CALIFORNIA DISCLAIMERS

Consumer

Promotion available on select Blue Tag homesites with new loan applications submitted to Great Western Home Loans between October 1, 2025 and November 30, 2025, with escrow closing no later than December 31, 2025. Subject to the rules, fees, loan program eligibility, and lender restrictions. Offer requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Williams Homes, Inc. CA DRE# 01449126. Equal Housing Opportunity.

Broker Cooperation

Broker cooperation is offered at a percent of the base purchase price of the home, payable to the licensed real estate broker representing the buyer, subject to all of the following terms and conditions. To qualify for such broker cooperation compensation, the cooperating broker must: (i) be duly licensed in the state where the property is located; (ii) be identified as the buyer's broker of record in the written purchase agreement accepted by Seller; (iii) have obtained the Buyer's informed written consent to the payment; and (iv) have registered the buyer with Seller in accordance with Seller's registration policies and procedures prior to the buyer's first visit to the community or model home. Compensation is earned only upon the successful closing of escrow and transfer of title to the buyer in accordance with the fully executed purchase agreement. No commission or referral fee shall be paid in the event of cancellation of the purchase agreement, failure of the buyer to close escrow for any reason, or default by the buyer. Seller reserves the right to amend, modify, or terminate this broker cooperation offer at any time without prior notice, except with respect to purchase agreements fully executed prior to such amendment, modification, or termination. This offer is void where prohibited by law. Additional restrictions and requirements may apply. Williams Homes, Inc. CA DRE# 01449126. Equal housing opportunity.

Hometown Heroes

Heroes program may be canceled without prior notice or further obligation. Heroes appreciation program requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Williams Homes, Inc. CA DRE# 01449126. Equal Housing Opportunity.

Referral Program

*Program void if buying party has been referred by an outside Real Estate Agent or Broker. Please see Community Sales Manager for complete Friends & Family Referral Program details. Program to change or be discontinued without notice or further obligation. All information provided herein, including floorplans, renderings, square footages, home features, site plan, and community amenities, is Preliminary and subject to change without prior notice or further obligation. Williams Homes, Inc. CA DRE# 01449126. Equal Housing Opportunity.

GWHL DISCLAIMER

*Offer available on select homes at by Williams Homes. Williams Homes reserves the right to change or withdraw any offer at any time. Offer requires financing through the seller's preferred lender, Great Western Home Loans, but the use of Great Western Home Loans is not required to purchase a home. Financing provided by Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231. Please see Loan Consultant for complete details. This is not an offering where prohibited by law.

Promotional offers are valid only on select new home purchase agreements that are fully executed between **October 1, 2025 and November 30, 2025**, and that successfully close escrow on or before **December 31, 2025**. Incentives may include, but are not limited to, appliance packages, closing cost flex cash, and/or window coverings. This communication does not constitute, and shall not be construed as, an offer, commitment, or inducement relating to mortgage loan rates, terms, conditions, or qualifications.
The availability, type, design, amount, and value of promotional Incentives will vary by community, homesite, product type, floor plan, and/or purchase agreement, and remain subject to change, modification, or substitution at any time without prior notice, at the sole and absolute discretion of the Developer. Promotions are not redeemable for cash or credit, may not be assigned or transferred, and may not be combined with any other offers, discounts, or incentives except as expressly approved in writing by Developer. Any cash-based

incentives are subject to lender approval, applicable financing program guidelines, and all other restrictions, and may affect the purchaser's loan amount, loan terms, or qualification status.

All appliances, fixtures, finishes, and other products offered as incentives are subject to manufacturer availability, supply-chain conditions, and/or discontinuation, and Developer reserves the right to substitute items with comparable features, specifications, or value, in its sole discretion. Models, photos, drawings, renderings, and other visual depictions are representational only and may not reflect the exact items, features, or finishes included in any promotion or in a particular home. Buyer shall be solely responsible for any costs, fees, upgrades, or amounts exceeding the promotional incentives provided.

