

COOK

RESIDENTIAL

JULY 2020

HUNTINGTON
MANOR

INVENTORY HOMES

\$3,500

OFF CLOSING

WITH BLINDS
AND
STANDARD
FRIDGE

HIGHLAND
GATE

INVENTORY HOMES

\$6,500

OFF CLOSING

GRANT
STATION

INVENTORY HOMES

\$10,000

OFF CLOSING
ANY WAY YOU WANT IT
EXCLUSIONS APPLY

CHAPMAN
GROVE

INVENTORY HOMES

\$4,000

OFF CLOSING

PRE-SALE HOMES

\$5,000

OFF CLOSING
WITH STANDARD
FRIDGE

OAK
STATION

INVENTORY HOMES

\$2,500

OFF CLOSING
& BLINDS

BOLDING
ROAD

INVENTORY HOMES

\$5,000

OFF CLOSING

AGENT
INCENTIVE PROGRAM

1 Home Sold

2 Homes Sold

3 Homes Sold

4 Homes Sold

5+ Homes Sold

Regular commission

Regular commission + \$500 Bonus

Regular commission + \$1,000 Bonus

Regular commission + \$1,500 Bonus

Regular commission + \$2,000 Bonus

Valid only on homes closed within a 12 month period

Valid with contracts bound by 07/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the new home specialist on specific details about financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on fully priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Incentives and terms may vary by home site. Buyer incentive be applied upon successful closing with Cook Residential.

*Pre-sale- Buyers must used approved lenders or there will be an incentive reduction of \$1,500 for homes under \$200k. \$2,000 for homes priced between \$200-275k and \$2,500 for homes over \$275K.

*Spec- Buyers must used approved lenders or there will be an incentive reduction of \$1,500 for homes under \$200k. \$2,000 for homes priced between \$200-275k and \$2,500 for homes over \$275K.

Disclaimer: Preferred lender contribution is based on the loan amount not the sale price of the home. The lender contributes \$1,500 on up to \$200k loan. \$2,000 on up to \$275k loan and \$2,500 on \$276K and up loans. There is a minimum loan amount of \$175k to receive incentive. Home must be bound in July 2020.

The credit towards closing cost is comprised of Cook Residential with Dawn Kendall at Homestar Finance Corporation.

Selling broker must be at first initial showing or selling broker commission to be reduced to 1%.

WWW.COOK-RESIDENTIAL.COM



Brokered by Cook Real Estate
www.cookres.com/ 678-207-1500



COOK
RESIDENTIAL

COOK
REAL ESTATE

GA Lic 202892

BUY NOW!

While the rates are still low...

HOMESTAR

making it easy!

Take advantage of the savings now!

Look at the difference in your payment
as rates increase! Why pay more?

PRICE OF HOME	PAYMENT BASED ON THESE RATES (Principal & Interest Only)		
	3.75%	4.50%	5.00%
\$150,000	\$694 3.865 APR	\$760 4.623 APR	\$805 5.125 APR
\$250,000	\$1157 3.796 APR	\$1266 4.580 APR	\$1342 5.084 APR
\$350,000	\$1620 3.741 APR	\$1773 4.561 APR	\$1878 5.017 APR



Don't miss out!

Call me today!

Dawn Kendall
Branch Manager

Office:

770.780.7368

Email: dawn@homestarfc.com

www.homestarfc.com/dawnkendall

3120 Frontage Road • Gainesville, GA 30504



LET'S GET YOU MOVED IN!

Certain restrictions may apply. Not all applicants will qualify. A final loan approval or commitment can be issued after we have verified and underwritten the information from your loan application and such other information as may be required under our standard underwriting guidelines. The above quoted credit score is effective on the date of release. Credit scores, rates, down payment percentages, and property qualifications are subject to change with market conditions. NMLS #450804 Branch NMLS #1361294 Georgia Residential Mortgage Licensee #75824 Branch #33207 MLO FL #LO37262 SC #MLO-450804 AL #64404





JULY 2020

Chapman Grove

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
34	OCONEE	\$294,900	3 BR 2 BA	1653 CARRIAGE CT, MONROE GA
9	VIRGINIA	\$264,900	4 BR 2.5 BA	UNDER CONTRACT
45	LUCY	\$279,900	4 BR 3.5 BA	UNDER CONTRACT
37	FERDINAND	\$299,900	4 BR 4 BA	1641 CARRIAGE CT, MONROE GA

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.



