



# Darling

BY

# DESIGN

We design all our homes with timeless attention to detail and every corner of a Darling home is intentionally crafted with you in mind. It's what we call the Darling Difference. As our gift to you, we're offering **up to \$10,000 in closing costs\*** on all Houston-area Darling homes purchased as of March 1st through April 30th, 2019 when using Darling Homes' Affiliated Lender.

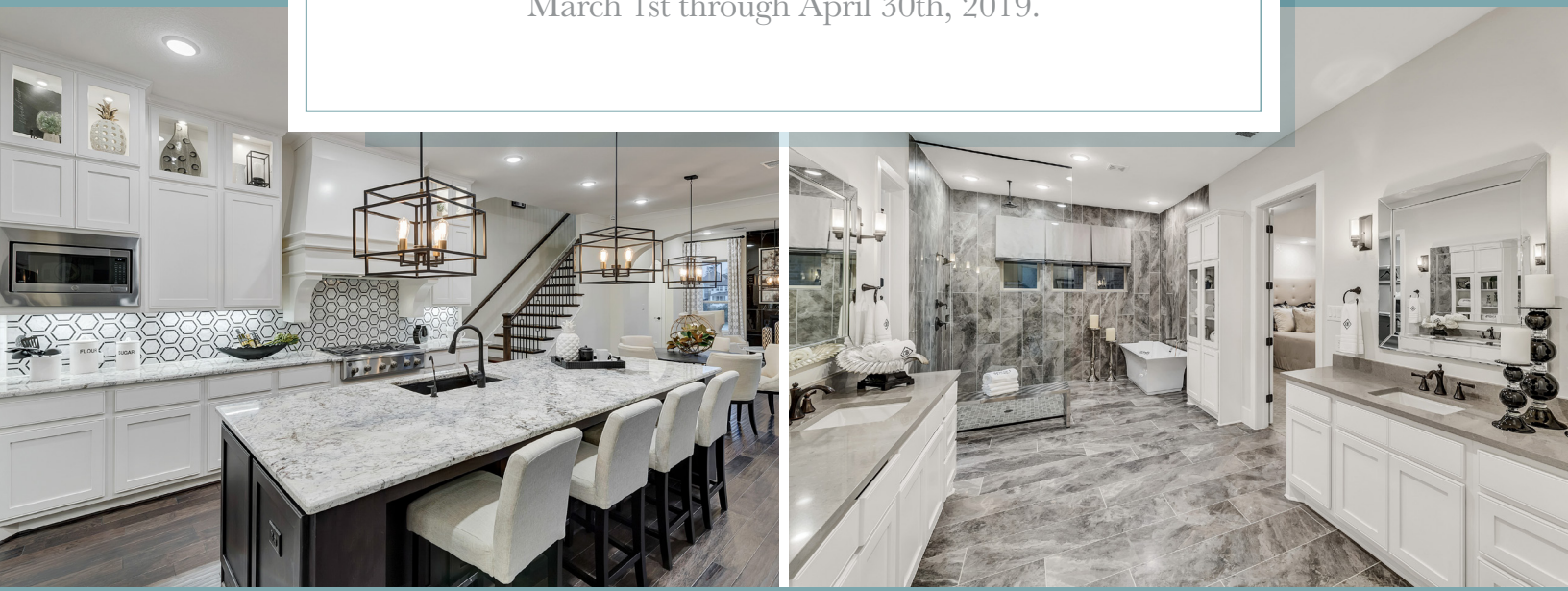
[DARLINGHOMES.COM](http://DARLINGHOMES.COM) | 713.701.5341

\*Limited time up to \$10,000 in closing costs ("Closing Cost Incentive") remains subject to change without notice and is only valid for qualified buyers utilizing Seller's affiliate, Taylor Morrison Home Funding, LLC, NMLS #149227, TX: # 336785; 2929 Briarpark Dr., Suite 400, Houston, TX 77042 ("Affiliated Lender"). Offer currently valid on all new home contracts entered into as of 3/1/19-4/30/19 ("Closing Cost Promotion Period") at Darling Homes' Houston-Area communities only. Seller will pay all additional Closing Costs at Closing to the extent applicable up to \$10,000, excluding discount points, VA Borrower Funding Fees, FHA Borrower MIP or prepaid items (other than HOA Initiation Fee that is included), which contributions will vary depending on the eligible home selected and other restrictions described below. Total Seller's contribution not to exceed maximum allowable closing costs per LTV/lender guidelines. Buyer is not required to finance through Affiliated Lender to purchase a home; however, buyer must use Affiliated Lender and Title Company selected only through Seller, to receive the above-described current financing offer. Services not available in all states. Rates, terms and conditions offered by Affiliated Lender are subject to change without notice. All loans are subject to underwriting and loan qualification of the lender. This is not a commitment to lend and not all buyers will qualify. For more information about Affiliated Lender, its licensing and other financing information, please visit [www.darlinghomes.com/aba](http://www.darlinghomes.com/aba). Offer void where prohibited or otherwise restricted by law. All incentives, pricing, availability and plans subject to change or delay without notice. Additional restrictions may apply. Please see a Darling Homes (Houston) Community Sales Manager for details and visit [www.darlinghomes.com](http://www.darlinghomes.com) for additional disclaimers. © March 2019, Darling Homes of Texas, LLC. All rights reserved.

MAKE YOUR HOME  
*Your Own*

— ENJOY —  
*HALF OFF OPTIONS\**

Your home is a reflection of your personal style. Enjoy half off Design Gallery and structural options up to a \$150,000 value, on eligible “to-be-built” homes purchased as of March 1st through April 30th, 2019.



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\*Limited time 50% off Options up to a maximum savings of \$75,000 (i.e., must spend at least \$150,000 to receive the maximum potential savings) to be applied either towards Buyer-selected Structural or Design Gallery Options (collectively, “Options Incentive”). The exact value of Buyer’s actual savings on Option Incentive varies based on the specific options, lot, plan or community selected; complete details available. Offer valid on eligible to-be-built cash or financed new home contracts written as 3/1/19-4/30/19 (“Promotion Period”), within a participating Darling Homes (Houston) Community only (each, an “Eligible Home”). Not valid outside of the Promotion Period, for use with an existing executed contract, in any other Darling Homes’ Division or with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in the Purchase Agreement; offer not available on inventory homes that are either under construction or ready for move in (collectively, the “Ineligible Homes”). Any unused amount is forfeited and cannot be used for any other reason. Applied incentives will be rounded off to nearest whole dollar. Option Incentive credited at closing and for financed buyers, subject to lender guidelines that are outside of Seller’s control. Options Incentive is not related to Seller’s separate Closing Cost Promotion. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, 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. Pricing may not include options, upgrades and lot or elevation premiums. All homes subject to prior sale. Offer is void where prohibited or otherwise restricted by law. Please see a Darling Homes Community Sales Manager for details and visit [www.darlinghomes.com](http://www.darlinghomes.com) for additional disclaimers. © March 2019, Darling Homes of Texas, LLC. All rights reserved.