COOK
RESIDENTIAL

JULY 2020

Oak Station

INVENTORY HOMES
$2,500
OFF CLOSING
WITH BLINDS

AGENT INCENTIVE PROGRAM

1 Home Sold	Regular commission
2 Homes Sold	Regular commission + $500 Bonus
3 Homes Sold	Regular commission + $1,000 Bonus
4 Homes Sold	Regular commission + $1,500 Bonus
5+ Homes Sold	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.

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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 redused to 1%.

WWW.COOK-RESIDENTIAL.COM

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

EQUAL HOUSING OPPORTUNITY

COOK RESIDENTIAL

COOK REAL ESTATE

GA Lic 202892

COOK
RESIDENTIAL

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

COOK
REAL ESTATE

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.

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RESIDENTIAL
GA LIC 202892

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.