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of ContentsUNITED STATESSECURITIES AND EXCHANGE COMMISSIONWASHINGTON, D.C. 20549_____FORM 10-Q_____(Mark One)xQUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934For the quarterly period ended September 30, 2024OR oTRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934For the transition period from Â to Commission File Number: 001-35873_____TAYLOR MORRISON HOME CORPORATION(Exact name of registrant as specified in its Charter)_____Delaware83-2026677(State or other jurisdiction oIncorporation or organization)(I.R.S. EmployerIdentification No.) 4900 N. Scottsdale Road, Suite 200085251Scottsdale, Arizona(Address of principal executive offices)(Zip Code)(480) 840-8100(Registrantâ€™s telephone number, including area code)N/A(Former name, former address and former fiscal year, if changed since last report)_____Securities registered pursuant to Section 12(b) of the Act:Title of each classTrading Symbol(s)Name of each exchange on which registeredCommon Stock, $0.00001 par valueTMHCNew York Stock ExchangeIndicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.Â Â Â Â YesÂ Â xÂ Â Â Â NoÂ Â oIndicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (Â§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).Â Â Â Â YesÂ Â xÂ Â Â Â NoÂ Â oIndicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of â€œlarge accelerated filer,â€ â€œaccelerated filer,â€ â€œsmaller reporting company,â€ and â€œemerging growth companyâ€ in Rule 12b-2 of the Exchange Act.Large Accelerated FilerxAccelerated fileroNon-accelerated fileroSmaller reporting companyoEmerging growth companyoIf an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.Â Â oIndicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).Â Â Â Â YesÂ Â oÂ Â Â Â NoÂ Â xIndicate the number of shares outstanding of each of the issuerâ€™s classes of common stock, as of the latest practicable date.ClassOutstanding as of OctoberÂ 23, 2024Common stock, $0.00001 par value103,477,894Table of ContentsTAYLOR MORRISON HOME CORPORATIONTABLE OF CONTENTSPart IFINANCIAL INFORMATION2ITEM 1.Financial Statements of Taylor Morrison Home Corporation (Unaudited)2Condensed Consolidated Balance Sheets as of September 30, 2024 and December 31, 20233Condensed Consolidated Statements of Operations for the three and nine months ended September 30, 2024 and 20234Condensed Consolidated Statements of Stockholdersâ€™ Equity for the three and nine months ended September 30, 2024 and 20236Condensed Consolidated Statements of Cash Flows for the nine months ended September 30, 2024 and 20237Notes to the Unaudited Condensed Consolidated Financial Statements23ITEM 2.Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations37ITEM 3.Quantitative and Qualitative Disclosures About Market Risk38ITEM 4.Controls and ProceduresPart IIOTHER INFORMATION39ITEM 1.Legal Proceedings39ITEM 1A.Risk Factors40ITEM 2.Unregistered Sales of Equity Securities and Use of Proceeds40ITEM 3.Defaults Upon Senior Securities40ITEM 4.Mine Safety Disclosures40ITEM 5.Other Information41ITEM 6.Exhibits42SIGNATURESTAYLOR MORRISON HOME CORPORATION 10-Q1Table of ContentsITEM 1. FINANCIAL STATEMENTSPART I â€” FINANCIAL INFORMATIONITEM 1. FINANCIAL STATEMENTSTAYLOR MORRISON HOME CORPORATIONCONDENSED CONSOLIDATED BALANCE SHEETS(In thousands, unaudited)September 30,2024December 31,2023AssetsCash and cash equivalents$256,447Â $798,568Â Restricted cash846Â 8,531Â Total cash257,293Â 807,099Â Real estate inventory:Owned inventory6,265,280Â 5,473,828Â Consolidated real estate not owned175,245Â 71,618Â Total real estate inventory6,440,525Â 5,545,446Â Land deposits273,967Â 203,217Â Mortgage loans held for sale265,356Â 193,344Â Lease right of use assets69,083Â 75,203Â Prepaid expenses and other assets, net336,051Â 290,925Â Other receivables, net207,595Â 184,518Â Investments in unconsolidated entities397,061Â 346,192Â Deferred tax assets, net67,825Â 67,825Â Property and equipment, net322,483Â 295,121Â Goodwill663,197Â 663,197Â Total assets$9,300,436Â $8,672,087Â LiabilitiesAccounts payable$269,300Â $263,481Â Accrued expenses and other liabilities577,501Â 549,074Â Lease liabilities79,426Â 84,999Â Income taxes payable5,528Â â€”Â Customer deposits307,510Â 326,087Â Estimated development liabilities19,241Â 27,440Â Senior notes, net1,470,014Â 1,468,695Â Loans payable and other borrowings439,878Â 394,943Â Revolving credit facility borrowingsâ€”Â â€”Â Mortgage warehouse facilities borrowings233,331Â 153,464Â Liabilities attributable to consolidated real estate not owned175,245Â 71,618Â Total liabilities$3,576,974Â $3,339,801Â COMMITMENTS AND CONTINGENCIES (Note 13)Stockholdersâ€™ equityTotal stockholdersâ€™ equity5,723,462Â 5,332,286Â Total liabilities and stockholdersâ€™ equity$9,300,436Â $8,672,087Â See accompanying Notes to the Unaudited Condensed Consolidated Financial StatementsTAYLOR MORRISON HOME CORPORATION 10-Q2Table of ContentsITEM 1. FINANCIAL STATEMENTSTAYLOR MORRISON HOME CORPORATIONCONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS(In thousands, except per share amounts, unaudited) Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420243Home closings revenue, net$2,029,134Â $1,611,883Â $5,585,516Â $5,221,225Â Land closings revenue27,820Â 14,291Â 48,279Â 31,439Â Financial services revenue49,654Â 40,045Â 145,529Â 117,108Â Amenity and other revenue14,234Â 9,326Â 32,323Â 28,194Â Total revenue2,120,842Â 1,675,545Â 5,811,647Â 5,397,966Â Cost of home closings1,525,825Â 1,238,999Â 4,231,740Â 3,980,749Â Cost of land closings27,010Â 13,572Â 50,915Â 30,620Â Financial services expenses27,304Â 23,128Â 80,553Â 70,618Â Amenity and other expenses9,634Â 8,128Â 28,237Â 25,010Â Total cost of revenue1,589,773Â 1,283,827Â 4,391,445Â 4,106,997Â Gross margin531,069Â 391,718Â 1,420,202Â 1,290,969Â Sales, commissions and other marketing costs117,714Â 98,797Â 334,270Â 304,591Â General and administrative expenses81,627Â 68,994Â 231,970Â 205,904Â Net income from unconsolidated entities(707)(1,934)(6,086)(7,049)Interest expense/(income), net3,379Â (5,782)7,423Â (12,013)Other (income)/expense, net(3,635)2,968Â 3,837Â 6,683Â Loss on extinguishment of debt, net â€”Â 269Â â€”Â 269Â Income before income taxes332,691Â 228,406Â 848,788Â 792,584Â Income tax provision81,219Â 57,960Â 206,241Â 196,005Â Net income before allocation to non-controlling interests251,472Â 170,446Â 642,547Â 596,579Â Net (income)/loss attributable to non-controlling interests(346)245Â (1,691)(235)Net income$251,126Â $170,691Â $640,856Â $596,344Â Earnings per common share:Basic$2.41Â $1.57Â $6.08Â $5.48Â Diluted$2.37Â $1.54Â $5.97Â $5.40Â Weighted average number of shares of common stock:Basic104,132108,837105,359108,827Diluted106,089110,622107,361110,536See accompanying Notes to the Unaudited Condensed Consolidated Financial StatementsTAYLOR MORRISON HOME CORPORATION 10-Q3Table of ContentsITEM 1. FINANCIAL STATEMENTSTAYLOR MORRISON HOME CORPORATIONCONDENSED CONSOLIDATED STATEMENTS OF STOCKHOLDERSâ€™ EQUITY(In thousands, except share data, unaudited)For the three months ended SeptemberÂ 30, 2024Common StockAdditionalPaid-inCapitalTreasury Stock Stockholders' Equity Shares AmountAmountSharesAmount RetainedEarningsAccumulated OtherComprehensiveIncomeNon-ControllingInterestsTotalStockholdersâ€™Equity Balance â€” June 30, 2024104,425,808$1Â $3,070,721Â 57,407,167$(1,463,616)$3,900,274Â $896Â $18,266Â $5,526,542Â Net incomeâ€”Â â€”Â Â â€”Â 251,126Â â€”Â 346Â 251,472Â Exercise of stock options and issuance of restricted stock units, net(1)87,624â€”Â 1,989Â â€”â€”Â â€”Â â€”Â 1,989Â Repurchase of common stock(2)(1,043,479)â€”Â â€”Â 1,043,479(61,849)â€”Â â€”Â (61,849)Stock compensation expenseâ€”â€”Â 5,461Â â€”â€”Â â€”Â â€”Â 5,461Â Distributions to non-controlling interests of consolidated joint venturesâ€”Â â€”Â â€”Â â€”Â (153)(153)Balance â€” September 30, 2024103,469,953$1Â $3,078,171Â 58,450,646$(1,525,465)$4,151,400Â $896Â $18,459Â $5,723,462Â (1) Dollar amount includes $2.0Â million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units. (2) Dollar amount includes $50.0Â million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases.For the three months ended SeptemberÂ 30, 2023Common StockAdditionalPaid-inCapitalTreasury Stock Stockholders' Equity Shares AmountAmountSharesAmount RetainedEarningsAccumulated OtherComprehensiveIncomeNon-ControllingInterests TotalStockholdersâ€™Equity Balance - June 30, 2023109,443,784$1Â $3,051,377Â 51,506,248$(1,140,706)$3,167,268Â $359Â $17,014Â 5,095,313Â Net incomeâ€”â€”Â â€”Â â€”Â 170,691Â â€”Â (245)170,446Â Exercise of stock options and issuance of restricted stock units, net(1)164,510â€”Â 3,649Â â€”â€”Â â€”Â â€”Â 3,649Â Repurchase of common stock(2,169,657)â€”Â â€”Â 2,169,657(100,000)â€”Â â€”Â â€”Â (100,000)Stock compensation expenseâ€”â€”Â 5,702Â â€”â€”Â â€”Â â€”Â 5,702Â Balance â€” September 30, 2023107,438,637$1Â $3,060,728Â 53,675,905$(1,240,706)$3,337,959Â $359Â $16,769Â $5,175,110Â (1) Dollar amount includes $3.7Â million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units.TAYLOR MORRISON HOME CORPORATION 10-Q4Table of ContentsITEM 1. FINANCIAL STATEMENTSFor the nine months ended SeptemberÂ 30, 2024Common StockAdditionalPaid-inCapitalTreasury Stock Stockholders' Equity Shares AmountAmountSharesAmount RetainedEarningsAccumulated OtherComprehensiveIncomeNon-ControllingInterestTotalStockholdersâ€™Equity Balance â€” December 31, 2023106,917,636$1Â $3,068,597Â 54,211,879$(1,265,097)$3,510,544Â $896Â $17,345Â $5,332,286Â Net incomeâ€”â€”Â â€”Â â€”â€”Â â€”Â 640,856Â â€”Â 1,691Â 642,547Â Exercise of stock options and issuance of restricted stock units, net(1)791,084â€”Â (7,442)â€”â€”Â â€”Â â€”Â (7,442)Repurchase of common stock(2)(4,238,767)â€”Â â€”Â 4,238,767(260,368)â€”Â â€”Â â€”Â (260,368)Stock compensation expenseâ€”â€”Â 17,016Â â€”â€”Â â€”Â â€”Â 17,016Â Distributions to non-controlling interests of consolidated joint venturesâ€”Â â€”Â â€”Â â€”Â â€”Â (577)(577)Balance â€” September 30, 2024103,469,953Â $1Â $3,078,171Â 58,450,646Â $(1,525,465)$4,151,400Â $896Â $18,459Â $5,723,462Â (1) Dollar amount includes $7.5 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units.(2) Dollar amount includes $150.0Â million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases.For the nine months ended SeptemberÂ 30, 2023Common StockAdditionalPaid-inCapitalTreasury Stock Stockholders' Equity Shares AmountAmountSharesAmount RetainedEarningsAccumulated OtherComprehensiveIncomeNon-controllingInterest TotalStockholdersâ€™Equity Balance â€” December 31, 2022107,995,262$1Â $3,025,489Â 51,396,923$(1,137,138)$2,741,615Â $359Â $16,533Â $4,646,859Â Net incomeâ€”â€”Â â€”Â â€”â€”Â â€”Â 596,344Â â€”Â 235Â 596,579Â Exercise of stock options and issuance of restricted stock units, net(1)1,722,357â€”Â 16,733Â â€”â€”Â â€”Â â€”Â 16,733Â Repurchase of common stock(2,278,982)â€”Â â€”Â 2,278,982(103,568)â€”Â â€”Â â€”Â (103,568)Stock compensation expenseâ€”â€”Â 18,506Â â€”â€”Â â€”Â â€”Â 18,506Â Changes in non-controlling interests of consolidated joint venturesâ€”Â â€”Â â€”Â â€”Â â€”Â 1Â 1Â Balance â€” September 30, 2023107,438,637$1Â $3,060,728Â 53,675,905$(1,240,706)$3,337,959Â $359Â $16,769Â $5,175,110Â (1) Dollar amount includes $26.1 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units.See accompanying Notes to Unaudited Condensed Consolidated Financial StatementsTAYLOR MORRISON HOME CORPORATION 10-Q5Table of ContentsITEM 1. FINANCIAL STATEMENTSTAYLOR MORRISON HOME CORPORATIONCONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS(In thousands, unaudited)Nine Months Ended September 30,20242023Cash Flows from Operating ActivitiesNet income before allocation to non-controlling interests$642,547Â $596,579Â Adjustments to reconcile net income to net cash (used in)/provided by operating activities:Net income from unconsolidated entities(6,086)(7,049)Stock compensation expense17,016Â 18,506Â Loss on extinguishment of debt, netâ€”Â 269Â Distributions of earnings from unconsolidated entities11,265Â 7,377Â Depreciation and amortization31,494Â 23,717Â Operating lease expense16,089Â 19,271Â Debt issuance costs amortization2,223Â 2,574Â Estimated development liabilities change in

estimate(8,175)â€”Â Inventory impairment charges2,325Â 11,791Â Land held for sale write-down6,782Â â€”Â Changes in operating assets and liabilities:Real estate inventory and land deposits(871,310)(87,776)Mortgage loans held for sale, prepaid expenses and other assets(183,674)24,081Â Customer deposits(18,577)(31,548)Accounts payable, accrued expenses and other liabilities124,383Â (27,231)Income taxes payable5,528Â â€”Â Net cash (used in)/provided by operating activities$(228,170)$550,561Â Cash Flows from Investing Activities:Purchase of property and equipment(26,270)(47,042)Distributions of capital from unconsolidated entities18,599Â 733Â Investments of capital into unconsolidated entities(74,647)(47,795)Net cash used in investing activities$(82,318)$(94,104)Cash Flows from Financing ActivitiesIncrease in loans payable and other borrowingsâ€”Â 2,426Â Repayments on loans payable and other borrowings(52,093)(18,367)Borrowings on revolving credit facility100,000Â â€”Â Repayments on revolving credit facility(100,000)â€”Â Borrowings on mortgage warehouse facilities2,588,250Â 2,203,261Â Repayments on mortgage warehouse facilities(2,508,383)(2,317,688)Repayments on senior notesâ€”Â (350,000)Changes in stock option exercises and issuance of restricted stock units, net(7,442)16,733Â Payment of principal portion of finance lease(1,382)(1,313)Repurchase of common stock, net(257,691)(103,568)Cash and distributions to non-controlling interests of consolidated joint ventures(577)â€”Â Net cash used in financing activities$(239,318)$(568,516)Net Decrease in Cash and Cash Equivalents and Restricted Cash$(549,806)$(112,059)Cash, Cash Equivalents, and Restricted Cash â€” Beginning of period807,099Â 726,635Â Cash, Cash Equivalents, and Restricted Cash â€” End of period$257,293Â $614,576Â Supplemental Cash Flow InformationIncome tax paid, net$(188,723)$(154,267)Supplemental Non-Cash Investing and Financing Activities:Change in loans payable issued to sellers in connection with land purchase contracts$212,527Â $126,903Â Change in inventory not owned$103,627Â $(23,548)Â Â Accrual of excise tax on share repurchases$(2,678)$â€”Â See accompanying Notes to Unaudited Condensed Consolidated Financial StatementsTAYLOR MORRISON HOME CORPORATION 10-Q6Table of ContentsITEM 1. FINANCIAL STATEMENTSTAYLOR MORRISON HOME CORPORATIONNOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS1. BUSINESSDescription of the Business â€” Taylor Morrison Home Corporation (â€œTMHCâ€), through its subsidiaries (together with TMHC referred to herein as â€œwe,â€ â€œour,â€ â€œthe Companyâ€ and â€œusâ€), owns and operates a residential homebuilding business and is a land developer. We operate in the states of Arizona, California, Colorado, Florida, Georgia, Indiana, Nevada, North and South Carolina, Oregon, Texas, and Washington. We provide an assortment of homes across a wide range of price points to appeal to an array of consumer groups. We design, build and sell single and multi-family detached and attached homes in traditionally high growth markets for entry level, move-up, and resort-lifestyle buyers. We are the general contractors for all real estate projects and engage subcontractors for home construction and land development. Our homebuilding segments operate under various brand names including Taylor Morrison, Darling Homes Collection by Taylor Morrison, and Esplanade. We also have a â€œBuild-to-Rentâ€ homebuilding business which operates under the Yardly brand name. In addition, we develop and construct multi-use properties consisting of commercial space, retail, and multi-family properties under the Urban Form brand. We also have operations which provide financial services to customers through our wholly owned mortgage subsidiary, Taylor Morrison Home Funding, Inc. (â€œTMHFâ€), title services through our wholly owned title services subsidiary, Inspired Title Services, LLC (â€œInspired Titleâ€), and homeownerâ€™s insurance policies through our insurance agency, Taylor Morrison Insurance Services, LLC (â€œTMISâ€). Our business is organized into multiple homebuilding operating components, and a financial services component, all of which are managed as four reportable segments: East, Central, West, and Financial Services. 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIESBasis of Presentation and Consolidation â€” The accompanying unaudited Condensed consolidated financial statements have been prepared in accordance with generally accepted accounting principles in the United States (â€œGAAPâ€) for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. The information included in this Quarterly Report on Form 10-Q should be read in conjunction with the Consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 (the â€œAnnual Reportâ€). In the opinion of management, the accompanying unaudited Condensed consolidated financial statements include all normal and recurring adjustments that are considered necessary for the fair presentation of our results for the interim periods presented. Results for interim periods are not necessarily indicative of results to be expected for a full fiscal year.Joint Ventures â€” We consolidate certain joint ventures in accordance with Accounting Standards Codification (â€œASCâ€) Topic 810, Consolidation. The income/loss from the percentage of the joint venture not owned by us is presented as â€œNet (income)/loss attributable to non-controlling interestsâ€ on the unaudited Condensed consolidated statement of operations. The equity from the percentage of the joint ventures not owned by us is presented as â€œNon-controlling interestsâ€ on the unaudited Condensed consolidated statement of stockholdersâ€™ equity. The balance of non-controlling interests will fluctuate from period to period as a result of activities within the respective joint ventures which may include the allocation of income or losses and distributions or contributions associated with the partners within the joint venture. Use of Estimates â€” The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions that affect the amounts reported in the unaudited Condensed consolidated financial statements and accompanying notes. Significant estimates include real estate development costs to complete, valuation of real estate, valuation of goodwill, valuation of estimated development liabilities, valuation of equity awards, valuation allowance on deferred tax assets, and reserves for warranty and self-insured risks. Actual results could differ from those estimates.Real Estate Inventory â€” Inventory consists of raw land, land under development, homes under construction, completed homes, and model homes, all of which are stated at cost. In addition to direct carrying costs, we also capitalize interest, real estate taxes, and related development costs that benefit the entire community, such as field construction supervision and related direct overhead. Home vertical construction costs are accumulated and charged to Cost of home closings at the time of home closing using the specific identification method. Land acquisition, development, interest, and real estate taxes are allocated generally using the relative sales value method. Generally, all overhead costs relating to purchasing, vertical construction, and construction utilities are considered overhead costs and allocated on a per unit basis. These costs are capitalized to inventory from the point development begins to the point construction is completed. Changes in estimated costs to be incurred in a community are generally allocated to the remaining lots on a prospective basis. The life cycle of a typical community generally ranges from two to five years, commencing with the acquisition of unentitled or entitled land, continuing through the land development phase and concluding with the sale, construction and delivery of homes. Actual community duration will vary based on the size of the community, the sales absorption rate and whether we purchased the property as raw land or as finished lots.TAYLOR MORRISON HOME CORPORATION 10-Q7Table of ContentsITEM 1. FINANCIAL STATEMENTSWe capitalize qualifying interest costs to inventory during the development and construction periods. Capitalized interest is charged to Cost of home closings when the related inventory is charged to Cost of home closings.We assess the recoverability of our inventory in accordance with the provisions of ASC Topic 360, Property, Plant, and Equipment ("Topic 360"). We review our real estate inventory for indicators of impairment on a community-level basis during each reporting period. If indicators of impairment are present for a community, an undiscounted cash flow analysis is generally prepared in order to determine if the carrying value of the assets in that community exceeds the estimated undiscounted cash flows. Generally, if the carrying value of the assets exceeds their estimated undiscounted cash flows, the assets are potentially impaired, requiring a fair value analysis. Our determination of fair value is primarily based on a discounted cash flow model which includes projections and estimates relating to sales prices, construction costs, sales pace, and other factors. However, fair value can be determined through other methods, such as appraisals, contractual purchase offers, and other third party opinions of value. Changes in these projections and estimates may lead to a change in the outcome of our impairment analysis, and actual results may also differ from our assumptions. For the three months ended SeptemberÂ 30, 2024, there was no inventory impairment recorded. For the nine months ended SeptemberÂ 30, 2024, we recorded $2.3 million of inventory impairment relating to one of our communities in our East reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we recorded $11.8Â million of impairment charges relating to one of our communities in our West reporting segment. Inventory impairments are recorded to Cost of home closings on the unaudited Condensed consolidated statements of operations.In certain cases, we may elect to cease development and/or marketing of an existing community if we believe the economic performance of the community would be maximized by deferring development for a period of time to allow for market conditions to improve. We refer to such communities as long-term strategic assets. The decision may be based on financial and/or operational metrics as determined by us. For those communities that have been temporarily closed or development has been discontinued, we do not allocate interest or other costs to the community's inventory until activity resumes. Such costs are expensed as incurred. In addition, if we decide to cease development, we will evaluate the project for impairment and then cease future development and marketing activity until such a time when we believe that market conditions have improved and economic performance can be maximized. Our assessment of the carrying value of our long-term strategic assets typically includes estimates of future performance, including the timing of when development will recommence, the type of product to be offered, and the margin to be realized. In the future, some of these inactive communities may be re-opened while others may be sold. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had no long-term strategic assets.Land banking arrangements â€” We have land purchase agreements with various land sellers. As a method of acquiring land in staged takedowns, while limiting risk and minimizing the immediate use of funds from our available cash or other financing sources, we transfer our right under certain specific performance agreements to entities owned by third parties (â€œland banking arrangementsâ€). These entities use equity contributions from their owners and/or incur debt to finance the acquisition and development of the land. We incur interest expense on these arrangements. Interest is based on remaining lots to be purchased and is capitalized for the percentage of lots in each project actively under development, with the remainder expensed and included in Interest expense/(income), net on the unaudited Condensed consolidated statements of operations. The entities grant us an option to acquire lots in staged takedowns. In consideration for this option, we make a non-significant and non-refundable cash deposit. We are not legally obligated to purchase the lots, but would forfeit any existing deposits and could be subject to financial and other penalties if the lots were not purchased. We do not have an ownership interest in these entities or title to their assets and do not guarantee their liabilities. As such, these entities are not consolidated. These land banking arrangements help us manage the financial and market risk associated with land holdings which are not included in the unaudited Condensed consolidated balance sheets.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had the right to purchase 5,822 lots and 5,818 lots under such land agreements for an aggregate purchase price of $968.4Â million and $822.1Â million, respectively. We are not legally obligated to purchase the balance of the lots. As of September 30, 2024 and December 31, 2023, our exposure to loss related to deposits on land banking arrangements totaled $127.4Â million and $129.2Â million, respectively.We believe there are other land bank providers that could be substituted should our existing providers become unavailable or non-competitive with respect to land banking of future land. Therefore, we do not believe that the loss of our relationship with our current land bank providers would have a material adverse effect on our business, financial condition, or cash flows. Assets Held for SaleReal estate and inventory assets are considered held for sale once it is determined all criteria in accordance with Topic 360 have been met. The criteria includes the following considerations: (i) whether the company is committed to a plan to sell, (ii) whether the asset is available for immediate sale in the asset's present condition, (iii) whether an active program to locate a buyer and other actions required to complete the plan to sell have been initiated, (iv) whether the sale of the asset is probable (i.e., likely to occur) and the transfer is expected to qualify for recognition as a completed sale within one year, (v) whether the long-lived asset or disposal group is being actively marketed for sale at a price that is reasonable in relation to its current fair value, and (vi) whether actions necessary to complete the plan indicate that it is unlikely significant changes to the plan will be made and that the plan will be withdrawn. Real estate and inventory assets held for sale are reported at the lower of carrying value or estimated fair value, less estimated costs to sell. The estimated fair value is generally based on a TAYLOR MORRISON HOME CORPORATION 10-Q8Table of ContentsITEM 1. FINANCIAL STATEMENTSsales listing agreement, purchase and sales agreement, letter of intent, broker price opinion, recent offers received, prices for assets in recent comparable sales transactions, or other third-party estimate. Impairment loss on real estate or inventory assets held for sale is recognized when the carrying value is greater than the fair value less estimated costs to sell, which is based on the estimated sales price of the property. In the event an asset classified as held for sale no longer meets the criteria for held for sale classification the asset is reclassified as held for use at the lower of the fair value or the depreciated basis as if the asset had continued to be used.Inventory Assets Held for Sale - In some locations where we act as a developer, we occasionally purchase land that includes commercially zoned parcels or areas designated for school or government use, which we typically sell to commercial developers or municipalities, as applicable. We also sell residential lots or land parcels to manage our land and lot supply on larger tracts of land. For the three months ended SeptemberÂ 30, 2024, we did not record any fair value adjustments for land held for sale. For the nine months ended SeptemberÂ 30, 2024, we recorded $6.8 million of fair value adjustments for land held for sale in our West reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we had no such charges. Adjustments for land held for sale are recorded within Cost of land closings on the unaudited Condensed consolidated statements of operations.Real Estate Assets Held for Sale - During the three months ended SeptemberÂ 30, 2024, we entered into an exclusive listing agreement for one Build-To-Rent asset in Texas and one Build-To-Rent asset in Arizona. As of SeptemberÂ 30, 2024, we determined these two Build-To-Rent assets, which are in our Corporate and Unallocated operating and reporting segment, to be classified as held for sale based on the criteria above. We expect both sales to occur during the fourth quarter of 2024. The carrying amounts for these Build-To-Rent assets are $38.6Â million and $41.6Â million, respectively and are included in property and equipment, net on the unaudited Condensed consolidated balance sheets. As the fair value is greater than the carrying value for each asset, no adjustment to fair value was recorded. There were no assets classified as held for sale as of DecemberÂ 31, 2023.Investments in Consolidated and Unconsolidated EntitiesConsolidated Entities â€” In the ordinary course of business, we enter into land purchase contracts, lot option contracts and land banking arrangements in order to procure land or lots for the construction of homes. Such contracts enable us to control significant lot positions with a minimal initial capital investment and substantially reduce the risk associated with land ownership and development. In accordance with ASC Topic 810, Consolidation, when we enter into agreements to acquire land or lots and pay a non-refundable deposit, we evaluate if a Variable Interest Entity (â€œVIEâ€) should be created if we are deemed to have provided subordinated financial support that will absorb some or all of an entityâ€™s expected losses if they occur. If we are the primary beneficiary of the VIE, we consolidate the VIE and reflect such assets and liabilities as Consolidated real estate not owned and Liabilities attributable to consolidated real estate not owned, respectively, in the unaudited Condensed consolidated balance sheets.Unconsolidated Joint Ventures â€” We use the equity method of accounting for entities which we exercise significant influence but do not have a controlling interest over the operating and financial policies of the investee. For unconsolidated entities in which we function as the managing member, we have evaluated the rights held by our joint venture partners and determined that the partners have substantive participating rights that preclude the presumption of control. Our share of net earnings or losses is included in Net income from unconsolidated entities on the unaudited Condensed consolidated statements of operations when earned and distributions are credited against our Investments in unconsolidated entities on the unaudited Condensed consolidated balance sheets when received.We evaluate our investments in unconsolidated entities for indicators of impairment semi-annually. A series of operating losses of an investee or other factors may indicate that a decrease in value of our investment in the unconsolidated entity has occurred which is other-than-temporary. The amount of impairment recognized, if any, is the excess of the investment's carrying amount over its estimated fair value. Additionally, we consider various qualitative factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include age of the venture, stage in its life cycle, intent and ability for us to recover our investment in the entity, financial condition and long-term prospects of the entity, short-term liquidity needs of the unconsolidated entity, trends in the general economic environment of the land, entitlement status of the land held by the unconsolidated entity, overall projected returns on investment, defaults under contracts with third parties (including bank debt), recoverability of the investment through future cash flows and relationships among the entity's partners. If we believe that the decline in the fair value of the investment is temporary, then no impairment is recorded. We recorded no impairment charges related to the investments in unconsolidated entities for the three and nine months ended SeptemberÂ 30, 2024 and 2023.Treasury Stock â€” We account for treasury stock, including the shares repurchased as part of our Accelerated Share Repurchase ("ASR") programs, in accordance with ASC Topic 505-30, Equityâ€”Treasury Stock. Repurchased shares are reflected as a reduction in stockholders' equity. Refer to Note 10 - Stockholders' Equity for additional discussion regarding ASR programs.Revenue Recognition â€” Revenue is recognized in accordance with ASC Topic 606, Revenue from Contracts with Customers (â€œTopic 606â€). The standard's core principle requires an entity to recognize revenue when it transfers promised TAYLOR MORRISON HOME CORPORATION 10-Q9Table of ContentsITEM 1. FINANCIAL STATEMENTSgoods or services to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. Home and land closings revenueUnder Topic 606, the following steps are applied to determine home closings revenue and land closings revenue recognition: (1) identify the contract(s) with our customer; (2) identify the performance obligations in the contract; (3) determine the transaction price; (4) allocate the transaction price to the performance obligations in the contract; and (5) recognize revenue when (or as) the performance obligation(s) are satisfied. Our home sales transactions, have one

