



UP TO \$125,000 OFF YOUR DREAM HOME* OR A 2/1 BUYDOWN RATE PROMO**

Year 1: 4.25%, Years 2-30: 5.25% / 5.371% APR**



WINDWARD AND PALM GROVE ARE MUST-SEE LAKEWOOD RANCH COMMUNITIES



**PALM
GROVE**

This brand-new neighborhood in Lakewood Ranch exudes peace and tranquility. Palm Grove by Neal Communities offers true resort-style living. A variety of outdoor amenities and activities, such as a resort-style pool, fitness center, pickleball, cornhole, and shuffleboard courts, workout lawn, clubhouse, playground, and more will be available soon!

 2013 Coconut Palm Cove, Bradenton, FL 34212



WINDWARD
AT LAKEWOOD RANCH

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!

 2618 Paradise Plum Dr, Sarasota, FL 34240

Right now, our exciting Red Tag Event is going on with unbelievable savings opportunities - including up to \$125,000* off of your dream home or an incredible interest rate buydown. **YEAR 1: 4.25% | YEARS 2-30: 5.25% / 5.371% APR****

We have move-in ready homes available NOW! Scan QR code to view all Red Tag availabilities. Schedule your tour today. 



NEAL COMMUNITIES
Where You Live Matters

941.212.0424

NEALCOMMUNITIES.COM

Photographs are for demonstrative, illustrative purposes only, actual homes may vary.

*Limited Time Offer. Up to \$125,000 in combined savings [Promotion]. Offer valid only on select spec/move-in ready homes in select communities on purchase agreements accepted 4/1/2025 through 4/21/2025 ("Promotion Period").

**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 4/1/2025 through 4/21/2025 on all eligible Quick Move-In Homes (each, an "Eligible Home") that close on or before 5/21/25 ("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/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, 495 North Keller Road, Suite 550B, Maitland, FL 32751, Licensed locations: FL: MLD1250 | www.nmlsconsumeraccess.org