

**\$1,779 per Month, Only \$500 Down,
No Closing Costs!***

Special Financing Incentive Available*

1521 Meadow Ave, Middletown, OH 45044

\$249,900

MONARCH

HOMES

BUILDER OF CHOICE



MARCH 2025 MOVE IN!

THE CARLISLE

- 3 Bedroom, 2 Bath
- 2x6 Advanced Framing Construction, High Efficiency HVAC
- Stainless Steel Appliances (Smooth Top Range, Microwave, Dishwasher)
- Double Sink in Primary Bathroom
- One Piece Easy Care Showers and Tubs

*See back page for financing assumptions. Includes Principal, Interest, Taxes, Insurance, and Private Mortgage Insurance. Conventional Loan using \$20,000 Welcome Home Program - Rate of 5.875% APR. Monarch Homes, LLC to cover costs of rate buy down. Payment assumes \$5,000 in closing costs and prepaids to be covered by \$5,000 Welcome Home Funds. Additional \$15,000 Welcome Home Funds to be applied as down payment taking purchase price down to \$234,900. Interest rate is not locked in and subject to change. Rate effective as of January 20, 2025 and subject to change without notice.

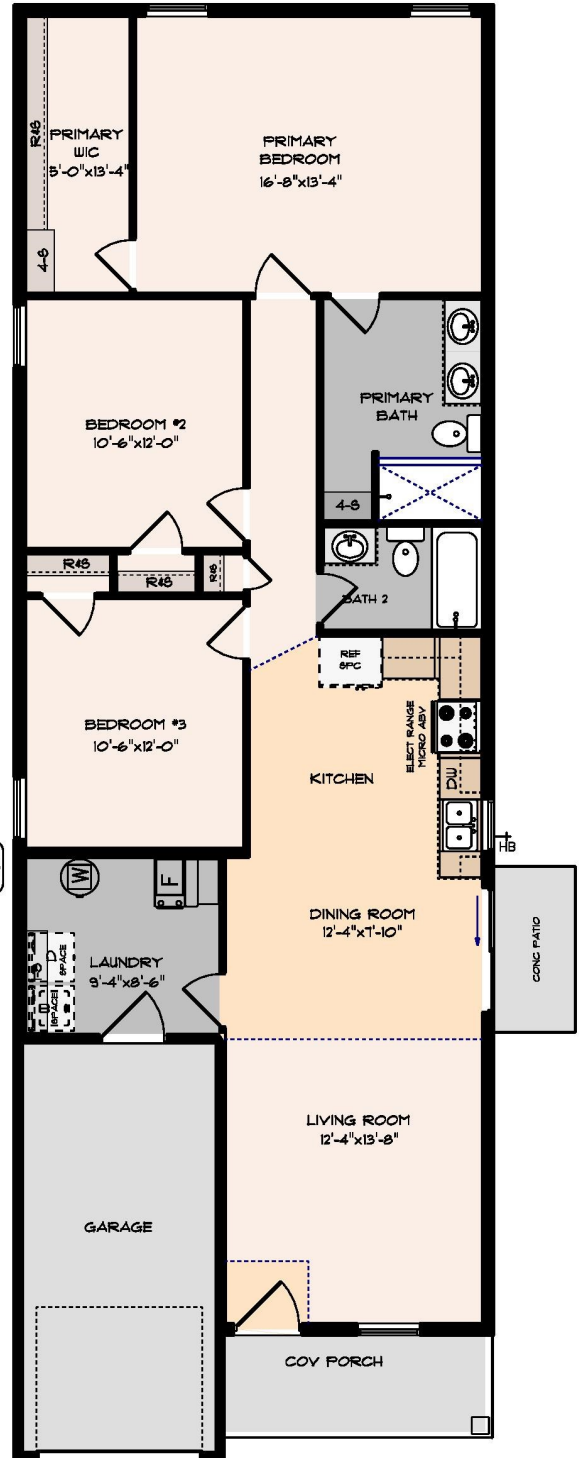
Call Today! 513-494-6805
VISIT [MONARCHHOMESOHIO.COM](https://www.monarchhomesohio.com)



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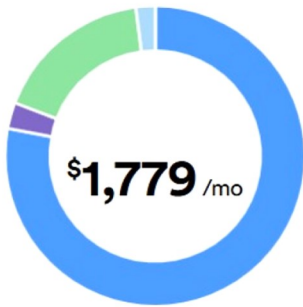
BUILDER OF CHOICE



Monthly payment breakdown

Advertiser Disclosure

Based on your inputted interest rate



● Principal & interest \$1,386.56

● Property tax + \$305

● Homeowner's insurance + \$50

Additional filters ^

● PMI + \$37

● HOA fees + \$0

Net Home Price: \$249,900, LESS \$15,000 Welcome Home: **\$234,900**

Down Payment: **\$500**

30 Year Fixed: **5.875 APR**

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