



Homes built for staycations

Conventional Fixed Rate

Available on eligible quick move-in homes in Esplanade at Wellen Park
when using Taylor Morrison Home Funding, Inc.*

4.99% | 5.07% APR

Paying in cash?

Take advantage of 5% off the base price of your new home, whether you
choose a quick move-in home or build from the ground up.**

Save up to \$25,000 on Structural or Design Studio Options***

Available to all, regardless of who you finance with or if you pay cash.

*Limited Time Fixed Interest Rate 4.99% / 5.07% APR ("Promotion") valid on new home contracts entered as of 8/1/26 - 8/31/26 ("Promotion Period") on select Sarasota area Quick Move-in Homes that close on or before 9/30/26 (each, an "Eligible Home"). 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 \$500,000 and a loan amount of \$400,000, 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 \$15,000 towards seller paid Temporary Buydown Fund, closing costs, pre-pays and/or discount points. Actual savings will vary by the community, floor plan, lot premium, options of home and availability. Other restrictions may apply. Seller reserves the right to modify the Promotion's terms and/or Promotion Period at any time prior to contract.

For eligibility of the above Promotion, buyer must: (1) pre-apply with Affiliated Lender by visiting www.taylormorrison.com/home-financing prior to submitting offer to qualify; (2) use the services of Closing Agent selected by Seller and finance with Affiliated Lender; and (3) satisfy all other closing date and eligibility criteria. Buyer is not required to finance through Affiliated Lender and/or to use such Closing Agent selected by Seller to purchase a home; however, these are required to receive the Promotion. Seller reserves the right to modify the above Promotion terms and/or Promotion Period at any time prior to an executed purchase agreement. 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. Taylor Morrison Home Funding, Inc. is not acting on behalf of or at the direction of HUD/FHA or the federal government. Not all Borrowers will qualify. Services not available in all states. Taylor Morrison Home Funding, Inc. NMLS #8588, 495 N. Keller Rd. Suite 550, Maitland, FL 32751. Licensed locations: AZ: #0917436 | CA: DPF# #4130023 | CO: Registration #8588, PH# (866) 379-5390 | FL: MLD1920 | IA: #52654 | IN: #DFI-66890 | NV: #3938 (branch located at 1820 Festival Plaza Dr., Ste. 220A, Las Vegas, NV 89135 PH# 702-680-1085) | NC: #L-191654 | OR: #ML-4272 | SC: #MLS-8588 | TX: #8588 | WA: #CL-8588 | www.nmlsconsumeraccess.org.

**Limited Time Cash Buyer Incentive is valid for qualified all-cash buyers only (no mortgage financing). Offer valid on new To-Be-Built or Inventory home contracts entered into as of 8/1/26 - 8/31/26 only ("Promotion Period") in Taylor Morrison's Sarasota area Communities (each, an "Eligible Home"). At Closing, all-cash buyers of an Eligible Home will receive a Purchase Price Reduction of up to 5% of the base price of the home as of the Purchase Agreement Date, subject to the terms and conditions for a cash buyer in the Purchase Agreement. Actual savings will vary by Eligible Home/Community selected and will be reflected on an addendum entered into at the time of contract. Complete details available. Available to all regardless of who you choose to finance with or if you pay cash. Not valid with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in buyer's Purchase Agreement. Seller reserves the right to modify the Promotion/Promotion Period prior to contract. 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. Any community improvements, recreational features and amenities described in marketing materials are based upon current development plans, which are subject to change and under no obligation to be completed. Representative Photos in marketing for illustrative purposes only of available plans, features and structural option ideas; not necessarily the actual community or the actual homes that will be available. Images do not reflect a racial, ethnic, age or familial status preference. Community Association or other fees may be required. Eligible Homes 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 quick move-in homes. All homes are subject to prior sale. Community Association or other fees may be required. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © August 2026, Taylor Morrison of Florida, Inc. CGC1529148. All rights reserved.

***To-Be-Built Option Incentive: Limited time up to \$25,000 savings on Options (as defined in the Purchase Agreement) to be applied towards Buyer-selected Structural or Design Options (collectively, "Option Incentive"). The exact value of Buyer's actual savings on Option Incentive varies based on the specific options, lot, or plan selected; complete details available. Offer valid for select cash or financed To-Be-Built new home contracts in select Sarasota communities written as of 8/1/26 - 8/31/26 ONLY ("Promotion Period") that close by 12/31/26, if Buyer also finalizes all option selections and makes all required deposits within the time frame set forth in the Purchase Agreement (each, an "Eligible Home"). Available to all regardless of who you choose to finance with or if you pay cash. Not valid for Seller-selected Options, outside of the Promotion Period, for use with an existing executed contract, in any other Taylor Morrison Community or with any other advertised promotions, incentives and/or offers and no substitutions permitted, except as expressly set forth in the Purchase Agreement; offer not available on inventory homes that are either under construction or move-in ready (collectively, the "Ineligible Homes"). Any unused portion of the Option Incentive is forfeited and cannot be used for any other reason. Applied Option Incentive will be rounded off to nearest whole dollar. Option Incentive credited at closing upon satisfaction of all conditions precedent and for financed buyers, subject to lender guidelines that are outside of Seller's control. Seller reserves the right to modify this Promotion's terms and/or Promotion Period at any time prior to contract. Please refer to your Design Studio appointment(s) and carefully read and understand the further disclosures regarding such product(s) in your Purchase Agreement Documents, Limited Warranty, Maintenance Manual and the Manufacturer's Materials. Option Pricing remains subject to change prior to final selection and payment of any deposits, as applicable. Option Incentive is unrelated to and distinct from any financing incentive. The Option Incentive does not require use of Affiliated Lender and is available to all purchasing an applicable Eligible Home, regardless of who you choose to finance with or if you pay cash. All eligibility decisions of Seller are final. Additional details and restrictions may apply.

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. Any community improvements, recreational features and amenities described in marketing materials are based upon current development plans, which are subject to change and under no obligation to be completed. Representative Photos in marketing for illustrative purposes only of available plans, features and structural option ideas; not necessarily the actual community or the actual homes that will be available. Images do not reflect a racial, ethnic, age or familial status preference. Community Association or other fees may be required. Eligible Homes 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 quick move-in homes. All homes are subject to prior sale. Community Association or other fees may be required. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional state or community specific disclaimers, licensing information or other details (as applicable). © August 2026, Taylor Morrison of Florida, Inc. CGC1529148. All rights reserved.

