



Darling

BY

DESIGN

We design all our homes with timeless attention to detail and every corner of a Darling home is intentionally crafted with you in mind. It's what we call the Darling Difference. As our gift to you, we're offering **up to \$7,000 in closing costs*** on all Houston-area Darling homes purchased as of July 1st through August 31st, 2019 when using Darling Homes' Affiliated Lender.

DARLINGHOMES.COM | 713.701.5341



*Limited time up to \$7,000 in closing costs remains subject to change without notice and is only valid for qualified buyers utilizing Seller's affiliate, Taylor Morrison Home Funding, LLC, NMLS #149227, TX: #336785; 2929 Briarpark Dr., Suite 400, Houston, TX 77042 ("Affiliated Lender") and use the Title Company selected only through Seller ("Closing Cost Incentive"). Offer currently valid on all new home contracts entered into as of 7/1/19-8/31/19 ("Closing Cost Promotion Period") at Darling Homes' Houston-Area communities only (each an "Eligible Home"). Seller will pay all additional Closing Costs at Closing to the extent applicable up to \$7,000 including prepaids, excluding discount points, VA Borrower Funding Fees, FHA Borrower MIP, which contributions will vary depending on the Eligible Home selected and other restrictions described below and already includes any Seller Standard Closing Cost Incentive. Total Seller's contribution not to exceed maximum allowable closing costs per LTV/lender guidelines. Not valid outside of the Closing Cost Promotion Period, for use with an existing executed contract, in any other Darling Homes' or Taylor Morrison Division or with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in the Purchase Agreement (collectively, the "Ineligible Homes"). Buyer is not required to finance through Affiliated Lender to purchase a home; however, buyer must use Affiliated Lender and Title Company selected only through Seller, to receive the above-described current financing offer. Services not available in all states. Rates, terms and conditions offered by Affiliated Lender are subject to change without notice. All loans are subject to underwriting and loan qualification of the lender. This is not a commitment to lend and not all buyers will qualify. For more information about Affiliated Lender, its licensing and other financing information, please visit www.darlinghomes.com/aba. Offer void where prohibited or otherwise restricted by law. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, 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. Pricing may not include options, upgrades and lot or elevation premiums. All homes subject to prior sale. Additional restrictions may apply. Please see a Darling Homes (Houston) Community Sales Manager for details and visit www.darlinghomes.com for additional disclaimers. © July 2019, Darling Homes of Texas, LLC. All rights reserved.

MAKE YOUR HOME

Your Own


— ENJOY —

HALF OFF OPTIONS*

Your home is a reflection of your personal style. Enjoy half off Design Gallery and structural options up to \$150,000 on eligible “to-be-built” homes purchased as of July 1st through August 31st, 2019.



DARLINGHOMES.COM | 713.701.5341

 *Limited time 50% off Options up to a maximum savings of \$75,000 (i.e., must spend at least \$150,000 to receive the maximum potential savings) to be applied either towards Buyer-selected Structural or Design Gallery Options (collectively, “Option Incentive”). The exact value of Buyer’s actual savings on Option Incentive varies based on the specific options, lot, plan or community selected; complete details available. Offer valid on eligible to-be-built cash or financed new home contracts written as 7/1/19-8/31/19 ONLY if Buyer also finalizes all option selections and makes all required deposits within the timeframe for eligibility set forth in the Purchase Agreement (“Promotion Period”) within a participating Darling Homes (Houston) Community only (each, an “Eligible Home”). Not valid outside of the Promotion Period, for use with an existing executed contract, in any other Darling Homes’ Division or with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in the Purchase Agreement; offer not available on inventory homes that are either under construction or ready for move in (collectively, the “Ineligible Homes”). Any unused amount is forfeited and cannot be used for any other reason. Applied incentives will be rounded off to nearest whole dollar. Option Incentive credited at closing upon satisfaction of all conditions precedent and for financed buyers, subject to lender guidelines that are outside of Seller’s control. This Option Incentive is independent of and not related to the Closing Cost Incentive and is calculated to already include (and is not in addition to) any standard “\$5,000 Design Performance Incentive” set forth in the Purchase Agreement, if buyer signs off on its Options within the specific time period required per plan. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, 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. Pricing may not include options, upgrades and lot or elevation premiums. All homes subject to prior sale. Offer is void where prohibited or otherwise restricted by law. Please see a Darling Homes Community Sales Manager for details and visit www.darlinghomes.com for additional disclaimers. © July 2019, Darling Homes of Texas, LLC. All rights reserved.