contract, with one performance obligation, with each customer to build and deliver the home purchased (or develop and deliver land). Based on the application of the five steps, the following summarizes the timing and manner of home and land closings revenue: â€¢Revenue from closings of residential real estate is recognized when the buyer has made the required minimum down payment, obtained necessary financing, the risks and rewards of ownership are transferred to the buyer, and we have no continuing involvement with the property, which is generally upon the close of escrow. Revenue is reported net of any discounts and incentives. â€¢Revenue from land sales is recognized when a significant down payment is received, title passes and collectability of the receivable, if any, is reasonably assured, and we have no continuing involvement with the property, which is generally upon the close of escrow. Amenity and other revenueWe own and operate certain amenities such as golf courses, clubhouses, and fitness centers, pursuant to which we provide club members with access to the facilities in exchange for the payment of club dues. We collect club dues and other fees from club members, which are invoiced on a monthly basis. Revenue from our golf club operations is also included in amenity and other revenue. Amenity and other revenue also includes revenue from the sale of assets from our Urban Form operations and Build-to-Rent operations. Financial services revenue Mortgage operations and hedging activity related to financial services are not within the scope of Topic 606. Loan origination fees (including title fees, points, and closing costs) are recognized at the time the related real estate transactions are completed, which is usually upon the close of escrow. Generally, loans TMHF originates are sold to third party investors within a short period of time, on a non-recourse basis. Gains and losses from the sale of mortgages are recognized in accordance with ASC Topic 860-20, Sales of Financial Assets. TMHF does not have continuing involvement with the transferred assets; therefore, we derecognize the mortgage loans at time of sale, based on the difference between the selling price and carrying value of the related loans upon sale, recording a gain/loss on sale in the period of sale. Also included in Financial services revenue/expenses is the realized and unrealized gains and losses from hedging instruments. ASC Topic 815-25, Derivatives and Hedging, requires that all hedging instruments be recognized as assets or liabilities on the balance sheet at their fair value. We do not meet the criteria for hedge accounting; therefore, we account for these instruments as free-standing derivatives, with changes in fair value recognized in Financial services revenue/expenses on the unaudited Condensed consolidated statements of operations in the period in which they occur. Recently Issued Accounting PronouncementsIn November 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures, which is intended to improve reportable segment disclosure requirements primarily through enhanced disclosures about significant segment expenses. ASU 2023-07 requires all public entities to report segment information in accordance with Topic 280. The guidance will be effective for the annual reporting period ending December 31, 2024 but entities may early adopt. We do not believe the adoption of ASU 2023-07 will have a material impact on our consolidated financial statements and disclosures.In December 2023, the FASB issued ASU 2023-09, Improvements to Income Tax Disclosures, which establishes new income tax disclosure requirements. Under the new guidance, entities must consistently categorize and provide greater disaggregation of information in the rate reconciliation and income taxes paid by jurisdiction. This ASU can be applied prospectively or retrospectively and is effective for the annual reporting period beginning January 1, 2025. We are currently evaluating ASU 2023-09 and do not expect it to have a material effect on our consolidated financial statements and disclosures.3. EARNINGS PER SHAREBasic earnings per common share is computed by dividing net income available to TMHC by the weighted average number of shares of Common Stock (as defined in Note 10) outstanding during the period. Diluted earnings per share gives effect to TAYLOR MORRISON HOME CORPORATION 10-Q10Table of ContentsITEM 1. FINANCIAL STATEMENTSthe potential dilution that could occur if all outstanding dilutive equity awards to issue shares of Common Stock were exercised or settled. The following is a summary of the components of basic and diluted earnings per share (in thousands, except per share amounts): Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Numerator:Net income $251,126Â $170,691Â $640,856Â $596,344Â Denominator:Weighted average shares â€“ basic104,132Â 108,837Â 105,359Â 108,827Â Restricted stock units877Â 940Â 970Â 895Â Stock Options1,080Â 845Â 1,032Â 814Â Weighted average shares â€“ diluted106,089Â 110,622Â 107,361Â 110,536Â Earnings per common share â€“ basic:Net income $2.41Â $1.57Â $6.08Â $5.48Â Earnings per common share â€“ diluted:Net income $2.37Â $1.54Â $5.97Â $5.40Â The above calculations of weighted average shares exclude 128,700 and 113,664 of anti-dilutive stock options and unvested performance and non-performance restricted stock units ("RSUs") for the three and nine months ended SeptemberÂ 30, 2024, respectively, and 353,947 and 282,124 of anti-dilutive stock options and RSUs for the three and nine months ended SeptemberÂ 30, 2023, respectively. In addition, 145,201 shares relating to our ASR (refer to Note 10 - Stockholders' Equity) were also anti-dilutive and excluded from the above for the three and nine months ended SeptemberÂ 30, 2024, respectively. There were no ASR transactions in 2023.4. REAL ESTATE INVENTORY Inventory consists of the following:As of(Dollars in thousands)September 30,2024December 31,2023Real estate developed and under development$4,342,785Â $3,855,534Â Real estate held for development or held for sale (1)49,753Â 29,317Â Total land inventory4,392,538Â 3,884,851Â Operating communities (2)1,705,198Â 1,414,528Â Capitalized interest167,544Â 174,449Â Total owned inventory6,265,280Â 5,473,828Â Consolidated real estate not owned175,245Â 71,618Â Total real estate inventory$6,440,525Â $5,545,446Â (1) Real estate held for development or held for sale includes properties which are not in active production. (2) Operating communities consist of all vertical construction costs relating to homes in progress and completed homes.We have land option purchase contracts, land banking arrangements and other controlled lot agreements. We do not have title to the properties, and the property owner and its creditors generally only have recourse against us in the form of TAYLOR MORRISON HOME CORPORATION 10-Q11Table of ContentsITEM 1. FINANCIAL STATEMENTSretaining any non-refundable deposits. We are also not legally obligated to purchase the balance of the lots. Deposits related to these lots are capitalized when paid and classified as Land deposits until the associated property is purchased.A summary of owned and controlled lots is as follows:As ofSeptember 30,2024December 31, 2023Owned lots:Undeveloped13,726Â 13,418Â Under development9,971Â 8,848Â Finished11,239Â 11,811Â Total owned lots34,936Â 34,077Â Controlled lots:Land option purchase contracts10,028Â 8,621Â Land banking arrangements5,822Â 5,818Â Other controlled lots(1)32,793Â 23,846Â Total controlled lots48,643Â 38,285Â Total owned and controlled lots83,579Â 72,362Â Homes in inventory8,490Â 7,867Â (1) Other controlled lots include single transaction take-downs and lots from our portion of unconsolidated JVs.Lots which represent homes in progress and completed homes have been excluded from total owned lots. Controlled lots represent lots in which we have a contractual right to acquire real property, generally through an option contract, land banking arrangement, or a land deposit paid to a seller. Homes in inventory include any lots which have commenced vertical construction. Capitalized Interest â€“ Interest capitalized, incurred and amortized is as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Interest capitalized - beginning of period$172,263Â $191,304Â $174,449Â $190,123Â Interest incurred and capitalized(1)25,345Â 28,270Â 75,087Â 94,452Â Interest amortized to cost of home closings(30,064)(32,377)(81,992)(97,378)Interest capitalized - end of period$167,544Â $187,197Â $167,544Â $187,197Â (1) Excludes Interest expense/(income), net on the unaudited Condensed consolidated statements of operations as such amounts are not capitalizable. TAYLOR MORRISON HOME CORPORATION 10-Q12Table of ContentsITEM 1. FINANCIAL STATEMENTS5. INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES Unconsolidated EntitiesSummarized, unaudited condensed combined financial information of unconsolidated entities that are accounted for by the equity method are as follows (in thousands):As ofSeptember 30,2024December 31,2023Assets:Real estate inventory$1,232,415Â $952,223Â Other assets198,446Â 182,517Â Total assets$1,430,861Â $1,134,740Â Liabilities and ownersâ€™ equity:Debt$469,811Â $317,224Â Other liabilities72,963Â 50,739Â Total liabilities$542,774Â $367,963Â Ownersâ€™ equity:TMHC$397,061Â $346,192Â Others491,026Â 420,585Â Total ownersâ€™ equity$888,087Â $766,777Â Total liabilities and ownersâ€™ equity$1,430,861Â $1,134,740Â Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Revenues$65,075Â $44,010Â $228,227Â $95,647Â Costs and expenses(63,094)(37,810)(212,450)(76,575)Net income$1,981Â $6,200Â $15,777Â $19,072Â TMHCâ€™s share in net income of unconsolidated entities$707Â $1,934Â $6,086Â $7,049Â Distributions to TMHC from unconsolidated entities$14,837Â $2,226Â $29,864Â $8,110Â Consolidated EntitiesAs of SeptemberÂ 30, 2024, assets of consolidated joint ventures totaled $256.5 million, of which $19.6 million was cash and cash equivalents, $74.0 million was owned real estate inventory, and $119.2 million was property and equipment, net (primarily related to Urban Form). The majority of this property and equipment balance is held for investment as of SeptemberÂ 30, 2024. As of DecemberÂ 31, 2023, the assets of consolidated joint ventures totaled $265.2 million, of which $29.8 million was cash and cash equivalents, $70.2 million was owned real estate inventory, and $121.3 million was property and equipment, net (primarily related to Urban Form). The liabilities of the consolidated joint ventures totaled $79.9 million and $133.8 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively, and were primarily comprised of loans payable and other borrowings, accounts payable and accrued expenses and other liabilities. TAYLOR MORRISON HOME CORPORATION 10-Q13Table of ContentsITEM 1. FINANCIAL STATEMENTS6. ACCRUED EXPENSES AND OTHER LIABILITIESAccrued expenses and other liabilities consist of the following (in thousands):As ofSeptember 30, 2024December 31, 2023Real estate development costs to complete$42,611Â $46,114Â Compensation and employee benefits145,485Â 149,095Â Self-insurance and warranty reserves193,313Â 184,448Â Interest payable26,983Â 31,042Â Property and sales taxes payable45,476Â 30,887Â Other accruals123,633Â 107,488Â Total accrued expenses and other liabilities$577,501Â $549,074Â Self-Insurance and Warranty Reserves â€“ We accrue for the expected costs associated with our limited warranty, deductibles and self-insured exposure under our various insurance policies within Beneva Indemnity Company (â€œBenevaâ€), a wholly owned subsidiary. A summary of the changes in reserves are as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023 (1)20242023 (1)Reserve - beginning of period$181,790Â $160,326Â $184,448Â $161,675Â Additions to reserves20,971Â 16,385Â 63,161Â 55,720Â Cost of claims incurred(18,423)(18,795)(68,329)(62,622)Changes in estimates to pre-existing reserves8,975Â 12,320Â 14,033Â 15,463Â Reserve - end of period$193,313Â $170,236Â $193,313Â $170,236Â (1) Includes amount reclassified from Additions to reserves to Changes in estimates to pre-existing reserves.Due to the degree of judgment required in making these estimates and the inherent uncertainty in potential outcomes, it is reasonably possible that actual costs could differ from those reserved and such differences could be material, resulting in a change in future estimated reserves.7. DEBTTotal debt consists of the following (in thousands):As ofSeptember 30, 2024December 31, 2023PrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValuePrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValue5.875% Senior Notes due 2027500,000Â (2,085)497,915Â 500,000Â (2,672)497,328Â 6.625% Senior Notes due 2027(1)27,070Â 805Â 27,875Â 27,070Â 1,022Â 28,092Â 5.75% Senior Notes due 2028450,000Â (2,078)447,922Â 450,000Â (2,551)447,449Â 5.125% Senior Notes due 2030500,000Â (3,698)496,302Â 500,000Â (4,174)495,826Â Senior Notes subtotal$1,477,070Â $(7,056)$1,470,014Â $1,477,070Â $(8,375)$1,468,695Â Loans payable and other borrowings439,878Â â€”Â 439,878Â 394,943Â â€”Â 394,943Â $1 Billion Revolving Credit Facility(2)â€”Â â€”Â â€”Â â€”Â â€”Â â€”Â Mortgage warehouse facilities borrowings233,331Â â€”Â 233,331Â 153,464Â â€”Â 153,464Â Total debt$2,150,279Â $(7,056)$2,143,223Â $2,025,477Â $(8,375)$2,017,102Â (1) Unamortized debt issuance premium is reflective of fair value adjustments as a result of purchase accounting.(2) Unamortized debt issuance costs are included in the Prepaid expenses and other assets, net on the unaudited Condensed consolidated balance sheets.TAYLOR MORRISON HOME CORPORATION 10-Q14Table of ContentsITEM 1. FINANCIAL STATEMENTSDebt InstrumentsExcluding the debt instruments discussed below, the terms governing all other debt instruments listed in the table above have not substantially changed from the year ended DecemberÂ 31, 2023. For information regarding such instruments, refer to Note 8 - Debt to the Consolidated Financial Statements in our Annual Report. As of SeptemberÂ 30, 2024, we were in compliance with all of the covenants in the debt instruments listed in the table above.$1 Billion Revolving Credit FacilityOur $1 Billion Revolving Credit Facility has a maturity date of MarchÂ 11, 2027. During the three months ended SeptemberÂ 30, 2024, we borrowed and repaid $100.0Â million under our $1Â Billion Revolving Credit Facility. We had no outstanding borrowings under our $1 Billion Revolving Credit Facility as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $2.2 million and $2.9 million, respectively, of unamortized debt issuance costs relating to our $1 Billion Revolving Credit Facility, which are included in Prepaid expenses and other assets, net, on the unaudited Condensed consolidated balance sheets. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $54.2 million and $61.2 million, respectively, of utilized letters of credit, resulting in $945.8 million and $938.8 million, respectively, of availability under the $1 Billion Revolving Credit Facility. As of SeptemberÂ 30, 2024, we were in compliance with all of the covenants under the $1 Billion Revolving Credit Facility.$100Â million Revolving Credit FacilityOur $100Â million Revolving Credit Facility matured on its maturity date of September 17, 2024 and was not renewed. Mortgage Warehouse BorrowingsThe following is a summary of our mortgage warehouse facilities borrowings (in thousands):As of September 30, 2024FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$37,036Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C64,906Â 100,000Â Term SOFR + 1.50%on DemandMortgage LoansWarehouse D63,359Â 100,000Â Daily SOFR + 1.50%September 3, 2025Mortgage LoansWarehouse E68,030Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$233,331Â $360,000Â Â As of December 31, 2023FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$13,477Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C25,567Â 100,000Â Term SOFR + 1.65%on DemandMortgage Loans Warehouse D56,745Â 100,000Â Daily SOFR + 1.50%September 4, 2024Mortgage LoansWarehouse E57,675Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$153,464Â $360,000Â (1) Secured Overnight Financing Rate ("SOFR")(2) The mortgage warehouse facilities borrowings outstanding as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 were collateralized by $265.4 million and $193.3 million, respectively, of mortgage loans held for sale.Loans Payable and Other BorrowingsLoans payable and other borrowings as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 consist of project-level debt due to various land sellers and financial institutions for specific communities. Project-level debt is generally secured by the land that was acquired and the principal payments generally coincide with corresponding project lot closings or a principal reduction TAYLOR MORRISON HOME CORPORATION 10-Q15Table of ContentsITEM 1. FINANCIAL STATEMENTSschedule. Loans payable bear interest at rates that ranged from 0% to 11% and 0% to 9% at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. We impute interest for loans with no stated interest rates.8. FAIR VALUE DISCLOSURESASC Topic 820 provides a framework for measuring fair value under GAAP, expands disclosures about fair value measurements, and establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The three levels of the fair value hierarchy are summarized as follows:Level 1 â€“ Fair value is based on quoted prices for identical assets or liabilities in active markets. Level 2 â€“ Fair value is determined using quoted prices for similar assets or liabilities in active markets or quoted prices for identical or similar assets or liabilities in markets that are not active or are directly or indirectly observable. Level 3 â€“ Fair value is determined using one or more significant inputs that are unobservable in active markets at the measurement date, such as a pricing model, discounted cash flow, or similar technique. The fair value of our mortgage loans held for sale is derived from negotiated rates with partner lending institutions. Derivative assets and liabilities include interest rate lock commitments (â€œIRLCsâ€) and mortgage backed securities (â€œMBSâ€). The fair value of IRLCs is based on the value of the underlying mortgage loans, quoted MBS prices and the probability that the mortgage loan will fund within the terms of the IRLCs. We estimate the fair value of the forward sales commitments based on quoted MBS prices. The fair value of our mortgage warehouse facilities borrowings, and loans payable and other borrowings approximate carrying value due to their short term nature and variable interest rate terms. The fair value of our senior notes is derived from quoted market prices by independent dealers in markets that are not active. There were no changes to or transfers between the levels of the fair value hierarchy for any of our financial instruments as of SeptemberÂ 30, 2024, when compared to DecemberÂ 31, 2023.The carrying value and fair value of our financial instruments are as follows:September 30, 2024December 31, 2023(Dollars in thousands)Level in FairValue HierarchyCarryingValue EstimatedFair Value CarryingValueEstimatedFair ValueDescription:Mortgage loans held for sale2$265,356Â $265,356Â $193,344Â $193,344Â IRLCs3(3,517)(3,517)1,489Â 1,489Â MBSs2542Â 542Â (5,055)(5,055)Mortgage warehouse facilities borrowings2233,331Â 233,331Â 153,464Â 153,464Â Loans payable and other borrowings2439,878Â 439,878Â 394,943Â 394,943Â 5.875% Senior Notes due 2027 (1)2497,915Â 510,025Â 497,328Â 502,500Â 6.625% Senior Notes due 2027 (1)227,875Â 27,128Â 28,092Â 26,529Â 5.75% Senior Notes due 2028 (1)2447,922Â 458,163Â 447,449Â 451,571Â 5.125% Senior Notes due 2030 (1)2496,302Â 497,670Â 495,826Â 483,690Â (1) Carrying value for senior notes, as presented, includes unamortized debt issuance costs and premiums. Debt issuance costs are not factored into the fair value calculation for the senior notes. Fair value measurements are used for inventories on a nonrecurring basis when events and circumstances indicate that their carrying value is not recoverable. The following table presents the fair value for our inventories measured at fair value on a nonrecurring basis:(Dollars in thousands)Level in FairValue HierarchyAs ofJune 30, 2024As of September 30, 2023(1)Description:Real estate inventory3$7,024Â $19,263Â (1) As of December 31, 2023 there was no additional impairment; therefore, the fair value information presented is as of September 30, 2023.As of September 30, 2024, the fair value for such inventories was not

