

Why Buy a Heritage Home Now?

1. You receive a **FREE Finished Basement**.*
2. You may receive **100% Financing** and move in with almost **NO money down**.*
3. You may pay **NO Private Mortgage Insurance (PMI)**.*
4. Your monthly payment may be **As Low As \$1,300** per month.*
5. **\$8,000 Tax Credit** for first time homebuyers.*
6. You are **building equity** and there are **significant tax advantages**.
7. You will have **predictable** monthly mortgage **payments**.



*Because...
You can't afford not to!*

- 3 Bedrooms, up to 2 1/2 Baths
- Spacious Kitchens, Large Family Rooms, Full Basements
- Granite Kitchen Countertops
- Spacious Master Suite
- 9' First Floor Ceilings
- Attached Garage
- Parkland School District

THE VILLAS AT HIGHGATE

1117 Tudor Drive • Upper Macungie, PA 18031 • (610) 366-9523

Heritage
HOMES GROUP

FROM **\$189,990**
chooseheritage.com

DIRECTIONS: From Allentown – Follow Route 22 West to Route 100 South exit #49. Follow Route 100 South to Route 222/100 South bypass; turn right at stop light. Follow to stop light, turn Right on Grim Road. Take next immediate Left onto Mosser Road. Follow signs to Sales Center.

*Monthly payment (includes principal, interest, taxes, insurance) is based on a U.S.D.A. R.D. mortgage; interest rate of 5%, for a 30-year period, and assumes a first mortgage of \$190,000. Monthly payment does not include Homeowner's Association Fee. Terms and restrictions apply. Credit and income limits apply. Offer can be withdrawn at any time. See salesperson for details. Your savings and program eligibility may vary from this illustration.