



## Special Year-End Savings

Start 2025 in a brand-new home with our biggest sale yet.

Take advantage of **up to \$36,000 in savings on select Ready-Now Homes** in The Townhomes at Azario Lakewood Ranch; available to all, regardless of who you choose to finance with or if you pay cash.\* **Plus, receive up to \$15,000 towards closing costs** when you use our Affiliated Lender, Taylor Morrison Home Funding and purchase your home by December 31.\*\*



Scan to view homes

[TheTownhomesAtAzario.com](https://www.townhomesatazario.com) | [SarasotaOnline@taylormorrison.com](mailto:SarasotaOnline@taylormorrison.com)



\*Limited time current reduced Ready-Now Home Prices up to \$36,000 effective on Taylor Morrison's The Townhomes at Azario Lakewood Ranch new home contracts entered into as of 12/6/24 only, notwithstanding any prior marketing materials in any media you may have viewed reflecting the prior higher prices (each, an "Eligible Home"). Not applicable to any other community or active contracts entered into prior to 12/6/24. The Purchase Price Reduction has already been taken as of the Purchase Agreement Date. Seller reserves the right to modify pricing and incentives at any time and without liability or obligation prior to contract. Price Reduction is separate and distinct from any finance promotion, does not require use of the Taylor Morrison's Affiliated Lender, and is available to all regardless of who you choose to finance with or if you pay cash. Eligible Home prices exclude furniture, decorative accessories, as well as closing costs and will include the above Purchase Price Reduction, any lot premium, Seller installed options and upgrades; Buyer-selected options will not be available on featured Eligible Homes. Eligible Homes subject to prior sale. \*\*Limited Time Finance Savings ("Promotion")

valid on new home contracts entered as of 12/6/24 - 12/31/24 ("Promotion Period") on select eligible The Townhomes at Lakewood Ranch homes (each, an "Eligible Home"). At closing, Seller agrees to pay up to \$15,000 towards closing costs. Any remaining promotional incentives may be applied towards seller paid Temporary Buydown Fund, pre-pays and/or discount points. Actual savings will vary by the community, floor plan, lot premium, options of home and availability. Other restrictions may apply. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract. For eligibility, Qualified Buyer of an Eligible Home must (1) pre-apply with Affiliated Lender by visiting [www.taylormorrison.com/home-financing](https://www.taylormorrison.com/home-financing) 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. 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 financing 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. Services not available in all states. Taylor Morrison Home Funding, Inc., NMLS # 8588, 495 North Keller Road, Suite 550, Maitland, FL 32751, Licensed location: FL: MLD1920 | [www.nmlsconsumeraccess.org](https://www.nmlsconsumeraccess.org). 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. Representative Photos above for illustrative purposes only of available plans, features and structural option ideas; not necessarily the actual community or the actual homes that will be available. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit [www.taylormorrison.com](https://www.taylormorrison.com) for additional state or community specific disclaimers, licensing information or other details (as applicable). © December 2024, Taylor Morrison of Florida, Inc. CBC1259457, CGC1529148. All rights reserved. 12/04/24 8074