



All Closing Costs Paid*

Purchase a select showcase home by August 31st, close by September 30th and we'll pay all closing costs when using a Darling Homes approved lender.*



HOUSTON'S BEST PRISM AWARDS
2016 BUILDER OF THE YEAR

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HOMES *from the* HIGH \$200S *to over* \$1 MILLION

*Limited Time All Closing Costs Incentive ("All Closing Costs Incentive") valid on new home contracts entered into as of 7/16/17-8/31/17 only ("Closing Costs Promotion Period") for the purchase of select eligible Inventory/Move-In Ready homes within a participating Darling Homes (Houston) community only (each, an "Eligible Home"), if: (1) buyer completes the loan pre-application process with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227, TX: # 149227 ("Approved Lender") prior to contract; (2) qualified buyer chooses the Title Company selected only through Seller and finances with Approved Lender; (3) Buyer closes on an Eligible Home on or before 9/30/17 and (4) buyer satisfies all other eligibility criteria. In addition to the standard closing cost contributions provided in the Purchase Agreement to buyers using Approved Lender and the Title Company selected only through Seller, Seller will pay all additional Closing Costs at Closing to the extent applicable excluding discount points or pre-paid items, which contributions will vary depending on the Eligible Home selected and other restrictions described below. It also includes FHA/VA Unallowables; any unused amount is forfeited. Buyer is not required to finance through Approved Lender to purchase a home; however, buyer must elect to procure financing through Approved Lender and choose the Title Company selected only through Seller to receive the above Closing Cost incentive. In the event Buyer applies for financing with any lender other than the Approved Lender, or Buyer selects a company other than the Title Company selected by Seller, Seller shall not be obligated to pay any portion of Buyer's closing costs notwithstanding that such financing is provided by the Approved Lender or that title insurance or closing services are provided by the Title Company selected by Seller. Rates, terms and conditions offered by Approved Lender are subject to change without notice. All Closing Costs Incentive may not be combined with any other offer, unless expressly set forth in Buyer's Purchase Agreement Documents. Total closing cost contribution subject to Seller's contribution limitations based on mortgage program and loan to value guidelines that are outside of Seller's control. All loans are subject to underwriting, as well as the loan qualification and guidelines of the lender. This is not a commitment to lend and not all buyers will qualify. For more information about Approved Lender, its licensing and other financing information, please visit www.darlinghomes.com/aba. Additional lender or other restrictions may apply. Not all Showcase Homes qualify as an Eligible Home. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options and assessments and fees) is not guaranteed and remains subject to change or delay without notice. Prices may not include lot premiums, upgrades and options. Maps and plans are not to scale and all dimensions are approximate. Please see a Darling Homes (Houston) Community Sales Manager and the Purchase Agreement's terms for details on Eligible Homes and visit www.darlinghomes.com for additional disclaimers. Offer void where prohibited or otherwise restricted by law. ©July, 2017 Darling Homes of Texas, LLC. All rights reserved.