JULY 2020

Grant Station

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
45	AVERY BASEMENT	\$327,900	3 BR 2 BA	5854 RIDGEDALE CT, GAINESVILLE GA
41	VIRGINIA BASEMENT	\$297,900	4 BR 2.5 BA	5939 WATERTON CT, GAINESVILLE GA
54	VIRGINIA BASEMENT	\$309,900	4 BR 2.5 BA	5885 RIDGEDALE CT, GAINESVILLE GA
16	VIRGINIA	\$254,900	4 BR 2.5 BA	5770 GRANT STATION DR, GAINESVILLE GA
17	DENISE	\$262,900	4 BR 2.5 BA	5774 GRANT STATION DR, GAINESVILLE GA

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.



JULY 2020

Highland Gates

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
48	VIRGINIA	\$262,900	4 BR 2.5 BA	4413 BAREFOOT RUN, GAINESVILLE GA
49	SHELLY	\$289,900	3 BR 3.5 BA	4417 BAREFOOT RUN, GAINESVILLE GA
50	DENISE	\$259,900	4 BR 2.5 BA	4423 BAREFOOT RUN, GAINESVILLE GA
55	SHELLY	\$289,900	3 BR 3.5 BA	4521 HIGHLAND GATE PARKWAY, GAINESVILLE GA
56	VIRGINIA	\$267,900	4 BR 2.5 BA	4525 HIGHLAND GATE PARKWAY, GAINESVILLE GA
134	FERDINAND	\$299,900	4 BR 4 BA	4436 BAREFOOT RUN, GAINESVILLE GA

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.



JULY 2020

Huntington Manor

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
97	FERDINAND	\$269,900	4 BR 4 BA	244 HUNTINGTON MANOR CT, CORNELIA GA
98	VIRGINIA	\$229,900	4 BR 2.5 BA	236 HUNTINGTON MANOR CT, CORNELIA GA
99	OCONEE	\$264,900	3 BR 2.5 BA	228 HUNTINGTON MANOR CT, CORNELIA GA
96	LANIER	\$244,900	4 BR 2.5 BA	UNDER CONTRACT

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.



JULY 2020

Oak Station

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
29	TOWNHOME 1 CAR GARAGE	\$179,900	3 BR 2.5 BA	UNDER CONTRACT
23	TOWNHOME 1 CAR GARAGE	\$177,900	3 BR 2.5 BA	3706 ACORN DR, OAKWOOD GA
21	TOWNHOME 1 CAR GARAGE	\$177,900	3 BR 2.5 BA	3698 ACORN DR, OAKWOOD GA
20	TOWNHOME 2 CAR GARAGE	\$192,900	3 BR 2.5 BA	3694 ACORN DR, OAKWOOD GA
17	TOWNHOME 1 CAR GARAGE	\$184,900	3 BR 2.5 BA	3682 ACORN DR, OAKWOOD GA

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.



JULY 2020

Bolding Road

LOT	FLOOR PLAN	PRICE	BEDROOMS & BATHS	ADDRESS
2	FERDINAND	\$297,900	4 BR 4 BA	4172 SCHUBERT RD, GAINESVILLE GA
3	OCONEE	\$284,900	3 BR 2.5 BA	3989 BOLDING RD, GAINESVILLE GA
4	SHELLY	\$282,900	3 BR 3.5 BA	3981 BOLDING RD, GAINESVILLE GA

FOR MORE INFORMATION
CALL 678-207-1505
OR VISIT
WWW.COOK-RESIDENTIAL.COM



NMLS #450804, GA #33207. 3120 Frontage Rd., Ste. 700, Gainesville, GA 30504. Homestar Financial Corporation NMLS #70864, Georgia Residential Mortgage Licensee #17368. This is not an offer to enter into an agreement or a commitment to lend. Not all customers will qualify. All terms, information, conditions, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all loan products are available in all states. The advertised rates/APRs and terms are examples of loan products available as of the date indicated and are subject to change without notice. The loan terms (APR and Payment examples, if applicable) listed do not include amounts for taxes or insurance premiums. The monthly payment amount will be greater if taxes and insurance premiums are included. Certain other restrictions may apply. Homestar Financial Corporation is not affiliated with any government entity.

Valid on contracts binding by 7/31/2020 with financing available through Cook RES preferred lending partner. Please consult with the New Home Specialist on specific details about Financing options. Subject to buyer credit approved. Not valid for previously written contracts. Valid only on full priced homes. Offer cannot be combined with any other offers. Buyer incentive must be mentioned at the time of the initial contract to be valid. Transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork. Paper work with mentioned buyer incentive must be shown in final contract for validity. Buyer incentive to be applied upon successful closing with Cook Residential. Restrictions apply. All information is believed to be accurate but is not guaranteed, warranted, and subject to change without notice. See NewHome Specialist for further details.