



DESIGNED
by DARLING



Already built, exquisitely designed
and ready for you.

Darling Homes has a wonderful selection of move-in ready homes that have been built and thoughtfully designed to be as unique as the families that live there. From now through November 15, 2017, these homes are being offered at remarkable year-end savings.

— UP TO —

\$20,000 TOWARD CLOSING*

— IN ADDITION TO —

YEAR-END SAVINGS *Plus* **10% Off** AT GALLERY FURNITURE**

 **Darling**
HOMES


GALLERY FURNITURE

*Limited time up to \$20,000 Total Closing Costs Incentive ("Closing Costs Incentive") valid on new home contracts entered into as of 9/15/17-11/15/17 only ("Closing Costs Promotion Period") for the purchase of select eligible Inventory/Move-In Ready homes within a participating Darling Homes (Houston) community only (each, an "Eligible Home"), if: (1) buyer completes the loan pre-application process with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227, TX: # 149227 ("Approved Lender") prior to contract; (2) qualified buyer chooses the Title Company selected only through Seller and finances with Approved Lender; (3) Buyer closes on an Eligible Home on or before 12/31/17 and (4) buyer satisfies all other eligibility criteria. In addition to the standard closing cost contributions provided in the Purchase Agreement to buyers using Approved Lender and the Title Company selected only through Seller, Seller will pay all additional Closing Costs (including certain pre-pays) up to a combined maximum of \$20,000 (regardless of actual Total Closing Costs, if greater than \$20K) at Closing to the extent applicable excluding discount points, which contributions will vary depending on the Eligible Home selected and other restrictions described below. It also includes FHA/VA Unallowables; any unused amount is forfeited. Buyer is not required to finance through Approved Lender to purchase a home; however, buyer must elect to procure financing through Approved Lender and choose the Title Company selected only through Seller to receive the above Closing Cost incentive. In the event Buyer applies for financing with any lender other than the Approved Lender, or Buyer selects a company other than the Title Company selected by Seller, Seller shall not be obligated to pay any portion of Buyer's closing costs notwithstanding that such financing is provided by the Approved Lender or that title insurance or closing services are provided by the Title Company selected by Seller. Rates, terms and conditions offered by Approved Lender are subject to change without notice. All Closing Costs 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, as well as the loan qualification and guidelines of the lender. This is not a commitment to lend and not all buyers will qualify. For more information about Approved Lender, its licensing and other financing information, please visit www.darlinghomes.com/ aba. Additional lender or other restrictions may apply. Not all Showcase Homes qualify as an Eligible Home. *Limited time Gallery Furniture 10% Off New Home Welcome Offer ("GF Promotion Period") valid on new home contracts entered into as of 9/15/17-11/15/17 only and currently pending cash or financed new home contracts as of 8/1/17 for inventory and move-in ready Showcase homes in any Darling Homes (Houston) community only (each, an "Eligible Home") that must close on or before 12/31/17 ("GF Promotion Period"). For eligibility and complete details, Homebuyers must register for the offer by e-mailing mike.martin@galleryfurniture.com or calling 281.687.1263. This promotional discount is: (1) not offered or sponsored by Seller and unrelated to any current promotion offered by Seller applicable to your transaction; (2) subject to all terms and conditions set by Gallery Furniture; (3) not valid for the purchase of electronics, accessories or rugs at Gallery Furniture and (4) may not be used with any other promotions, discounts or sales offered by Gallery Furniture. This offer is solely the responsibility of Gallery Furniture. No cash or other substitutions permitted. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options and assessments and fees) is not guaranteed and remains subject to change or delay without notice. Prices may not include lot premiums, upgrades and options. Maps and plans are not to scale and all dimensions are approximate. Please contact Gallery Furniture directly per the above details on GF Promotion's limited time offer. Please see a Darling Homes (Houston) Community Sales Manager and the Purchase Agreement's terms for details on Eligible Homes and visit www.darlinghomes.com/ for additional disclaimers. Offer void where prohibited or otherwise restricted by law. © October, 2017 Darling Homes of Texas, LLC. All rights reserved.

