

— You'll love your new home —

INSIDE AND OUT



No
Closing
Costs*

**ENJOY A NEW HOME, AND
CLOSING COSTS* ON US.**

Purchase an eligible inventory home in a qualifying Taylor Morrison Houston area community between 1/9/17 – 2/28/17 and we'll pay your closing costs when using a Taylor Morrison approved lender.*

**JANUARY 9TH
TO FEBRUARY 28TH**

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Homes Inspired by You



*ALL CLOSING COSTS INCENTIVE: Limited time Promotion valid on new home contracts entered into as of 1/9/17-2/28/17 ("Promotion Period") for the purchase of eligible inventory/move-in ready homes (each, an "Eligible Home") 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, TX: #149227 ("Approved Lender"); (2) such Eligible Home closes on or before 6/30/17 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 or on to-be-built homes. 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/tmhf-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. Please see a Taylor Morrison Community Sales Manager and your purchase agreement for community-specific details or visit www.taylorMorrison.com for additional disclaimers. ©Jan., 2017, Taylor Morrison of Texas, Inc. All rights reserved.

