



We're here to help you make moves.


The comfort and security of being home has never been more essential than it is right now. And even though we have to stay a few feet apart or connect behind a screen, we can still come together to help you make your next move.

\$0 CLOSING\* COSTS

When the world feels a little uncertain, we want you to feel certain you can count on us. Purchase your dream home and close by June 30, 2020, and we'll pick up the closing costs.\* Plus, we'll even assist in reducing your interest rate with an additional 1% of your loan amount.\*

1% TOWARDS\* A RATE BUY DOWN

[taylor Morrison.com](http://taylor Morrison.com)

 \*All Closing Costs plus 1% Towards Rate Buy down Limited Time Incentive (the "Promotion") valid on new home contracts entered into as of 4/2/20-4/30/20 and applies to all eligible Showcase/Move-in Ready homes that close on or before 6/30/20 ("Promotion Period"), if (1) qualified buyer of an Eligible Home chooses Closing Agent selected only by Seller and finances with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227 ("Affiliated Lender"), (2) qualified buyer selects a home other than in the State of NV, which is excluded from the promotion, and (3) satisfies all other closing date and eligibility criteria (each, an "Eligible Home"). All Closing Cost Promotion includes both the Standard Closing Cost contributions and the Additional Closing Costs provided in the Purchase Agreement to buyers using Affiliated Lender, as well as the Title Company selected only through Seller. Seller will pay all closing costs at closing, pre-paid interest and up to 1% of the loan amount towards discount points. The 1% of the loan amount portion of Promotion may be used towards bona fide discount points and/or settlement charges without the need for any further amendment to the Purchase Agreement and as reflected on the final Closing Disclosure. Promotion excludes homeowner's insurance, escrow account set-up, HOA Dues, Capital Contribution and Transfer/Disclosure Fees. Total contributions will vary depending on the Eligible Home selected and other restrictions described below. Total closing cost contribution subject to Seller's contribution limitations based on mortgage program. Buyer must pre-apply with Affiliated Lender before submitting offer to qualify for the Promotion. Buyer is not required to finance through Affiliated Lender or to use such Closing Agent selected by Seller to purchase a home; however, Buyer must use both settlement services to receive the Promotion. All loans are subject to underwriting and loan qualification of the lender. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. Additional licensing or other financing details regarding Affiliated Lender may be found at [www.taylorMorrison.com/home-financing](http://www.taylorMorrison.com/home-financing). All information (including, but not limited to prices, views, availability, incentives, school assignments and ratings, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. All homes subject to prior sale. Please see a Taylor Morrison or Darling Homes Community Sales Manager or visit [www.taylorMorrison.com](http://www.taylorMorrison.com) or [www.darlinghomes.com](http://www.darlinghomes.com) for additional disclaimers, licensing information or other details (as applicable). Offer void where prohibited or otherwise restricted by all applicable state and federal laws. Taylor Morrison Home Funding, LLC, NMLS #149227 is licensed in the following states: AZ #0916681; CA: DBO #4131114; CO: #347943; WA: #CL-149227; OR: #ML-5888 FL: MLD72; GA #45542 (branch located at 4400 North Point Parkway, Ste. 220, Alpharetta, GA 30022), NC: #L-166652; SC: #149227, TX: #1040362, 336785, and 885815 (branch located at 2929 Briarpark Dr., Ste. 400A, Houston, TX 77042). Additional license information available at NMLS Consumer Access: [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org). © April 2020, Taylor Morrison, Inc. All rights reserved.

