

ENJOY A 4.25% FIRST YEAR RATE AND 5.25% / 5.407% APR* FOR YEARS 2-30

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.

Right now you can take advantage of an incredible 1-year temporary interest rate buydown on your 30-year fixed-rate conventional mortgage.

YEAR 1: 4.25% | YEARS 2-30: 5.25% / 5.407% APR*

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



NEALCOMMUNITIES
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 with a 1-0 Temporary Interest Rate Buydown ("Promotion") valid on new home contracts entered as of 07/02/24 - 09/02/24 on all eligible Quick Move-in Homes (each, an "Eligible Home"). 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 \$651,000 and a loan amount of \$540,800, 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's terms and/or Promotion Period at any time prior to contract. For eligibility, Qualified Buyer must (1) pre-apply with Affiliated Lender by visiting <https://www.nealcommunities.com/finance-your-home/> 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. Other restrictions may apply. Not all Borrowers will qualify. Neal Communities Funding LLC, NMLS # 1378794, 496 North Keller Road, Suite 550B, Maitland, FL 32751, Licensed locations: FL, ML, D1250 | www.nmlsconsumeraccess.org. Prices, information and availability are subject to change without notice. See Sales Representative for details. Photos used may be from model homes or virtually staged for representation purposes. All homes subject to prior sale. Please visit nealcommunities.com for additional state or community-specific disclaimers, licensing information or other details (as applicable). Offer void where prohibited or otherwise restricted by all applicable state and federal laws. ©July 2024, Neal Communities LLC. All rights reserved.