



America's Most Trusted® Home Builder for 11 years in a row**

**SAVE
UP TO \$50K**

We're offering flex cash toward options on select homes regardless of who you finance with or if you pay cash. By using Taylor Morrison Home Funding Inc., you can choose flex cash toward seller paid closing costs.*

Summer savings, your way

With hot summer offers, there's no better time to put down roots at Esplanade at Azario Lakewood Ranch, and no better builder to trust with that decision. Up to \$50K in savings gives you the freedom to lower your rate, reduce your closing costs, or save on design and structural options.*

EsplanadeAzario.com

*Limited time up to \$50K Your Way ("Promotion") valid on new home contracts entered as of 5/29/26 - 6/30/26 ("Promotion Period") on select Taylor Morrison homes Esplanade at Azario Lakewood Ranch only (each, an "Eligible Home"). Seller agrees to pay up to \$50,000 in flex cash towards Options, which may include: Seller Paid Seller or Buyer-Selected Options (depending on stage of construction) reflected as an Option Incentive as of the Purchase Agreement Date (To-Be-Built Homes) or in the form of a Price Reduction reflected as a Discount as of the Purchase Agreement Date (Quick Move-in Homes) or Lot Premium (any Eligible Home) in the form of a Price Reduction reflected as a Discount as of the Purchase Agreement Date. Price Reduction offers are unrelated to and distinct from any financing incentive, do not require use of Affiliated Lender and are available to all, regardless of who you finance with or if you pay in cash. To utilize Flex Cash towards Taylor Morrison Home Funding's Closing Costs, which may include: Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-pays please refer to eligibility section below. For eligibility of the above finance 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 finance Promotion; (2) use the services of Closing Agent selected 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 finance 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 finance 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. Taylor Morrison Home Funding, Inc. is not acting on behalf of or at the direction of HUD/FHA or the federal government. Not all Borrowers will qualify. Services not available in all states. Taylor Morrison Home Funding, Inc. NMLS #8588, 495 N. Keller Rd. Suite 550, Maitland, FL 32751. Licensed location: FL: MLD1920 | www.nmlsconsumeraccess.org. **Taylor Morrison received the highest numerical score in the proprietary Lifestory Research 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025 America's Most Trusted® Home Builder study. Your experiences may vary. Visit the www.lifestoryresearch.com for more details. 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. This is not an offer in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © June 2026, Taylor Morrison of Florida, Inc. CGC1529148 and CGC1537334. All rights reserved.

