



A smart way to save

Lock in your rate to unlock your home of tomorrow*

We understand the expenses that come with a new home can be a stressful part of your homebuying journey. At Taylor Morrison, we're here to help! We want to help reduce those initial expenses for the home you love, which is why we're offering a 2-1 buydown loan. With this loan, you can take advantage of a lower interest rate for two years. Even better, when financing with Taylor Morrison Home Funding, Inc., **this program is of no cost to you!** Sounds great, right? Here's how it works:

The 2-1 buydown loan will give you the opportunity to save more money during your first two years of home ownership, and more time to save for your future. Make moves for your life with Taylor Morrison.

Save 2%

During your first year in your new home, you will save 2% on your interest rate.

Save 1%

In your second year, you will save 1% on your interest rate.

Fixed rate

And in your third year +, your payment will be fixed for the remaining life of your loan!

taylor Morrison.com



*Limited Time Seller Paid 2/1 Temporary Interest Rate Buydown (the "Promotion") valid on new home contracts entered into as of 6/14/22 – 7/31/22 ("Promotion Period") and applies to all Phoenix area showcase/quick move-in homes. For eligibility, Qualified Buyer must (1) pre-apply with Taylor Morrison Home Funding, Inc. ("Affiliated Lender") by visiting www.taylormorrison.com/home-financing prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected only by Seller and finance with Affiliated Lender; and (3) satisfy all other eligibility criteria (each, an "Eligible Home") At closing, Seller agrees to pay up to 3% of Total Purchase Price towards temporary buydown fund and/or other settlement costs, not to exceed a calculation based on a maximum sales price of \$810,000. Total closing cost contribution is subject to maximum contribution limitations based on mortgage loan program guidelines. Seller's Paid 2/1 temporary buydown eligible for fixed rate Conventional, FHA and VA financing for qualified owner-occupied borrowers only. 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 only to receive this Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Services not available in all states. Taylor Morrison Home Funding, Inc., NMLS #8588, 28202 Cabot Road, Ste. 300, Office 305, Laguna Niguel, CA 92677; Licensed Location: AZ #0917436 www.nmlsconsumeraccess.org. 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. Representative photos above for illustrative purposes only of available plans and structural option ideas; not the actual homes available. Maps and plans are not to scale and all dimensions are approximate. Quick Move-In Homes subject to prior sale. No binding offer to sell or lease may be made or accepted prior to the issuance of the final AZ Subdivision Public Report for the Community. A public report is available at the AZ Real Estate Department's website at www.azre.gov. Not an offer to sell or lease where prohibited or otherwise restricted by law. Please see a Community Sales Manager for details or visit www.taylormorrison.com for additional disclaimers. Taylor Morrison/Arizona, Inc., ROC # 179178B; JCH Construction, LLC, ROC# 256789 and William Lyon Homes, Inc., ROC # 080777. © June 2022, TM Homes of Arizona, Inc., AZ DRE # C0535669000; AV Homes of Arizona, LLC, AZ DRE# L0632206000 and William Lyon Southwest, Inc., AZ DRE # C0521011000. All rights reserved. 06/16/22 5588