

LOCK IN YOUR 5.25%/5.407% APR RATE*

on Select Homes



WINDWARD IS A MUST-SEE COMMUNITY

Exceptional amenities, brand-new homes, and the perfect location within Lakewood Ranch, Windward by Neal Communities has everything you're looking for. Enjoy an array of exciting outdoor amenities and activities including a resort-style pool and spa, fitness center, pickleball and tennis courts, a clubhouse with on-site activities director, and more.

And right now we're offering limited time interest rate savings! You can lock in the low rate of 5.25%/5.407% APR* on select quick move-in inventory homes.

Schedule your community tour and come see us today. We have move-in ready homes available for immediate occupancy!



WINDWARD
AT LAKEWOOD RANCH

NEAL COMMUNITIES
Where You Live Matters

941.212.0424 NEALCOMMUNITIES.COM

2618 PARADISE PLUM DR, SARASOTA, FL 34240



*Limited Time Fixed Interest Rate 5.25%/5.407% APR ("Promotion") valid on new home contracts entered as of 4/16/24-6/15/24 on all eligible Quick Move-in Homes (each, an "Eligible Home") that close on or before 6/15/24 ("Promotion Period"). The advertised annual percentage rate ("APR") of 5.407% is calculated using seller incentives and is based on a Conventional 30-Year fixed rate mortgage with a Total Purchase Price of \$631,000 and a loan amount of \$504,800, 20% down payment and 740 median credit score. Available for conventional conforming loan limits, owner occupied only. Actual savings will vary by the community, floor plan, lot premium, options of home and availability. Other restrictions may apply. Neal Communities has locked in, through Neal Communities Funding, LLC ("Affiliated Lender"), a fixed interest rate for a pool of funds (minimum loan amount \$320,000). Rate is only available for a limited time until pool of funds is either depleted or rate expires. Seller reserves the right to modify the Promotion terms and/or Promotion Period at any time prior to contract. For eligibility, Qualified Buyer must (1) pre-apply with Affiliated Lender by visiting www.nealcommunities/finance-your-home prior to submitting offer to qualify for the Promotion; (2) utilize these services of Closing Agents 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 terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or use such Closing Agents selected by Seller to purchase a home; however, Buyer must use both the Closing Agents 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. Other restrictions may apply. Not all Borrowers will qualify. Neal Communities Funding LLC, NMLS # 1378794, 495 North Keller Road, Suite 550B, Maitland, FL 32751, Licensed locations: FL: MLD1250 | www.nmlsconsumeraccess.org