determined as there were no events and circumstances that indicated their carrying value was not recoverable.TAYLOR MORRISON HOME CORPORATION 10-Q16Table of ContentsITEM 1. FINANCIAL STATEMENTS9. INCOME TAXESThe effective tax rate for the three and nine months ended SeptemberÂ 30, 2024 was 24.4% and 24.3%, respectively, compared to 25.4% and 24.7% for the same periods in 2023. For the three months ended SeptemberÂ 30, 2024, the effective tax rate differed from the U.S. federal statutory income tax rate primarily due to state income taxes, credits related to homebuilding activities, non-deductible executive compensation, and excess tax benefits from share-based compensation.There were no unrecognized tax benefits as of SeptemberÂ 30, 2024 or DecemberÂ 31, 2023.10. STOCKHOLDERSâ€™ EQUITY Capital StockThe Companyâ€™s authorized capital stock consists of 400,000,000 shares of common stock, par value $0.00001 per share (the â€œCommon Stockâ€), and 50,000,000 shares of preferred stock, par value $0.00001 per share. Stock Repurchase Program On December 15, 2023 the Board of Directors authorized a renewal of the Company's then-existing stock repurchase program which permits the repurchase up to $500Â million of the Companyâ€™s common stock through December 31, 2025. Repurchases under the program may occur from time to time through open market purchases, privately negotiated transactions or other transactions. On October 23, 2024, the Board of Directors authorized a renewal of the Companyâ€™s stock repurchase program through December 31, 2026, which authorization replaced the Companyâ€™s prior $500Â million repurchase authorization scheduled to expire on December 31, 2025. The stock repurchase program, as renewed, permits the repurchase of up to $1Â billion of the Companyâ€™s Common Stock from October 23, 2024 through December 31, 2026.Using the availability under our stock repurchase program, we entered into three separate ASR agreements with the same financial institution during the nine months ended September 30, 2024. We paid $50.0Â million for each agreement and received an initial delivery of 80% of common stock shares, with the remaining 20% received (or to be received) at final settlement in accordance with the terms of each ASR agreement. The final settlements for the first and second ASR agreements occurred during the third quarter of 2024, at which time, the volume-weighted average price calculations over the term of the ASR agreement were used to determine the final number of shares to be delivered. Final settlement of the third ASR agreement is expected to occur during the fourth quarter of 2024 consistent with the terms of the first and second ASR agreements. We accounted for the ASRs as common stock repurchases and forward contracts indexed to our own common stock. We determined that the equity classification criteria was met for the forward contracts; therefore, they were not accounted for as derivative instruments.The following table summarizes share repurchase activity for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Number of Shares)20242023202420233March 5, 2024 ASR Agreement165,467â€”870,810â€”June 7, 2024 ASR Agreement88,444â€”808,905â€”September 12, 2024 ASR Agreement580,804â€”580,804â€”Number of shares repurchased with ASR 834,715â€”2,260,519â€”Other share repurchases(1)208,7642,169,6571,978,2482,278,982Total share repurchases - end of period1,043,4792,169,6574,238,7672,278,982(1) Amount represents shares repurchased under our existing share repurchase program which are not part of ASRs.The following table summarizes our spend on share repurchases for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Dollars in thousands)20242023202420233Amount available for repurchase â€” beginning of period$298,095Â $275,570Â $494,489Â $279,138Â Amount repurchased(1)(61,297)(100,000)(257,691)(103,568)Amount available for repurchase â€” end of period$236,798Â $175,570Â $236,798Â $175,570Â (1) 2024 amounts include the amount paid for our ASR programs.The Inflation Reduction Act was enacted on AugustÂ 16, 2022 and includes a one percent excise tax on the net repurchase of company stock. We have accrued such tax as of SeptemberÂ 30, 2024 and included in the cost of treasury stock repurchases on our unaudited Condensed consolidated statements of stockholders' equity for the three and nine months ended SeptemberÂ 30, 2024. TAYLOR MORRISON HOME CORPORATION 10-Q17Table of ContentsITEM 1. FINANCIAL STATEMENTS11. STOCK BASED COMPENSATIONEquity-Based CompensationIn April 2013, we adopted the Taylor Morrison Home Corporation 2013 Omnibus Equity Award Plan (the â€œPlanâ€). The Plan was most recently amended and restated in May 2022. The Plan provides for the grant of stock options, RSUs, performance-based restricted stock units (â€œPRSUsâ€), and other equity-based awards deliverable in shares of our Common Stock. As of SeptemberÂ 30, 2024, we had an aggregate of 4,874,559 shares of Common Stock available for future grants under the Plan.The following table provides the outstanding balance of RSUs, PRSUs, and stock options as of SeptemberÂ 30, 2024:RSUs and PRSUsStock OptionsNumber of UnitsWeighted AverageGrant Date FairValueNumber of OptionsWeightedAverage ExercisePrice Per ShareBalance at September 30, 20241,338,592$38.15Â 2,088,092$28.67Â The following table provides information regarding the amount and components of stock-based compensation expense, all of which is included in General and administrative expenses in the unaudited Condensed consolidated statements of operations (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420233Restricted stock units (1)$4,390Â $4,615Â $13,834Â $15,502Â Stock options1,071Â 1,087Â 3,182Â 3,004Â Total stock compensation expense$5,461Â $5,702Â $17,016Â $18,506Â (1) Includes compensation expense related to time-based RSUs and PRSUs.At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, the aggregate unrecognized value of all outstanding stock-based compensation awards was approximately $35.2 million and $26.5 million, respectively. 12. OPERATING AND REPORTING SEGMENTSWe have multiple homebuilding operating components which are engaged in the business of acquiring and developing land, constructing homes, marketing and selling homes, and providing warranty and customer service. We aggregate our homebuilding operating components into three reporting segments, East, Central, and West, based on similar long-term economic characteristics. The activity from our Build-to-Rent and Urban Form operations are included in our Corporate segment. We also have a Financial Services reporting segment.Our reporting segments are as follows:EastAtlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and TampaCentralAustin, Dallas, Denver, Houston, and IndianapolisWestBay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern CaliforniaFinancial ServicesTaylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance ServicesTAYLOR MORRISON HOME CORPORATION 10-Q18Table of ContentsITEM 1. FINANCIAL STATEMENTSOperating results for each segment may not be indicative of the results for such segment had it been an independent, stand-alone entity. Segment information is as follows (in thousands):Three Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$766,821Â $517,418Â $781,626Â $49,654Â $5,323Â $2,120,842Â Gross margin209,650Â 127,647Â 169,652Â 22,350Â 1,770Â 531,069Â Selling(2), general and administrative expenses(56,260)(45,188)(48,315)â€”Â (49,578)(199,341)Net income/(loss) from unconsolidated entitiesâ€”Â 38Â (4)1,337Â (664)707Â Interest and other income/(expense), net(3)6,092Â (2,436)(2,323)438Â (1,515)256Â Income/(loss) before income taxes$159,482Â $80,061Â $119,010Â $24,125Â $(49,987)$332,691Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the three months ended September 30, 2024.Three Months Ended September 30, 2023East Central West Financial ServicesCorporateandUnallocated(1) Total Total revenue$582,557Â $433,610Â $615,817Â $40,045Â $3,516Â $1,675,545Â Gross margin158,096Â 109,481Â 106,103Â 16,917Â 1,121Â 391,718Â Selling(2), general and administrative expenses(42,957)(37,712)(45,442)91Â (41,771)(167,791)Net (loss)/income from unconsolidated entitiesâ€”Â (81)341Â 1,671Â 3Â 1,934Â Interest and other (expense)/income, net(3)(425)(2,380)(2,929)â€”Â 8,548Â 2,814Â Loss on extinguishment of debt, netâ€”Â â€”Â â€”Â â€”Â (269)(269)Income/(loss) before income taxes$114,714Â $69,308Â $58,073Â $18,679Â $(32,368)$228,406Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.Nine Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$2,008,762Â $1,489,313Â $2,153,531Â $145,529Â $14,512Â $5,811,647Â Gross margin533,690Â 374,506Â 442,650Â 64,976Â 4,380Â 1,420,202Â Selling(2), general and administrative expenses(155,523)(124,546)(141,130)â€”Â (145,041)(566,240)Net (loss)/income from unconsolidated entitiesâ€”Â (31)49Â 7,235Â (1,167)6,086Â Interest and other income/(expense), net(3)4,705Â (7,712)(8,950)1,772Â (1,075)(11,260)Income/(loss) before income taxes$382,872Â $242,217Â $292,619Â $73,983Â $(142,903)$848,788Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the nine months ended September 30, 2024.TAYLOR MORRISON HOME CORPORATION 10-Q19Table of ContentsITEM 1. FINANCIAL STATEMENTSNine Months Ended September 30, 2023East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$1,933,434Â $1,521,829Â $1,815,980Â $117,108Â $9,615Â $5,397,966Â Gross margin526,968Â 381,279Â 333,843Â 46,490Â 2,389Â 1,290,969Â Selling(2), general and administrative expenses(133,908)(120,058)(133,027)â€”Â (123,502)(510,495)Net (loss)/income from unconsolidated entitiesâ€”Â (63)(67)7,205Â (26)7,049Â Interest and other (expense)/income, net(3)(2,773)(5,241)(2,157)â€”Â 15,501Â 5,330Â Loss on extinguishment of debt, netâ€”Â â€”Â â€”Â â€”Â (269)(269)Income/(loss) before income taxes$390,287Â $255,917Â $198,592Â $53,695Â $(105,907)$792,584Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.As of September 30, 2024EastCentralWestFinancial ServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$2,379,080Â $1,315,754Â $3,019,658Â $â€”Â $â€”Â $6,714,492Â Investments in unconsolidated entities81,378Â 133,182Â 94,932Â 5,483Â 82,086Â 397,061Â Other assets156,550Â 220,638Â 617,623Â 344,899Â 849,173Â 2,188,883Â Total assets$2,617,008Â $1,669,574Â $3,732,213Â $350,382Â $931,259Â $9,300,436Â (1) Includes the assets from our Build-To-Rent and Urban Form operations.As of December 31, 2023EastCentralWestFinancialServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$1,909,084Â $1,181,014Â $2,658,565Â $â€”Â $â€”Â $5,748,663Â Investments in unconsolidated entities63,628Â 125,610Â 88,219Â 5,483Â 63,252Â 346,192Â Other assets177,739Â 214,685Â 616,210Â 298,451Â 1,270,147Â 2,577,232Â Total assets$2,150,451Â $1,521,309Â $3,362,994Â $303,934Â $1,333,399Â $8,672,087Â (1) Includes the assets from our Build-To-Rent and Urban Form operations.TAYLOR MORRISON HOME CORPORATION 10-Q20Table of ContentsITEM 1. FINANCIAL STATEMENTS13. COMMITMENTS AND CONTINGENCIES Letters of Credit and Surety Bonds â€” We are committed, under various letters of credit and surety bonds, to perform certain development and construction activities and provide certain guarantees in the normal course of business. Outstanding letters of credit and surety bonds under these arrangements totaled $1.4 billion and $1.3 billion as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. Although significant development and construction activities have been completed related to these site improvements, the bonds are generally not released until all development and construction activities are completed. We do not believe that it is probable that any outstanding bonds as of SeptemberÂ 30, 2024 will be drawn upon. Purchase Commitments â€”We are subject to the usual obligations associated with entering into contracts (including land option contracts and land banking arrangements) for the purchase, development, and sale of real estate in the routine conduct of our business. We have a number of land purchase option contracts and land banking agreements, generally through cash deposits, for the right to purchase land or lots at a future point in time with predetermined terms. We do not have title to the property and the property owner and its creditors generally have no recourse. Our obligations with respect to such contracts are generally limited to the forfeiture of the related non-refundable cash deposits. The aggregate purchase price for land under these contracts was $1.8 billion at SeptemberÂ 30, 2024 and $1.5 billion at DecemberÂ 31, 2023, respectively. Legal Proceedings â€” We are involved in various litigation and legal claims in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to a variety of local, state, and federal laws and regulations related to land development activities, house construction standards, sales practices, mortgage lending operations, employment practices, and protection of the environment. As a result, we are subject to periodic examination or inquiry by various governmental agencies that administer these laws and regulations. We establish liabilities for legal claims and regulatory matters when such matters are both probable of occurring and any potential loss can be reasonably estimated. At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, our legal accruals were $37.6 million and $26.2 million, respectively. We accrue for such matters based on the facts and circumstances specific to each matter and revise these estimates as the matters evolve. In such cases, there may exist an exposure to loss in excess of any amounts currently accrued. Predicting the ultimate resolution of the pending matters, the related timing, or the eventual loss associated with these matters is inherently difficult. Accordingly, the liability arising from the ultimate resolution of any matter may exceed the estimate reflected in the accrued liabilities relating to such matter. While the outcome of such contingencies cannot be predicted with certainty, we do not believe that the resolution of such matters will have a material adverse impact on our results of operations, financial position, or cash flows.On April 26, 2017, a class action complaint was filed in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida by Norman Gundel, William Mann, and Brenda Taylor against Avatar Properties, Inc. (an acquired AV Homes entity) ("Avatar"), generally alleging that our collection of club membership fees in connection with the use of one of our amenities in our East homebuilding segment violates various laws relating to homeowner associations and other Florida-specific laws (the "Solivita litigation"). The class action complaint sought an injunction to prohibit future collection of club membership fees. On NovemberÂ 2, 2021, the court determined that the club membership fees were improper and that plaintiffs were entitled to $35.0 million in fee reimbursements. We appealed the courtâ€™s ruling to the Sixth District Court of Appeal (the "District Court") on November 29, 2021, and the plaintiffs agreed to continue to pay club membership fees pending the outcome of the appeal. On June 23, 2023 the District Court affirmed the trial court judgment in a split decision, with three separate opinions. Recognizing the potential â€œfar-reaching effects on homeowners associations throughout the State,â€ the District Court certified a question of great public importance to the Florida Supreme Court, and we filed a notice to invoke the discretionary review of the Florida Supreme Court. On November 2, 2023, the Florida Supreme Court declined to exercise jurisdiction. Following the Florida Supreme Courtâ€™s decision, we paid $64.7Â million to the plaintiffs during the three months ended December 31, 2023, which included the amount of the trial courtâ€™s judgment, club membership fees received during the pendency of our appeal, pre-judgment interest and post-judgment interest. We have recorded an accrual for our estimated liability with respect to the plaintiffâ€™s legal fees and costs for this matter, which is reflected in our legal accruals as of September 30, 2024 and is not material to our condensed consolidated financial statements. Plaintiffs have also asserted claims for additional pre-judgment interest, for which we believe we have substantial defenses. Hearings on the plaintiffs' claims for additional pre-judgment interest and legal fees were held on July 2, 2024 and July 29, 2024, respectively, and remain under the court's consideration.After reviewing our amenity arrangements in our Florida communities to determine whether such arrangements might subject the Company to liability in light of the outcome of the Solivita litigation described above, we identified one additional community with similar claims. On August 13, 2020, Slade Chelbian, a resident of our Bellalago community in Kissimmee, Florida, filed a purported class action suit against Avatar, AV Homes, Inc. and Taylor Morrison Home Corporation in the Circuit Court of the Ninth Circuit in and for Osceola County, Florida, generally alleging that Avatar cannot earn profits from community members for use of club amenities where membership in the club is mandatory for all residents and failure to pay club membership fees could result in the foreclosure of their homes by Avatar. On February 25, 2022, the court stayed the action pending the resolution of the Solivita litigation. Following the resolution of the Solivita appeal, the court held a case TAYLOR MORRISON HOME CORPORATION 10-Q21Table of ContentsITEM 1. FINANCIAL STATEMENTSmanagement conference to create timelines for the case. The parties have reached a tentative agreement regarding class certification, which will require approval of the court. While the ultimate outcome and the costs associated with litigation are inherently uncertain and difficult to predict, we have recorded an accrual for our estimated liability for this matter, which is reflected in our legal accruals as of September 30, 2024.Leases â€” Our leases primarily consist of office space, construction trailers, model home leasebacks, a ground lease, equipment, and storage units. We assess each of these contracts to determine whether the arrangement contains a lease as defined by ASC 842, Leases. We recorded lease expense of approximately $4.6 million and $16.1 million for the three and nine months ended SeptemberÂ 30, 2024, respectively, and $5.8 million and $19.3 million for the three and nine months ended SeptemberÂ 30, 2023, respectively, within General and administrative expenses on our unaudited Condensed consolidated statements of operations. 14. MORTGAGE HEDGING ACTIVITIESThe following summarizes derivative instrument assets/(liabilities) as of the periods presented: As ofSeptember 30, 2024December 31, 2023(Dollars in thousands)Fair Value Notional Amount (1)Fair ValueNotional Amount (1)IRLCs$(3,517)$299,712Â $1,489Â $219,129Â MBSs542Â 702,000Â (5,055)285,000Â Total$(2,975)$(3,566)(1) The notional amounts in the table above include mandatory and best effort mortgages, that have been locked and approved.Total commitments to originate loans approximated $319.5 million and $242.6 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. This amount represents the commitments to originate loans that have been locked and approved by underwriting. The notional amounts in the table above includes mandatory and best effort loans that have been locked and approved by underwriting. We have exposure to credit loss in the event of contractual non-performance by our trading counterparties in derivative instruments that we use in our interest rate risk management activities. We manage this credit risk by selecting only counterparties that we believe to be financially strong, spreading the risk among multiple counterparties, placing contractual limits on the amount of unsecured credit extended to any single counterparty, and entering into netting agreements with

counterparties, as appropriate. Commitments to originate loans do not necessarily reflect future cash requirements as some commitments are expected to expire without being drawn upon. 15. ESTIMATED DEVELOPMENT LIABILITIESEstimated development liabilities consist primarily of estimated future utilities improvements in Poinciana, Florida and Rio Rico, Arizona for home sites previously sold, in most cases prior to 1980. Such development liabilities were assumed through our acquisition of AV Homes and initially incurred by affiliates of AV Homes in connection with class action settlement agreements entered into by such affiliates in 1974 (the â€œ1974 Judgmentâ€), which required such entities to install certain water and electric infrastructure at such home sites upon satisfaction of certain conditions. Estimated development liabilities are reduced by actual expenditures and are evaluated and adjusted, as appropriate, to reflect managementâ€™s estimate of potential completion costs. In the third quarter of 2024, we changed our estimate for the liability related to the Poinciana home sites because of a change in installation policy, to perform infrastructure work for only lot owners that meet specific criteria, such as having privity of contract with the original sale documents. We changed the method of estimating from using third-party engineer cost estimates to a method of identifying the actual number of home sites eligible for the future utility improvements, by reviewing chain of title, and inspection of home sites to better estimate our liability. The change in estimate resulted in a $8.2Â million reduction of the Poinciana related liability.TAYLOR MORRISON HOME CORPORATION 10-Q22Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSFor purposes of this â€œManagementâ€™s Discussion and Analysis of Financial Condition and Results of Operations,â€ the terms â€œthe Company,â€ â€œwe,â€ â€œus,â€ or â€œourâ€ refer to Taylor Morrison Home Corporation (â€œTMHCâ€) and its subsidiaries. This Management's Discussion and Analysis of Financial Condition and Results of Operations should be read in conjunction with our unaudited Condensed consolidated financial statements included elsewhere in this quarterly report.Forward-Looking StatementsThis quarterly report includes certain forward-looking statements within the meaning of the federal securities laws regarding, among other things, our intentions, plans, beliefs, expectations or predictions of future events, which are considered forward-looking statements. You should not place undue reliance on those statements because they are subject to numerous uncertainties and factors relating to our operations and business environment, all of which are difficult to predict and many of which are beyond our control. Forward-looking statements include information concerning our possible or assumed future results of operations, including descriptions of our business and operations strategy. These statements often include words such as â€œmay,â€ â€œwill,â€ â€œshould,â€ â€œbelieve,â€ â€œexpect,â€ â€œanticipate,â€ â€œintend,â€ â€œplan,â€ â€œestimate,â€ â€œcan,â€ â€œcould,â€ â€œmight,â€ â€œprojectâ€ or similar expressions. These statements are based upon assumptions that we have made in light of our experience in the industry, as well as our perceptions of historical trends, current conditions, expected future developments and other factors that we believe are appropriate under the circumstances. As you read this quarterly report, you should understand that these statements are not guarantees of performance or results. They involve known and unknown risks, uncertainties and assumptions, including those described under the heading â€œRisk Factorsâ€ in the Company's Annual Report. and in our subsequent filings with the U.S. Securities and Exchange Commission (the â€œSECâ€). Although we believe that these forward-looking statements are based upon reasonable assumptions and currently available information, you should be aware that many factors, including those described under the heading â€œRisk Factorsâ€ in the Annual Report and in our subsequent filings with the SEC, could affect our actual financial results or results of operations and could cause actual results to differ materially from those in the forward-looking statements.Our forward-looking statements made herein are made only as of the date of this quarterly report. We expressly disclaim any intent, obligation or undertaking to update or revise any forward-looking statements made herein to reflect any change in our expectations with regard thereto or any change in events, conditions or circumstances on which any such statements are based, except as required by applicable law. TAYLOR MORRISON HOME CORPORATION 10-Q23Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSBusiness OverviewOur principal business is residential homebuilding and the development of lifestyle communities with operations across 12 states, including Indiana, our most recent footprint expansion. We provide an assortment of homes across a wide range of price points to appeal to an array of consumer groups. We design, build and sell single and multi-family detached and attached homes in traditionally high growth markets for entry level, move-up, and resort-lifestyle buyers. We operate under various brand names including Taylor Morrison, Darling Homes Collection by Taylor Morrison, and Esplanade. We also have a â€œBuild-to-Rentâ€ homebuilding business which operates under the Yardly brand name. In addition, we develop and construct multi-use properties consisting of commercial space, retail, and multi-family properties under the Urban Form brand name. We also have operations which provide financial services to customers through our wholly owned mortgage subsidiary, TMHF, title services through our wholly owned title services subsidiary, Inspired Title, and homeownerâ€™s insurance policies through our wholly owned insurance agency, TMIS. Our business is organized into multiple homebuilding operating components, and a financial services component, all of which are managed as four reportable segments: East, Central, West and Financial Services, as follows: EastAtlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and TampaCentralAustin, Dallas, Denver, Houston, and IndianapolisWestBay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern CaliforniaFinancial ServicesTaylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance ServicesAs of SeptemberÂ 30, 2024, we employed approximately 3,000 full-time equivalent persons. Of these, approximately 2,600 were engaged in corporate and homebuilding operations, and the remaining approximately 400 were engaged in financial services.Third Quarter 2024 Highlights (all comparisons are of the current quarter to the prior year quarter, unless otherwise indicated): â€¢Diluted EPS increased 54% to $2.37â€¢Net sales orders increased 9% to 2,830â€¢Home closings revenue of $2.0 billion, driven by 3,394 closings at an average price of $598,000â€¢Home closings gross margin of 24.8%, up from 23.1% a year agoâ€¢83,579 homebuilding lots, of which a record 58% were controlled off balance sheetâ€¢Share repurchases totaled $61 million during the quarter and $258 million year to dateâ€¢Total liquidity of $1.2 billion; no senior notes mature until 2027TAYLOR MORRISON HOME CORPORATION 10-Q24Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSResults of OperationsThe following table sets forth our results of operations for the periods presented: Three Months EndedSeptember 30,Nine Months EndedSeptember 30,(Dollars in thousands)20242023202420232024Statements of Operations Data:Home closings revenue, net$2,029,134Â $1,611,883Â $5,585,516Â $5,221,225Â Land closings revenue27,820Â 14,291Â 48,279Â 31,439Â Financial services revenue49,654Â 40,045Â 145,529Â 117,108Â Amenity and other revenue14,234Â 9,326Â 32,323Â 28,194Â Total revenue2,120,842Â 1,675,545Â 5,811,647Â 5,397,966Â Cost of home closings1,525,825Â 1,238,999Â 4,231,740Â 3,980,749Â Cost of land closings27,010Â 13,572Â 50,915Â 30,620Â Financial services expenses27,304Â 23,128Â 80,553Â 70,618Â Amenity and other expenses9,634Â 8,128Â 28,237Â 25,010Â Total cost of revenue1,589,773Â 1,283,827Â 4,391,445Â 4,106,997Â Gross margin531,069Â 391,718Â 1,420,202Â 1,290,969Â Sales, commissions and other marketing costs117,714Â 98,797Â 334,270Â 304,591Â General and administrative expenses81,627Â 68,994Â 231,970Â 205,904Â Net income from unconsolidated entities(707)(1,934)(6,086)(7,049)Interest expense/(income), net3,379Â (5,782)7,423Â (12,013)Other (income)/expense, net(3,635)2,968Â 3,837Â 6,683Â Loss on extinguishment of debt, net â€”Â 269Â â€”Â 269Â Income before income taxes332,691Â 228,406Â 848,788Â 792,584Â Income tax provision81,219Â 57,960Â 206,241Â 196,005Â Net income before allocation to non-controlling interests251,472Â 170,446Â 642,547Â 596,579Â Net (income)/loss attributable to non-controlling interests(346)245Â (1,691)(235)Net income$251,126Â $170,691Â $640,856Â $596,344Â Home closings gross margin24.8Â %23.1Â %24.2Â %23.8Â %Sales, commissions and other marketing costs as a percentage of home closings revenue, net5.8Â %6.1Â %6.0Â %5.8Â %General and administrative expenses as a percentage of home closings revenue, net4.0Â %4.3Â %4.2Â %3.9Â %TAYLOR MORRISON HOME CORPORATION 10-Q25Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSNon-GAAP MeasuresIn addition to the results reported in accordance with GAAP, we generally provide our investors with supplemental information relating to: (i) adjusted net income and adjusted earnings per common share, (ii) adjusted income before income taxes and related margin, (iii) adjusted home closings gross margin; (iv) EBITDA and adjusted EBITDA and (v) net homebuilding debt to capitalization ratio.Adjusted net income, adjusted earnings per common share and adjusted income before income taxes and related margin are non-GAAP financial measures that reflect net income/(loss), excluding to the extent applicable in a given period, the impact of inventory or land impairment charges, impairment of investment in unconsolidated entities, pre-acquisition abandonment charges, gain/loss on land transfers to joint ventures, extinguishment of debt, net, and legal reserves or settlements the Company deems not to be in the ordinary course of business and in the case of adjusted net income and adjusted earnings per common share, the tax impact due to such items. Adjusted home closings gross margin is a non-GAAP financial measure calculated as GAAP home closings gross margin (which is inclusive of capitalized interest), excluding inventory impairment charges. EBITDA and Adjusted EBITDA are non-GAAP financial measures that measure performance by adjusting net income before allocation to non-controlling interests to exclude, interest expense/(income), net, amortization of capitalized interest, income taxes, depreciation and amortization (EBITDA), and non-cash compensation expense, inventory or land impairment charges, impairment of investments in unconsolidated entities, pre-acquisition abandonment charges, gain/loss on land transfers to joint ventures, extinguishment of debt, net, and legal reserves or settlements that the Company deems not to be in the ordinary course of business, in each case, as applicable in a given period. Net homebuilding debt to capitalization ratio is a non-GAAP financial measure we calculate by dividing (i) total debt, plus unamortized debt issuance cost/(premium), net, and less mortgage warehouse facilities borrowings, net of unrestricted cash and cash equivalents (â€œnet homebuilding debtâ€), by (ii) total capitalization (the sum of net homebuilding debt and total stockholdersâ€™ equity). Management uses these non-GAAP financial measures to evaluate our performance on a consolidated basis, as well as the performance of our regions, and to set targets for performance-based compensation. We also use the net homebuilding debt to capitalization ratio as an indicator of overall leverage and to evaluate our performance against other companies in the homebuilding industry. In the future, we may include additional adjustments in the above-described non-GAAP financial measures to the extent we deem them appropriate and useful to management and investors.We believe adjusted net income, adjusted earnings per common share and adjusted income before income taxes and related margin as well as EBITDA and adjusted EBITDA are useful for investors in order to allow them to evaluate our operations without the effects of various items we do not believe are characteristic of our ongoing operations or performance and also because such metrics assist both investors and management in analyzing and benchmarking the performance and value of our business. Adjusted EBITDA also provides an indicator of general economic performance that is not affected by fluctuations in interest rates or effective tax rates, levels of depreciation or amortization, or unusual items. Because we use net homebuilding debt to capitalization ratio to evaluate our performance against other companies in the homebuilding industry, we believe this measure is also relevant and useful to investors for that reason. We believe that adjusted home closings gross margin is useful to investors because it allows investors to evaluate the performance of our homebuilding operations without the varying effects of items or transactions we do not believe are characteristic of our ongoing operations or performance.These non-GAAP financial measures should be considered in addition to, rather than as a substitute for, the comparable U.S. GAAP financial measures of our operating performance or liquidity. Although other companies in the homebuilding industry may report similar information, their definitions may differ. We urge investors to understand the methods used by other companies to calculate similarly-titled non-GAAP financial measures before comparing their measures to ours.A reconciliation of (i) adjusted net income and adjusted earnings per common share, (ii) adjusted income before income taxes and related margin, (iii) adjusted home closings gross margin, (iv) EBITDA and adjusted EBITDA, and (v) net homebuilding debt to capitalization ratio to the comparable GAAP measures is presented below. TAYLOR MORRISON HOME CORPORATION 10-Q26Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSAdjusted Net Income and Adjusted Earnings Per Common Share Three Months Ended September 30,(Dollars in thousands, except per share data)20242023Net income $251,126Â $170,691Â Inventory impairment charges(1)â€”Â 11,791Â Loss on extinguishment of debt, netâ€”Â 269Â Tax impact due to above non-GAAP reconciling itemsâ€”Â (3,060)Adjusted net income$251,126Â $179,691Â Basic weighted average number of shares104,132Â 108,837Â Adjusted earnings per common share - Basic$2.41Â $1.65Â Diluted weighted average number of shares106,089Â 110,622Â Adjusted earnings per common share - Diluted$2.37Â $1.62Â Adjusted Income Before Income Taxes and Related Margin Three Months Ended September 30,(Dollars in thousands)20242023Income before income taxes$332,691Â $228,406Â Inventory impairment charges(1)â€”Â 11,791Â Loss on extinguishment of debt, netâ€”Â 269Â Adjusted income before income taxes$332,691Â $240,466Â Total revenue$2,120,842Â $1,675,545Â Income before income taxes margin15.7Â %13.6Â %Adjusted income before income taxes margin15.7Â %14.4Â %Adjusted Home Closings Gross MarginThree Months Ended September 30,(Dollars in thousands)20242023Home closings revenue, net$2,029,134Â $1,611,883Â Cost of home closings1,525,825Â 1,238,999Â Home closings gross margin$503,309Â $372,884Â Inventory impairment charges(1)â€”Â 11,791Â Adjusted home closings gross margin$503,309Â $384,675Â Home closings gross margin as a percentage of home closings revenue, net24.8Â %23.1Â %Adjusted home closings gross margin as a percentage of home closings revenue, net24.8Â %23.9Â %TAYLOR MORRISON HOME CORPORATION 10-Q27Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSEBITDA and Adjusted EBITDA Reconciliation Three Months Ended September 30,(Dollars in thousands)20242023Net income before allocation to non-controlling interests$251,472Â $170,446Â Interest expense/(income), net3,379Â (5,782)Amortization of capitalized interest30,064Â 32,377Â Income tax provision81,219Â 57,960Â Depreciation and amortization2,668Â 2,728Â EBITDA$368,802Â $257,729Â Non-cash compensation expense5,461Â 5,702Â Inventory impairment charges(1)â€”Â 11,791Â Loss on extinguishment of debt, netâ€”Â 269Â Adjusted EBITDA$374,263Â $275,491Â Total revenue$2,120,842Â $1,675,545Â Net income before allocation to non-controlling interests as a percentage ofÂ Â Â total revenue11.9Â %10.2Â %EBITDA as a percentage of total revenue17.4Â %15.4Â %Adjusted EBITDA as a percentage of total revenue17.6Â %16.4Â %(1) Included in Cost of home closings on the unaudited Condensed consolidated statements of operations.Net Homebuilding Debt to Capitalization Ratio Reconciliation (Dollars in thousands)As of September 30, 2024As of June 30, 2024As of September 30, 2023Total debt$2,143,223Â $2,150,021Â $1,992,077Â Plus: unamortized debt issuance cost, net7,056Â 7,496Â 8,815Â Less: mortgage warehouse facilities borrowings(233,331)(276,205)(191,645)Total homebuilding debt$1,916,948Â $1,881,312Â $1,809,247Â Total stockholders' equity5,723,462Â 5,526,542Â 5,175,110Â Total capitalization$7,640,410Â $7,407,854Â $6,984,357Â Total homebuilding debt to capitalization ratio25.1Â %25.4Â %25.9Â %Total homebuilding debt1,916,948Â 1,881,312Â 1,809,247Â Less: cash and cash equivalents(256,447)(246,845)(613,811)Net homebuilding debt$1,660,501Â $1,634,467Â $1,195,436Â Total stockholders' equity$5,723,462Â $5,526,542Â $5,175,110Â Total capitalization$7,383,963Â $7,161,009Â $6,370,546Â Net homebuilding debt to capitalization ratio22.5Â %22.8Â %18.8Â %TAYLOR MORRISON HOME CORPORATION 10-Q28Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSThree and nine months ended September 30, 2024 compared to three and nine months ended September 30, 2023Ending Active Selling Communities As of September 30,Change 20242023East120Â 107Â 12.1Â %Central106Â 94Â 12.8Â %West114Â 124Â (8.1Â %)Total340Â 325Â 4.6Â %The total ending active selling communities increased by 4.6% at SeptemberÂ 30, 2024 when compared to SeptemberÂ 30, 2023, primarily driven by our East and Central segments which had multiple master plan community openings. The increase of community openings were partially offset by community close-outs. Net Sales OrdersThree Months Ended September 30, Net Sales Orders (1) Sales Value (1) Average Selling Price (Dollars in thousands)20242023Change 20242023Change 20242023Change East1,14094021.3Â %$610,892Â $559,524Â 9.2Â %$536Â $595Â (9.9)%Central74764116.5Â %398,587Â 374,224Â 6.5Â %534Â 584Â (8.6)%West9431,011(6.7Â %)651,841Â 680,666Â (4.2Â %)69 Months Ended September 30,Net Sales Orders (1) Sales Value (1) Average Selling Price (Dollars in thousands)20242023Change 20242023Change 20242023Change East3,595Â 3,066Â 17.3Â %$2,004,598Â $1,786,988Â 12.2Â %$558Â $583Â (4.3)%Central2,466Â 2,123Â 16.2Â %1,362,042Â 1,248,196Â 9.1Â %552Â 588Â (6.1)%West3,566Â 3,280Â 8.7Â %2,40 (1) Net sales orders and sales value represent the number and dollar value, respectively, of new sales contracts executed with customers, net of cancellations.Net sales orders increased 9.2% for the three months ended SeptemberÂ 30, 2024, compared to the same period in the prior year, primarily due to our East and Central regions as a result of new community openings. The decrease in the West was primarily driven by traditional seasonality with lower sales in the summer months as well as community close-outs. Net sales orders increased 13.7% for the nine months ended SeptemberÂ 30, 2024, compared to the same period in the prior year due to strong sales in the first quarter of 2024 as a result of fewer cancellations and improved buyer confidence. Average selling prices decreased for both the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year as a result of a decrease in option and lot premium revenues in certain markets as well as product mix. TAYLOR MORRISON HOME CORPORATION 10-Q29Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSSales Order CancellationsCancellation Rate(1) Three Months EndedSeptember 30,Nine Months EndedSeptember 30,202402320242023East8.4Â %8.0Â %8.0Â %8.2Â %Central9.3Â %14.9Â %9.0Â %16.3Â %West10.4Â %12.1Â %8.8Â %13.1Â %Total Company9.3Â %11.4Â %8.6Â %12.3Â %(1) Cancellation

