

**\$1,833 per Month, Only \$500 Down,
No Closing Costs!***

Special Financing Incentive Available*

**1519 Meadow Ave, Middletown, OH 45044
\$259,900**

MONARCH
HOMES
BUILDER OF CHOICE



MARCH 2025 MOVE IN!

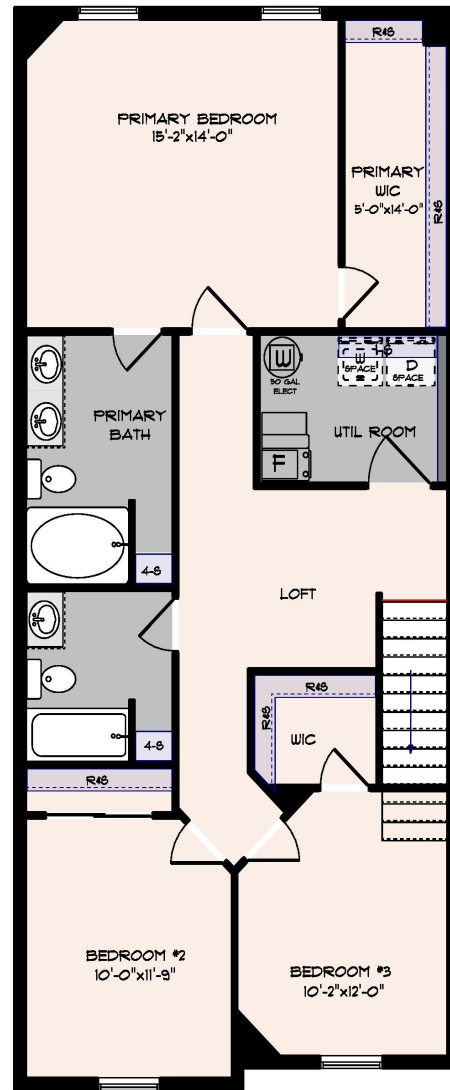
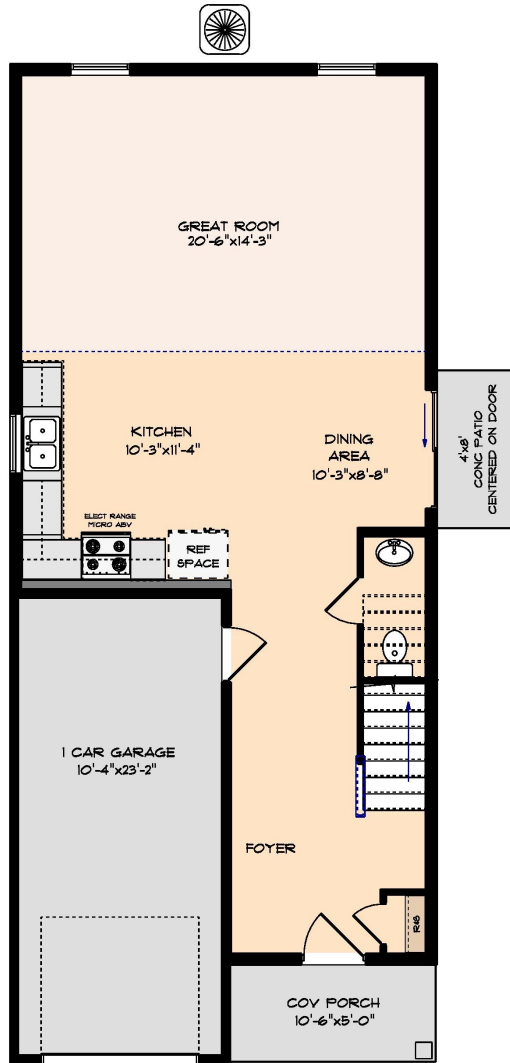
THE CARLISLE

- 3 Bedroom, 2.5 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 \$244,900. Interest rate is not locked in and subject to change. Rate effective as of January 20, 2025 and subject to change without notice.

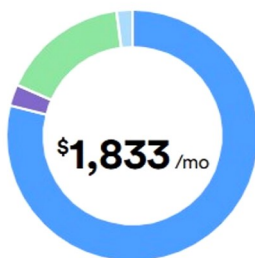
**Call Today! 513-494-6805
VISIT [MONARCHHOMESOHIO.COM](https://www.monarchhomesohio.com)**





Monthly payment breakdown Advertiser Disclosure

Based on your inputted interest rate



Principal & interest	\$1,445.72
Property tax	+ \$300
Homeowner's insurance	+ \$50
Additional filters <small>^</small>	
PMI	+ \$37
HOA fees	+ \$0

Net Home Price: \$259,900,
LESS \$15,000 Welcome Home: **\$244,900**
Down Payment: **\$500**
30 Year Fixed: **5.875 APR**

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