



RATE ROLL BACK

2.875% FOR THE FIRST YEAR (5.2% APR)*

Save today because you're planning for *tomorrow*.

We have a very special offer to help get the new year started off right. Enjoy reduced mortgage payments during the first two years in your new home.

| YEAR 1 | YEAR 2 | YEAR 3 - 30 |
|---|---|---|
| 2.875% (5.2% APR)* TWO Percent Below CMR | 3.875% (5.2% APR)* ONE Percent Below CMR | 4.875% (5.2% APR)* CMR Locked-In for the Remaining Loan Period |
| Offer valid on eligible Showcase/Move-in Ready homes purchased as of January 4, 2019 that close on or before April 30, 2019. Affiliated Lender's Current Market Rate (CMR). | | |

EXAMPLE:

Results for a \$380,000 Mortgage

| | YEAR 1 | YEAR 2 | YEAR 3 - 30 |
|-----------------|---------------------------------------|--|--|
| RATE | 2.875% FOR THE FIRST YEAR (5.2% APR)* | 3.875% FOR THE SECOND YEAR (5.2% APR)* | 4.875% FOR THE 3RD - 30TH YEAR (5.2% APR)* |
| MONTHLY PAYMENT | \$1,576.59 | \$1,786.91 | \$2,010.99 |
| MONTHLY SAVINGS | \$434.40 | \$224.08 | |
| TOTAL SAVINGS | | | \$7,901.76 |



*2/1 Temporary Buydown Limited Time Incentive (the "Promotion") valid on new home contracts entered into as of 1/4/19 only ("Promotion Period") and applies to all eligible Showcase/Move-in Ready homes that close on or before 4/30/19, if (1) qualified buyer of an Eligible Home chooses Closing Agent selected only by Seller and finances with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227, ("Affiliated Lender") and (2) satisfies all other closing date and eligibility criteria (each, an "Eligible Home"). Seller to pay up to 2.5% of buyer's loan amount towards temporary buydown promotion and/or closing costs, as reflected on the final Closing Disclosure. Seller paid 2/1 temporary buydown eligible for Conventional and FHA financing for qualified owner-occupied borrowers with a minimum 680 credit score. The advertised example is for general information and based on a Conforming 30 Year Fixed loan, purchase price of \$475,000, 20% down payment, median credit score of 740 and a 45-day rate lock term. Interest rates as low as 2.875% for year 1; 3.875% for year 2; no longer discounted at 4.875% / 5.2% APR for years 3-30 or remaining term. (Taxes and insurance not included). HOA dues paid separately based on the HOA's current assessments. Rate lock available after borrower completes loan application with Affiliated Lender. Rates may vary depending on program, market fluctuations, as well as other factors outside of Seller or Affiliated Lender's control. Credit score/LTV/Loan amount adjustments may apply. Rate/Points not locked and subject to market fluctuation daily without notice. Total closing cost contribution subject to Seller's contribution limitations based on mortgage program. Buyer must pre-apply with Affiliated Lender before submitting offer to qualify for the Promotion. Buyer is not required to finance through Affiliated Lender or to use such Title Company selected by Seller to purchase a home; however, Buyer must use both such settlement services to receive the above 2/1 Buydown incentive. 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 Affiliated Lender may be found at www.taylormorrison.com/aba. All 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. All homes subject to prior sale. Please see a Taylor Morrison Community Sales Manager or visit www.taylormorrison.com for additional disclaimers or other details (as applicable). Offer void where prohibited or otherwise restricted by all applicable state and federal laws. Taylor Morrison Home Funding, LLC, NMLS #149227 is licensed in the following states: AZ #0916881; CA: DBO #4131114; CO: #347943; FL: MLD72; GA #45542; IL MB# 6761135; NC: #L-166652-101 and L-166652-102; TX #336785 located at 2929 Briarpark Dr., Ste. 400A, Houston, TX 77042. Additional license information available at NMLS Consumer Access: www.nmlsconsumeraccess.org. © January 2019, Taylor Morrison, Inc. All rights reserved.

