



Secure the home I love 

Take advantage of our Buy Build Secure™ reduced interest rate program* **PLUS** save up to \$20,000 with finance savings!**



Incentives to help you save

You can **buy** the Taylor Morrison home you want, **build** with your design studio selections and **secure** a reduced interest rate for up to one year when you use our affiliated Lender, Taylor Morrison Home Funding.



Cost to you

At the time you secure your rate, Taylor Morrison Home Funding will collect a commitment fee equal to 1% of the loan amount. If you choose, your commitment fee may be credited to you at closing through your Taylor Morrison finance incentive.



How it works

Taylor Morrison will keep you informed on estimated home completion so you are able to make the best choice on when to lock and secure your rate. Your Loan Consultant will provide you with the current interest rate, which includes the promotional rate secured by Taylor Morrison. A free interest rate float down, with specific terms, is available within 30 days of home completion and closing.

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*Limited Time 12-month Extended Rate Lock ("Promotion") valid on new home contracts entered as of 11/1/23 - 11/30/23 ("Promotion Period") on all eligible, Park East and Esplanade at Azario Inventory and To-Be-Built homes (each, an "Eligible Home"). Taylor Morrison has secured, through Taylor Morrison Home Funding, Inc. ("Affiliated Lender"), a pool of funds that is only available for a limited time until pool of funds is depleted. Buyer must reserve funds as of the Purchase Agreement Date and may elect to secure rate at any time during construction (depending on Eligible Home's stage of construction). At the time Buyer elects to secure the Extended Rate Lock, Buyer will be required to pay 1% of loan amount fee, directly to Affiliated Lender as a non-refundable commitment fee ("Commitment Fee"),

to guarantee the rate lock period. **Limited Time Finance Savings ("Promotion") valid on new home contracts entered as of 11/1/23 - 11/30/23 ("Promotion Period") on select eligible Park East and Esplanade at Azario homes (each, an "Eligible Home"). At closing, Seller agrees to pay up to \$20,000 towards seller paid Temporary Buydown Fund, extended rate lock commitment fee, closing costs, pre-paid and/or discount points. Actual savings will vary by the community, floor plan, lot premium, options of home and availability. Other restrictions may apply. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. For eligibility, Qualified Buyer of an Eligible Home must (1) pre[1] apply with Affiliated Lender by visiting www.taylormorrison.com/home-financing prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home; however, Buyer must use both the Closing Agent selected by Seller and finance through Affiliated Lender to receive this Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Not to be combined with any other incentive offer, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Taylor Morrison Home Funding, Inc. is not acting on behalf of or at the direction of HUD/FHA or the federal government. Limited-time Finance Promotion is unrelated to and distinct from the price reduction. Other restrictions may apply. Not all Borrowers will qualify. Services not available in all states. Taylor Morrison Home Funding, Inc., NMLS # 8588, 495 North Keller Road, Suite 550, Maitland, FL 32751, Licensed location: FL: MLD1920 | www.nmlsconsumeraccess.org. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, exteriors, 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, availability or delay without notice. Any community improvements, recreational features and amenities described in marketing materials are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options depending on stage of construction. Community Association or other fees may be required. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager or visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © November 2023, Taylor Morrison of Florida, Inc. ("Taylor Morrison"). CBC1257822, CBC1259457 & CGC1529148. The Esplanade © name and logo owned by Esplanade Resort Experiences, LLC are federally registered and used with its express permission. All rights reserved. 11/06/23 6787