

Limited Time \$10,000 BTSA in **BRIARLEY**

MOVE-IN READY SHOWCASE HOMES



THE DARTMOUTH | 970 BOYKIN WAY
~~\$936,272~~ \$799,990 | 3,598 sq. ft.
 4 bed | 3 bath | 3 car garage | 1 story



THE WAKEFIELD | 1003 BOYKIN COURT
~~\$989,750~~ \$899,990 | 4,658 sq. ft.
 5 bed | 4/1 bath | 3 car garage | 2 story



THE WHITLEY | 903 BOYKIN WAY
~~\$1,097,910~~ \$949,990 | 4,913 sq. ft.
 5 bed | 6 bath | 3 car garage | 2 story



THE WARWICK | 964 BOYKIN WAY
~~\$1,174,358~~ \$949,990 | 5,177 sq. ft.
 6 bed | 5/2 bath | 3 car garage | 2 story

TERESA MARTINEZ, SALES PROFESSIONAL teresa@jphomes.com | 832.883.9320 mobile | 832.753.8777 office

visit our new model home at
 126 PLOTT HOUND DRIVE, MONTGOMERY, TEXAS 77316
jpatrickhomes.com

****Offer Terms & Conditions****

J. Patrick Homes is offering a **\$5,000 Broker to Selling Agent (BTS) incentive, which may be combined with the **Briarley Developer's \$5,000 BTS** for a total potential BTS of **\$10,000**, paid separately by each party. J. Patrick Homes will pay a **\$5,000 BTS plus the standard 3% broker commission** upon the successful closing and funding of the home. To qualify, the selling agent must hold a valid real estate license and complete the Realtor Registration Form at the time the purchase contract is executed. The Briarley Developer will pay its separate **\$5,000 BTS** after the home has closed. The developer will contact the buyer's broker to obtain a completed W-9 and coordinate payment. This promotion is valid on eligible Briarley homes sold between **July 1, 2026, and July 31, 2026**. Offer applies only to **full-price original contract offers** and may not be combined with any other promotions, incentives, or discounts. Promotion is valid only on the select inventory homes identified in this flyer and eligible to-be-built homes that close on or before **February 28, 2027**. J. Patrick Homes and/or the Briarley Developer reserve the right to modify or cancel this promotion at any time without prior notice. In accordance with **Texas Occupations Code §101.65(b)***, all broker compensation, including Broker to Selling Agent (BTS) incentives, is payable only to a licensed real estate broker and not directly to a licensed salesperson or sales agent.

Realtors welcome. No warranty or representation of intended use, design or proposed improvements are made herein. All house plans, features and prices are subject to change without notice. Prices include options selected at time of printing. Move-in dates are estimates. Prices, plans and specifications subject to change without notice. All footages and dimensions are approximations. Window location, roof line, porches, and square footage may vary by elevation. We are pledged to the letter and spirit of U.S. policy for achievement of Equal Housing Opportunity in which there are no barriers to obtaining housing because of race, color, religion, sex or national origin. Photos and renderings are used for illustrative purposes only and may not reflect the final product. July 2026