All promotions are void where prohibited and subject to all applicable federal, state, and local laws. No employee, representative, or agent of Developer is authorized to make any verbal representations, agreements, or commitments regarding promotions other than those expressly stated in a fully executed purchase agreement signed by all parties. In the event of a conflict between this disclosure and the terms of a written purchase agreement, the purchase agreement shall control.

NOTICE TO CALIFORNIA BUYERS: A Public Report has been issued for this community by the California Department of Real Estate. Obtain a copy of the Public Report from the Developer or the Department of Real Estate before signing anything.

Equal Housing Opportunity.

Please consult a Community Sales Representative for complete details, terms, conditions, and availability.

Williams Homes, Inc. CA DRE# 01449126.

IDAHO DISCLAIMERS

Consumer

Promotion available on select Blue Tag homesites with new loan applications submitted to Great Western Home Loans between October 1, 2025 and November 30, 2025, with escrow closing no later than December 31, 2025. Subject to the rules, fees, loan program eligibility, and lender restrictions. Offer requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Williams Homes Inc. #RCE-51476, WH Idaho Holdings Co LLC #REC-70881, WH Sandpoint 47 LLC #RCE-66194. Williams Homes Inc. #RCE-51476, WH Star 203 LLC #RCE-66196, 33 North Development Idaho LLC #LC58980. Equal Housing Opportunity.

Broker Cooperation

Broker cooperation is offered at three percent (3%) of the base purchase price of the home, payable to the licensed real estate broker representing the buyer, subject to all of the following terms and conditions. To qualify for such broker cooperation compensation, the cooperating broker must: (i) be duly licensed in the state where the property is located; (ii) be identified as the buyer's broker of record in the written purchase agreement accepted by Seller; (iii) have obtained the Buyer's informed written consent to the payment; and (iv) have registered the buyer with Seller in accordance with Seller's registration policies and procedures prior to the buyer's first visit to the community or model home. Compensation is earned only upon the successful closing of escrow and transfer of title to the buyer in accordance with the fully executed purchase agreement. No commission or referral fee shall be paid in the event of cancellation of the purchase agreement, failure of the buyer to close escrow for any reason, or default by the buyer. Seller reserves the right to amend, modify, or terminate this broker cooperation offer at any time without prior notice, except with respect to purchase agreements fully executed prior to such amendment, modification, or termination. This offer is void where prohibited by law. Additional restrictions and requirements may apply. Williams Homes Inc. #RCE-51476, WH Idaho Holdings Co LLC #REC-70881, WH Sandpoint 47 LLC #RCE-66194, WH Star 203 LLC #RCE-66196, WH Southpark 26 LLC #RCE-66195, 33 North Development Idaho LLC #LC58980. Equal housing opportunity.

Hometown Heroes

Heroes program may be canceled without prior notice or further obligation. Heroes appreciation program requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Williams Homes Inc. #RCE-51476, WH Idaho Holdings Co LLC #REC-70881, WH Sandpoint 47 LLC #RCE-66194. Williams Homes Inc. #RCE-51476, WH Star 203 LLC #RCE-66196, 33 North Development Idaho LLC #LC58980. Equal Housing Opportunity.

GWHL DISCLAIMER

*Offer available on select homes at by Williams Homes. Williams Homes reserves the right to change or withdraw any offer at any time. Offer requires financing through the seller's preferred lender, Great Western Home Loans, but the use of Great Western Home Loans is not required to purchase a home. Financing provided by Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231. Please see Loan Consultant for complete details. This is not an offering where prohibited by law.

All promotions are void where prohibited and subject to all applicable federal, state, and local laws, including the **Idaho Consumer Protection Act**. No employee, representative, or agent of Developer is authorized to make any verbal representations, agreements, or commitments regarding promotions other than those expressly stated in a fully executed purchase agreement signed by all parties. In the event of a conflict between this disclosure and the terms of a written purchase agreement, the purchase agreement shall control.

Advertising and promotional materials are offered in compliance with the Idaho Real Estate Commission's advertising rules (IDAPA 33.01.02.501).

Equal Housing Opportunity.

Please consult a Community Sales Representative for complete details, terms, conditions, and availability.

