

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 (BTSA)** incentive, which may be combined with the **Briarley Developer's \$5,000 BTSA** for a total potential BTSA of **\$10,000**, paid separately by each party. J. Patrick Homes will pay a **\$5,000 BTSA 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 BTSA** 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**.