

Franklin Village North OPEN HOUSE



Join us this Saturday at Franklin Village North to tour two featured Hot Homes and learn more about limited-time special financing through HomeAmerican Mortgage. For a limited time, qualified buyers can ask about special FHA financing with rates as low as 3.75% on select homes.

Offers expire March 31. If you are looking for more home, a quicker move, and a great opportunity to buy with added value, this is the perfect time to tour Franklin Village North and ask about special FHA financing on select homes.



Saturday, March 28

1:00 PM – 4:00 PM



Franklin Village North in Nampa

Sales Center: 7637 E. Edison Street



Scan to View Available Homes & Plans

Featured Homes



Brooke

7740 E Westing House Street
\$479,990
4 Bedrooms, 2 Bathrooms
2,286 Square Feet
Upstairs Bonus Room



Yosemite

7843 E Meriwether Drive
\$574,990
5 Bedrooms, 4 Bathrooms
3,259 Square Feet
Super Loft, 3 Car Garage

About Franklin Village

Franklin Village North offers value-minded one- and two-story homes in a convenient Nampa location at the heart of the Treasure Valley. Just minutes from shopping, dining, and entertainment, within 24 miles of Downtown Boise, and next door to Orah Brandt Park, this community combines everyday convenience with access to outdoor recreation and the Vallivue School District.

HubbleHomes.com • (208) 917-8160



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RCE - 049



*Loan promotions are valid for buyers who sign purchase agreements on select homes with Hubble Homes, LLC between March 2, 2026, and March 31, 2026, inclusive, and close on or before May 29, 2026, when financing is provided by HomeAmerican Mortgage Corporation (see licensing information below). Funds are limited and are available on a first-come, first-served basis. This offer can be used with other national or community-level incentives, but the total promotion amounts provided for using HomeAmerican Mortgage Corporation are subject to legal and loan program requirements and limitations. Example is based on a sales price of \$555,000 and a 30-year, 5/1 adjustable-rate FHA mortgage with an initial interest rate of 3.750% (monthly payments 1-64) (5.502% APR). Subsequent rate changes in months 65-360 are based on the fully indexed rate which is 5.500% as of March 2, 2026. APR is subject to increase or decrease after closing. Interest rates after the initial period are based on rates in effect as of March 2, 2026, and are subject to change. The total loan amount including the upfront mortgage insurance premium is \$544,947. 3.5% down payment required. Monthly principal and interest payments for the first five years = \$2,523.73. After the first five years, the principal and interest payments adjust every 12 months based on the 1-year Constant Maturity Treasury (CMT) Index plus a 2.0% margin. The initial interest rate is the rate that appears on the promissory note and is the rate on which the monthly payment is based for the first 64 months. The fully indexed rate is the total of the margin + the index value. This value changes with the market and is used to determine the payment rate on each change date. The payment rate is the interest rate on which the monthly payment is based. Maximum rate increase on first interest rate change date is 1%. Maximum rate increase on subsequent rate change dates is 1%. Maximum rate increase over 30 years is 5%. In this example the maximum interest rate is 8.750%. The maximum payment amount is \$3,994.23. Interest rates after the initial period are based on the index in effect as of March 2, 2026 (3.520%). Taxes, hazard insurance and monthly mortgage insurance premiums are not calculated in the above payment. Actual payment will be higher and may vary over the life of the loan. Financing is available to owner occupants only and is subject to availability, a debt-to-income ratio of 43% or less, a maximum 96.5% loan-to-value ratio, a maximum loan amount of the lesser of the county limit or \$832,750, qualification using full documentation and a minimum FICO score of 680. In Maryland and New Mexico, adjustable-rate loans must qualify at the fully indexed rate. Interest rate is not guaranteed and is subject to change without notice. Not valid on loans already locked with HomeAmerican Mortgage Corporation.

HomeAmerican Mortgage Corporation is a residential mortgage loan company. HomeAmerican Mortgage Corporation /NMLS Unique Identifier #130676; NMLS Consumer Access Website: <http://www.nmlsconsumeraccess.org/>, 866.400.7126. HomeAmerican Mortgage Corporation's principal offices are located at 4350 S. Monaco Street, Suite 100, Denver, CO 80237. Arizona Mortgage Banker license #0009265. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. In Nevada, all advertised loans are offered and funded by HomeAmerican Mortgage Corporation, which can be contacted at 770 E. Warm Springs Road, Suite 250B, Las Vegas, NV 89119, 702.638.4450, License #67. Oregon License# ML-5694.

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