MONTANA DISCLAIMERS

Consumer

Promotion available on select Blue Tag homesites with new loan applications submitted to Great Western Home Loans between October 1, 2025 and November 30, 2025, with escrow closing no later than December 31, 2025. Subject to the rules, fees, loan program eligibility, and lender restrictions. Offer requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. State of Montana Board of Realty License #RRE-BRO-LIC-79203. Equal Housing Opportunity.

Broker Cooperation

Broker cooperation is offered at two and one-half percent (2.5%) of the base purchase price of the home, payable to the licensed real estate broker representing the buyer, subject to all of the following terms and conditions. To qualify for such broker cooperation compensation, the cooperating broker must: (i) be duly licensed in the state where the property is located; (ii) be identified as the buyer's broker of record in the written purchase agreement accepted by Seller; (iii) have obtained the Buyer's informed written consent to the payment; and (iv) have registered the buyer with Seller in accordance with Seller's registration policies and procedures prior to the buyer's first visit to the community or model home. Compensation is earned only upon the successful closing of escrow and transfer of title to the buyer in accordance with the fully executed purchase agreement. No commission or referral fee shall be paid in the event of cancellation of the purchase agreement, failure of the buyer to close escrow for any reason, or default by the buyer. Seller reserves the right to amend, modify, or terminate this broker cooperation offer at any time without prior notice, except with respect to purchase agreements fully executed prior to such amendment, modification, or termination. This offer is void where prohibited by law. Additional restrictions and requirements may apply. State of Montana Board of Realty License #RRE-BRO-LIC-79203. Equal housing opportunity.

Hometown Heroes

Heroes program may be canceled without prior notice or further obligation. Heroes appreciation program requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. State of Montana Board of Realty License #RRE-BRO-LIC-79203. Equal Housing Opportunity.

Referral Program

*Program void if buying party has been referred by an outside Real Estate Agent or Broker. Please see Community Sales Manager for complete Friends & Family Referral Program details. Program to change or be discontinued without notice or further obligation. All information provided herein, including floorplans, renderings, square footages, home features, site plan, and community amenities, is Preliminary and subject to change without prior notice or further obligation. State of Montana Board of Realty License #RRE-BRO-LIC-79203. Equal Housing Opportunity.

GWHL DISCLAIMER

*Offer available on select homes at by Williams Homes. Williams Homes reserves the right to change or withdraw any offer at any time. Offer requires financing through the seller's preferred lender, Great Western Home Loans, but the use of Great Western Home Loans is not required to purchase a home. Financing provided by Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231. Please see Loan Consultant for complete details. This is not an offering where prohibited by law.

All promotions are void where prohibited and subject to all applicable federal, state, and local laws, including the **Montana Consumer Protection Act**. No employee, representative, or agent of Developer is authorized to make any verbal representations, agreements, or commitments regarding promotions other than those expressly stated in a fully executed purchase agreement signed by all parties. In the event of a conflict between this disclosure and the terms of a written purchase agreement, the purchase agreement shall control.

Advertising and promotional materials are offered in compliance with the Montana Board of Realty Regulation's advertising rules.

Equal Housing Opportunity.

Please consult a Community Sales Representative for complete details, terms, conditions, and availability.

State of Montana Board of Realty License #RRE-BRO-LIC-79203.

TEXAS DISCLAIMERS

Consumer

Promotion available on select Blue Tag homesites with new loan applications submitted to Great Western Home Loans between October 1, 2025 and November 30, 2025, with escrow closing no later than December 31, 2025. Subject to the rules, fees, loan program eligibility, and lender restrictions. Offer requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Equal Housing Opportunity.

