



PRIME LOCATIONS. EXCLUSIVE SAVINGS.



Up to \$50,000 in Flex Cash on Your New Home*

Where You Want to Be, With Offers You Don't Want to Miss

At DRB Homes, location is everything. That's why we build in the places you want to be, whether it's near top-rated schools, bustling city centers, or outdoor recreation. Now imagine moving into your new home with up to \$50,000 in builder incentives for structural and design options, closing costs, or rate buy-downs*. Don't wait to make your move to where you want to be.

Secure limited-time DRB Advantage savings now.

WE'RE HERE TO HELP **346.872.6201 | houstoninfo@drbgroup.com**



Home and community information, including, without limitation, pricing, included features, terms, conditions, and availability subject to change without notice. All images are offered as depictions only and individual homes, amenities, features, and views may differ. DRB Group Texas, LLC ("DRB Homes"), "Up to \$50,000 in "Flex Cash" incentive (the "Incentive"), available only for new contracts (excluding transfers and re-writes) signed with DRB Homes between June 1, 2026, and September 30, 2026, for the purchase of any Qualifying Home (as hereinafter defined) (each such contract being a "Qualifying Contract"). The maximum value of the Incentive is up to \$50,000 in the form of credit(s) from DRB Homes. Qualifying Home availability subject to change without notice. In order to receive the Incentive, (i) the homebuyer must present this advertisement to DRB Homes prior to signing the Qualifying Contract; (ii) Settlement (as defined by the Qualifying Contract) of the purchase of the applicable Qualifying Home in accordance with the terms of the Qualifying Contract (and the Qualifying Contract must remain in full force and effect through Settlement, without any homebuyer default thereunder), and (iii) both an Approved Lender (limited to only Brightland Mortgage) and an Approved Settlement Agent of DRB Homes (as identified/defined in the Qualifying Contract) must be used by the homebuyer for the purchase of the applicable Qualifying Home under the Qualifying Contract. Without limiting the above conditions to the receipt of the Incentive, YOU ARE UNDER NO OBLIGATION TO SELECT ANY OF DRB HOMES' APPROVED LENDER(S) OR APPROVED SETTLEMENT AGENT(S) AS YOUR LENDER OR SETTLEMENT AGENT. Limit one (1) Incentive per Qualifying Contract irrespective of the number of homebuyers thereunder. The Incentive may only be used by the homebuyer toward the purchase of the applicable Qualifying Home under the Qualifying Contract as follows: (1) a reduction of (i.e., credit toward) the actual closing costs incurred by the homeowner with respect to the purchase of the applicable Qualifying Home under the Qualifying Contract ("Option 1"); (2) a reduction of (i.e., credit toward) the cost of design option selections made by the homeowner with respect to the applicable Qualifying Home under the Qualifying Contract ("Option 2"); (3) a credit toward/for payment of points to reduce the interest rate of the life of the homebuyer's loan to purchase the applicable Qualifying Home under the Qualifying Contract with the lender selected by the homebuyer ("Option 3"); (4) a credit toward/for payment, temporarily reducing the homebuyer's mortgage payment amount during the initial year(s) of the homebuyer's loan to purchase the applicable Qualifying Home under the Qualifying Contract, with the lender selected by the homebuyer ("Option 4"); (5) a reduction of (i.e., credit toward) the total price of the Qualifying Home under the Qualifying Contract ("Option 5"); or (6) any combination of foregoing options (1)-(5) (inclusive), up to, in aggregate, the total maximum amount of the Incentive. YOU SHOULD CHECK WITH YOUR LENDER TO DETERMINE SPECIFICALLY HOW THE INCENTIVE MAY BE APPLIED BASED ON THE LOAN PRODUCT THAT YOU CHOOSE. DRB Homes makes no representation or warranty as to any incentives, programs, loan products, or other offerings of its approved lenders (including, without limitation, Options (3) and (4) above) or whether the same may be available to any homebuyer. The Incentive as described in Options (1) and (5) above represent credit(s) from DRB Homes, and are subject to additional terms and restrictions placed by DRB Homes' approved lender(s) and/or applicable law, and DRB Homes makes no guarantee that any such credits from DRB Homes may be received by any homebuyer. For the avoidance of doubt, the homebuyer shall be responsible for all of closing cost amounts and design option costs that are not offset by/exceed the credit(s) issued from DRB Homes in connection with the Incentive. The homebuyer is responsible for all design option selections. An additional or increased deposit may be required in connection with certain design option selections. The homebuyer must select all design options for which the Incentive is to be applied in connection with Option 2 no later than the time that all design option selections must be completed pursuant to the terms of the Qualifying Contract, and such selections shall be memorialized pursuant to one or more addenda or change orders to the Qualifying Contract. All design options are limited to the specific items designated/made available for selection by DRB Homes, subject to configuration, design, and other limitations related to the floor plan of the home. Not all design options are available for all homes. If the homebuyer does not use (or cannot use) the Incentive up to its maximum value, the homebuyer shall not be entitled to receive cash and/or any alternative or substitute so that the maximum value of the Incentive may be realized by the homebuyer. The homebuyer shall be responsible for all of amounts which are not offset by/exceed the credit(s) issued from DRB Homes in connection with the Incentive. As used herein, "Qualifying Home" shall mean and refer to, individually, each of DRB Homes' previously constructed inventory homes and to-be-built homes in the following communities: Aldeana (Bonney, TX); Azalea (Pattison, TX); Bridgeland Central (Cypress, TX); Brookewater (Rosenberg, TX); Cielo (Conroe, TX); Creekhaven (Iowa Colony, TX); Cypress Green (Hockley, TX); Grand Magnolia (Magnolia, TX); Katy Lakes (Katy, TX); Mostyn Manor Reserve (Magnolia, TX); Mostyn Springs (Magnolia, TX); Oakwood Estates (Waller, TX); River Ranch (Dayton, TX); Southern Pointe (College Station, TX); Sundance Cove (Crosby, TX); Sunterra (Katy, TX); Woodlands Hills (Willis, TX); Wildfire (Waller, TX); and Westland Ranch (League City, TX). Additional limitations apply. See a DRB Homes sales consultant for additional details. The Incentive cannot be combined with any other offer, promotion, or incentive or used/received by the homebuyer in the event that the homebuyer is purchasing such applicable Qualifying Home via a lender program involving contributions from DRB Homes to temporarily buy down interest rates (or any similar program). The Incentive is non-transferable, non-exchangeable, non-assignable, and cannot be redeemed for cash. DRB Homes may, in its sole discretion, and without prior notice, modify or discontinue the Incentive at any time.

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