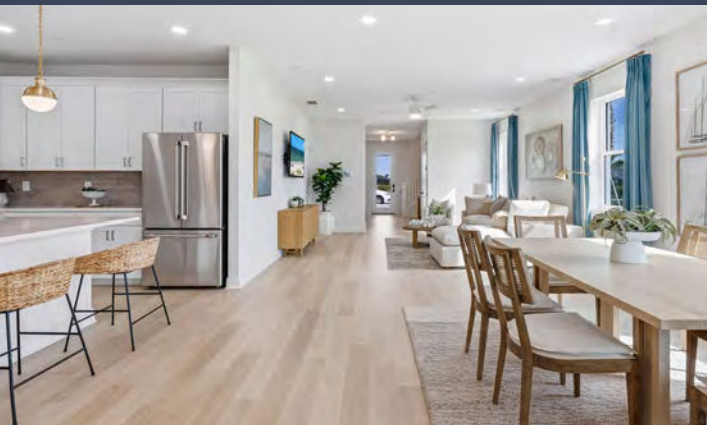
M/I HOMES

*The interest rate of 4.875% is based on a 30-year fixed rate FHA loan with a sales price of \$350,000 and a \$337,750 loan amount. Financed amount is \$343,660 which includes the FHA UFMP of 1.75%. A 3.5% down payment and a minimum credit score of 640 is required. The ANNUAL PERCENTAGE RATE is 5.764%. Program is available on select homes only and applies to new contracts written after 05/05/26 and closing by 7/30/26. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. Buyer must occupy the property as their primary residence and meet all qualification requirements of the program. The buyer must make a loan application within 48 hours of contract signing. Other financing programs may be available with as little as 5% down. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Maximum allowable FHA county loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). Funds are limited and program can be discontinued at any time and without notice. Restrictions do apply.



1 YEAR HOA-Free

in Palmera Townhomes



UP TO
\$5,000

in HOA Fees for One Year*

Limited Time Offer: Ends Tuesday, June 15th
with use of M/I Financial, LLC



M/I HOMES

*Offer available on new homes in the Palmera subdivision if buyer signs and delivers a purchase agreement between 05/05/26 and 06/15/26. HOA fees will be collected for one year at closing and paid for by the seller up to \$5000. Subject to seller contribution limits and only available on Conventional or VA financing. Offer requires financing through the seller's affiliate M/I Financial, LLC. (NML#50684) but use of M/I Financial is not required to purchase a home. Restrictions may apply.



NEW PROMO RATE

WITH USE OF M/I FINANCIAL

ON SECOND HOMES

5.875% | **6.69%**
30-YEAR FIXED CONVENTIONAL LOAN RATE* 30-YEAR FIXED CONVENTIONAL LOAN APR*



*The interest rate of 5.875% is based on a 30-year fixed rate conventional loan on a sales price of \$437,500 with a loan amount of \$350,000. A 20% down payment and a minimum credit score of 720 is required. (Second Homes are eligible to do as little as 10% down) PMI is required if putting less than 20% down. The ANNUAL PERCENTAGE RATE is 6.69%. Program is available on selected Quick Move-In homes and applies to new contracts only written after 05/05/2026. Promotion does not apply to cancellations, re-writes, or transfers. The seller's contribution is limited to agency limits, which depend on the loan program and LTV. This rate is available for second homes and investment properties. Buyers must meet all qualification requirements of the program. Must make a loan application within 48 hours of contract signing and must close by July 31st, 2026. The rate is subject to change without notice and is not guaranteed until locked with M/I Financial, LLC. Conforming Conventional loan limits apply. Financing is offered through M/I Financial, LLC (NMLS# 50684). The borrower cannot be affiliated with the builder, developer or seller of the property. Restrictions do apply.

