

# SIMPLICITY MORTGAGE

## NEW! One-Close Construction Loan

ONE APPROVAL. ONE CLOSING. 5% DOWN.



SIMPLICITY  
MORTGAGE

*Build your Custom Home Today!*

**Our Brand NEW One-Close Conventional Construction loan is the financing solution for your next home.** With as little as 5% down and all the benefits of a conventional loan, you are free to choose the builder, the lot, the floorplan, the upgrades, the finishes and more of your next home. With One Credit Pull, One Approval, One Closing, AND One Rate (with a float down if market improves) this loan program delivers a seamless financing experience and provides certainty to both buyer and builder. Don't settle - Build a home of your own!

*Let's make your custom home dreams come true!*



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COMPANY NMLS# 1755062

**WWW.SIMRATES.COM**

EQUAL HOUSING  
OPPORTUNITY



### *Loan Features:*

- One Credit Pull, One Approval, One Down Payment, One Closing
- Hassle-free, efficient loan process
- As little as 5% down
- Rate is locked at closing.
- Float down if market improves.
- Primary, Secondary, Investment
- 700+ FICO
- Lower, interest only payments during construction
- Once closed, cash is available for builder

**5% DOWN. ONE CLOSE.  
LOCKED RATE.**

### *You Don't have to Settle:*

You may not have realized it BUT building a custom home IS possible! This program is one of the best we've seen and brings the ability to BUILD to more buyers. It's time to build a custom home you love! Let's get started!

**WWW.SIMMORTGAGE.COM**

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