

Current new-home incentives

Selected published offers and move-in-ready savings. Compact enough to use between appointments.

Always reconfirm before presenting an offer. Promotions can change by homesite, buyer, lender, contract date and available funds. Get the exact incentive and financing terms in writing for the selected home.

BUILDER / COMMUNITIES	OFFER SNAPSHOT	DEADLINE & KEY TERMS
Pulte Lily at Placer One	Up to \$60,000 FLEX Cash Select uses include closing costs, design, structural options and lot premiums. Five Lily quick-move-in homes were shown; examples displayed up to \$85,000 savings. Select QMI financing and appliance offers also shown.	FLEX: Oct. 31 Appliance contracts through Nov. 30 Official offer
Tri Pointe Daydream, Juniper & Stargaze at Winding Creek	Up to \$60,000 closing credit Select Winding Creek homes; published alternatives include conventional and FHA temporary buydowns plus owned solar. Programs cannot necessarily be combined.	No end date shown Homesite and loan-program specific Official offer
Tri Pointe Mountaingate at Bickford	Up to \$30,000 closing credit Published for select Mountaingate homes. Ask whether the credit is being applied to closing costs, financing, design or another permitted use.	No end date shown Selected homes only Official offer
JMC Homes Glenfield at Placer One; select move-in-ready homes	Interest-rate buydown special Builder credit may be used for approved options or closing costs, including a rate buydown, with a selected lender. A published Highline example showed a \$49,264 seller credit toward a permanent buydown.	Close by Nov. 13 Highline example: Oct. 30; no cash value or down-payment use Official offer
Beazer Homes Willow at Winding Creek	3.99% FHA/VA 5/1 ARM Published with a 4.736% APR through Beazer's Choice Lender on select quick-move-in homes. Solar is included on every home in the community.	Limited time Selected QMI homes; verify availability and complete written terms Official offer
Lennar Roseville communities	FHA rates "from 3.99%" Community pages carried the banner. Specific move-in-ready examples showed roughly \$22,000–\$45,000 price reductions. Eligible local heroes may receive up to \$2,000.	Heroes contract: Nov. 1 Close and fund by Nov. 30
Richmond American Seasons & Tapestry at Amoruso Ranch; Noble at Liberty	Builder-lender loan promotions Published examples included introductory payments and permanent buydown options. A separate campaign excerpt showed up to \$30,000 toward closing costs, buydown or a price discount.	Contract by Nov. 15 Most closings by Dec. 31
D.R. Horton Milazzo & Aviana at Amoruso Ranch; Jasper in Lincoln	California Red Tag Event Sale pricing and a limited DHI Mortgage rate pool were advertised for eligible principal-residence purchases.	Contract by Nov. 1 Advertised-rate closing by Dec. 15
Shea Homes Trilogy Bickford, 55+	Homesite-specific move-in savings Published examples showed combined price reductions and incentives exceeding \$90,000 on select homes. These are examples—not a blanket program—and must not be double-counted.	2026 program language Inventory changes continuously
Meritage Homes Legacy at Liberty	Preferred-lender closing-cost support General terms cap the incentive at 3% of base price including lot premium; actual amount varies by homesite and requires preferred lender and closing agent.	At contract Must be disclosed in the agreement
Taylor Morrison Winding Creek; Esplanade at Turkey Creek	Published QMI savings up to \$68,644 Current community inventory shows home-specific price reductions—not a blanket credit—including Winding Creek examples from about \$23,600 to \$68,644 and Esplanade examples up to about \$41,445.	Inventory specific Pricing and availability may change without notice Official inventory
Elliott Homes Turkey Creek Estates	Move-in-ready financing incentives The builder advertised financing incentives but did not publish the dollar amount, rate, lender or expiration in the reviewed excerpt.	Not published Get the amount, lender and expiration in writing

Fast agent checklist

1. Identify the exact homesite.
2. Request the written incentive sheet and expiration.
3. Compare builder-lender economics with outside financing—not just the headline rate.
4. Confirm price reductions, credits and buydowns are not being double-counted.

Need side-by-side?

Nick's Lending can help agents and buyers compare financing structures and the true cash-to-close.

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