

# CHOOSE A **FREE POOL\*** OR A **5.25% / 5.371% APR** **2/1 BUYDOWN RATE PROMO**



*on Select Homes*



**SAVANNAH 2: HOMESITE #572 - AVAILABLE FOR QUICK MOVE-IN**  
3 BEDS | 3 BATHS | 3 CAR GARAGE | 1 STORY | 2,868 SQ FT | \$1,188,990



**CAPTIVA: HOMESITE #193 - AVAILABLE FOR QUICK MOVE-IN**  
3 BEDS | 3 BATHS | 3 CAR GARAGE | 1 STORY | 2,698 SQ FT | \$1,139,990



## 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, choose a **FREE POOL\*** (up to \$100K) on select feature homes in-progress OR enjoy a special temporary interest rate buydown on your 30-year fixed-rate conventional mortgage.

**YEAR 1: 3.25% | YEAR 2: 4.25% | YEARS 3-30: 5.25% / 5.371% APR\*\***

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



**NEAL COMMUNITIES**  
Where You Live Matters

**941.212.0424 | NEALCOMMUNITIES.COM**

2618 PARADISE PLUM DR, SARASOTA, FL 34240



Photographs are for demonstrative, illustrative purposes only, actual homes may vary.  
\*For a limited time, Seller agrees to pay up to \$100,000 price reduction toward existing pool (Promotion). Valid on select quick move-in contracts with pool entered between 8/8/2024 - 10/31/24 that close on or before 12/31/24 ("Promotion Period"). Seller reserves the right to modify pricing and incentives at any time and without liability or obligation prior to contract. \$100,000 Price reduction is distinct and separate from any finance promotion, and is available to all regardless of who you choose to finance with or if you pay cash.

\*\*Limited Time Fixed Interest Rate 5.25% / 5.371% APR with a 2/1 temporary paid Buydown ("Promotion") valid on new home contracts entered as of 9/28/24 - 10/31/24 on all eligible Quick Move-in Homes (each, an "Eligible Home") that close on or before 12/6/24 ("Promotion Period"). The advertised annual percentage rate ("APR") of 5.371% 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. At closing, Seller agrees to pay up to 2% of Total Purchase Price, not to exceed a calculation based on a maximum sales price of \$810,000 towards discount points and temporary buydown. 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 for this promotion, Qualified Buyer must (1) pre-apply with Affiliated Lender by visiting [www.nealcommunities.com/finance-your-home](http://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 # 1318794, 495 North Keller Road, Suite 550B, Maitland, FL 32751. Licensed locations: FL: ML12150 | [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)