

If you are working with a non-msWoods REALTOR, this offer is invalid.

msWoods Real Estate, LLC Build With Ryland Homes

Get 1% CASH BACK

Must Present Coupon On Your First Visit To A Ryland Community

This coupon entitles the person(s) named below to receive 1% of the base price of their new Ryland home purchase back as a rebate from msWoods Real Estate, LLC subject to the eligibility requirements on page 2 of this Coupon. Signing the Coupon creates no obligation to purchase.

Community Name: _____

Name: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Print as many
coupons as
you need.

You will need one
coupon for each
community you visit.

Potential Buyer: Sign your coupon. Have an authorized Ryland Homes' sales representative sign the coupon on your FIRST visit to a Ryland Homes' community. Then, have your sales representative email (FrontDesk@msWoods.com) or fax (317-290-4501) the coupon to msWoods Real Estate, LLC.

Builder Sales Rep: Please register this potential home buyer by signing and dating this coupon. Then fax (317-290-4501) or email (FrontDesk@msWoods.com) the coupon to msWoods Real Estate, LLC. Retain a copy for your records

Questions? Call Mike Woods at 317-578-3220 or any of the #s below.

Potential Buyer Signature Date

Potential Buyer Signature Date

Ryland Homes Representative Signature Date

Ryland Homes Representative Printed

msWoods Real Estate Agent Date

888-230-0255 Free LD Call
317-271-6377 Avon
317-852-2426 Brownsburg
317-578-3220 Carmel
317-271-6377 Danville
317-578-3220 Fishers
317-882-1302 Franklin
317-467-0405 Greenfield
317-882-1302 Greenwood
317-578-3220 Indianapolis All
317-882-1302 Indianapolis South
317-271-6377 Indianapolis West
765-349-2022 Martinsville
317-271-6377 Mooresville
317-578-3220 Noblesville
317-271-6377 Plainfield
317-578-3220 Westfield
317-578-3220 Zionsville



Eligibility Requirements

1. If you are currently working with a real estate agent not associated with msWoods Real Estate, LLC (msWoods), please disregard this program, as it is not intended to be a solicitation to participate and you are not eligible.
2. This Coupon must be presented at your FIRST VISIT to the Ryland Homes Community named in this Coupon and is only valid for the community named.
3. After entering into a sales contract, you or the builder's sales representative must fax the signed contract to msWoods at 317-290-4501, email it to FrontDesk@msWoods.com or mail it to msWoods Real Estate, LLC, 4111 Wythe Lane, Indianapolis, IN 46250
4. This offer is not valid if you are accompanied to a Ryland Homes model or speculation home by a non-msWood real estate agent during registration or contracting, or if you have registered with a non-msWoods real estate agent at the Ryland Homes Community previously.
5. Rebate from msWoods Real Estate, LLC is payable and due only if closing occurs on a new home purchased from Ryland Homes at the Community name in this Coupon after all terms, conditions and requirements of this program have been met, and msWoods Real Estate, LLC receives its standard commission from Ryland Homes. The rebate check is generally mailed within 10-15 business days after closing.
6. The msWoods rebate is 1% of the BASE selling price of the home as defined by Ryland Homes. BASE selling price excludes options, upgrades and lot premiums. If Ryland Homes makes adjustments to the base price that have the effect of lowering the selling price of the home, and/or reducing the price upon which it pays its cooperating broker commission, the msWoods Real Estate rebate amount will be based on the lower of the base price or the adjusted price. If Ryland Homes reduces its cooperating broker commission payment by deducting an administrative fee, the msWoods Real Estate, LLC rebate amount will be reduced accordingly on a pro rata basis.
7. msWoods makes no representations regarding the tax treatment of the msWoods rebate. No taxes will be withheld from payment. Please consult your qualified tax advisor for more information.
8. msWoods' responsibilities to the Home Buyer are strictly limited to those provided by applicable Indiana state law. msWoods makes no representations or warranties of any kind with respect to the Builder, the home constructed or to be constructed by Builder, the quality of construction, the value of the residence to be constructed by Builder, or except as provided by applicable Indiana state law, any other aspect of the real estate transaction between Ryland Homes and the Home Buyer, such transaction being a transaction solely between the Home Buyer and Ryland Homes.
9. msWoods Real Estate, LLC will receive a "co-broker" commission from Ryland Homes on the sale of any home purchased through the plan. A portion of this "co-broker" commission will be used to fund the msWoods rebate. msWoods Real Estate, LLC is a licensed Indiana real estate broker.
10. It is the Home Buyer's responsibility to disclose the msWoods rebate to their mortgage company representative at the earliest practical date. Incentives may not be permitted in connection with certain loan programs for the buyer/borrower. These include, but are not limited to, FHA and VA loans. Please consult your lender regarding whether or not you can collect the incentive in connection with your loan. msWoods reserves the right to pay rebate to Home Buyer in the form of 1. paying closing costs on the HUD-1 Settlement Statement if so required by the lender or other party to the close, 2. in the form of a discount on the purchase price if so required by Ryland Homes or other party to the close, or, 3. at msWoods' sole discretion, in any other form based on the needs or requirements specific to the transaction.
11. msWoods must receive a 3.0% or greater commission or the rebate will be reduced by difference between the commission paid and 3.0% of the base sales price.
12. Indiana State Law requires an msWoods agent accompany you to the closing.
13. This program and offer are void where prohibited by law or lender.
14. This coupon may not be combined with other coupons.
15. This program may be terminated at any time without prior notice to potential buyers.
16. Mike Woods does not represent you when you are purchasing or building a Ryland Home, he represents Ryland. msWoods STRONGLY ENCOURAGES ALL PROSPECTIVE HOME PURCHASERS TO SEEK APPROPRIATE LEGAL COUNSEL FOR ALL ASPECTS OF A HOME PURCHASE TRANSACTION. msWoods Real Estate, LLC's ROLE IN THIS TRANSACTION IS LIMITED TO THAT PROVIDED BY APPLICABLE INDIANA STATE LAW.