rate represents the number of canceled sales orders divided by gross sales orders.The total company cancellation rate decreased for the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year. We believe the decrease in cancellations is due to improved buyer confidence as a result of stabilizing macro economic factors such as mortgage interest rates and inflation. Sales Order BacklogAs of September 30,Sold Homes in Backlog (1) Sales ValueAverage Selling Price (Dollars in thousands)20242023Change 20242023Change 20242023Change
East2,1762,421(10.1)%$1,493,828Â $1,613,188Â (7.4)%$687Â $666Â 3.2Â %Central1,2381,464(15.4)%758,008Â 960,269Â (21.1)%612Â 656Â (6.7)%West2,2782,332.0Â %1,578,168Â 1,523,545
(1) Sales order backlog represents homes under contract for which revenue has not yet been recognized at the end of the period (including homes sold but not yet started). Some of the contracts in our sales order backlog are subject to contingencies including mortgage loan approval and buyers selling their existing homes, which can result in cancellations.Total sold homes in backlog and total sales value decreased by 7.0% and 6.5% at SeptemberÂ 30, 2024 compared to SeptemberÂ 30, 2023, respectively. The decrease in units in the East is primarily due to improved cycle times in the current year as well as the prior year backlog including homes relating to the opportunistic bulk sale transactions to real estate investors. The decrease in backlog units in the Central region is due to the closeout of certain high volume communities and improved cycle times. The increase in backlog units in the West is due to an improvement in the cancellation rate coupled with strong sales in the first half of the year in certain master planned communities and other recent community openings. In addition, we had more Quick Move-In homes which sold and closed during the nine months ended September 30, 2024 compared to the nine months ended September 30, 2023, which further contributed to the decrease in company-wide sales order backlog.Home Closings Revenue Three Months Ended September 30, Homes ClosedHome Closings Revenue, NetAverage Selling Price(Dollars in thousands)20242023Change 20242023Change 20242023Change
East1,32099632.5Â %$758,179Â C$572,971Â 32.3Â %$574Â $575Â (0.2Â %)Central93270931.5Â %515,643Â 423,396Â 21.8Â %553Â 597Â (7.4)%West1,14293422.3Â %755,312Â 615,516Â 22.7Â
Months Ended September 30,Homes ClosedHome Closings Revenue, NetAverage Selling Price (Dollars in thousands)20242023Change 20242023Change 20242023Change
East3,490Â 3,228Â 8.1Â %$1,991,038Â C$1,906,862Â 4.4Â %$570Â $591Â (3.6Â %)Central2,628Â 2,376Â 10.6Â %1,468,197Â 1,499,420Â (2.1Â %)559Â 631Â (11.4Â %)West3,207Â 2,701Â 18.7Â
MORRISON HOME CORPORATION 10-Q30Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSThe number of homes closed increased by 28.6% and 12.3% for the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year, respectively. The increases are generally due to improved sales pace and cycle times. In addition, the West region had several master plan communities that began closing homes during the current year periods. Average selling price decreased company-wide as a result of home closings mix and a decrease in option revenue and lot premium revenue in certain markets for the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year. Despite the decrease in average selling price, home closings revenue, net increased company-wide for the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year as a result of the increase in homes closed being greater than the decrease in average selling price. Land Closings RevenueThree Months Ended September 30,(Dollars in thousands)20242023Change
East$12Â $4,077Â $(4,065)Central1,775Â 10,214Â (8,439)West26,033Â â€”Â 26,033Â Total$27,820Â $14,291Â $13,529Â Nine Months Ended September 30,(Dollars in thousands)20242023Change East$871Â C$9,030Â $(8,159)Central21,116Â 22,409Â (1,293)West26,292Â â€”Â 26,292Â Total$48,279Â $31,439Â $16,840Â We generally purchase land and lots with the intent to build and sell homes. However, in some locations where we act as a developer, we occasionally purchase land that includes commercially zoned parcels or areas designated for school or government use, which we typically sell to commercial developers or municipalities, as applicable. We also sell residential lots or land parcels to manage our land and lot supply on larger tracts of land. Land and lot sales occur at various intervals and varying degrees of profitability. Therefore, the revenue and gross margin from land closings will fluctuate from period to period, depending upon market opportunities and our land management strategy. Land closings revenue in the West for the three and nine months ended SeptemberÂ 30, 2024 was mainly due to lot sales in one of our Portland markets. Land closings revenue in the Central region for the nine months ended September 30, 2024 was due to land sales in our Texas markets. The prior year included lots sales in certain Florida markets within our East region.Segment Home Closings Gross Margins Three Months Ended September 30,East Central West Consolidated (Dollars in thousands)20242023202420232024202320242023Home closings revenue, net$758,179Â $572,971Â $515,643Â $423,396Â $755,312Â $615,516Â $2,029,134Â $1,611,883Â Cost of home closings551,542Â 414,752Â 388,565Â 314,978Â 585,718Â 509,269Â 1,525,825Â 1,238,999Â Home closings gross
margin$206,637Â $158,219Â $127,078Â $108,418Â $169,594Â $106,247Â $503,309Â $372,884Â Home closings gross margin
%27.3Â %27.6Â %24.6Â %25.6Â %22.5Â %17.3Â %24.8Â %23.1Â %Nine Months Ended September 30,East Central West Consolidated (Dollars in thousands)20242023202420232024202320242023Home closings revenue, net$1,991,038Â $1,906,862Â $1,468,197Â $1,499,420Â $2,126,281Â $1,814,943Â $5,585,516Â $5,221,225Â Cost of home closings1,458,270Â 1,379,990Â 1,096,603Â 1,120,006Â 1,676,867Â 1,480,753Â 4,231,740Â 3,980,749Â Home closings gross
margin$532,768Â $526,872Â $371,594Â $379,414Â $449,414Â $334,190Â $1,353,776Â $1,240,476Â Home closings gross margin
%26.8Â %27.6Â %25.3Â %25.3Â %21.1Â %18.4Â %24.2Â %23.8Â %TAYLOR MORRISON HOME CORPORATION 10-Q31Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSConsolidated home closings gross margin increased 170 basis points to 24.8% from 23.1% for the three months ended SeptemberÂ 30, 2024 and 40 basis points to 24.2% from 23.8% for the nine months ended SeptemberÂ 30, 2024 compared to the same periods in the prior year. The decreases in the East and Central region are primarily a result of closing product mix. In addition, a decrease in lot premium and option revenue as well as an increase in finance incentives at the time of closing further contributed to the changes in home closings gross margin for the East and Central regions. The increase in the West region is due to closing product mix and a decrease in incentives and discounts. In addition, the West region was negatively impacted by an impairment charge in the three and nine months ended September 30, 2023. Financial ServicesThe following is a summary for the periods presented of our financial services income before income taxes as well as supplemental data: Three Months EndedSeptember 30,Nine Months EndedSeptember 30,(Dollars in thousands)20242023Change 20242023Change Mortgage services revenue$38,284Â $31,089Â 23.1Â %$113,423Â $87,637Â 29.4Â %Title services and other
revenues11,370Â 8,956Â 27.0Â %32,106Â 29,471Â 8.9Â %Total financial services revenue49,654Â 40,045Â 24.0Â %145,529Â 117,108Â 24.3Â %Financial services net income from unconsolidated entities1,337Â 1,671Â (20.0Â %)7,236Â 7,205Â 0.4Â %Total revenue50,991Â 41,716Â 22.2Â %152,765Â 124,313Â 22.9Â %Financial services
expenses27,304Â 23,128Â 18.1Â %80,553Â 70,618Â 14.1Â %Financial services income before income taxes$23,687Â $18,588Â 27.4Â %$72,212Â $53,695Â 34.5Â %Total originations:Number of Loans2,312Â 1,742Â 32.7Â %6,418Â 5,291Â 21.3Â %Principal$1,074,620Â $813,929Â 32.0Â %$2,958,946Â $2,500,799Â 18.3Â %Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420242023Supplemental data:Average FICO score754753752754Funded origination breakdown:Government
(FHA,VA,USDA)20.4Â %20.0Â %21.8Â %18.0Â %Other agency75.8Â %76.0Â %75.1Â %77.0Â %Total agency96.2Â %96.0Â %96.9Â %95.0Â %Non-agency3.8Â %4.0Â %3.1Â %5.0Â %Total funded originations100.0Â %100.0Â %100.0Â %100.0Â %Total financial services revenue increased by 24.0% and 24.3% for the three and nine months ended SeptemberÂ 30, 2024 compared to the same periods in the prior year. These increases are a result of a 33% and 21% increase, respectively, in mortgage originations for the three and nine months ended SeptemberÂ 30, 2024, compared to the same periods in the prior year. In addition, the revenue earned on the sale of loans also increased in the current year periods compared to the prior year periods.Sales, Commissions and Other Marketing Costs Sales, commissions and other marketing costs, as a percentage of home closings revenue, net, decreased to 5.8% from 6.1% for the three months ended SeptemberÂ 30, 2024 compared to the same period in the prior year. The decrease was primarily driven by the increase in home closings revenue, net as well as leverage in controllable sales and marketing costs. Sales, commissions and other marketing costs, as a percentage of home closings revenue, net, increased to 6.0% from 5.8% for the nine months ended SeptemberÂ 30, 2024 compared to the same period in the prior year. The increase was primarily due to an increase in external commissions costs and advertising costs in an effort to maintain sales traffic. TAYLOR MORRISON HOME CORPORATION 10-Q32Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSGeneral and Administrative ExpensesGeneral and administrative expenses as a percentage of home closings revenue, net, decreased to 4.0% from 4.3% for the three months ended SeptemberÂ 30, 2024 compared to the same period in the prior year. The decrease was primarily due to the increase in home closings revenue, net as well as leverage in fixed general and administrative costs. General and administrative expenses as a percentage of home closings revenue, net, increased to 4.2% from 3.9% for the nine months ended SeptemberÂ 30, 2024 compared to the same period in the prior year. The increase was primarily due to an increase in payroll related expenses.Net Income from Unconsolidated Entities Net income from unconsolidated entities was $0.7Â million and $6.1 million for the three and nine months ended SeptemberÂ 30, 2024, respectively, and $1.9Â million and $7.0 million for the three and nine months ended SeptemberÂ 30, 2023, respectively. The decrease in net income from unconsolidated entities is primarily due to new joint ventures which experienced start-up expenses prior to having the opportunity to generate income.Interest Expense/(Income), Net Interest expense, net was $3.4Â million and $7.4 million for the three and nine months ended SeptemberÂ 30, 2024, respectively, while interest income, net was $5.8Â million and $12.0 million for the three and nine months ended SeptemberÂ 30, 2023, respectively. The increase in interest expense, net was primarily due to a decrease in interest income earned on our outstanding cash balance as well as increase in the amount of non-capitalizable interest expense relating to land banking arrangements. Other (Income)/Expense, Net Other income, net was $3.6Â million for the three months ended SeptemberÂ 30, 2024 and other expense, net was $3.8 million for the nine months ended SeptemberÂ 30, 2024. The other income, net in the current period was primarily related to the change in estimate for our estimated development liabilities. Other expense for the nine months ended September 30, 2024 was primarily related to legal costs. Other expense, net was $3.0 million and $6.7 million for the three and nine months ended SeptemberÂ 30, 2023, respectively, which is primarily related to an increase in self-insurance reserves.Income Tax ProvisionThe effective tax rate for the three and nine months ended SeptemberÂ 30, 2024 was 24.4% and 24.3%, respectively, compared to 25.4% and 24.7% for the same periods in 2023. For the three months ended SeptemberÂ 30, 2024, the effective tax rate differed from the U.S. federal statutory income tax rate primarily due to state income taxes, credits related to homebuilding activities, non-deductible executive compensation, and excess tax benefits from share-based compensation.Our income tax rate for the third quarter of 2024 was lower than the same period last year primarily due to increased credits related to homebuilding activities.Net IncomeNet income and diluted earnings per share for the three months ended SeptemberÂ 30, 2024 was $251.1 million and $2.37, respectively. Net income and diluted earnings per share for the three months ended SeptemberÂ 30, 2023 was $170.7 million and $1.54, respectively. The increases in net income and diluted earnings per share from the prior year were primarily attributable to higher home closings revenue, net and higher gross margin dollars.TAYLOR MORRISON HOME CORPORATION 10-Q33Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSLiquidity and Capital ResourcesLiquidityWe finance our operations through the following: â€¢Cash generated from operations;â€¢Borrowings under our $1 Billion Revolving Credit Facility;â€¢Our various series of senior notes;â€¢Mortgage warehouse facilities;â€¢Project-level real estate financing (including non-recourse loans, land banking, and joint ventures); and â€¢Performance, payment and completion surety bonds, and letters of credit.Cash flows for each of our communities depend on the status of the development cycle and can differ substantially from reported earnings. Early stages of development or expansion require significant cash expenditures for land acquisitions, on and off-site development, construction of model homes, general landscaping and other amenities. Because these costs are a component of our inventory and are not recognized in our statement of operations until a home closes, we incur significant cash outflows prior to recognition of earnings.Substantially all of our cash currently on deposit with major financial institutions exceeds insured limits. We limit exposure relating to our short-term financial instruments by diversifying these financial instruments among various counterparties, which consist of major financial institutions. Generally, deposits may be redeemed on demand and are maintained with financial institutions with reputable credit. The table below summarizes our total cash and liquidity as of the dates indicated (in thousands): As of(Dollars in thousands)September 30, 2024December 31, 2023Total cash, excluding restricted cash$256,447Â $798,568Â $1 Billion Revolving Credit Facility availability(1)1,000,000Â 1,000,000Â $100 Million Revolving Credit Facility availability(2)â€”Â 100,000Â Letters of credit outstanding(54,222)(61,181)Revolving Credit Facilities availability945,778Â 1,038,819Â Total liquidity$1,202,225Â $1,837,387Â (1)During the three months ended September 30, 2024, we borrowed and repaid $100 million under our $1 Billion Revolving Credit Facility.(2)During the three months ended SeptemberÂ 30, 2024, the $100 Million Revolving Credit Facility matured. We believe we have adequate capital resources from cash generated from operations and sufficient access to external financing sources under our $1 Billion Revolving Credit Facility to conduct our operations for the next twelve months. Beyond the next twelve months, our primary demand for funds will be for payments of our long-term debt as it becomes due, land purchases, lot development, home and amenity construction, long-term capital investments, investments in our joint ventures, payments of ongoing operating expenses, including income taxes, and repurchases of our common stock. We believe we will generate sufficient cash from our operations to meet the demands for such payments, however we may also access the capital markets to obtain additional liquidity through debt and equity offerings or refinance debt to secure capital for such long-term demands. As part of our operations, we may also from time to time purchase our outstanding debt or common stock through open market purchases, privately negotiated transactions or otherwise. Purchases or retirement of debt and/or purchases of common stock, if any, will depend on prevailing market conditions, liquidity requirements, contractual restrictions and other factors. The amounts involved may be material. Cash Flow Activities Operating Cash Flow ActivitiesOur net cash used in operating activities was $228.2 million for the nine months ended SeptemberÂ 30, 2024, compared to net cash provided by operating activities of $550.6 million for the nine months ended SeptemberÂ 30, 2023. The change in cash used in operating activities is primarily due to an increase spend in real estate inventory and land deposits as well as an increase in our mortgage loans held for sale, partially offset by an increase in net income and accounts payable, accrued expenses, and other liabilities. Investing Cash Flow ActivitiesNet cash used in investing activities was $82.3 million for the nine months ended SeptemberÂ 30, 2024, compared to $94.1 million for the nine months ended SeptemberÂ 30, 2023. The decrease in cash used in investing activities was primarily due to an increase in net distributions of capital from unconsolidated entities.TAYLOR MORRISON HOME CORPORATION 10-Q34Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSFinancing Cash Flow ActivitiesNet cash used in financing activities was $239.3 million for the nine months ended SeptemberÂ 30, 2024, compared to $568.5 million for the nine months ended SeptemberÂ 30, 2023. The decrease in cash used in financing activities was primarily due to the prior year including a $350 million repayment of senior notes.Debt InstrumentsFor information regarding our debt instruments, including the terms governing our senior notes and our $1 Billion Revolving Credit Facility, see Note 7 - Debt to the unaudited Condensed consolidated financial statements included in this quarterly report.Off-Balance Sheet Arrangements as of September 30, 2024 Investments in Land Development and Homebuilding Joint Ventures or Unconsolidated EntitiesWe participate in strategic land development and homebuilding joint ventures with related and unrelated third parties. Our participation with these entities, in some instances, enables us to acquire land to which we could not otherwise obtain access, or could not obtain access on terms that are as favorable. Our partners in these joint ventures historically have been land owners/developers, other homebuilders, and financial or strategic partners. Joint ventures with land owners/developers have given us access to sites owned or controlled by our partners. Joint ventures with other homebuilders have provided us with the ability to bid jointly with our partners for large or expensive land parcels. Joint ventures with financial or strategic partners have allowed us to combine our homebuilding expertise with access to our partnersâ€™ capital.In certain of our unconsolidated joint ventures, the joint ventures enter into loan agreements, whereby we or one of our subsidiaries will provide the joint venture lenders with customary guarantees, including completion, indemnity and environmental guarantees subject to usual non-recourse terms.For the nine months ended SeptemberÂ 30, 2024 and 2023, total cash investments of capital into unconsolidated joint ventures were $74.6 million and $47.8 million, respectively.Land Option Contracts and Land Banking AgreementsWe are subject to the usual obligations associated with entering into contracts (including land option contracts and land banking arrangements) for the purchase, development, and sale of real estate in our routine business. We have a number of land purchase option contracts and land banking agreements, generally through cash deposits, for the right to purchase land or lots at a future point in time with predetermined terms. We do not have title to the property and the creditors of the property owner generally have no recourse to the Company. Our obligations with respect to such contracts are generally limited to the forfeiture of the related non-refundable cash deposits and/or letters of credit provided to obtain the options. The aggregate purchase price for land under these

contracts was $1.8 billion and $1.5 billion at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. Seasonality Our business is seasonal. We have historically experienced, and in the future expect to continue to experience, variability in our results on a quarterly basis. We generally have more homes under construction, close more homes and have greater revenues and operating income in the third and fourth quarters of the year. Therefore, although new home contracts are obtained throughout the year, a higher portion of our home closings occur during the third and fourth calendar quarters. Our revenue therefore may fluctuate significantly on a quarterly basis, and we must maintain sufficient liquidity to meet short-term operating requirements. Factors expected to contribute to these fluctuations include:â€¢the timing of the introduction and start of construction of new projects;â€¢the timing of sales;â€¢the timing of closings of homes, lots and parcels;â€¢the timing of receipt of regulatory approvals for development and construction;â€¢the condition of the real estate market and general economic conditions in the areas in which we operate;â€¢mix of homes closed;â€¢construction timetables;â€¢the cost and availability of materials and labor; andâ€¢weather conditions in the markets in which we build.TAYLOR MORRISON HOME CORPORATION 10-Q35Table of ContentsITEM 2. MANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSAs a result of seasonal activity, our quarterly results of operations and financial position are not necessarily representative of the results we expect for the full year.InflationWe and the homebuilding industry in general may be adversely affected during periods of high inflation, primarily because of higher land, financing, labor and construction material costs. In addition, higher mortgage interest rates can significantly affect the affordability of mortgage financing to prospective homebuyers. We attempt to pass through to our buyers increases in our costs through increased sales prices. However, during periods of soft housing market conditions, we may not be able to offset our cost increases with higher selling prices.Critical Accounting Policies and EstimatesThere have been no significant changes to our critical accounting policies and estimates during the nine months ended SeptemberÂ 30, 2024 compared to those disclosed in Management's Discussion and Analysis of Financial Condition and Results of Operations included in our Annual Report.TAYLOR MORRISON HOME CORPORATION 10-Q36Table of ContentsITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISKITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISKInterest Rate Risk Our operations are interest rate sensitive. We monitor our exposure to changes in interest rates and incur both fixed rate and variable rate debt. At SeptemberÂ 30, 2024, approximately 89% of our debt was fixed rate and 11% was variable rate. None of our market sensitive instruments were entered into for trading purposes. For fixed rate debt, changes in interest rates generally affect the fair value of the debt instrument, but not our earnings or cash flows. Conversely, for variable rate debt, changes in interest rates generally do not impact the fair value of the debt instrument but may affect our future earnings and cash flows, and may also impact our variable rate borrowing costs, which principally relate to any borrowings under our $1 Billion Revolving Credit Facility and to borrowings by TMHF under its various mortgage warehouse facilities. As of SeptemberÂ 30, 2024, we had no outstanding borrowings under our $1 Billion Revolving Credit Facility. We had approximately $945.8 million of additional availability for borrowings under such facility including $145.8 million of additional availability for letters of credit as of SeptemberÂ 30, 2024 (giving effect to $54.2 million of letters of credit outstanding as of such date). Our mortgage warehouse facilities agreements as well as our $1 Billion Revolving Credit Facility use SOFR as the basis for determining interest rates. Given the limited history of this rate and potential volatility as compared to other benchmark or market rates, the future performance of this rate cannot be predicted based on historical performance. The consequences of using SOFR could include an increase in the cost of our variable rate indebtedness. We are required to offer to purchase all of our outstanding senior unsecured notes, as described in Note 8 - Debt to the Consolidated Financial Statements in our Annual Report, at 101% of their aggregate principal amount plus accrued and unpaid interest upon the occurrence of specified change of control events. Other than in those circumstances, we do not have an obligation to prepay fixed rate debt prior to maturity and, as a result, we would not expect interest rate risk and changes in fair value to have a significant impact on our cash flows related to our fixed rate debt until such time as we are required to refinance, repurchase or repay such debt.The following table sets forth principal payments by scheduled maturity and effective weighted average interest rates and estimated fair value of our debt obligations as of SeptemberÂ 30, 2024. The interest rate for our variable rate debt represents the interest rate on our mortgage warehouse facilities. Because the mortgage warehouse facilities are secured by certain mortgage loans held for sale which are typically sold within approximately 20 - 30 days, its outstanding balance is included as a variable rate maturity in the most current period presented. Expected Maturity Date (In millions, except percentage data)2024202520262027202820292033ThereafterTotalFair ValueFixed Rate Debt$104.9Â $148.6Â $103.5Â $570.6Â $470.1Â $519.2Â $1,916.9Â $1,932.9Weighted average interest rate(1)2.8Â %2.8Â %2.8Â %5.4Â %5.5Â %5.5Â %5.0Â %Variable Rate Debt(2)$233.3Â $â€”Â $â€”Â $â€”Â $â€”Â $â€”Â $233.3Â $233.3Weighted average interest rate6.7Â %â€”Â %â€”Â %â€”Â %â€”Â %â€”Â %6.7Â %(1) Represents the coupon rate of interest on the full principal amount of the debt.(2) Based upon the amount of variable rate debt outstanding at SeptemberÂ 30, 2024, and holding the variable rate debt balance constant, each 1% increase in interest rates would increase the interest incurred by us by approximately $2.3 million per year.TAYLOR MORRISON HOME CORPORATION 10-Q37Table of ContentsITEM 4. CONTROLS AND PROCEDURESITEM 4. CONTROLS AND PROCEDURESDisclosure Controls and ProceduresAs of the end of the period covered by this quarterly report, we carried out an evaluation, under the supervision and with the participation of our principal executive officer, principal financial officer and principal accounting officer, of the effectiveness of the design and operation of our disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended). Based on this evaluation, as of SeptemberÂ 30, 2024 our principal executive officer, principal financial officer and principal accounting officer concluded that our disclosure controls and procedures were effective in alerting them in a timely manner to material information required to be disclosed in our periodic and other reports filed with the SEC.Changes in Internal Control Over Financial ReportingThere has been no change in our internal control over financial reporting during the quarter ended SeptemberÂ 30, 2024 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.TAYLOR MORRISON HOME CORPORATION 10-Q38Table of ContentsPART II â€” OTHER INFORMATIONPART II â€” OTHER INFORMATIONITEM 1. LEGAL PROCEEDINGSThe information required with respect to this item can be found in Note 13 - Commitments and Contingencies under â€œLegal Proceedingsâ€ in the Notes to the unaudited Condensed consolidated financial statements included in this quarterly report and is incorporated by reference herein.ITEM 1A. RISK FACTORSThere have been no material changes to the risk factors set forth in Part I, Item 1A of our Annual Report. These risk factors may materially affect our business, financial condition or results of operations. You should carefully consider the risk factors set forth in our Annual Report and the other information set forth elsewhere in this quarterly report. You should be aware that these risk factors and other information may not describe every risk facing our Company.TAYLOR MORRISON HOME CORPORATION 10-Q39Table of ContentsPART II â€” OTHER INFORMATIONITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDSOn DecemberÂ 15, 2023, we announced that our Board of Directors had authorized the repurchase of up to $500.0Â million of the Company's Common Stock through DecemberÂ 31, 2025. As of SeptemberÂ 30, 2024, we had approximately $236.8 million of available capacity remaining under the repurchase program. Repurchases of the Company's Common Stock under the program will occur from time to time, if at all, in open market purchases, privately negotiated transactions or other transactions. The stock repurchase program is subject to prevailing market conditions and other considerations, including our liquidity, the terms of our debt instruments, legal requirements, planned land investment and development spending, acquisition and other investment opportunities and ongoing capital requirements. The program does not require the Company to repurchase any specific number of shares of Common Stock, and the program may be suspended, extended, modified or discontinued at any time. On October 23, 2024, we announced that our Board of Directors had authorized a renewal of the Companyâ€™s stock repurchase program through December 31, 2026, which authorization replaced the Companyâ€™s prior $500 million repurchase authorization scheduled to expire on December 31, 2025. The stock repurchase program, as renewed, permits the repurchase of up to $1 billion of the Companyâ€™s Common Stock from October 23, 2024 through December 31, 2026.The table below sets forth information regarding repurchases by the Company of it's Common Stock during the three months ended SeptemberÂ 30, 2024.PeriodTotalnumber ofsharespurchasedAverage price paidper shareTotal number of sharespurchased as part ofpublicly announced plans or programsApproximate dollarvalue of shares that mayyet be purchased underthe plans or programs(in thousands)July 1 to July 31, 2024(1)374,231Â 55.57Â 374,231Â $286,798Â August 1 to August 31, 2024â€”Â â€”Â â€”Â 286,798Â September 1 to September 30, 2024(2),(3)669,248Â 67.94Â 669,248Â 236,798Â Total1,043,47963.50Â 1,043,479$236,798Â (1) In March 2024, the Company entered into accelerated share repurchase agreement (â€œASR Agreementâ€) in which the Company paid a third-party financial institution $50 million and received an initial delivery of 705,343 shares of Common Stock representing 80% of the transaction value based on the Company's common stock closing share price on March 5, 2024. Final settlement of the ASR Agreement occurred in July 2024, at which time we received an additional 165,467 shares of Common Stock based on a final weighted average price of $57.42. (2)In June 2024, the Company entered into a second ASR Agreement in which the Company paid a third-party financial institution $50 million and received an initial delivery of 720,461 shares of Common Stock representing 80% of the transaction value based on the Company's common stock closing share price on June 7, 2024. Final settlement of the second ASR Agreement occurred in September 2024, at which time we received an additional 88,444 shares of Common Stock based on a final weighted average price of $61.81.(3)In September 2024, the Company entered into a third ASR program (the â€œASR Agreementâ€) in which the Company paid a third-party financial institution $50 million and received an initial delivery of approximately 580,804 shares of Common Stock, representing 80% of the transaction value based on the Company's common stock closing share price on September 26, 2024. The total number of shares that the Company will ultimately repurchase under the ASR Agreement will be determined based on the volume-weighted average price of the Common Stock during the term of the ASR Agreement, less a discount and subject to adjustments pursuant to the terms and conditions of the ASR Agreement. Final settlement of the third ASR Agreement is expected to occur during the fourth quarter of 2024. ITEM 3. DEFAULTS UPON SENIOR SECURITIESNone.ITEM 4. MINE SAFETY DISCLOSURESNone.ITEM 5. OTHER INFORMATIONDuring the three months ended September 30, 2024 none of the Companyâ€™s directors or officers (as defined in Rule 16a-1(f) of the Securities Exchange Act of 1934, as amended) adopted or terminated a Rule 10b5-1 trading arrangement or non-Rule 10b5-1 trading arrangement (as such terms are defined in Item 408 of Regulation S-K).TAYLOR MORRISON HOME CORPORATION 10-Q40Table of ContentsITEM 6. EXHIBITSITEM 6. EXHIBITSExhibitNo.Description3.1Amended and Restated Certificate of Incorporation (incorporated herein by reference to Exhibit 3.1 to the Companyâ€™s Current Report on Form 8-K filed on May 30, 2019).3.2Amended and Restated By-laws (incorporated herein by reference to Exhibit 3.1 to the Companyâ€™s Current Report on Form 8-K filed on March 7, 2023).31.1*Certification of Sheryl D. Palmer, Chief Executive Officer, pursuant to Section 302 of the Sarbanesâ€“Oxley Act of 2002.31.2*Certification of Curt VanHyfte, Chief Financial Officer, pursuant to Section 302 of the Sarbanesâ€“Oxley Act of 2002.32.1**Certification of Sheryl D. Palmer, Chief Executive Officer, pursuant to Section 906 of the Sarbanesâ€“Oxley Act of 2002.32.2**Certification of Curt VanHyfte, Chief Financial Officer, pursuant to Section 906 of the Sarbanesâ€“Oxley Act of 2002.101.INS*Inline XBRL Instance Document - the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document101.SCH*Inline XBRL Taxonomy Extension Schema Document With Embedded Linkbase Documents104Cover page from the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2024, formatted in inline XBRL (and contained in Exhibit 101).*Filed herewith**Furnished herewithThe agreements, if any, filed as exhibits to this report are not intended to provide factual information or other disclosure other than with respect to the terms of the agreements themselves, and you should not rely on them other than for that purpose. In particular, any representations and warranties made by us in these agreements were made solely within the specific context of the relevant agreement and may not describe the actual state of affairs as of the date they were made or at any other time.TAYLOR MORRISON HOME CORPORATION 10-Q41Table of ContentsSIGNATURESPursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.TAYLOR MORRISON HOME CORPORATIONRegistrantDATE: October 23, 2024/s/ Sheryl D. PalmerSheryl D. PalmerChairman of the Board of Directors and Chief Executive Officer(Principal Executive Officer)/s/ Curt VanHyfteCurt VanHyfteExecutive Vice President and Chief Financial Officer(Principal Financial Officer)/s/ Joseph TerraccianoJoseph TerraccianoChief Accounting Officer(Principal Accounting Officer)TAYLOR MORRISON HOME CORPORATION 10-Q42 EX-31.1 2 tmhc-20240930xexx311.htm EX-31.1 DocumentEXHIBIT 31.1CEO CERTIFICATIONPURSUANT TO SECTION 302 OF THESARBANES â€“ OXLEY ACT OF 2002I, Sheryl D. Palmer, certify that:1.I have reviewed this quarterly report on Form 10-Q for the quarterly period ended SeptemberÂ 30, 2024 of Taylor Morrison Home Corporation;2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;4.The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd)Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and5.The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s auditors and the audit committee of registrantâ€™s board of directors (or persons performing the equivalent functions):a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; andb)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting.Date: OctoberÂ 23, 2024By:/s/ Sheryl D. PalmerSheryl D. PalmerChairman of the Board of Directors and Chief Executive OfficerTaylor Morrison Home Corporation EX-31.2 3 tmhc-20240930xexx312.htm EX-31.2 DocumentEXHIBIT 31.2CFO CERTIFICATIONPURSUANT TO SECTION 302 OF THESARBANES â€“ OXLEY ACT OF 2002I, Curt VanHyfte, certify that:1.I have reviewed this quarterly report on Form 10-Q for the quarterly period ended SeptemberÂ 30, 2024 of Taylor Morrison Home Corporation;2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;4.The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; andd)Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and5.The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s auditors and the audit committee of registrantâ€™s board of directors (or persons performing the equivalent

