FLY AND BUY!

IMAGINE LIVING IN YOUR NEW HOME LIKE YOU'RE ON VACATION EVERY DAY.

Schedule a tour and get up to **$2,000 towards your airfare and accommodations** when you purchase an M/I Home.*

For complete details and to schedule your staycation visit, **mihomes.com/Staycation**

M/I HOMES

*Travel Reimbursement Incentives are payable to Purchaser upon Closing of a home with M/I homes of Fort Myers/Naples. Maximum incentive allowable up to Two Thousand Dollars ($2,000.00) with required proof of applicable expenses for airfare, travel, and accommodations, subject to any other documentation requested by M/I Homes. Home must be purchased from June 22, 2026 and November 30, 2026 and must close by 12.31.2026

RATE LOCK

Offered through M/I Financial, LLC

30 Year FHA Fixed-Rate Mortgage*

5.50% RATE* / **6.57%** APR*

30 Year VA Fixed-Rate Mortgage**

5.50% RATE** / **6.137%** APR**

30 Year Conventional Fixed-Rate Mortgage***

5.50% RATE*** / **6.073%** APR***

M/I HOMES

*The interest rate of 5.50% 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 6.57%. Program is available on select homes only and applies to new contracts written on or after 6/12/26. 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 February 26th, 2027. If interest rate is lower 30 days prior to closing buyer has the option to float down to current market rate. Contact your MIF Loan Officer for more details on the Float-Down option. 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 5.50% 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 6.137%. Program is available on select homes only and applies to new contracts written on or after 6/12/26. 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 February 26th, 2027. If interest rate is lower 30 days prior to closing, buyer has the option to float down to current market rate. Contact your MIF Loan Officer for more details on the Float-Down option. 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 5.50% 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 will be required and is included in the APR. The ANNUAL PERCENTAGE RATE is 6.073%. Program is available on select homes only and applies to new contracts written on or after 6/12/26. 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 February 26th, 2027. If interest rate is lower 30 days prior to closing buyer has the option to float down to current market rate. Contact your MIF Loan Officer for more details on the Float-Down option. 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. Restrictions do apply.

GREAT RATE!

30-Year Fixed FHA Loan

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

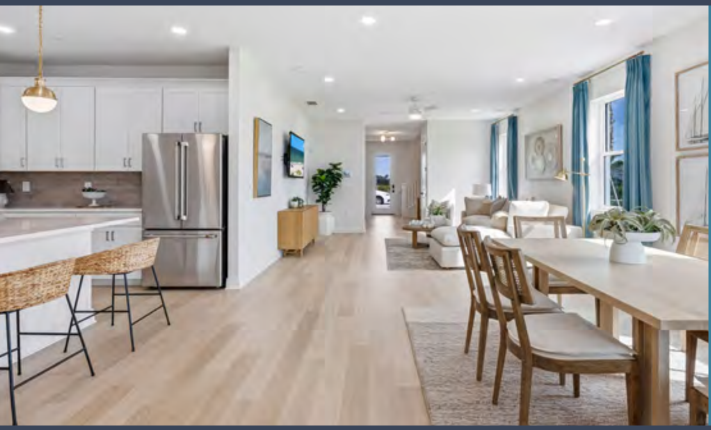
with use of M/I Financial, LLC

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 UFMIP 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 6/22/26 and closing by 9/30/26. 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: June 22nd - July 31st

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 06/22/26 and 07/31/26. 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.