

# Start FROM Scratch

WITH TAYLOR MORRISON



## BUILD ENDLESS COMBINATIONS WHEN YOU START WITH TAYLOR MORRISON

SAVE



### CLOSE OUT THE MONTH WITH SAVINGS

Between now and November 30th, receive up to \$15,000 towards closing costs and prepaid costs when using a Taylor Morrison approved lender\*\*.

CASH  
IN!



### TOUR A COMMUNITY AND BE A WINNER

Now through November 30, visit any of our Houston area communities and receive a free scratcher card featuring delectable giveaways to spice things up.

WIN  
BIG!



### A CULINARY TRIP FOR TWO

Visit one of our Houston area communities and register for a chance to win a delicious adventure to New Orleans.



**beginwithtm.com**

\*No purchase or payment necessary to enter or win. Limited time START FROM SCRATCH PROMOTION & SCRATCH CARD INCENTIVE GIVEAWAY (the "Promotion") open to any prospective buyer only 21+ who satisfies the requirements of a Community Visit during the Promotion Period (each, an "Eligible Entrant"). Not open to licensed brokers/agents. A limited number of Scratch Off Cards are available. While supplies last. There is a total of ten (10) instant winner cards that include the chance to win one of the following ten (10) total prizes (if correct circle is scratched): RTIC Cooler 45 - ARV \$189 (1); \$200 William-Sonoma® Gift Certificate (1); Amazon Echo® Speaker with Alexa® 2nd generation - ARV \$99.99 (1); \$250 H-E-B Gift Certificate (1); \$100 Pappas Restaurant Gift Certificate (1); Apple Watch series 3 - ARV \$329 (1); Sur La Table Cooking Class for 2 - ARV \$150 (1); \$150 Spec's Wines, Spirits, and Finer Foods Gift Certificate (1); Ninja Coffee Bar® System - ARV \$199.99 (1); One Month of Hello Fresh Meal Delivery - ARV \$280 (1); plus 1,690 scratch card incentives that include the opportunity to win a free gift. There will be a total of 1,690 free gifts consisting of coffee mugs or additional items. There is only one (1) method of entry for Eligible Entrants: Community Visit during the Promotion Period. Each Eligible Entrant will automatically receive a total of one (1) Start from Scratch card by personally visiting any of the Taylor Morrison Houston-Area Communities only (each, an "Eligible Community") at least once during the Promotion Period. Maximum of one (1) Start from Scratch card per person/per household from Community visits from 10/11/17-11/30/17 (the "Promotion Period"). Void if card is tampered with or if card is not scratched off within the Taylor Morrison Sales Center where issued. No substitutions, cash value or assignments of instant winner cards or scratch card incentives. Additional restrictions of Promotion Sponsor and or any provider merchants apply (including expiration and black-out dates for use of applicable prizes). In addition to the Prizes, there is one (1) Grand Prize which is a Culinary Experience Trip for two to New Orleans (the "Grand Prize"), awarded in the form of a gift card (ARV \$2,500). \*\*All Eligible Entrants who received a Scratch Card during the Promotion Period are automatically entered for the random Grand Prize drawing on 12/7/17. Grand Prize Winner need not be present for eligibility. Odds of winning the Instant Winner Cards or Grand Prize based on total number of Eligible Entrants. Sponsor's decision is final, which remain subject to change. Prize Merchants are not a sponsor or affiliated with this Promotion. Visit [www.taylormorrison.com/houston](http://www.taylormorrison.com/houston) for additional information.

\*\*UP TO \$15,000 IN CLOSING COSTS AND PREPAID COSTS INCENTIVE: Seller's Limited time Promotion, unrelated to the Start from Scratch Promotion above, valid on new home contracts entered into as of 10/11/17 - 11/30/17 ("Promotion Period") and only applies to eligible to be built or inventory homes/move-in ready homes at Taylor Morrison's Houston area communities only, if: (1) qualified buyer chooses the Title Company selected by Seller and finances with Seller's affiliated lender, Taylor Morrison Home Funding, LLC, NMLS #149227, TX: #149227 ("Approved Lender") and (2) satisfies all other eligibility criteria. Buyer is not required to finance through Approved Lender to purchase a home; however, buyer must use Approved Lender to receive this CLOSING COSTS AND PREPAID COSTS INCENTIVE. Offer not available outside of the Promotion Period, in any other Taylor Morrison Division. UP TO \$15,000 IN CLOSING COSTS AND PREPAID COSTS INCENTIVE is inclusive of the Standard Closing Cost contributions provided in the Purchase Agreement to buyers using Approved Lender. CLOSING COSTS AND PREPAID COSTS INCENTIVE may not be combined with any other offer, unless expressly set forth in Buyer's Purchase Agreement Documents. Total closing cost contribution subject to Seller's contribution limitations based on mortgage program and loan to value guidelines that are outside of Seller's control. All loans are subject to underwriting and loan qualification of the lender. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. Additional licensing or other financing details regarding Approved Lender may be found at [www.taylormorrison.com/tmfb-aba](http://www.taylormorrison.com/tmfb-aba). All information (including, but not limited to prices, views, availability, incentives, school assignments and ratings, 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. Offer void where prohibited or otherwise restricted by law. All homes subject to prior sale. Please see a Taylor Morrison Community Sales Manager and your purchase agreement for community-specific details or visit [www.taylormorrison.com/houston](http://www.taylormorrison.com/houston) for additional disclaimers. © November, 2017, Taylor Morrison of Texas, Inc. ("Promotion Sponsor"). All rights reserved. Equal Housing Builder.

**taylor  
morrison**

Homes Inspired by You

