

# SAY **yes** TO THE ADDRESS

## CONVENTIONAL 30-YEAR FIXED RATE WITH A TEMPORARY BUYDOWN\* HERE'S HOW IT WORKS

YEAR	RATE	MONTHLY PAYMENT
YEAR 1	1.99%	\$1,635
YEAR 2	2.99%	\$1,762
YEAR 3	3.99%	\$1,899
YEARS 4-30	4.99%   5.11% APR	\$2,045

## Unlock special savings

The keys to your new home are just around the corner.  
Secure big savings on a new home today.



[taylor-morrison.com/make-moves/austin](https://taylor-morrison.com/make-moves/austin)



\*Limited Time Fixed Interest Rate 4.99% / 5.11% APR ("Promotion") valid on new home contracts entered as of 4/1/25– 4/30/25 on select eligible Austin area Quick Move-in Homes (each, an "Eligible Home") that close on or before 5/23/25 ("Promotion Period"). The advertised annual percentage rate ("APR") of 5.07% APR is calculated using seller incentives and is based on a Conventional 30-Year fixed rate mortgage with a Total Purchase Price of \$307,100 and a loan amount of \$245,680, 20% down payment and 780 median credit score. Available for conventional conforming loan limits, owner-occupied only. Taylor Morrison has locked in, through Taylor Morrison Home Funding, Inc. ("Affiliated Lender"), a fixed interest rate for a pool of funds (minimum loan amount \$225,000). Rate is only available for a limited time until pool of funds is either depleted or rate expires. At closing, Seller agrees to pay up to 6% of Total Purchase Price (as set forth on the Closing Disclosure) towards seller paid Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-pays. For eligibility of the above finance Promotion, Qualified Buyer of an Eligible Home must (1) pre-apply with Affiliated Lender by visiting [www.taylor-morrison.com/home-financing](https://www.taylor-morrison.com/home-financing) prior to submitting offer to qualify for the finance Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria (each, an "Eligible Home"). Seller reserves the right to modify the above finance Promotion's terms and/or Promotion Period at any time prior to contract. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home; however, Buyer must use both the Closing Agent selected by Seller and finance through Affiliated Lender to receive the finance Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Not to be combined with any other incentive offer, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Other restrictions may apply. Not all Borrowers will qualify. Services not available in all states. Taylor Morrison Home Funding, Inc., NMLS #8588, 495 North Keller Road, Suite 550, Maitland, FL 32751, Licensed location: TX: #8588 | [www.nmlsconsumeraccess.org](https://www.nmlsconsumeraccess.org). All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, 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. Eligible Home prices exclude furniture, decorative accessories, as well as closing costs and will include any lot premium, Seller installed options and upgrades; Buyer-selected options will not be available on Eligible Homes. Seller reserves the right to modify pricing and incentives at any time and without liability or obligation prior to contract. Eligible Homes subject to prior sale. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager or visit [www.taylor-morrison.com](https://www.taylor-morrison.com) for additional state or community specific disclaimers, licensing information or other details (as applicable). © April 2025. Taylor Morrison of Texas, Inc. and WLH Communities – Texas LLC, each the "Selling Entity" as applicable to client's transaction. All rights reserved. 9473