188
WEST SAINT JAMES

LIMITED-TIME BUYER CREDITS



MAKE YOUR MOVE WITH UP TO $45,000 IN CREDITS THROUGH DECEMBER 31ST

For a limited time, 188 West Saint James is offering a seller-paid credit on homes ranging from studios to two bedrooms. Credits may be applied toward HOA dues, closing costs, or interest rate buy-downs.

SALES OFFICE OPEN DAILY

11:00AM - 5:00PM
By Appointment Only

408.796.1188
info@188weststjames.com

Choose your new home and enter into a contract by December 31st to take advantage of the credits below.

STUDIO
Receive up to $25,000 in buyer credits.*

JUNIOR 1 BEDROOM
Receive up to $30,000 in buyer credits.*

1 BEDROOM
Receive up to $35,000 in buyer credits.*

2 BEDROOM
Receive up to $45,000 in buyer credits.*

Interest rates and program terms are subject to change without notice. Different lenders will offer differing buydown programs, marketed program may end at any time. Prices and incentives are subject to change at any time without notice and only available on select homes. The Buydown Incentive amount will be paid out as a lump sum total buyer credit issued by the seller at closing. This lump sum buyer credit can be used towards allowable closing costs, rate buy down, HOA fees, other allowable pre-paids, etc. Buydown incentive uses marketed seller credits, no additional seller credits offered. Incentive payout must follow lender guidelines. Valid on new contracts only. Not valid on existing contracts. The incentive promotion is applicable only to primary and second home purchases. Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts.

Interest rates and program terms are subject to change without notice. Scenarios assume buyer(s) has excellent credit, and establishes an escrow account. Minimum credit scores apply. Not all applicants will qualify. Scenarios are subject to underwriting guidelines. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice.

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