



Decades of Darling



Celebrating Thirty Years

\$3,000

TOWARD DESIGN GALLERY UPGRADES*

PLUS

*Closing Cost Incentives***

To celebrate Thirty Years of Darling, we're offering \$3,000 toward Design Gallery selections on all new builds. Plus, receive up to \$6,000 in closing costs. Present this certificate to your Darling Homes Community Sales Manager and make your new home *distinctively* yours.

DARLINGHOMES.COM | 713.701.5341

*Limited time \$3,000 Design Gallery Options offer valid on new cash or financed-to-be-built home contracts entered into as of 1/31/2018 to 3/31/2018 ("Design Gallery Promotion Period") in Darling Homes' Houston-area communities only. Incentive amount may not be used towards a reduction in the Purchase Price or for structural options and any unused amount will be forfeited by buyer without substitution. Offer not valid outside of the Design Gallery Promotion Period, outside of Darling Homes (Houston) Division or for inventory/model homes. For financed buyers, all lender restrictions apply. Design Gallery Options offer is unrelated to and separate from the Closing Cost Incentive. **Limited time up to \$6,000 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: # 149227 ("Approved Lender"). Offer currently valid on all new home contracts entered into as of 1/31/2018 to 3/31/2018 ("Closing Cost Promotion Period") at Darling Homes' Houston-Area communities only. On the Closing Date, when Buyer has financed Buyer's purchase of the Home through only the Approved Lender and the Title Company was selected only through Seller, Seller shall pay up to \$6,000 (as reflected on the Closing Disclosure) toward total closing costs only (includes FHA/VA Unallowables; any unused amount is forfeited). Total Seller's contribution not to exceed maximum allowable closing costs per LTV/lender guidelines. Buyer is not required to finance through Approved Lender to purchase a home; however, buyer must use Approved 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 Approved 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 Approved Lender, its licensing and other financing information, please visit <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. Subject to Lender restrictions, limited time Design Gallery Options offer and current financing offer may be combined with each other where applicable, but neither is valid with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in the Purchase Agreement. Please see a Darling Homes (Houston) Community Sales Manager for details and visit www.darlinghomes.com for additional disclaimers. © January 2018, Darling Homes of Texas, LLC. All rights reserved.