functions):a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; andb)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting.Date: OctoberÂ 23, 2024By:/s/ Curt VanHyfteCurt VanHyfteExecutive Vice President and Chief Financial OfficerTaylor Morrison Home Corporation EX-32.1 4 tmhc-20240930xexx321.htm EX-32.1 DocumentEXHIBIT 32.1CERTIFICATION PURSUANT TO18 U.S.C. SECTION 1350,AS ADOPTED PURSUANT TOSECTION 906 OF THE SARBANES-OXLEY ACT OF 2002In connection with the Quarterly Report on Form 10-Q of Taylor Morrison Home Corporation (the â€œCompanyâ€) for the period ending SeptemberÂ 30, 2024 as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Sheryl D. Palmer, Chief Executive Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:(1)The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.October 23, 2024/s/ Sheryl D. PalmerSheryl D. PalmerChairman of the Board of Directors and Chief Executive OfficerTaylor Morrison Home Corporation EX-32.2 5 tmhc-20240930xexx322.htm EX-32.2 DocumentEXHIBIT 32.2CERTIFICATION PURSUANT TO18 U.S.C. SECTION 1350,AS ADOPTED PURSUANT TOSECTION 906 OF THE SARBANES-OXLEY ACT OF 2002In connection with the Quarterly Report on Form 10-Q of Taylor Morrison Home Corporation (the â€œCompanyâ€) for the period ending SeptemberÂ 30, 2024 as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Curt VanHyfte, Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:(1)The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and(2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. October 23, 2024/s/ Curt VanHyfteCurt VanHyfteExecutive Vice President and Chief Financial OfficerTaylor Morrison Home Corporation EX-101.SCH 6 tmhc-20240930.xsd XBRL TAXONOMY EXTENSION SCHEMA DOCUMENT 0000001 - Document - Cover link:presentationLink link:calculationLink link:definitionLink 9952151 - Statement - Condensed Consolidated Balance Sheets link:presentationLink link:calculationLink link:definitionLink 9952152 - Statement - Condensed Consolidated Statements of Operations link:presentationLink link:calculationLink link:definitionLink 9952153 - Statement - Condensed Consolidated Statements of Stockholders' Equity link:presentationLink link:calculationLink link:definitionLink 9952154 - Statement - Condensed Consolidated Statements of Stockholders' Equity (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952155 - Statement - Condensed Consolidated Statements of Cash Flows link:presentationLink link:calculationLink link:definitionLink 9952156 - Disclosure - BUSINESS link:presentationLink link:calculationLink link:definitionLink 9952157 - Disclosure - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES link:presentationLink link:calculationLink link:definitionLink 9952158 - Disclosure - EARNINGS PER SHARE link:presentationLink link:calculationLink link:definitionLink 9952159 - Disclosure - REAL ESTATE INVENTORY link:presentationLink link:calculationLink link:definitionLink 9952160 - Disclosure - INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES link:presentationLink link:calculationLink link:definitionLink 9952161 - Disclosure - ACCRUED EXPENSES AND OTHER LIABILITIES link:presentationLink link:calculationLink link:definitionLink 9952162 - Disclosure - DEBT link:presentationLink link:calculationLink link:definitionLink 9952163 - Disclosure - FAIR VALUE DISCLOSURES link:presentationLink link:calculationLink link:definitionLink 9952164 - Disclosure - INCOME TAXES link:presentationLink link:calculationLink link:definitionLink 9952165 - Disclosure - STOCKHOLDERS' EQUITY link:presentationLink link:calculationLink link:definitionLink 9952166 - Disclosure - STOCK BASED COMPENSATION link:presentationLink link:calculationLink link:definitionLink 9952167 - Disclosure - OPERATING AND REPORTING SEGMENTS link:presentationLink link:calculationLink link:definitionLink 9952168 - Disclosure - COMMITMENTS AND CONTINGENCIES link:presentationLink link:calculationLink link:definitionLink 9952169 - Disclosure - MORTGAGE HEDGING ACTIVITIES link:presentationLink link:calculationLink link:definitionLink 9952170 - Disclosure - ESTIMATED DEVELOPMENT LIABILITIES link:presentationLink link:calculationLink link:definitionLink 9954471 - Disclosure - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Policies) link:presentationLink link:calculationLink link:definitionLink 9954472 - Disclosure - EARNINGS PER SHARE (Tables) link:presentationLink link:calculationLink link:definitionLink 9954473 - Disclosure - REAL ESTATE INVENTORY (Tables) link:presentationLink link:calculationLink link:definitionLink 9954474 - Disclosure - INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES (Tables) link:presentationLink link:calculationLink link:definitionLink 9954475 - Disclosure - ACCRUED EXPENSES AND OTHER LIABILITIES (Tables) link:presentationLink link:calculationLink link:definitionLink 9954476 - Disclosure - DEBT (Tables) link:presentationLink link:calculationLink link:definitionLink 9954477 - Disclosure - FAIR VALUE DISCLOSURES (Tables) link:presentationLink link:calculationLink link:definitionLink 9954478 - Disclosure - STOCKHOLDERS' EQUITY (Tables) link:presentationLink link:calculationLink link:definitionLink 9954479 - Disclosure - STOCK BASED COMPENSATION (Tables) link:presentationLink link:calculationLink link:definitionLink 9954480 - Disclosure - OPERATING AND REPORTING SEGMENTS (Tables) link:presentationLink link:calculationLink link:definitionLink 9954481 - Disclosure - MORTGAGE HEDGING ACTIVITIES (Tables) link:presentationLink link:calculationLink link:definitionLink 9954482 - Disclosure - BUSINESS (Details) link:presentationLink link:calculationLink link:definitionLink 9954483 - Disclosure - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954484 - Disclosure - EARNINGS PER SHARE - Schedule of Earnings Per Common Share (Details) link:presentationLink link:calculationLink link:definitionLink 9954485 - Disclosure - EARNINGS PER SHARE - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954486 - Disclosure - REAL ESTATE INVENTORY - Schedule of Inventory (Details) link:presentationLink link:calculationLink link:definitionLink 9954487 - Disclosure - REAL ESTATE INVENTORY - Schedule of Development Status of Land Inventory (Details) link:presentationLink link:calculationLink link:definitionLink 9954488 - Disclosure - REAL ESTATE INVENTORY - Schedule of Interest Capitalized, Incurred, Expensed and Amortized (Details) link:presentationLink link:calculationLink link:definitionLink 9954489 - Disclosure - INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Summarized Balance Sheets of Unconsolidated Entities Accounted by Equity Method (Details) link:presentationLink link:calculationLink link:definitionLink 9954490 - Disclosure - INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Summarized Statements of Operations of Unconsolidated Entities Accounted by Equity Method (Details) link:presentationLink link:calculationLink link:definitionLink 9954491 - Disclosure - INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954492 - Disclosure - ACCRUED EXPENSES AND OTHER LIABILITIES - Summary of Accrued Expenses and Other Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 9954493 - Disclosure - ACCRUED EXPENSES AND OTHER LIABILITIES - 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link:definitionLink 9954507 - Disclosure - STOCK BASED COMPENSATION - Summary of Stock-Based Compensation Expense (Details) link:presentationLink link:calculationLink link:definitionLink 9954508 - Disclosure - OPERATING AND REPORTING SEGMENTS - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954509 - Disclosure - OPERATING AND REPORTING SEGMENTS - Reconciliation to Net Income (Loss) (Details) link:presentationLink link:calculationLink link:definitionLink 9954510 - Disclosure - OPERATING AND REPORTING SEGMENTS - Summary of Assets by Segment (Details) link:presentationLink link:calculationLink link:definitionLink 9954511 - Disclosure - COMMITMENTS AND CONTINGENCIES (Detail) link:presentationLink link:calculationLink link:definitionLink 9954512 - Disclosure - MORTGAGE HEDGING ACTIVITIES (Detail) link:presentationLink link:calculationLink link:definitionLink 9954513 - Disclosure - ESTIMATED DEVELOPMENT LIABILITIES (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 7 tmhc-20240930_cal.xml XBRL TAXONOMY EXTENSION CALCULATION LINKBASE DOCUMENT EX-101.DEF 8 tmhc-20240930_def.xml XBRL TAXONOMY EXTENSION DEFINITION LINKBASE DOCUMENT EX-101.LAB 9 tmhc-20240930_lab.xml XBRL TAXONOMY EXTENSION LABEL LINKBASE DOCUMENT Adjustments to reconcile net income to net cash (used in)/provided by operating activities: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] March 5, 2024 ASR Agreement March 5, 2024 ASR Agreement [Member] March 5, 2024 ASR Agreement Repayments of long-term debt Repayments of Long-Term Debt Statistical Measurement [Domain] Statistical Measurement [Domain] Amount available for repurchase â€” beginning of period Amount available for repurchase â€” end of period Share Repurchase Program, Remaining Authorized, Amount Cover [Abstract] Cover [Abstract] Life cycle of communities (in years) Real Estate Inventory, Life Cycle Real Estate Inventory, Life Cycle Net Decrease in Cash and Cash Equivalents and Restricted Cash Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Trading Symbol Trading Symbol All Trading Arrangements All Trading Arrangements [Member] Compensation Actually Paid vs. Net Income Compensation Actually Paid vs. Net Income [Text Block] Fair Value Derivative Asset, Subject to Master Netting Arrangement, before Offset Non-NEOs Non-NEOs [Member] Schedule of Components of Basic and Diluted Earnings Per Share Schedule of Earnings Per Share, Basic and Diluted [Table Text Block] Variable Interest Entity, Primary Beneficiary Variable Interest Entity, Primary Beneficiary [Member] Summary of Share Repurchase Activity Accelerated Share Repurchases [Table Text Block] Rule 10b5-1 Arrangement Adopted Rule 10b5-1 Arrangement Adopted [Flag] Awards Close in Time to MNPI Disclosures Awards Close in Time to MNPI Disclosures [Table] 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Receivables, Held-for-Sale, Not Part of Disposal Group, after Valuation Allowance Other Performance Measure, Amount Other Performance Measure, Amount Portion at Fair Value Measurement Portion at Fair Value Measurement [Member] Balance, beginning of period (in shares) Balance, end of period (in shares) Common Stock, Shares, Outstanding Aggregate common stock available for future grants (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Number of Shares Available for Grant ESTIMATED DEVELOPMENT LIABILITIES Real Estate Owned [Text Block] Plan Name [Domain] Plan Name [Domain] Entity Tax Identification Number Entity Tax Identification Number Compensation and employee benefits Employee-related Liabilities Equity method investment, other than temporary impairment Equity Method Investment, Other-than-Temporary Impairment Senior Notes and Other Borrowings Schedule of Long-Term Debt Instruments [Table Text Block] Repurchase of common stock (shares) Repurchase of 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by Individual Trading Arrangements, by Individual [Table] Measurement Frequency [Axis] Measurement Frequency [Axis] Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Insider Trading Policies and Procedures [Line Items] Use of Estimates Use of Estimates, Policy [Policy Text Block] Adjustment to Compensation, Amount Adjustment to Compensation Amount Payables and Accruals [Abstract] Payables and Accruals [Abstract] Compensation Amount Outstanding Recovery Compensation Amount Earnings per common share â€” diluted: Earnings Per Share, Diluted [Abstract] Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table [Member] Entity Small Business Entity Small Business ACCRUED EXPENSES AND OTHER LIABILITIES Accounts Payable and Accrued Liabilities Disclosure [Text Block] Company Selected 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Cash â€” Beginning of period Cash, Cash Equivalents, and Restricted Cash â€” End of period Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Borrowings on revolving credit facility Proceeds From Revolving Credit Facility Proceeds From Revolving Credit Facility Total real estate inventory Total real estate inventory Inventory, Real Estate Aggregate unamortized outstanding stock based compensation Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Amount Repurchase of common stock Treasury Stock, Value, Acquired, Including Excise Tax, Cost Method Treasury Stock, Value, Acquired, Including Excise Tax, Cost Method Goodwill Goodwill Changes in estimated future development costs Changes In Estimated Future Development Costs Changes In Estimated Future Development Costs Consolidation Items [Axis] Consolidation Items [Axis] Real Estate Inventory Inventory, Real Estate, Policy [Policy Text Block] Stock repurchase program, authorized amount Share Repurchase Program, Authorized, Amount June 7, 2024 ASR Agreement June 7,2024 ASR Agreement [Member] June 7,2024 ASR Agreement Cost of claims incurred Standard and Extended Product Warranty Accrual, Decrease for Payments Balance, beginning of period (in shares) Balance, end of period (in shares) Treasury Stock, Common, Shares Forgone Recovery due to Disqualification of Tax Benefits, Amount Forgone Recovery due to Disqualification of Tax Benefits, Amount Summary of Fair Value of Assets Measured on a Nonrecurring Basis Fair Value Measurements, Nonrecurring [Table Text Block] $1 Billion Revolving Credit Facility $1 Billion Revolving Credit Facility [Member] $1 Billion Revolving Credit Facility Product and Service [Domain] Product and Service [Domain] Stock Options Share-Based Payment Arrangement, Option [Member] Fair Value Disclosures [Abstract] Fair Value Disclosures [Abstract] Participating Mortgage Loans [Axis] Participating Mortgage Loans [Axis] Schedule of Antidilutive Securities 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Payment Award [Table] Schedule of Share-Based Compensation Arrangements by Share-Based Payment Award [Table] Revolving Credit Facility Revolving Credit Facility [Member] Expiration Date Trading Arrangement Expiration Date Nonrecurring Fair Value, Nonrecurring [Member] Cash Flows from Investing Activities: Net Cash Provided by (Used in) Investing Activities [Abstract] Total Shareholder Return Amount Total Shareholder Return Amount East East Homebuilding Segment [Member] East Homebuilding Segment [Member] Income taxes payable Increase (Decrease) in Income Taxes Payable Equity Awards Adjustments, Footnote Equity Awards Adjustments, Footnote [Text Block] Facility Amount Maximum borrowing capacity on line of credit Line of Credit Facility, Maximum Borrowing Capacity Accelerated Share Repurchase (ASRs) Accelerated Share Repurchase (ASRs) [Member] Accelerated Share Repurchase (ASRs) Income/(loss) before income taxes Income (Loss), Including Portion Attributable to Noncontrolling Interest, 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Diluted RSUs and PRSUs Restricted Stock Units And Performance Based Restricted Stock Units [Member] Restricted Stock Units And Performance Based Restricted Stock Units [Member] MNPI Disclosure Timed for Compensation Value MNPI Disclosure Timed for Compensation Value [Flag] Owned inventory Total owned inventory Inventory Real Estate Owned Inventory Real Estate Owned Long-term Debt, Type [Axis] Long-Term Debt, Type [Axis] Central Central Segment [Member] Central Segment [Member] Segment Reporting, Asset Reconciling Item [Line Items] Segment Reporting, Asset Reconciling Item [Line Items] Letters of credit utilized Outstanding letters of credit Letters of Credit Outstanding, Amount Selling, general and administrative expense Selling, General and Administrative Expense Accounts payable Accounts Payable Loans payable and other borrowings Loans Payable Dilutive Securities Included And Antidilutive Securities Excluded from Computation of Earnings Per Share [Line Items] Antidilutive Securities Excluded from Computation of Earnings Per Share [Line Items] Assets held for sale Asset, Held-for-Sale, Not Part of Disposal Group, Current Financial services revenue Financial Services [Member] Financial Services [Member] Debt Carrying Value Long-Term Debt Pension Adjustments Prior Service Cost Pension Adjustments Prior Service Cost [Member] Document Fiscal Period Focus Document Fiscal Period Focus Interest incurred and capitalized Real Estate Inventory, Capitalized Interest Costs Incurred All Executive Categories All Executive Categories [Member] Restricted stock units and stock options (in shares) Incremental Common Shares Attributable to Dilutive Effect of Share-Based Payment Arrangements 6.625% Senior Notes Due 2027 6.625% Senior Notes Due 2027 [Member] 6.625% Senior Notes Due 2027 Changed Peer Group, Footnote Changed Peer Group, Footnote [Text Block] Assets Assets: Assets [Abstract] Balance, Number of Units (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Non-Option Equity Instruments, Outstanding, Number Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Document Type Document Type Derivative Contract [Domain] Derivative Contract [Domain] Pension Benefits Adjustments, Footnote Pension Benefits Adjustments, Footnote [Text Block] Summary of Reporting Segments Schedule of Segment Reporting Information, by Segment [Table Text Block] Total Shareholder Return Vs Peer Group Total Shareholder Return Vs Peer Group [Text Block] Property and sales taxes payable Accrued Property and Sales Tax Accrued Property and Sales Tax Inventories additional impairment Inventories Additional Impairment Inventories Additional Impairment Investments in unconsolidated entities Investments in unconsolidated entities Investments in and Advance to Affiliates, Subsidiaries, Associates, and Joint Ventures ASR Agreement ASR Agreement [Member] ASR Agreement September 12, 2024 ASR Agreement September 12, 2024 ASR Agreement [Member] September 12, 2024 ASR Agreement Inventory, Current [Table] Inventory, Current [Table] Maximum Maximum [Member] Customer deposits Contract with Customer, Liability Equity Valuation Assumption Difference, Footnote Equity Valuation Assumption Difference, Footnote [Text Block] Change in loans payable issued to sellers in connection with land purchase contracts Increase (Decrease) In Loans Payable Issued To Sellers In Connection With Land Purchase Contracts Increase (Decrease) In Loans Payable Issued To Sellers In Connection With Land Purchase Contracts Antidilutive Securities [Axis] Antidilutive Securities [Axis] Accounting Policies [Abstract] Accounting Policies [Abstract] Liabilities Liabilities [Abstract] Changes in estimates to pre-existing reserves Standard and Extended Product Warranty Accrual, Increase (Decrease) for Preexisting Warranties Current Fiscal Year End Date Current Fiscal Year End Date IRLCs Interest Rate Lock Commitments [Member] Operating lease expense Lease, Cost Capitalized Interest Costs [Roll Forward] Real Estate Inventory, Capitalized Interest Costs [Roll Forward] Statistical Measurement [Axis] Statistical Measurement [Axis] PEO Name PEO Name Participating Mortgage Loan, Name [Domain] Participating Mortgage Loan, Name [Domain] Non-Rule 10b5-1 Arrangement Terminated Non-Rule 10b5-1 Arrangement Terminated [Flag] Cash and distributions to non-controlling interests of consolidated joint ventures Payments to Noncontrolling Interests Non-PEO NEO Average Total Compensation Amount Non-PEO NEO Average Total Compensation Amount Award Type [Domain] Award Type [Domain] Lease liabilities Operating and Finance Lease, Liability Operating and Finance Lease, Liability Name Outstanding Recovery, Individual Name Land Option Purchase Contracts And Land Banking Arrangements Land Option Purchase Contracts And Land Banking Arrangements [Member] Land Option Purchase Contracts And Land Banking Arrangements Homes in inventory Number Of Homes In Inventory Number Of Homes In Inventory Compensation Actually Paid vs. Company Selected Measure Compensation Actually Paid vs. Company Selected Measure [Text Block] Deferred tax assets, net Deferred Income Tax Assets, Net Non-PEO NEO Non-PEO NEO [Member] Accrued expenses and other liabilities Total accrued expenses and other liabilities Accrued Liabilities and Other Liabilities Additional Paid-in Capital Additional Paid-in Capital [Member] Award Timing Predetermined Award Timing Predetermined [Flag] Subsequent Event Type [Domain] Subsequent Event Type [Domain] Number of ASR agreements Number Of Agreements Number Of Agreements Equity-Based Arrangements, Individual Contracts, Type of Deferred Compensation [Axis] Equity-Based Arrangements, Individual Contracts, Type of Deferred Compensation [Axis] Investment, Name [Axis] Investment, Name [Axis] Recently Issued Accounting Pronouncements New Accounting Pronouncements, Policy [Policy Text Block] Diluted (in dollars per share) Net income (in dollars per share) Earnings Per Share, Diluted Revenue Recognition Revenue from Contract with Customer [Policy Text Block] Name Measure Name Entity Interactive Data Current Entity Interactive Data Current Customer deposits Increase (Decrease) in Contract with Customer, Liability Restatement does not require Recovery Restatement Does Not Require Recovery [Text Block] Operating Activities [Axis] Operating Activities [Axis] Loans payable and other borrowings Loans Payable And Other Borrowings [Member] Loans Payable And Other Borrowings [Member] Mortgage warehouse facilities borrowings Amount Drawn Warehouse Agreement Borrowings Joint Ventures Oil and Gas and Mining, Proportionate Consolidation, Interest in Unincorporated Joint Venture or Partnership [Policy Text Block] Statement of Financial Position [Abstract] Statement of Financial Position [Abstract] Equity-Based Arrangements, Individual Contracts, Type of Deferred Compensation [Domain] Equity-Based Arrangements, Individual Contracts, Type of Deferred Compensation [Domain] Stock compensation expense Share-Based Payment Arrangement, Noncash Expense Summary of Share-based Payment Arrangement Activity Share-Based Payment Arrangement, Activity [Table Text Block] Sales, commissions and other marketing costs Selling and Marketing Expense Net income before allocation to non-controlling interests Net income Net income before allocation to non-controlling interests Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Income tax provision Income Tax Expense (Benefit) Estimated development liabilities Estimated Development Liability Estimated Development Liability Stated interest rate of senior notes Stated interest rate (as a percent) Debt Instrument, Interest Rate, Stated Percentage Real Estate Property Ownership [Axis] Real Estate Property Ownership [Axis] Notional amount Derivative, Notional Amount Repayments on senior notes Repayments of Senior Debt Corporate and Unallocated Segment Reporting, Reconciling Item, Corporate Nonsegment [Member] Derivative assets Derivative Asset Supplemental Cash Flow Information Supplemental Cash Flow Information [Abstract] Real Estate Properties [Domain] Real Estate Properties [Domain] Total revenue Revenues Revenue from Contract with Customer, Excluding Assessed Tax Interest and other (expense)/income, net Nonoperating Income (Expense) Stock Repurchase Program, Increase (Decrease) [Roll Forward] Stock Repurchase Program, Increase (Decrease) [Roll Forward] Stock Repurchase Program, Increase (Decrease) [Roll Forward] Inventory impairments Inventory Write-down Effective rate Effective Income Tax Rate Reconciliation, Percent Net cash used in investing activities Net Cash Provided by (Used in) Investing Activities Mortgage loans held for sale Loan, Mortgage, Held-for-Sale, Fair Value Disclosure Number of reportable segments Number of Reportable Segments Total liabilities and stockholdersâ€™ equity Liabilities and Equity Rule 10b5-1 Arrangement Terminated Rule 10b5-1 Arrangement Terminated [Flag] All Adjustments to Compensation All Adjustments to Compensation [Member] Fair Value Hierarchy and NAV [Axis] Fair Value Hierarchy and NAV [Axis] Summarized Financial Information of Unconsolidated Entities Accounted by Equity Method Equity Method Investments [Table Text Block] Mortgage loans held for sale, prepaid expenses and other assets Increase (Decrease) in Prepaid Expense and Other Assets Real estate development costs to complete Real Estate Land And Land Development Costs Real Estate Land And Land Development Costs Commitments and Contingencies Disclosure [Abstract] Commitments and Contingencies Disclosure [Abstract] Interest expense/(income), net Interest Income (Expense), Nonoperating Underlying Security Market Price Change Underlying Security Market Price Change, Percent Individual: Individual [Axis] Accumulated Other Comprehensive Income AOCI Attributable to Parent [Member] Distributions of capital from unconsolidated entities Distributions Of Capital From Unconsolidated Entities Distributions Of Capital From Unconsolidated Entities Total land inventory Real estate inventory Inventory, Net Long-term Debt, Type [Domain] Long-Term Debt, Type [Domain] Product and Service [Axis] Product and Service [Axis] Entity Address, State or Province Entity Address, State or Province Statement [Line Items] Statement [Line Items] $5.75% Senior Notes due 2028 5.75% Notes Due 2028 [Member] 5.75% Notes Due 2028 Derivative Instruments and Hedging Activities Disclosure [Abstract] Derivative Instruments and Hedging Activities Disclosure [Abstract] Schedule of Equity Method Investments [Line Items] Schedule of Equity Method Investments [Line Items] Erroneous Compensation Analysis Erroneous Compensation Analysis [Text Block] Summary of Segment Information Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table Text Block] Inventory [Domain] Inventory [Domain] Equity, Class of Treasury Stock [Line Items] Equity, Class of Treasury Stock [Line Items] Compensation Actually Paid vs. Total Shareholder Return Compensation Actually Paid vs. Total Shareholder Return [Text Block] Financial Instruments [Domain] Financial Instruments [Domain] Balance, Weighted Average Grant Date Fair Value (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value Liabilities and ownersâ€™ equity: Liabilities and Equity [Abstract] Stock options and restricted stock units (RSUs) Stock Options And RSUs [Member] Stock options and RSUs. Total controlled lots Number Of Controlled Lots Number Of Controlled Lots MORTGAGE HEDGING ACTIVITIES Derivatives and Fair Value [Text Block] Total commitments to originate loans Loss Contingency, Estimate of Possible Loss Unamortized Debt Issuance (Costs)/ Premium Debt Instrument, Unamortized Discount (Premium) and Debt Issuance Costs, Net Significant Accounting Policies [Line Items] Significant Accounting Policies [Line Items] Significant Accounting Policies [Line Items] Minimum Minimum [Member] Restatement Determination Date Restatement Determination Date Estimated Fair Value Estimate of Fair Value Measurement [Member] Adoption Date Trading Arrangement Adoption Date Pay vs Performance Disclosure Pay vs Performance Disclosure [Table] Other receivables, net Other Receivables Final settlement common stock, percentage Stock Repurchase Program, Final Settlement Common Stock, Percentage Stock Repurchase Program, Final Settlement Common Stock, Percentage Balance, Weighted Average Exercise Price Per Share (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Weighted Average Exercise Price Erroneously Awarded Compensation Recovery Erroneously Awarded Compensation Recovery [Table] Balance, Number of Options (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Number Variable Interest Entity [Line Items] Variable Interest Entity [Line Items] Segments [Axis] Segments [Axis] Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member] Derivative Instrument [Axis] Derivative Instrument [Axis] TMHC General Partners' Capital Account Inventory [Line Items] Inventory [Line Items] Principal Long-Term Debt, Gross Exercise Price Award Exercise Price Other accruals Other Accrued Liabilities EARNINGS PER SHARE Earnings Per Share [Text Block] Arrangement Duration Trading Arrangement Duration Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table] Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table] Subsequent Event Subsequent Event [Member] Stock options exercised Stock Issued During Period, Value, Stock Options Exercised Inventory [Axis] Inventory [Axis] Financial Services Mortgage Operations [Member] Mortgage Operations [Member] Schedule of Variable Interest Entities [Table] Variable Interest Entity [Table] Other controlled lots Controlled Lots, Other Controlled Lots [Member] Controlled Lots, Other Controlled Lots Stockholdersâ€™ equity Equity, Attributable to Parent [Abstract] Peer Group Issuers, Footnote Peer Group Issuers, Footnote [Text Block] Segments [Domain] Segments [Domain] Material Terms of Trading Arrangement Material Terms of Trading Arrangement [Text Block] All Individuals All Individuals [Member] Interest amortized to cost of home closings Real Estate Inventory, Capitalized Interest Costs, Cost of Sales Borrowings on mortgage warehouse facilities Proceeds from Lines of Credit PEO PEO [Member] Income Tax Disclosure [Abstract] Income Tax Disclosure [Abstract] Debt Debt Instrument, Fair Value Disclosure Name Trading Arrangement, Individual Name Other (income)/expense, net Other Nonoperating Income (Expense) Statement of Stockholders' Equity [Abstract] Statement of Stockholders' Equity [Abstract] Warehouse D Warehouse D [Member] Warehouse D Interest payable Interest Payable Summary of Mortgage Subsidiary Borrowings Schedule of Line of Credit Facilities [Table Text Block] Net income from unconsolidated entities Net income from unconsolidated entities TMHCâ€™s share in net income of unconsolidated entities Net income/(loss) from unconsolidated entities Income (Loss) from Equity Method Investments Finished Owned Lots, Finished [Member] Owned Lots, Finished Awards Close in Time to MNPI Disclosures, Table Awards Close in Time to MNPI Disclosures [Table Text Block] Share-based Payment Arrangement, Expensed and Capitalized, Amount [Table] Share-Based Payment Arrangement, Expensed and Capitalized, Amount [Table] Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year [Member] Aggregate Erroneous Compensation Amount Aggregate Erroneous Compensation Amount Land banking arrangements Controlled Lots, Land Banking Arrangements [Member] Controlled Lots, Land Banking Arrangements Local Phone Number Local Phone Number Aggregate Erroneous Compensation Not Yet Determined Aggregate Erroneous Compensation Not Yet Determined [Text Block] Mortgage loans Mortgages [Member] Unamortized debt issuance costs Debt Issuance Costs, Line of Credit Arrangements, Net Schedule of Equity Method Investments [Table] Equity Method Investment [Table] Lease right of use assets Operating and Finance Lease, Right-of-Use Asset Operating and Finance Lease, Right-of-Use Asset Capitalized interest Interest capitalized - beginning of period Interest capitalized - end of period Real Estate Inventory, Capitalized Interest Costs Changes in operating assets and liabilities: Increase (Decrease) in Operating Capital [Abstract] Land deposits Deposits Assets PEO Total Compensation Amount PEO Total Compensation Amount Senior notes, net Senior Notes Fair Value Derivative Liability, Subject to Master Netting Arrangement, before Offset Share Repurchase Program [Domain] Share Repurchase Program [Domain] Operating communities Inventory, Real Estate, Construction in Process COMMITMENTS AND CONTINGENCIES Commitments and Contingencies Disclosure [Text Block] Legal accruals Accrued Professional Fees Debt Disclosure [Abstract] Debt Disclosure [Abstract] Changes in stock option exercises and issuance of restricted stock units, net Proceeds From Stock Option Exercises And Issuance Of Restricted Stock Units, Net Proceeds from stock option exercises and issuance of restricted stock units, net Changes in non-controlling interests of consolidated joint ventures Noncontrolling Interest, Increase (Decrease) From Contributions (Distributions) To Noncontrolling Interest Holders Noncontrolling Interest, Increase (Decrease) From Contributions (Distributions) To Noncontrolling Interest Holders Undeveloped Owned Lots, Undeveloped [Member] Owned Lots, Undeveloped Common Stock Common Stock [Member] Measure: Measure [Axis] Preferred stock, shares authorized (in shares) Preferred Stock, Shares Authorized Forgone Recovery due to Expense of Enforcement, Amount Forgone Recovery due to Expense of Enforcement, Amount Line of Credit Line of Credit [Member] Entity Emerging Growth Company Entity Emerging Growth Company Segment Reporting [Abstract] Segment Reporting [Abstract] Schedule of Development Status of Land Inventory Summary Of Real Estate Held For Development And Sale [Table Text Block] Summary Of Real Estate Held For Development And Sale [Table Text Block] Entity Central Index Key Entity Central Index Key Equity Method Investments and Joint Ventures [Abstract] Equity Method Investments and Joint Ventures [Abstract] Non-GAAP Measure Description Non-GAAP Measure Description [Text Block] Non-PEO NEO Average Compensation Actually Paid Amount Non-PEO NEO Average Compensation Actually Paid Amount Additions to reserves Standard and Extended Product Warranty Accrual, Increase for Warranties Issued Summary of Accrued Expenses and Other Liabilities Schedule of Accounts Payable and Accrued Liabilities [Table Text Block] STOCKHOLDERS' EQUITY Equity [Text Block] Accounts payable, accrued expenses and other liabilities Increase (Decrease) in Accounts Payable and Accrued Liabilities Award Timing, How MNPI Considered Award Timing, How MNPI Considered [Text Block] Preferred stock, par value (in dollars per share) Preferred Stock, Par or Stated Value Per Share Equity Component [Domain] Equity Component [Domain] Number of

