



Snow Place Like Home *Event*

Lower your rate for the first 7 years

Secure a Conventional 30-year 7/6 Adjustable Rate Mortgage with no discount fee. Enjoy a starting rate of 3.75%/5.48% APR for the first 7 years of your loan. Beginning in year 8, your rate will adjust every 6 months based on market changes when using Taylor Morrison Home Funding, Inc.

3.75% | 5.48% APR*

taylormorrison.com/make-moves/austin

*Limited Time Conventional 7/6 Adjustable Rate Mortgage ("ARM") Interest Rate starting at 3.75% / 5.48% APR ("Promotion") valid on new home contracts entered as of 11/1/25 - 11/30/25 ("Promotion Period") on select Austin area Quick Move-in Homes that close on or before 12/26/25 (each, an "Eligible Home"). The advertised Annual Percentage Rate ("APR") of 5.48% APR is based on a Conventional 7/6 ARM, 30-year fully amortizing term, with a Total Purchase Price of \$500,000 and a loan amount of \$400,000, 20% down payment and 780 median credit score. The initial starting interest rate is 3.75% for 84 months. After the initial period, the variable interest rate and payment may adjust every six months and equal the total of the 30-Day Average Standard Overnight Financing Rate ("SOFR") index (4.351% as of 10/21/25) plus a margin of 2.75%. The maximum change in the interest rate is up to 5% at the first adjustment, up to 1% every six months thereafter with a maximum lifetime adjustment of 5% (max life interest rate of 8.75%) and your payment will increase. Available for conventional conforming loan limits, owner-occupied only. Taylor Morrison has locked in, through Taylor Morrison Home Funding, Inc. ("Affiliated Lender"), an adjustable 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 1% 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.taylormorrison.com/home-financing prior to submitting offer to qualify for the finance Promotion; (2) use the services of Closing Agent selected only by Seller and finance with Affiliated Lender, and (3) satisfy all other closing date and eligibility criteria. Seller reserves the right to modify the above finance Promotion 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 only by Seller and finance with Affiliated Lender, except as otherwise expressly set forth above or in an Incentive Addendum to the Purchase Agreement. Other 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. Services not available in all states. Taylor Morrison Home Funding, Inc. NMLS #8588, 495 N. Keller Rd. Suite 550, Maitland, FL 32751. Licensed location: TX: #6588 | www.nmlsconsumeraccess.org. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, exteriors, 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, availability or delay without notice. All Eligible Homes subject to prior sale. This is not an offer in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © November 2025, Taylor Morrison of Texas, Inc. and WLH Communities - Texas LLC, each the "Selling Entity" as applicable to client's transaction. All rights reserved.

