

mattamyHOMES



MAKE YOUR MOVE BEFORE THE BELL RINGS. NOW–AUGUST 30.

As summer winds down and new routines begin, there's no better time to start your next chapter in a home that fits your future. Explore thoughtfully designed move-in ready homes in Wellen Park, and take advantage of limited-time opportunities available now through August 30.



For a Limited-Time Receive an Additional Up To:
\$2,500 IN FLEX CASH*

We're offering flex cash toward options and lot premiums available to all regardless of who you finance with or if you pay cash. By utilizing our Affiliated Lender, Mattamy Home Funding, LLC, you can choose flex cash towards seller paid Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-pays.



*Limited time \$2,500K Flex Cash ("Promotion") used your way valid on new home contracts entered as of 8/1/26 - 8/30/26 ("Promotion Period") on all eligible Southwest Florida Quick Move-in Homes that close on or before 9/30/26 (each, an "Eligible Home"). At closing, Seller agrees to pay up to \$2,500 in flex cash towards Seller Paid Options (depending on stage of construction) or Lot Premium in the form of a Price Reduction reflected as a Discount as of the Purchase Agreement Date. Price Reduction is unrelated to and distinct from any financing incentive, does not require use of Affiliated Lender and is available to all, regardless of who you finance with or if you pay in cash. To utilize Flex Cash towards Mattamy Home Funding's Temporary Buydown Fund, discount points, up to one year HOA dues, closing costs and/or pre-pays please refer to eligibility section below. For eligibility, Qualified Buyer must (1) pre-apply with Mattamy Home Funding, LLC, ("Affiliated Lender") by visiting mattamyhf.com/ApplyOnline prior to submitting offer to qualify for the Promotion; (2) utilize the services of Closing Agent selected 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 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 Promotion. Interest rates and available loan products are subject to underwriting, loan qualification, and program guidelines. Maximum seller contributions apply. Offers may not be redeemed for cash or equivalent. Offers and incentives good while supplies last. Exclusions and limitations apply see Mattamy Homes New Home Counselor for details. Additional terms apply. Not valid on contract re-writes, transfers or for buyers who have had a previous contract with Mattamy Homes canceled for any reason. 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. Services not available in all states. Mattamy Home Funding, LLC, NMLS #64022, 495 N Keller Rd, Ste 550A, Maitland, FL 32751, Licensed locations: AZ #0923519 | FL #MLD834 | NC #L-153843 | SC #MLS - 64022 | TX# 64022 | www.nmlsconsumeraccess.org MATSWFL164 SSB