reporting segments included in operating component Number of Reportable Segments Included in Operating Component Number of Reportable Segments Included in Operating Component Financial Instrument [Axis] Financial Instrument [Axis] OPERATING AND REPORTING SEGMENTS Segment Reporting Disclosure [Text Block] Total owned lots Number Of Lots Owned Number Of Lots Owned Class of Treasury Stock [Table] Class of Treasury Stock [Table] Additional 402(v) Disclosure Additional 402(v) Disclosure [Text Block] Entity Shell Company Entity Shell Company Measurement Basis [Axis] Measurement Basis [Axis] Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Title Trading Arrangement, Individual Title Consolidated Entities [Axis] Consolidated Entities [Axis] Statement [Table] Statement [Table] Measurement Frequency [Domain] Measurement Frequency [Domain] SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES Significant Accounting Policies [Text Block] Unrecognized tax benefits Unrecognized Tax Benefits Consolidation Items [Domain] Consolidation Items [Domain] City Area Code City Area Code Mortgage warehouse facilities borrowings Mortgage Borrowings [Member] Mortgage Borrowings [Member] Insider Trading Policies and Procedures Not Adopted Insider Trading Policies and Procedures Not Adopted [Text Block] Statement of Cash Flows [Abstract] Statement of Cash Flows [Abstract] Senior Notes Senior Notes [Member] Build to rent asset Asset, Held-For-Sale, Not Part Of Disposal Group, Number Of Assets Asset, Held-For-Sale, Not Part Of Disposal Group, Number Of Assets Supplemental Non-Cash Investing and Financing Activities: Noncash Investing and Financing Items [Abstract] Increase in loans payable and other borrowings Proceeds from Bank Debt $5.875% Senior Notes due 2027 Two Thousand Twenty Seven Senior Notes [Member] Two Thousand Twenty Seven Senior Notes 2013 Omnibus Equity Award Plan Two Thousand And Thirteen Omnibus Equity Award Plan [Member] Two Thousand And Thirteen Omnibus Equity Award Plan [Member] Availability under revolving credit facility Line of Credit Facility, Remaining Borrowing Capacity Repurchase of common stock, net Payments for Repurchase of Common Stock Schedule of Long-term Debt Instruments [Table] Schedule of Long-Term Debt Instruments [Table] Real estate inventory: Inventory, Real Estate [Abstract] Subsequent Event Type [Axis] Subsequent Event Type [Axis] INCOME TAXES Income Tax Disclosure [Text Block] Earnings Per Share [Abstract] Earnings Per Share [Abstract] Numerator: Net Income (Loss) Attributable to Parent [Abstract] Ownersâ€™ equity: Equity [Abstract] Real estate inventory and land deposits Increase (Decrease) in Inventories Real estate developed and under development Inventory, Real Estate, Held-for-Sale Repayments on revolving credit facility Repayments of Long-Term Lines of Credit General and administrative expenses General and Administrative Expense Schedule of Interest Capitalized, Incurred, Expensed and Amortized Real Estate Inventory Capitalized Interest Costs [Table Text Block] Real Estate Inventory Capitalized Interest Costs [Table Text Block] Investments of capital into unconsolidated entities Payments to Acquire Interest in Joint Venture Real estate inventory and land deposits Real Estate Inventory And Land Deposits Real Estate Inventory And Land Deposits Organization, Consolidation and Presentation of Financial Statements [Abstract] Organization, Consolidation and Presentation of Financial Statements [Abstract] Aggregate Available Trading Arrangement, Securities Aggregate Available Amount Equity Awards Adjustments Equity Awards Adjustments [Member] Net cash used in financing activities Net Cash Provided by (Used in) Financing Activities Underlying Securities Award Underlying Securities Amount Initial common stock received, percentage Stock Repurchase Program, Initial Common Stock Received, Percentage Stock Repurchase Program, Initial Common Stock Received, Percentage Credit Facility [Axis] Credit Facility [Axis] Amendment Flag Amendment Flag Carrying Value Reported Value Measurement [Member] Entity Registrant Name Entity Registrant Name Total owned and controlled lots Number Of Owned And Controlled Lots Number Of Owned And Controlled Lots Adjustment to Non-PEO NEO Compensation Footnote Adjustment to Non-PEO NEO Compensation Footnote [Text Block] Stock Appreciation Rights (SARs) Stock Appreciation Rights (SARs) [Member] Depreciation and amortization Depreciation, Depletion and Amortization Gross margin Gross margin Gross Profit Equity Method Investment, Nonconsolidated Investee or Group of Investees Equity Method Investment, Nonconsolidated Investee or Group of Investees [Member] Summary of Changes in Reserves Schedule of Product Warranty Liability [Table Text Block] Fair Value as of Grant Date Award Grant Date Fair Value Summary of Assets by Segment Reconciliation of Assets from Segment to Consolidated [Table Text Block] 5.75% Senior Notes due 2028 Two Thousand Twenty Eight Senior Notes [Member] Two Thousand Twenty Eight Senior Notes [Member] 2 Fair Value, Inputs, Level 2 [Member] DEBT Debt Disclosure [Text Block] Fair Value Hierarchy and NAV [Domain] Fair Value Hierarchy and NAV [Domain] Recovery of Erroneously Awarded Compensation Disclosure [Line Items] Prepaid expenses and other assets, net Prepaid Expense and Other Assets Self-insurance and warranty reserves Reserve - beginning of period Reserve - end of period Standard and Extended Product Warranty Accrual Entity Address, Postal Zip Code Entity Address, Postal Zip Code Restatement Determination Date: Restatement Determination Date [Axis] Loans Payable and Other Borrowings Notes Payable, Other Payables [Member] Title of 12(b) Security Title of 12(b) Security Disclosure of Compensation Related Costs, Share-based Payments [Abstract] Share-Based Payment Arrangement [Abstract] Cash and cash equivalents Cash and cash equivalents Cash and Cash Equivalents, at Carrying Value Real estate held for development or held for sale Real Estate Held for Development and Sale Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member] Significant Accounting Policies [Table] Significant Accounting Policies [Table] Significant Accounting Policies [Table] Repayments on loans payable and other borrowings Repayments of Bank Debt Loss on extinguishment of debt, net Loss on extinguishment of debt, net Gain (Loss) on Extinguishment of Debt Taylor Morrison Home Corporation Taylor Morrison Home Corporation [Member] Taylor Morrison Home Corporation Land option purchase contracts Controlled Lots, Land Option Purchase Contracts [Member] Controlled Lots, Land Option Purchase Contracts Cash Flows from Financing Activities Net Cash Provided by (Used in) Financing Activities [Abstract] Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member] Fair Value Measurement [Domain] Fair Value Measurement [Domain] Basic (in dollars per share) Net income (in dollars per share) Earnings Per Share, Basic Equity Method Investment, Nonconsolidated Investee [Axis] Equity Method Investment, Nonconsolidated Investee [Axis] REAL ESTATE INVENTORY Real Estate Disclosure [Text Block] Adjustment To PEO Compensation, Footnote Adjustment To PEO Compensation, Footnote [Text Block] Award Timing MNPI Disclosure Award Timing MNPI Disclosure [Text Block] Class of Financing Receivable [Axis] Class of Financing Receivable [Axis] Summary of changes in warranty reserves Movement in Standard and Extended Product Warranty Accrual, Increase (Decrease) [Roll Forward] Payment of principal portion of finance lease Finance Lease, Principal Payments $5.125% Senior Notes due 2030 Two Thousand Thirty Senior Notes [Member] Two Thousand Thirty Senior Notes Aggregate Pension Adjustments Service Cost Aggregate Pension Adjustments Service Cost [Member] Change in inventory not owned Noncash Investing And Financing Activities, Increase (Decrease) In Inventory Not Owned Noncash Investing and Financing Activities, Increase (Decrease) In Inventory Not Owned Compensation Actually Paid vs. Other Measure Compensation Actually Paid vs. Other Measure [Text Block] Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year [Member] Weighted average number of shares of common stock: Weighted Average Number of Shares Outstanding, Diluted [Abstract] Share Repurchase Program [Axis] Share Repurchase Program [Axis] Total assets Assets Assets Distributions of earnings from unconsolidated entities Distributions to TMHC from unconsolidated entities Proceeds from Equity Method Investment, Distribution Total ownersâ€™ equity Partners' Capital Equity Method Investment, Nonconsolidated Investee [Domain] Equity Method Investment, Nonconsolidated Investee [Domain] Revolving credit facility borrowings Long-Term Line of Credit Land deposits Land under Purchase Options, Recorded Purchase of property and equipment Payments to Acquire Property, Plant, and Equipment Forgone Recovery due to Violation of Home Country Law, Amount Forgone Recovery due to Violation of Home Country Law, Amount COMMITMENTS AND CONTINGENCIES (Note 13) Commitments and Contingencies INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES Equity Method Investments and Joint Ventures Disclosure [Text Block] Loss contingency, damages paid, value Loss Contingency, Damages Paid, Value Net (income)/loss attributable to non-controlling interests Noncontrolling Interest in Net Income (Loss) Joint Venture Partners, Redeemable Termination Date Trading Arrangement Termination Date Purchase price Purchase Options, Land BUSINESS Business Description and Basis of Presentation [Text Block] Exercise of stock options and issuance of restricted stock units, net (shares) Stock Issued Shares Exercise of Stock Options and Issuance of Restricted Stock Units Net Stock issued shares exercise of stock options and issuance of restricted stock units net. Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] MBSs Collateralized Mortgage-Backed Securities [Member] Operating Activities [Domain] Operating Activities [Domain] STOCK BASED COMPENSATION Share-Based Payment Arrangement [Text Block] Schedule of Inventory Schedule Of Inventory Real Estate [Table Text Block] Schedule Of Inventory Real Estate [Table Text Block] Other liabilities Other Liabilities Home closings revenue, net Home Sales [Member] Home Sales [Member] Accrual of excise tax on share repurchases Accrual Of Excise Tax Payment On Share Repurchases Accrual Of Excise Tax Payment On Share Repurchases Entity Address, City or Town Entity Address, City or Town Proceeds from long-term debt Proceeds from Issuance of Long-Term Debt Debt Instrument [Axis] Debt Instrument [Axis] Summary of Carrying Value and Fair Value of Financial Instruments Schedule of Carrying Values and Estimated Fair Values of Debt Instruments [Table Text Block] Total stock compensation expense Share-Based Payment Arrangement, Expense Warehouse C Warehouse C [Member] Warehouse C Net income Net income Net income Net Income (Loss) Attributable to Parent Trading Arrangement: Trading Arrangement [Axis] Percentage of excise tax on net repurchase of stock Percentage of Excise Tax on Net Repurchase of Stock Percentage of excise tax on net repurchase of stock. Debt issuance costs amortization Amortization of Debt Discount (Premium) Pay vs Performance Disclosure, Table Pay vs Performance [Table Text Block] Loss Contingencies [Table] Loss Contingencies [Table] West West Homebuilding Segment [Member] West Homebuilding Segment [Member] Equity Awards Adjustments, Excluding Value Reported in Compensation Table Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member] Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year [Member] Entity File Number Entity File Number Consolidated Entities [Domain] Consolidated Entities [Domain] Document Fiscal Year Focus Document Fiscal Year Focus Non- Controlling Interests Noncontrolling Interest [Member] Income Statement [Abstract] Income Statement [Abstract] Entity Address, Address Line One Entity Address, Address Line One Repurchase of stock Amount repurchased Treasury Stock, Value, Acquired, Cost Method Denominator: Weighted Average Number of Shares Outstanding Reconciliation [Abstract] Entity Address, Address Line Two Entity Address, Address Line Two Debt Instrument, Name [Domain] Debt Instrument, Name [Domain] Name Forgone Recovery, Individual Name Document Period End Date Document Period End Date Investments in Consolidated and Unconsolidated Entities Investment, Policy [Policy Text Block] Award Timing MNPI Considered Award Timing MNPI Considered [Flag] Insider Trading Arrangements [Line Items] Line of Credit Facility [Line Items] Line of Credit Facility [Line Items] Amenity and other revenue Amenity [Member] Amenity [Member] Stock compensation expense APIC, Share-Based Payment Arrangement, ESPP, Increase for Cost Recognition Outstanding Aggregate Erroneous Compensation Amount Outstanding Aggregate Erroneous Compensation Amount Real Estate [Abstract] Real Estate [Abstract] Exercise of stock options and issuance of restricted stock units, net Stock Issued Value Exercise of Stock Options and Issuance of Restricted Stock Units Net Stock issued value exercise of stock options and issuance of restricted stock units net. PEO Actually Paid Compensation Amount PEO Actually Paid Compensation Amount Total cost of revenue Costs and expenses Cost of Revenue Consolidated real estate not owned Consolidated real estate not owned Inventory Real Estate Not Owned Inventory Real Estate Not Owned Adjustment to Compensation: Adjustment to Compensation [Axis] Other share repurchases Share Repurchases, Other [Member] Share Repurchases, Other Document Transition Report Document Transition Report Warehouse A Warehouse A [Member] Warehouse A Document Quarterly Report Document Quarterly Report Estimated development liabilities change in estimate Estimated Development Liability Change in Estimate Estimated Development Liability Change in Estimate Fair Value, Recurring and Nonrecurring [Table] Fair Value, Recurring and Nonrecurring [Table] Entity Current Reporting Status Entity Current Reporting Status Retained Earnings Retained Earnings [Member] Restricted cash Restricted Cash and Cash Equivalents Pension Adjustments Service Cost Pension Adjustments Service Cost [Member] Basic (in shares) Weighted average shares - basic (in shares) Weighted Average Number of Shares Outstanding, Basic Stock Price or TSR Estimation Method Stock Price or TSR Estimation Method [Text Block] $100 Million Revolving Credit Facility $100 Million Revolving Credit Facility [Member] $100 Million Revolving Credit Facility Total stockholdersâ€™ equity Balance, beginning of period Balance, end of period Equity, Including Portion Attributable to Noncontrolling Interest Restricted stock units Restricted Stock Units Restricted Stock Units (RSUs) [Member] Treasury Stock Stockholders' Equity, Policy [Policy Text Block] Increase (Decrease) in Stockholders' Equity [Roll Forward] Increase (Decrease) in Stockholders' Equity [Roll Forward] Executive Category: Executive Category [Axis] Name Awards Close in Time to MNPI Disclosures, Individual Name Loss contingency Loss Contingency, Range of Possible Loss, Portion Not Accrued Income taxes payable Accrued Income Taxes Entity Filer Category Entity Filer Category Loss Contingencies [Line Items] Loss Contingencies [Line Items] Land closings revenue Land Sales [Member] Land Sales [Member] Company Selected Measure Name Company Selected Measure Name EX-101.PRE 10 tmhc-20240930_pre.xml XBRL TAXONOMY EXTENSION PRESENTATION LINKBASE DOCUMENT XML 12 R1.htm IDEA: XBRL DOCUMENT v3.24.3 Cover - shares 9 Months Ended Sep. 30, 2024 Oct. 23, 2024 Cover [Abstract] Â Â Document Type 10-Q Â Document Quarterly Report true Â Document Period End Date Sep. 30, 2024 Â Document Transition Report false Â Entity File Number 001-35873 Â Entity Registrant Name TAYLOR MORRISON HOME CORP Â Entity Incorporation, State or Country Code DE Â Entity Tax Identification Number 83-2026677 Â Entity Address, Address Line One 4900 N. Scottsdale Road Â Entity Address, Address Line Two Suite 2000 Â Entity Address, City or Town Scottsdale Â Entity Address, State or Province AZ Â Entity Address, Postal Zip Code 85251 Â City Area Code 480 Â Local Phone Number 840-8100 Â Title of 12(b) Security Common Stock, $0.00001 par value Â Trading Symbol TMHC Â Security Exchange Name NYSE Â Entity Current Reporting Status Yes Â Entity Interactive Data Current Yes Â Entity Filer Category Large Accelerated Filer Â Entity Small Business false Â Entity Emerging Growth Company false Â Entity Shell Company false Â Entity Common Stock, Shares Outstanding Â 103,477,894 Entity Central Index Key 0001562476 Â Current Fiscal Year End Date --12-31 Â Document Fiscal Year Focus 2024 Â Document Fiscal Period Focus Q3 Â Amendment Flag false Â X - DefinitionBoolean flag that is true when the XBRL content amends previously-filed or accepted submission. + ReferencesNo definition available. + Details Name: dei_AmendmentFlag Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionArea code of city + ReferencesNo definition available. + Details Name: dei_CityAreaCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCover page. + ReferencesNo definition available. + Details Name: dei_CoverAbstract Namespace Prefix: dei_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionEnd date of current fiscal year in the format --MM-DD. + ReferencesNo definition available. + Details Name: dei_CurrentFiscalYearEndDate Namespace Prefix: dei_ Data Type: xbrli:gMonthDayItemType Balance Type: na Period Type: duration X - DefinitionFiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalPeriodFocus Namespace Prefix: dei_ Data Type: dei:fiscalPeriodItemType Balance Type: na Period Type: duration X - DefinitionThis is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalYearFocus Namespace Prefix: dei_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionFor the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD. + ReferencesNo definition available. + Details Name: dei_DocumentPeriodEndDate Namespace Prefix: dei_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as an quarterly report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Form 10-Q -Number 240 -Section 308 -Subsection a + Details Name: dei_DocumentQuarterlyReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as a transition report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Forms 10-K, 10-Q, 20-F -Number 240 -Section 13 -Subsection a-1 + Details Name: dei_DocumentTransitionReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'. + ReferencesNo definition available. + Details Name: dei_DocumentType Namespace Prefix: dei_ Data Type: dei:submissionTypeItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 1 such as Attn, Building Name, Street Name + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine1 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 2 such as Street or Suite number + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine2 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the City or Town + ReferencesNo definition available. + Details Name: dei_EntityAddressCityOrTown Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCode for the postal or zip code +