Broker Cooperation

Broker cooperation is offered at three percent (3%) of the base purchase price of the home, payable to the licensed real estate broker representing the buyer, subject to all of the following terms and conditions. To qualify for such broker cooperation compensation, the cooperating broker must: (i) be duly licensed in the state where the property is located; (ii) be identified as the buyer's broker of record in the written purchase agreement accepted by Seller; (iii) have obtained the Buyer's informed written consent to the payment; and (iv) have registered the buyer with Seller in accordance with Seller's registration policies and procedures prior to the buyer's first visit to the community or model home. Compensation is earned only upon the successful closing of escrow and transfer of title to the buyer in accordance with the fully executed purchase agreement. No commission or referral fee shall be paid in the event of cancellation of the purchase agreement, failure of the buyer to close escrow for any reason, or default by the buyer. Seller reserves the right to amend, modify, or terminate this broker cooperation offer at any time without prior notice, except with respect to purchase agreements fully executed prior to such amendment, modification, or termination. This offer is void where prohibited by law. Additional restrictions and requirements may apply. Equal housing opportunity.

Hometown Heroes

Heroes program may be canceled without prior notice or further obligation. Heroes appreciation program requires financing through Great Western Home Loans, Inc, but use of Great Western Home Loans, Inc is not required to purchase a home. Buyer must qualify for financing. Void where prohibited by law. Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231; Montana Division of Banking and Financial Institutions 1829215; Idaho Department of Finance MBL-2081829215; Texas Department of Savings & Mortgage Lending 1829215. Equal Housing Opportunity.

Referral Program

*Program void if buying party has been referred by an outside Real Estate Agent or Broker. Please see Community Sales Manager for complete Friends & Family Referral Program details. Program to change or be discontinued without notice or further obligation. All information provided herein, including floorplans, renderings, square footages, home features, site plan, and community amenities, is Preliminary and subject to change without prior notice or further obligation. Equal Housing Opportunity.

GWHL DISCLAIMER

*Offer available on select homes at by Williams Homes. Williams Homes reserves the right to change or withdraw any offer at any time. Offer requires financing through the seller's preferred lender, Great Western Home Loans, but the use of Great Western Home Loans is not required to purchase a home. Financing provided by Great Western Home Loans, Inc., NMLS# 1829215. Licensed by the California Department of Real Estate, CA DRE# 02088231. Please see Loan Consultant for complete details. This is not an offering where prohibited by law.

All promotions are void where prohibited and subject to all applicable federal, state, and local laws, including the **Texas Deceptive Trade Practices-Consumer Protection Act (DTPA)**. No employee, representative, or agent of Developer is authorized to make any verbal representations, agreements, or commitments regarding promotions other than those expressly stated in a fully executed purchase agreement signed by all parties. In the event of a conflict between this disclosure and the terms of a written purchase agreement, the purchase agreement shall control.

Advertising and promotional materials are offered in compliance with the Texas Real Estate Commission advertising rules. Developer's brokerage name and license information are available upon request.

Equal Housing Opportunity.

Please consult a Community Sales Representative for complete details, terms, conditions, and availability.
7 TAC §81.200(c) – "CONSUMERS WISHING TO FILE A COMPLAINT AGAINST A MORTGAGE BANKER OR A LICENSED MORTGAGE BANKER RESIDENTIAL MORTGAGE LOAN ORIGINATOR SHOULD COMPLETE AND SEND A COMPLAINT FORM TO THE TEXAS DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TEXAS 78705. COMPLAINT FORMS AND INSTRUCTIONS MAY BE OBTAINED FROM THE DEPARTMENT'S WEBSITE AT WWW.SML.TEXAS.GOV . A TOLL–FREE CONSUMER HOTLINE IS AVAILABLE AT 1-877-276-5550. THE DEPARTMENT MAINTAINS A RECOVERY FUND TO MAKE PAYMENTS OF CERTAIN ACTUAL OUT OF POCKET DAMAGES SUSTAINED BY BORROWERS CAUSED BY ACTS OF LICENSED MORTGAGE BANKER RESIDENTIAL MORTGAGE LOAN ORIGINATORS. A WRITTEN APPLICATION FOR REIMBURSEMENT FROM THE RECOVERY FUND MUST BE FILED WITH AND INVESTIGATED BY THE DEPARTMENT PRIOR TO THE PAYMENT OF A CLAIM. FOR MORE INFORMATION ABOUT THE RECOVERY FUND, PLEASE CONSULT THE DEPARTMENT'S WEBSITE AT