



RATES TO SWEETEN YOUR **summer**



SCAN TO SEE OFFERS

4.49% FIRST-YEAR
PAYMENT

5.49% | **5.61%** APR*
YEARS 2-30

Save on a brand-new home in the Sarasota area with a lower payment for the first year with a temporary buydown, then a reduced Conventional 30-year fixed rate for the life of your loan.



Plus, save up to **\$75,000** on the price of to-be-built and select quick move-in homes.**

Available to all, regardless of who you choose to finance with or if you pay cash.

taylormorrison.com/make-moves/sarasota



*Limited Time Fixed Interest Rate 5.49% / 5.61% APR ("Promotion") valid on new home contracts entered as of 7/8/24 – 7/31/24 on select eligible Sarasota area Quick Move-in Homes (each, an "Eligible Home") that close on or before 8/30/24 ("Promotion Period"). The advertised annual percentage rate ("APR") of 5.61% APR is calculated using seller incentives and is based on a Conventional 30-Year fixed rate mortgage with a Total Purchase Price of \$500,000 and a loan amount of \$400,000, 20% down payment and 760 median credit score. Available for conventional conforming loan limits, owner-occupied only. Taylor Morrison has locked in, through Taylor Morrison Home Funding, Inc. ("Affiliated Lender"), a fixed

interest rate for a pool of funds (minimum loan amount \$225,000). Rate is only available for a limited time until pool of funds is either depleted or rate expires. At closing, Seller agrees to pay up to \$20,000 (as set forth on the Closing Disclosure) towards seller paid Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-paid. For eligibility of the above Promotion, Qualified Buyer of an Eligible Home must (1) pre-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 above Promotion, Promotion 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 the above 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. 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. **Quick Move-In Purchase and To-Be-Built Purchase Price Reduction: At closing, Limited Time Price Reduction up to \$75,000 ("Price Reduction") offer valid on cash or financed Sarasota area new home contracts (each, an "Eligible Home") entered into as of 7/8/24 – 7/31/24 (the "Promotion Period"). Prices may not include lot premiums, upgrades and options depending on stage of construction. Both Price Reduction offers are unrelated to and distinct from any financing incentive, do not require use of Affiliated Lender to receive Price Reduction, and are available to all, regardless of who you choose to finance with or if you pay cash. Both Price Reduction offers are not available outside of the Promotion Period or Tampa area. Taylor Morrison reserves the right to change, extend or discontinue the Price Reductions at any time prior to contract. 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. 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 for details and visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © July 2024, Taylor Morrison of Florida, Inc. CBC1259457, CGC1529148. All rights reserved. 8885