ReferencesNo definition available. + Details Name: dei_EntityAddressPostalZipCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the state or province. + ReferencesNo definition available. + Details Name: dei_EntityAddressStateOrProvince Namespace Prefix: dei_ Data Type: dei:stateOrProvinceItemType Balance Type: na Period Type: duration X - DefinitionA unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityCentralIndexKey Namespace Prefix: dei_ Data Type: dei:centralIndexKeyItemType Balance Type: na Period Type: duration X - DefinitionIndicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument. + ReferencesNo definition available. + Details Name: dei_EntityCommonStockSharesOutstanding Namespace Prefix: dei_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionIndicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesNo definition available. + Details Name: dei_EntityCurrentReportingStatus Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionIndicate if registrant meets the emerging growth company criteria. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityEmergingGrowthCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionCommission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen. + ReferencesNo definition available. + Details Name: dei_EntityFileNumber Namespace Prefix: dei_ Data Type: dei:fileNumberItemType Balance Type: na Period Type: duration X - DefinitionIndicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityFilerCategory Namespace Prefix: dei_ Data Type: dei:filerCategoryItemType Balance Type: na Period Type: duration X - DefinitionTwo-character EDGAR code representing the state or country of incorporation. + ReferencesNo definition available. + Details Name: dei_EntityIncorporationStateCountryCode Namespace Prefix: dei_ Data Type: dei:edgarStateCountryItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-T -Number 232 -Section 405 + Details Name: dei_EntityInteractiveDataCurrent Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionThe exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityRegistrantName Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityShellCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionIndicates that the company is a Smaller Reporting Company (SRC). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntitySmallBusiness Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityTaxIdentificationNumber Namespace Prefix: dei_ Data Type: dei:employerIdItemType Balance Type: na Period Type: duration X - DefinitionLocal phone number for entity. + ReferencesNo definition available. + Details Name: dei_LocalPhoneNumber Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionTitle of a 12(b) registered security. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b + Details Name: dei_Security12bTitle Namespace Prefix: dei_ Data Type: dei:securityTitleItemType Balance Type: na Period Type: duration X - DefinitionName of the Exchange on which a security is registered. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection d1-1 + Details Name: dei_SecurityExchangeName Namespace Prefix: dei_ Data Type: dei:edgarExchangeCodeItemType Balance Type: na Period Type: duration X - DefinitionTrading symbol of an instrument as listed on an exchange. + ReferencesNo definition available. + Details Name: dei_TradingSymbol Namespace Prefix: dei_ Data Type: dei:tradingSymbolItemType Balance Type: na Period Type: duration XML 13 R2.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Balance Sheets - USD ($) Sep. 30, 2024 Dec. 31, 2023 Assets Â Â Cash and cash equivalents $ 256,447,000 $ 798,568,000 Restricted cash 846,000 8,531,000 Total cash 257,293,000 807,099,000 Real estate inventory: Â Â Owned inventory 6,265,280,000 5,473,828,000 Consolidated real estate not owned 175,245,000 71,618,000 Total real estate inventory 6,440,525,000 5,545,446,000 Land deposits 273,967,000 203,217,000 Mortgage loans held for sale 265,356,000 193,344,000 Lease right of use assets 69,083,000 75,203,000 Prepaid expenses and other assets, net 336,051,000 290,925,000 Other receivables, net 207,595,000 184,518,000 Investments in unconsolidated entities 397,061,000 346,192,000 Deferred tax assets, net 67,825,000 67,825,000 Property and equipment, net 322,483,000 295,121,000 Goodwill 663,197,000 663,197,000 Total assets 9,300,436,000 8,672,087,000 Liabilities Â Â Accounts payable 269,300,000 263,481,000 Accrued expenses and other liabilities 577,501,000 549,074,000 Lease liabilities 79,426,000 84,999,000 Income taxes payable 5,528,000 0 Customer deposits 307,510,000 326,087,000 Estimated development liabilities 19,241,000 27,440,000 Senior notes, net 1,470,014,000 1,468,695,000 Loans payable and other borrowings 439,878,000 394,943,000 Revolving credit facility borrowings 0 0 Mortgage warehouse facilities borrowings 233,331,000 153,464,000 Liabilities attributable to consolidated real estate not owned 175,245,000 71,618,000 Total liabilities 3,576,974,000 3,339,801,000 COMMITMENTS AND CONTINGENCIES (Note 13) Stockholdersâ€™ equity Â Â Total stockholdersâ€™ equity 5,723,462,000 5,332,286,000 Total liabilities and stockholdersâ€™ equity $ 9,300,436,000 $ 8,672,087,000 X - DefinitionEstimated Development Liability + ReferencesNo definition available. + Details Name: tmhc_EstimatedDevelopmentLiability Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionInventory Real Estate Not Owned + ReferencesNo definition available. + Details Name: tmhc_InventoryRealEstateNotOwned Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionInventory Real Estate Owned + ReferencesNo definition available. + Details Name: tmhc_InventoryRealEstateOwned Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLiabilities Attributable To Consolidated Option Agreements + ReferencesNo definition available. + Details Name: tmhc_LiabilitiesAttributableToConsolidatedOptionAgreements Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionOperating and Finance Lease, Liability + ReferencesNo definition available. + Details Name: tmhc_OperatingAndFinanceLeaseLiability Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionOperating and Finance Lease, Right-of-Use Asset + ReferencesNo definition available. + Details Name: tmhc_OperatingAndFinanceLeaseRightOfUseAsset Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccountsPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying amount as of the balance sheet date of the unpaid sum of the known and estimated amounts payable to satisfy all domestic and foreign income tax obligations due. This amount is the total of current and noncurrent accrued income taxes. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(b)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccruedIncomeTaxes Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of expenses incurred but not yet paid nor invoiced, and liabilities classified as other. + ReferencesNo definition available. + Details Name: us-gaap_AccruedLiabilitiesAndOtherLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_AssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1:

http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionRepresents the caption on the face of the balance sheet to indicate that the entity has entered into (1) purchase or supply arrangements that will require expending a portion of its resources to meet the terms thereof, and (2) is exposed to potential losses or, less frequently, gains, arising from (a) possible claims against a company's resources due to future performance under contract terms, and (b) possible losses or likely gains from uncertainties that will ultimately be resolved when one or more future events that are deemed likely to occur do occur or fail to occur. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_CommitmentsAndContingencies Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of obligation to transfer good or service to customer for which consideration has been received or is receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-8Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-2 + Details Name: us-gaap_ContractWithCustomerLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after allocation of valuation allowances and deferred tax liability, of deferred tax asset attributable to deductible differences and carryforwards, with jurisdictional netting. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-4Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-6 + Details Name: us-gaap_DeferredIncomeTaxAssetsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value of amounts transferred to third parties for security purposes that are expected to be returned or applied towards payment in the future. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_DepositsAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount, after accumulated impairment loss, of asset representing future economic benefit arising from other asset acquired in business combination or from joint venture formation or both, that is not individually identified and separately recognized. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482548/350-20-55-24Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482598/350-20-45-1Reference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482573/350-20-50-1Reference 8: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 350 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482573/350-20-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Goodwill Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionTotal of (1) improvements, (2) held-for-sale, (3) land and land under development, (4) construction-in-process, (5) mortgage loans held-in-inventory, and (6) other real estate investments which are considered inventory due to being held for sale or disposition. + ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstate Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of investment in equity method investee and investment in and advance to affiliate. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_InvestmentsInAffiliatesSubsidiariesAssociatesAndJointVentures Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(21)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 15: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(14)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_Liabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_LiabilitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(32)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LiabilitiesAndStockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe carrying value as of the balance sheet date of the current and noncurrent portions of long-term obligations drawn from a line of credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI

https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_LineOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionIncluding the current and noncurrent portions, aggregate carrying value as of the balance sheet date of loans payable (with maturities initially due after one year or beyond the operating cycle if longer). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_LoansPayable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount due from parties in nontrade transactions, classified as other. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(5)(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(3)(a)(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_OtherReceivables Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of asset related to consideration paid in advance for costs that provide economic benefits in future periods, and amount of other assets. + ReferencesNo definition available. + Details Name: us-gaap_PrepaidExpenseAndOtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount after accumulated depreciation, depletion and amortization of physical assets used in the normal conduct of business to produce goods and services and not intended for resale. Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, and furniture and fixtures. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 360 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-7AReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 360 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478451/942-360-50-1 + Details Name: us-gaap_PropertyPlantAndEquipmentNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_RestrictedCashAndCashEquivalents Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionIncluding the current and noncurrent portions, carrying value as of the balance sheet date of Notes with the highest claim on the assets of the issuer in case of bankruptcy or liquidation (with maturities initially due after one year or beyond the operating cycle if longer). Senior note holders are paid off in full before any payments are made to junior note holders. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_SeniorNotes Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_StockholdersEquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: 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Type: credit Period Type: instant X - DefinitionAmount, after valuation allowance, of accounts and financing receivables held for sale and not part of disposal group. Excludes loan covered under loss sharing agreement and loan classified as investment in debt security. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-2 + Details Name: us-gaap_TradeAndLoansReceivablesHeldForSaleNetNotPartOfDisposalGroup Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of the outstanding short-term borrowings under a revolving line of credit used by mortgage bankers to finance the origination or purchase of loans. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(13)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name:

us-gaap_WarehouseAgreementBorrowings Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 14 R3.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Operations - USD ($) shares in Thousands, $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Total revenue $ 2,120,842 $ 1,675,545 $ 5,811,647 $ 5,397,966 Total cost of revenue 1,589,773 1,283,827 4,391,445 4,106,997 Gross margin 531,069 391,718 1,420,202 1,290,969 Sales, commissions and other marketing costs 117,714 98,797 334,270 304,591 General and administrative expenses 81,627 68,994 231,970 205,904 Net income from unconsolidated entities (707) (1,934) (6,086) (7,049) Interest expense/(income), net 3,379 (5,782) 7,423 (12,013) Other (income)/expense, net (3,635) 2,968 3,837 6,683 Loss on extinguishment of debt, net 0 269 0 269 Income/(loss) before income taxes 332,691 228,406 848,788 792,584 Income tax provision 81,219 57,960 206,241 196,005 Net income before allocation to non-controlling interests 251,472 170,446 642,547 596,579 Net (income)/loss attributable to non-controlling interests (346) 245 (1,691) (235) Net income $ 251,126 $ 170,691 $ 640,856 $ 596,344 Earnings per common share: Â Â Â Â Basic (in dollars per share) $ 2.41 $ 1.57 $ 6.08 $ 5.48 Diluted (in dollars per share) $ 2.37 $ 1.54 $ 5.97 $ 5.40 Weighted average number of shares of common stock: Â Â Â Â Basic (in shares) 104,132 108,837 105,359 108,827 Diluted (in shares) 106,089 110,622 107,361 110,536 Home closings revenue, net Â Â Â Â Total revenue $ 2,029,134 $ 1,611,883 $ 5,585,516 $ 5,221,225 Total cost of revenue 1,525,825 1,238,999 4,231,740 3,980,749 Land closings revenue Â Â Â Â Total revenue 27,820 14,291 48,279 31,439 Total cost of revenue 27,010 13,572 50,915 30,620 Financial services revenue Â Â Â Â Total revenue 49,654 40,045 145,529 117,108 Total cost of revenue 27,304 23,128 80,553 70,618 Amenity and other revenue Â Â Â Â Total revenue 14,234 9,326 32,323 28,194 Total cost of revenue $ 9,634 $ 8,128 $ 28,237 $ 25,010 X - DefinitionThe aggregate cost of goods produced and sold and services rendered during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: 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-Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1B + Details Name: us-gaap_CostOfRevenue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe amount of net income (loss) for the period per each share of common stock or unit outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph 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https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(27)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-7 + Details Name: us-gaap_EarningsPerShareBasic Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareBasicAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe amount of net income (loss) for the period available to each share of common stock or common unit outstanding during the reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-15Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(27)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-7 + Details Name: us-gaap_EarningsPerShareDiluted Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - DefinitionDifference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-2Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-4 + Details Name: us-gaap_GainsLossesOnExtinguishmentOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate total of expenses of managing and administering the affairs of an entity, including affiliates of the reporting entity, which are not directly or indirectly associated with the manufacture, sale or creation of a product or product line. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1 + Details Name: us-gaap_GeneralAndAdministrativeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAggregate revenue less cost of goods and services sold or operating expenses directly attributable to the revenue generation activity. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 9: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-

28Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 14: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap_GrossProfit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, before tax, of income (loss) including portion attributable to noncontrolling interest. Includes, but is not limited to, income (loss) from continuing operations, discontinued operations and equity method investments. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6 + Details Name: us-gaap_IncomeLossIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.7) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-10Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Subparagraph (a) -SubTopic 20 -Topic 740 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482659/740-20-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)) -SubTopic 10 -Topic 235 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_IncomeTaxExpenseBenefit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of interest income (expense) classified as nonoperating. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48 + Details Name: us-gaap_InterestIncomeExpenseNonoperatingNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: 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http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting 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https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A 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-SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount after tax of income (loss) attributable to redeemable noncontrolling shareholder, unit holder, partner, or other equity holder of a joint venture. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_NoncontrollingInterestInNetIncomeLossJointVenturePartnersRedeemable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (expense) related to nonoperating activities, classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_OtherNonoperatingIncomeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI 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https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate total amount of expenses directly related to the marketing or selling of products or services. + ReferencesNo definition available. + Details Name: us-gaap_SellingAndMarketingExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-16 + Details Name: us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_WeightedAverageNumberOfSharesOutstandingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionNumber of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10 + Details Name: us-gaap_WeightedAverageNumberOfSharesOutstandingBasic Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Details Name: srt_ProductOrServiceAxis=tmhc_HomeSalesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=tmhc_LandSalesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=tmhc_FinancialServicesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=tmhc_AmenityMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 15 R4.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Stockholders' Equity - USD ($) $ in Thousands Total Common Stock Additional Paid-in Capital Treasury Stock Retained Earnings Accumulated Other Comprehensive Income Non- Controlling Interests Balance, beginning of period at Dec. 31, 2022 $ 4,646,859 $ 1 $ 3,025,489 $ (1,137,138) $ 2,741,615 $ 359 $ 16,533 Balance, beginning of period (in shares) at Dec. 31, 2022 Â 107,995,262 Â Â Â Â Â Balance, beginning of period (in shares) at Dec. 31, 2022 Â Â Â 51,396,923 Â Â Â Increase (Decrease) in Stockholders' Equity [Roll Forward] Â Â Â Â Â Â Net income 596,579 Â Â Â 596,344 Â 235 Exercise of stock options and issuance of restricted stock units, net [1] 16,733 Â 16,733 Â Â Â Â Exercise of stock options and issuance of restricted stock units, net (shares) [1] Â 1,722,357 Â Â Â Â Â Repurchase of common stock $ (103,568) Â Â $ (103,568) Â Â Â Repurchase of common stock (shares) (2,278,982) (2,278,982) Â (2,278,982) Â Â Â Stock compensation expense $ 18,506 Â 18,506 Â Â Â Â Changes in non-controlling interests of consolidated joint ventures 1 Â Â Â Â Â 1 Balance, end of period at Sep. 30, 2023 5,175,110 $ 1 3,060,728 $ (1,240,706) 3,337,959 359 16,769 Balance, end of period (in shares) at Sep. 30, 2023 Â 107,438,637 Â Â Â Â Â Balance, end of period (in shares) at Sep. 30, 2023 Â Â Â 53,675,905 Â Â Â Balance, beginning of period at Jun. 30, 2023 5,095,313 $ 1 3,051,377 $ (1,140,706) 3,167,268 359 17,014 Balance, beginning of period (in shares) at Jun. 30, 2023 Â 109,443,784 Â Â Â Â Â Balance, beginning of period (in shares) at Jun. 30, 2023 Â Â Â 51,506,248 Â Â Â Increase (Decrease) in Stockholders' Equity [Roll Forward] Â Â Â Â Â Â Net income 170,446 Â Â Â 170,691 Â (245) Exercise of stock options and issuance of restricted stock units, net [2] 3,649 Â 3,649 Â Â Â Â Exercise of stock options and issuance of restricted stock units, net (shares) [2] Â 164,510 Â Â Â Â Â Repurchase of common stock $ (100,000) Â Â $ (100,000) Â Â Â Repurchase of common stock (shares) (2,169,657) (2,169,657) Â (2,169,657) Â Â Â Stock compensation expense $ 5,702 Â 5,702 Â Â Â Â Balance, end of period at Sep. 30, 2023 5,175,110 $ 1 3,060,728 $ (1,240,706) 3,337,959 359 16,769 Balance, end of period (in shares) at Sep. 30, 2023 Â 107,438,637 Â Â Â Â Â Balance, end of period (in shares) at Sep. 30, 2023 Â Â Â 53,675,905 Â Â Â Balance, beginning of period at Dec. 31, 2023 5,332,286 $ 1 3,068,597 $ (1,265,097) 3,510,544 896 17,345 Balance, beginning of period (in shares) at Dec. 31, 2023 Â 106,917,636 Â Â Â Â Â Balance, beginning of period (in shares) at Dec. 31, 2023 Â Â Â 54,211,879 Â Â Â Increase (Decrease) in Stockholders' Equity [Roll Forward] Â Â Â Â Â Â Net income 642,547 Â Â Â 640,856 Â 1,691 Exercise of stock options and issuance of restricted stock units, net [3] (7,442) Â (7,442) Â Â Â Â Exercise of stock options and issuance of restricted stock units, net (shares) [3] Â 791,084 Â Â Â Â Â Repurchase of common stock [4] $ (260,368) Â Â $ (260,368) Â Â Â Repurchase of common stock (shares) (4,238,767) (4,238,767) [4] Â (4,238,767) [4] Â Â Â Stock compensation expense $ 17,016 Â 17,016 Â Â Â Â Distributions to non-controlling interests of consolidated joint ventures (577) Â Â Â Â Â (577) Balance, end of period at Sep. 30, 2024 5,723,462 $ 1 3,078,171 $ (1,525,465) 4,151,400 896 18,459 Balance, end of period (in shares) at Sep. 30, 2024 Â 103,469,953 Â Â Â Â Â Balance, end of period (in shares) at Sep. 30, 2024 Â Â Â 58,450,646 Â Â Â Balance, beginning of period at Jun. 30, 2024 5,526,542 $ 1 3,070,721 $ (1,463,616) 3,900,274 896 18,266 Balance, beginning of period (in shares) at Jun. 30, 2024 Â 104,425,808 Â Â Â Â Â Balance, beginning of period (in shares) at Jun. 30, 2024 Â Â Â 57,407,167 Â Â Â Increase (Decrease) in Stockholders' Equity [Roll Forward] Â Â Â Â Â Â Net income 251,472 Â Â Â 251,126 Â 346 Exercise of stock options and issuance of restricted stock units, net [5] 1,989 Â 1,989 Â Â Â Â Exercise of stock options and issuance of restricted stock units, net (shares) [5] Â 87,624 Â Â Â Â Â Repurchase of common stock [6] $ (61,849) Â Â $ (61,849) Â Â Â Repurchase of common stock (shares) (1,043,479) (1,043,479) [6] Â (1,043,479) [6] Â Â Â Stock compensation expense $ 5,461 Â 5,461 Â Â Â Â Distributions to non-controlling interests of consolidated joint ventures (153) Â Â Â Â Â (153) Balance, end of period at Sep. 30, 2024 $ 5,723,462 $ 1 $ 3,078,171 $ (1,525,465) $ 4,151,400 $ 896 $ 18,459 Balance, end of period (in shares) at Sep. 30, 2024 Â 103,469,953 Â Â Â Â Â Balance, end of period (in shares) at Sep. 30, 2024 Â Â Â 58,450,646 Â Â Â [1] Dollar amount includes $26.1 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units. [2] Dollar amount includes $3.7Â million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units. [3] Dollar amount includes $7.5 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units [4] Dollar amount includes $150.0Â million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases. [5] Dollar amount includes $2.0Â million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units. [6] Dollar amount includes $50.0Â million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases. X - DefinitionNoncontrolling Interest, Increase (Decrease) From Contributions (Distributions) To Noncontrolling Interest Holders + ReferencesNo definition available. + Details Name: tmhc_NoncontrollingInterestIncreaseDecreaseFromContributionsDistributionsToNoncontrollingInterestHolders Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionStock issued shares exercise of stock options and issuance of restricted stock units net. + ReferencesNo definition available. + Details Name:

tmhc_StockIssuedSharesExerciseOfStockOptionsAndIssuanceOfRestrictedStockUnitsNet Namespace Prefix: tmhc_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionStock issued value exercise of stock options and issuance of restricted stock units net. + ReferencesNo definition available. + Details Name: tmhc_StockIssuedValueExerciseOfStockOptionsAndIssuanceOfRestrictedStockUnitsNet Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionTreasury Stock, Value, Acquired, Including Excise Tax, Cost Method + ReferencesNo definition available. + Details Name: tmhc_TreasuryStockValueAcquiredIncludingExciseTaxCostMethod Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of increase in additional paid-in capital (APIC) for recognition of cost for employee stock purchase program (ESPP) award under share-based payment arrangement. + ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsToAdditionalPaidInCapitalShareBasedCompensationEmployeeStockPurchaseProgramRequisiteServicePeriodRecognition Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionNumber of shares of common stock outstanding. Common stock represent the ownership interest in a corporation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 - Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3 + Details Name: us-gaap_CommonStockSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionA roll forward is a reconciliation of a concept from the beginning of a period to the end of a period. + ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInStockholdersEquityRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionDecrease in noncontrolling interest balance from payment of dividends or other distributions by the non-wholly owned subsidiary or partially owned entity, included in the consolidation of the parent entity, to the noncontrolling interest holders. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 31: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference 32: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4KReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 34: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (a)(3)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479832/842-10-65-8Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-24Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-23Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-5Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (i)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-5Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-1Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-17Reference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name

Accounting Standards Codification -Section 45 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-20Reference 34: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3Reference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4IReference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionNumber of previously issued common shares repurchased by the issuing entity and held in treasury. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481549/505-30-45-1 + Details Name: us-gaap_TreasuryStockCommonShares Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of shares that have been repurchased during the period and are being held in treasury. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_TreasuryStockSharesAcquired Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration XML 16 R5.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Stockholders' Equity (Parenthetical) - USD ($) $ in Millions 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Statement of Stockholders' Equity [Abstract] Â Â Â Â Stock options exercised $ 2.0 $ 3.7 $ 7.5 $ 26.1 Stock repurchased $ 50.0 Â $ 150.0 Â X - ReferencesNo definition available. + Details Name: us-gaap_StatementOfStockholdersEquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionValue of stock issued as a result of the exercise of stock options. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(31)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockIssuedDuringPeriodValueStockOptionsExercised Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionEquity impact of the value of stock that has been repurchased during the period and has not been retired and is not held in treasury. Some state laws may mandate the circumstances under which an entity may acquire its own stock and prescribe the accounting treatment therefore. This element is used when state law does not recognize treasury stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-4Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockRepurchasedDuringPeriodValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 17 R6.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Cash Flows - USD ($) $ in Thousands 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Cash Flows from Operating Activities Â Â Net income before allocation to non-controlling interests $ 642,547 $ 596,579 Adjustments to reconcile net income to net cash (used in)/provided by operating activities: Â Â Net income from unconsolidated entities (6,086) (7,049) Stock compensation expense 17,016 18,506 Loss on extinguishment of debt, net 0 269 Distributions of earnings from unconsolidated entities 11,265 7,377 Depreciation and amortization 31,494 23,717 Operating lease expense 16,089 19,271 Debt issuance costs amortization 2,223 2,574 Estimated development liabilities change in estimate (8,175) 0 Inventory impairments 2,325 11,791 Land held for sale write-down 6,782 0 Changes in operating assets and liabilities: Â Â Real estate inventory and land deposits (871,310) (87,776) Mortgage loans held for sale, prepaid expenses and other assets (183,674) 24,081 Customer deposits (18,577) (31,548) Accounts payable, accrued expenses and other liabilities 124,383 (27,231) Income taxes payable 5,528 0 Net cash (used in)/provided by operating activities (228,170) 550,561 Cash Flows from Investing Activities: Â Â Purchase of property and equipment (26,270) (47,042) Distributions of capital from unconsolidated entities 18,599 733 Investments of capital into unconsolidated entities (74,647) (47,795) Net cash used in investing activities (82,318) (94,104) Cash Flows from Financing Activities Â Â Increase in loans payable and other borrowings 0 2,426 Repayments on loans payable and other borrowings (52,093) (18,367) Borrowings on revolving credit facility 100,000 0 Repayments on revolving credit facility (100,000) 0 Borrowings on mortgage warehouse facilities 2,588,250 2,203,261 Repayments on mortgage warehouse facilities (2,508,383) (2,317,688) Repayments on senior notes 0 (350,000) Changes in stock option exercises and issuance of restricted stock units, net (7,442) 16,733 Payment of principal portion of finance lease (1,382) (1,313) Repurchase of common stock, net (257,691) (103,568) Cash and distributions to non-controlling interests of consolidated joint ventures (577) 0 Net cash used in financing activities (239,318) (568,516) Net Decrease in Cash and Cash Equivalents and Restricted Cash (549,806) (112,059) Cash, Cash Equivalents, and Restricted Cash â€" Beginning of period 807,099 726,635 Cash, Cash Equivalents, and Restricted Cash â€" End of period 257,293 614,576 Supplemental Cash Flow Information Â Â Income tax paid, net (188,723) (154,267) Supplemental Non-Cash Investing and Financing Activities: Â Â Change in loans payable issued to sellers in connection with land purchase contracts 212,527 126,903 Change in inventory not owned 103,627 (23,548) Accrual of excise tax on share repurchases $ (2,678) $ 0 X - DefinitionAccrual Of Excise Tax Payment On Share Repurchases + ReferencesNo definition available. + Details Name: tmhc_AccrualOfExciseTaxPaymentOnShareRepurchases Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionDistributions Of Capital From Unconsolidated Entities + ReferencesNo definition available. + Details Name: tmhc_DistributionsOfCapitalFromUnconsolidatedEntities Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionEstimated Development Liability Change in Estimate + ReferencesNo definition available. + Details Name: tmhc_EstimatedDevelopmentLiabilityChangeInEstimate Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIncrease (Decrease) In Loans Payable Issued To Sellers In Connection With Land Purchase Contracts + ReferencesNo definition available. + Details Name: tmhc_IncreaseDecreaseInLoansPayableIssuedToSellersInConnectionWithLandPurchaseContracts Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionNoncash Investing and Financing Activities, Increase (Decrease) In Inventory Not Owned + ReferencesNo definition available. + Details Name: tmhc_NoncashInvestingAndFinancingActivitiesIncreaseDecreaseInInventoryNotOwned Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionProceeds From Revolving Credit Facility + ReferencesNo definition available. + Details Name: tmhc_ProceedsFromRevolvingCreditFacility Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionProceeds from stock option exercises and issuance of restricted stock units, net + ReferencesNo definition available. + Details Name: tmhc_ProceedsFromStockOptionExercisesAndIssuanceOfRestrictedStockUnitsNet Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of noncash expense included in interest expense to amortize debt discount and premium associated with the related debt instruments. Excludes amortization of financing costs. Alternate captions include noncash interest expense. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap_AmortizationOfDebtDiscountPremium Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of increase (decrease) in cash, cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 1 -SubTopic 230 -Topic 830 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477401/830-230-45-1 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22 + Details Name: us-gaap_DepreciationDepletionAndAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType

