

# TRUST



Taylor Morrison is recognized as

## AMERICA'S MOST TRUSTED™ HOME BUILDER

by Lifestory Research.

### TWO YEARS IN A ROW

What an incredible honor and a true testament to the work ethic and passion of each and every team member at Taylor Morrison.

To show our appreciation, we are offering

## No Closing Costs\*

### ON ELIGIBLE "TO-BE-BUILT" HOMES

throughout Houston purchased between Apr. 1st – Apr. 30th, 2017 when using a Taylor Morrison approved lender. Put your trust in Taylor Morrison and let our passion for home building work for you!



Homes from the upper \$100s to \$1 Million+

taylor morrison

Homes Inspired by You



★★★★★  
Lifestory Research®

AMERICA'S MOST TRUSTED®

National Home Builder

2016 - 2017

Contact our Internet Home Consultants to schedule an appointment:

281-780-4652

HoustonOnline @TaylorMorrison.com

[taylor Morrison.com](http://taylor Morrison.com)



\*ALL CLOSING COSTS INCENTIVE: Limited time Promotion valid on new home contracts entered into as of 4/1/17 - 4/30/17 ("Promotion Period") and only applies to to-be-built homes/homes not currently under construction (not applicable to inventory homes/move-in ready or model homes) at Taylor Morrison's Houston area communities only, if: (1) qualified buyer chooses the Title Company selected by Seller and finances with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227 ("Approved Lender"); (2) such Eligible Home closes on or before 9/30/17 and (3) satisfies all other eligibility criteria. Buyer is not required to finance through Approved Lender to purchase a home; however, buyer must use Approved Lender to receive this All Closing Cost Incentive. Offer not available outside of the Promotion Period, in any other Taylor Morrison Division. All Closing Costs Incentive is in addition to the Standard Closing Cost contributions provided in the Purchase Agreement to buyers using Approved Lender. Seller will pay all additional Closing Costs at Closing to the extent applicable, excluding discount points or prepaid items, which contributions will vary depending on the eligible home selected and other restrictions described below. Closing Cost Incentive may not be combined with any other offer, unless expressly set forth in Buyer's Purchase Agreement Documents. Total closing cost contribution subject to Seller's contribution limitations based on mortgage program and loan to value guidelines that are outside of Seller's control. All loans are subject to underwriting and loan qualification of the lender. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. Additional licensing or other financing details regarding Approved Lender may be found at [www.taylorMorrison.com/tmfh-aba](http://www.taylorMorrison.com/tmfh-aba). All community and home information (including, but not limited to prices, views, availability, incentives, school assignments and ratings, floor plans, 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 or delay without notice. Offer void where prohibited or otherwise restricted by law. All homes subject to prior sale. Taylor Morrison received the highest numerical score in the proprietary Lifestory Research 2016 and 2017 America's Most Trusted® Home Builder study. The 2016 study based on 39,079 new home shoppers from Jan-Dec 2015, and 2017 study based on 31,764 new home shoppers from Jan-Dec 2016 in the United States. Your experiences may vary. Visit [www.lifestoryresearch.com](http://www.lifestoryresearch.com). Please see a Taylor Morrison Community Sales Manager and your purchase agreement for community-specific details or visit [www.taylorMorrison.com](http://www.taylorMorrison.com) for additional disclaimers. ©Mar., 2017, Taylor Morrison of Texas, Inc. All rights reserved.

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LIMITED TIME OFFER: APRIL 1, 2017 - APRIL 30, 2017 ONLY!

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## Closing Cost Check List

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Processing              | <input checked="" type="checkbox"/> Credit Report        | <input checked="" type="checkbox"/> Lender Title Policy               | <input checked="" type="checkbox"/> Owner's Title Policy  |
| <input checked="" type="checkbox"/> Underwriting            | <input checked="" type="checkbox"/> Tax Service          | <input checked="" type="checkbox"/> Tax Certificate / State Guarantee | <input checked="" type="checkbox"/> HOA Transfer/ CAP Fee |
| <input checked="" type="checkbox"/> Appraisal w/ Final Insp | <input checked="" type="checkbox"/> Flood Certificate    | <input checked="" type="checkbox"/> Survey                            |   |
|   | <input checked="" type="checkbox"/> Title Settlement Fee |   |   |

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