Balance Type: debit Period Type: duration X - DefinitionAmount of distribution received from equity method investee for return on investment, classified as operating activities. Excludes distribution for return of investment, classified as investing activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 21D -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-21DReference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_EquityMethodInvestmentDividendsOrDistributions Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash outflow for principal payment on finance lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (g)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-5 + Details Name: us-gaap_FinanceLeasePrincipalPayments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionDifference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-2Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-4 + Details Name: us-gaap_GainsLossesOnExtinguishmentOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate amount of write-downs for impairments recognized during the period for long-lived assets held for abandonment, exchange or sale. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-15 + Details Name: us-gaap_ImpairmentOfLongLivedAssetsToBeDisposedOf Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, after refund, of cash paid to foreign, federal, state, and local jurisdictions as income tax. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-2AReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 23 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-23Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-22Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-2 + Details Name: us-gaap_IncomeTaxesPaidNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amounts payable to vendors for goods and services received and the amount of obligations and expenses incurred but not paid. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccountsPayableAndAccruedLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the period in the amount due for taxes based on the reporting entity's earnings or attributable to the entity's income earning process (business presence) within a given jurisdiction. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccruedIncomeTaxesPayable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of increase (decrease) in obligation to transfer good or service to customer for which consideration has been received or is receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 912 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478345/912-310-45-11Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInContractWithCustomerLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the aggregate value of all inventory held by the reporting entity, associated with underlying transactions that are classified as operating activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInInventories Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInOperatingCapitalAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of increase (decrease) in prepaid expenses, and assets classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInPrepaidDeferredExpenseAndOtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of loss from reductions in inventory due to subsequent measurement adjustments, including, but not limited to, physical deterioration, obsolescence, or changes in price levels. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 330 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483080/330-10-50-2 + Details Name: us-gaap_InventoryWriteDown Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25 + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NoncashInvestingAndFinancingItemsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of operating lease expense. Excludes sublease income. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-4 + Details Name: us-gaap_OperatingLeaseExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe cash outflow to reacquire common stock during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_PaymentsForRepurchaseOfCommonStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the investment in or advances to an entity in which the reporting entity shares control of the entity with another party or group. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireInterestInJointVenture Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the acquisition of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale; includes cash outflows to pay for construction of self-constructed assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquirePropertyPlantAndEquipment Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow to a noncontrolling interest. Includes, but not limited to, reduction of noncontrolling interest ownership. Excludes dividends paid to the noncontrolling interest. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_PaymentsToMinorityShareholders Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash inflow from bank borrowing during the year. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromBankDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash inflow from contractual arrangement with the lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 10:

http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 31: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference 32: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4KReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 34: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow to settle a bank borrowing during the year. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfBankDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow for payment of an obligation from a lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_RepaymentsOfLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for the settlement of obligation drawn from a contractual arrangement with the lender, including letter of credit, standby letter of credit and revolving credit arrangements, under which borrowings can be made up to a specific amount at any point in time with maturities due beyond one year or the operating cycle, if longer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfLongTermLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for a long-term debt where the holder has highest claim on the entity's asset in case of bankruptcy or liquidation during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfSeniorDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of noncash expense for share-based payment arrangement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_ShareBasedCompensation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowInformationAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 18 R7.htm IDEA: XBRL DOCUMENT v3.24.3 BUSINESS 9 Months Ended Sep. 30, 2024 Organization, Consolidation and Presentation of Financial Statements [Abstract] Â BUSINESS BUSINESSDescription of the Business â€” Taylor Morrison Home Corporation (â€œTMHCâ€), through its subsidiaries (together with TMHC referred to herein as â€œwe,â€ â€œour,â€ â€œthe Companyâ€ and â€œusâ€), owns and operates a residential homebuilding business and is a land developer. We operate in the states of Arizona, California, Colorado, Florida, Georgia, Indiana, Nevada, North and South Carolina, Oregon, Texas, and Washington. We provide an assortment of homes across a wide range of price points to appeal to an array of consumer groups. We design, build and sell single and multi-family detached and attached homes in traditionally high growth markets for entry level, move-up, and resort-lifestyle buyers. We are the general contractors for all real estate projects and engage subcontractors for home construction and land development. Our homebuilding segments operate under various brand names including Taylor Morrison, Darling Homes Collection by Taylor Morrison, and Esplanade. We also have a â€œBuild-to-Rentâ€ homebuilding business which operates under the Yardly brand name. In addition, we develop and construct multi-use properties consisting of commercial space, retail, and multi-family properties under the Urban Form brand. We also have operations which provide financial services to customers through our wholly owned mortgage subsidiary, Taylor Morrison Home Funding, Inc. (â€œTMHFâ€), title services through our wholly owned title services subsidiary, Inspired Title Services, LLC (â€œInspired Titleâ€), and homeownerâ€™s insurance policies through our insurance agency, Taylor Morrison Insurance Services, LLC (â€œTMISâ€). Our business is organized into multiple homebuilding operating components, and a financial services component, all of which are managed as four reportable segments: East, Central, West, and Financial Services. X - DefinitionThe entire disclosure for the business description and basis of presentation concepts. Business description describes the nature and type of organization including but not limited to organizational structure as may be applicable to holding companies, parent and subsidiary relationships, business divisions, business units, business segments, affiliates and information about significant ownership of the reporting entity. Basis of presentation describes the underlying basis used to prepare the financial statements (for example, US Generally Accepted Accounting Principles, Other Comprehensive Basis of Accounting, IFRS). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 235 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/235/tableOfContentReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 275 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/275/tableOfContentReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 205 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/205/tableOfContent + Details Name: us-gaap_BusinessDescriptionAndBasisOfPresentationTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 19 R8.htm IDEA: XBRL DOCUMENT v3.24.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES 9 Months Ended Sep. 30, 2024 Accounting Policies [Abstract] Â SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES SUMMARY OF SIGNIFICANT ACCOUNTING POLICIESBasis of Presentation and Consolidation â€” The accompanying unaudited Condensed consolidated financial statements have been prepared in accordance with generally accepted accounting principles in the United States (â€œGAAPâ€) for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. The information included in this Quarterly Report on Form 10-Q should be read in conjunction with the Consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 (the â€œAnnual Reportâ€). In the opinion of management, the accompanying unaudited Condensed consolidated financial statements include all normal and recurring adjustments that are considered necessary for the fair presentation of our results for the interim periods presented. Results for interim periods are not necessarily indicative of results to be expected for a full fiscal year.Joint Ventures â€” We consolidate certain joint ventures in accordance with Accounting Standards Codification (â€œASCâ€) Topic 810, Consolidation. The income/loss from the percentage of the joint venture not owned by us is presented as â€œNet (income)/loss attributable to non-controlling interestsâ€ on the unaudited Condensed consolidated statement of operations. The equity from the percentage of the joint ventures not owned by us is presented as â€œNon-controlling interestsâ€ on the unaudited Condensed consolidated statement of stockholdersâ€™ equity. The balance of non-controlling interests will fluctuate from period to period as a result of activities within the respective joint ventures which may include the allocation of income or losses and distributions or contributions associated with the partners within the joint venture. Use of Estimates â€” The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions that affect the amounts reported in the unaudited Condensed consolidated financial statements and accompanying notes. Significant estimates include real estate development costs to complete, valuation of real estate, valuation of goodwill, valuation of estimated development liabilities, valuation of equity awards, valuation allowance on deferred tax assets, and reserves for warranty and self-insured risks. Actual results could differ from those estimates.Real Estate Inventory â€” Inventory consists of raw land, land under development, homes under construction, completed homes, and model homes, all of which are stated at cost. In addition to direct carrying costs, we also capitalize interest, real estate taxes, and related development costs that benefit the entire community, such as field construction supervision and related direct overhead. Home vertical construction costs are accumulated and charged to Cost of home closings at the time of home closing using the specific identification method. Land acquisition, development, interest, and real estate taxes are allocated generally using the relative sales value method. Generally, all overhead costs relating to purchasing, vertical construction, and construction utilities are considered overhead costs and allocated on a per unit basis. These costs are capitalized to inventory from the point development begins to the point construction is completed. Changes in estimated costs to be incurred in a community are generally allocated to the remaining lots on a prospective basis. The life cycle of a typical community generally ranges from two to five years, commencing with the acquisition of unentitled or entitled land, continuing through the land development phase and concluding with the sale, construction and delivery of homes. Actual community duration will vary based on the size of the community, the sales absorption rate and whether we purchased the property as raw land or as finished lots.We capitalize qualifying interest costs to inventory during the development and construction periods. Capitalized interest is charged to Cost of home closings when the related inventory is charged to Cost of home closings.We assess the recoverability of our inventory in accordance with the provisions of ASC Topic 360, Property, Plant, and Equipment ("Topic 360"). We review our real estate inventory for indicators of impairment on a community-level basis during each reporting period. If indicators of impairment are present for a community, an undiscounted cash flow analysis is generally prepared in order to determine if the carrying value of the assets in that community exceeds the estimated undiscounted cash flows. Generally, if the carrying value of the assets exceeds their estimated undiscounted cash flows, the assets are potentially impaired, requiring a fair value analysis. Our determination of fair value is primarily based on a discounted cash flow model which includes projections and estimates relating to sales prices, construction costs, sales pace, and other factors. However, fair value can be determined through other methods, such as appraisals, contractual purchase offers, and other third party opinions of value. Changes in these projections and estimates may lead to a change in the outcome of our impairment analysis, and actual results may also differ from our assumptions. For the three months ended SeptemberÂ 30, 2024, there was no inventory impairment recorded. For the nine months ended SeptemberÂ 30, 2024, we recorded $2.3 million of inventory impairment relating to one of our communities in our East reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we recorded $11.8Â million of impairment charges relating to one of our communities in our West reporting segment. Inventory impairments are recorded to Cost of home closings on the unaudited Condensed consolidated statements of operations.In certain cases, we may elect to cease development and/or marketing of an existing community if we believe the economic performance of the community would be maximized by deferring development for a period of time to allow for market conditions to improve. We refer to such communities as long-term strategic assets. The decision may be based on financial and/or operational metrics as determined by us. For those communities that have been temporarily closed or development has been discontinued, we do not allocate interest or other costs to the community's inventory until activity resumes. Such costs are expensed as incurred. In addition, if we decide to cease development, we will evaluate the project for impairment and then cease future development and marketing activity until such a time when we believe that market conditions have improved and economic performance can be maximized. Our assessment of the carrying value of our long-term strategic assets typically includes estimates of future performance, including the timing of when development will recommence, the type of product to be offered, and the margin to be realized. In the future, some of these inactive communities may be re-opened while others may be sold. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had no long-term strategic assets.Land banking arrangements â€” We have land purchase agreements with various land sellers. As a method of acquiring land in staged takedowns, while limiting risk and minimizing the immediate use of funds from our

available cash or other financing sources, we transfer our right under certain specific performance agreements to entities owned by third parties (â€œland banking arrangementsâ€). These entities use equity contributions from their owners and/or incur debt to finance the acquisition and development of the land. We incur interest expense on these arrangements. Interest is based on remaining lots to be purchased and is capitalized for the percentage of lots in each project actively under development, with the remainder expensed and included in Interest expense/(income), net on the unaudited Condensed consolidated statements of operations. The entities grant us an option to acquire lots in staged takedowns. In consideration for this option, we make a non-significant and non-refundable cash deposit. We are not legally obligated to purchase the lots, but would forfeit any existing deposits and could be subject to financial and other penalties if the lots were not purchased. We do not have an ownership interest in these entities or title to their assets and do not guarantee their liabilities. As such, these entities are not consolidated. These land banking arrangements help us manage the financial and market risk associated with land holdings which are not included in the unaudited Condensed consolidated balance sheets.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had the right to purchase 5,822 lots and 5,818 lots under such land agreements for an aggregate purchase price of $968.4Â million and $822.1Â million, respectively. We are not legally obligated to purchase the balance of the lots. As of September 30, 2024 and December 31, 2023, our exposure to loss related to deposits on land banking arrangements totaled $127.4Â million and $129.2Â million, respectively.We believe there are other land bank providers that could be substituted should our existing providers become unavailable or non-competitive with respect to land banking of future land. Therefore, we do not believe that the loss of our relationship with our current land bank providers would have a material adverse effect on our business, financial condition, or cash flows. Assets Held for SaleReal estate and inventory assets are considered held for sale once it is determined all criteria in accordance with Topic 360 have been met. The criteria includes the following considerations: (i) whether the company is committed to a plan to sell, (ii) whether the asset is available for immediate sale in the asset's present condition, (iii) whether an active program to locate a buyer and other actions required to complete the plan to sell have been initiated, (iv) whether the sale of the asset is probable (i.e., likely to occur) and the transfer is expected to qualify for recognition as a completed sale within one year, (v) whether the long-lived asset or disposal group is being actively marketed for sale at a price that is reasonable in relation to its current fair value, and (vi) whether actions necessary to complete the plan indicate that it is unlikely significant changes to the plan will be made and that the plan will be withdrawn. Real estate and inventory assets held for sale are reported at the lower of carrying value or estimated fair value, less estimated costs to sell. The estimated fair value is generally based on a sales listing agreement, purchase and sales agreement, letter of intent, broker price opinion, recent offers received, prices for assets in recent comparable sales transactions, or other third-party estimate. Impairment loss on real estate or inventory assets held for sale is recognized when the carrying value is greater than the fair value less estimated costs to sell, which is based on the estimated sales price of the property. In the event an asset classified as held for sale no longer meets the criteria for held for sale classification the asset is reclassified as held for use at the lower of the fair value or the depreciated basis as if the asset had continued to be used.Inventory Assets Held for Sale - In some locations where we act as a developer, we occasionally purchase land that includes commercially zoned parcels or areas designated for school or government use, which we typically sell to commercial developers or municipalities, as applicable. We also sell residential lots or land parcels to manage our land and lot supply on larger tracts of land. For the three months ended SeptemberÂ 30, 2024, we did not record any fair value adjustments for land held for sale. For the nine months ended SeptemberÂ 30, 2024, we recorded $6.8 million of fair value adjustments for land held for sale in our West reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we had no such charges. Adjustments for land held for sale are recorded within Cost of land closings on the unaudited Condensed consolidated statements of operations.Real Estate Assets Held for Sale - During the three months ended SeptemberÂ 30, 2024, we entered into an exclusive listing agreement for one Build-To-Rent asset in Texas and one Build-To-Rent asset in Arizona. As of SeptemberÂ 30, 2024, we determined these two Build-To-Rent assets, which are in our Corporate and Unallocated operating and reporting segment, to be classified as held for sale based on the criteria above. We expect both sales to occur during the fourth quarter of 2024. The carrying amounts for these Build-To-Rent assets are $38.6Â million and $41.6Â million, respectively and are included in property and equipment, net on the unaudited Condensed consolidated balance sheets. As the fair value is greater than the carrying value for each asset, no adjustment to fair value was recorded. There were no assets classified as held for sale as of DecemberÂ 31, 2023.Investments in Consolidated and Unconsolidated EntitiesConsolidated Entities â€” In the ordinary course of business, we enter into land purchase contracts, lot option contracts and land banking arrangements in order to procure land or lots for the construction of homes. Such contracts enable us to control significant lot positions with a minimal initial capital investment and substantially reduce the risk associated with land ownership and development. In accordance with ASC Topic 810, Consolidation, when we enter into agreements to acquire land or lots and pay a non-refundable deposit, we evaluate if a Variable Interest Entity (â€œVIEâ€) should be created if we are deemed to have provided subordinated financial support that will absorb some or all of an entityâ€™s expected losses if they occur. If we are the primary beneficiary of the VIE, we consolidate the VIE and reflect such assets and liabilities as Consolidated real estate not owned and Liabilities attributable to consolidated real estate not owned, respectively, in the unaudited Condensed consolidated balance sheets.Unconsolidated Joint Ventures â€” We use the equity method of accounting for entities which we exercise significant influence but do not have a controlling interest over the operating and financial policies of the investee. For unconsolidated entities in which we function as the managing member, we have evaluated the rights held by our joint venture partners and determined that the partners have substantive participating rights that preclude the presumption of control. Our share of net earnings or losses is included in Net income from unconsolidated entities on the unaudited Condensed consolidated statements of operations when earned and distributions are credited against our Investments in unconsolidated entities on the unaudited Condensed consolidated balance sheets when received.We evaluate our investments in unconsolidated entities for indicators of impairment semi-annually. A series of operating losses of an investee or other factors may indicate that a decrease in value of our investment in the unconsolidated entity has occurred which is other-than-temporary. The amount of impairment recognized, if any, is the excess of the investment's carrying amount over its estimated fair value. Additionally, we consider various qualitative factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include age of the venture, stage in its life cycle, intent and ability for us to recover our investment in the entity, financial condition and long-term prospects of the entity, short-term liquidity needs of the unconsolidated entity, trends in the general economic environment of the land, entitlement status of the land held by the unconsolidated entity, overall projected returns on investment, defaults under contracts with third parties (including bank debt), recoverability of the investment through future cash flows and relationships among the entity's partners. If we believe that the decline in the fair value of the investment is temporary, then no impairment is recorded. We recorded no impairment charges related to the investments in unconsolidated entities for the three and nine months ended SeptemberÂ 30, 2024 and 2023.Treasury Stock â€” We account for treasury stock, including the shares repurchased as part of our Accelerated Share Repurchase ("ASR") programs, in accordance with ASC Topic 505-30, Equityâ€”Treasury Stock. Repurchased shares are reflected as a reduction in stockholders' equity. Refer to Note 10 - Stockholders' Equity for additional discussion regarding ASR programs.Revenue Recognition â€” Revenue is recognized in accordance with ASC Topic 606, Revenue from Contracts with Customers (â€œTopic 606â€). The standard's core principle requires an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. Home and land closings revenueUnder Topic 606, the following steps are applied to determine home closings revenue and land closings revenue recognition: (1) identify the contract(s) with our customer; (2) identify the performance obligations in the contract; (3) determine the transaction price; (4) allocate the transaction price to the performance obligations in the contract; and (5) recognize revenue when (or as) the performance obligation(s) are satisfied. Our home sales transactions, have one contract, with one performance obligation, with each customer to build and deliver the home purchased (or develop and deliver land). Based on the application of the five steps, the following summarizes the timing and manner of home and land closings revenue: â€¢Revenue from closings of residential real estate is recognized when the buyer has made the required minimum down payment, obtained necessary financing, the risks and rewards of ownership are transferred to the buyer, and we have no continuing involvement with the property, which is generally upon the close of escrow. Revenue is reported net of any discounts and incentives. â€¢Revenue from land sales is recognized when a significant down payment is received, title passes and collectability of the receivable, if any, is reasonably assured, and we have no continuing involvement with the property, which is generally upon the close of escrow. Amenity and other revenueWe own and operate certain amenities such as golf courses, clubhouses, and fitness centers, pursuant to which we provide club members with access to the facilities in exchange for the payment of club dues. We collect club dues and other fees from club members, which are invoiced on a monthly basis. Revenue from our golf club operations is also included in amenity and other revenue. Amenity and other revenue also includes revenue from the sale of assets from our Urban Form operations and Build-to-Rent operations. Financial services revenue Mortgage operations and hedging activity related to financial services are not within the scope of Topic 606. Loan origination fees (including title fees, points, and closing costs) are recognized at the time the related real estate transactions are completed, which is usually upon the close of escrow. Generally, loans TMHF originates are sold to third party investors within a short period of time, on a non-recourse basis. Gains and losses from the sale of mortgages are recognized in accordance with ASC Topic 860-20, Sales of Financial Assets. TMHF does not have continuing involvement with the transferred assets; therefore, we derecognize the mortgage loans at time of sale, based on the difference between the selling price and carrying value of the related loans upon sale, recording a gain/loss on sale in the period of sale. Also included in Financial services revenue/expenses is the realized and unrealized gains and losses from hedging instruments. ASC Topic 815-25, Derivatives and Hedging, requires that all hedging instruments be recognized as assets or liabilities on the balance sheet at their fair value. We do not meet the criteria for hedge accounting; therefore, we account for these instruments as free-standing derivatives, with changes in fair value recognized in Financial services revenue/expenses on the unaudited Condensed consolidated statements of operations in the period in which they occur. Recently Issued Accounting PronouncementsIn November 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures, which is intended to improve reportable segment disclosure requirements primarily through enhanced disclosures about significant segment expenses. ASU 2023-07 requires all public entities to report segment information in accordance with Topic 280. The guidance will be effective for the annual reporting period ending December 31, 2024 but entities may early adopt. We do not believe the adoption of ASU 2023-07 will have a material impact on our consolidated financial statements and disclosures.In December 2023, the FASB issued ASU 2023-09, Improvements to Income Tax Disclosures, which establishes new income tax disclosure requirements. Under the new guidance, entities must consistently categorize and provide greater disaggregation of information in the rate reconciliation and income taxes paid by jurisdiction. This ASU can be applied prospectively or retrospectively and is effective for the annual reporting period beginning January 1, 2025. We are currently evaluating ASU 2023-09 and do not expect it to have a material effect on our consolidated financial statements and disclosures. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for all significant accounting policies of the reporting entity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 235 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/235/tableOfContent + Details Name: us-gaap_SignificantAccountingPoliciesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 20 R9.htm IDEA: XBRL DOCUMENT v3.24.3 EARNINGS PER SHARE 9 Months Ended Sep. 30, 2024 Earnings Per Share [Abstract] Â EARNINGS PER SHARE EARNINGS PER SHAREBasic earnings per common share is computed by dividing net income available to TMHC by the weighted average number of shares of Common Stock (as defined in Note 10) outstanding during the period. Diluted earnings per share gives effect to the potential dilution that could occur if all outstanding dilutive equity awards to issue shares of Common Stock were exercised or settled. The following is a summary of the components of basic and diluted earnings per share (in thousands, except per share amounts): Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Numerator:Net income $251,126Â $170,691Â $640,856Â $596,344Â Denominator:Weighted average shares â€“ basic104,132Â 108,837Â 105,359Â 108,827Â Restricted stock units877Â 940Â 970Â 895Â Stock Options1,080Â 845Â 1,032Â 814Â Weighted average shares â€“ diluted106,089Â 110,622Â 107,361Â 110,536Â Earnings per common share â€“ basic:Net income $2.41Â $1.57Â $6.08Â $5.48Â Earnings per common share â€“ diluted:Net income $2.37Â $1.54Â $5.97Â $5.40Â The above calculations of weighted average shares exclude 128,700 and 113,664 of anti-dilutive stock options and unvested performance and non-performance restricted stock units ("RSUs") for the three and nine months ended SeptemberÂ 30, 2024, respectively, and 353,947 and 282,124 of anti-dilutive stock options and RSUs for the three and nine months ended SeptemberÂ 30, 2023, respectively. In addition, 145,201 shares relating to our ASR (refer to Note 10 - Stockholders' Equity) were also anti-dilutive and excluded from the above for the three and nine months ended SeptemberÂ 30, 2024, respectively. There were no ASR transactions in 2023. X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for earnings per share. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/260/tableOfContentReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-3 + Details Name: us-gaap_EarningsPerShareTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 21 R10.htm IDEA: XBRL DOCUMENT v3.24.3 REAL ESTATE INVENTORY 9 Months Ended Sep. 30, 2024 Real Estate [Abstract] Â REAL ESTATE INVENTORY REAL ESTATE INVENTORY Inventory consists of the following:As of(Dollars in thousands)September 30,2024December 31,2023Real estate developed and under development$4,342,785Â $3,855,534Â Real estate held for development or held for sale (1)49,753Â 29,317Â Total land inventory4,392,538Â 3,884,851Â Operating communities (2)1,705,198Â 1,414,528Â Capitalized interest167,544Â 174,449Â Total owned inventory6,265,280Â 5,473,828Â Consolidated real estate not owned175,245Â 71,618Â Total real estate inventory$6,440,525Â $5,545,446Â (1) Real estate held for development or held for sale includes properties which are not in active production. (2) Operating communities consist of all vertical construction costs relating to homes in progress and completed homes.We have land option purchase contracts, land banking arrangements and other controlled lot agreements. We do not have title to the properties, and the property owner and its creditors generally only have recourse against us in the form of retaining any non-refundable deposits. We are also not legally obligated to purchase the balance of the lots. Deposits related to these lots are capitalized when paid and classified as Land deposits until the associated property is purchased.A summary of owned and controlled lots is as follows:As ofSeptember 30,2024December 31, 2023Owned lots:Undeveloped13,726Â 13,418Â Under development9,971Â 8,848Â Finished11,239Â 11,811Â Total owned lots34,936Â 34,077Â Controlled lots:Land option purchase contracts10,028Â 8,621Â Land banking arrangements5,822Â 5,818Â Other controlled lots(1)32,793Â 23,846Â Total controlled lots48,643Â 38,285Â Total owned and controlled lots83,579Â 72,362Â Homes in inventory8,490Â 7,867Â (1) Other controlled lots include single transaction take-downs and lots from our portion of unconsolidated JVs.Lots which represent homes in progress and completed homes have been excluded from total owned lots. Controlled lots represent lots in which we have a contractual right to acquire real property, generally through an option contract, land banking arrangement, or a land deposit paid to a seller. Homes in inventory include any lots which have commenced vertical construction. Capitalized Interest â€” Interest capitalized, incurred and amortized is as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Interest capitalized - beginning of period$172,263Â $191,304Â $174,449Â $190,123Â Interest incurred and capitalized(1)25,345Â 28,270Â 75,087Â 94,452Â Interest amortized to cost of home closings(30,064)(32,377)(81,992)(97,378)Interest capitalized - end of period$167,544Â $187,197Â $167,544Â $187,197Â (1) Excludes Interest expense/(income), net on the unaudited Condensed consolidated statements of operations as such amounts are not capitalizable. X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for certain real estate investment financial statements, real estate investment trust operating support agreements, real estate owned, retail land sales, time share transactions, as well as other real estate related disclosures. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 974 -SubTopic 720 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477728/974-720-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef

-Topic 976 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/976/tableOfContentReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 978 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/978/tableOfContentReference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 970 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/970/tableOfContentReference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 972 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/972/tableOfContentReference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 974 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/974/tableOfContent + Details Name: us-gaap_RealEstateDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 22 R11.htm IDEA: XBRL DOCUMENT v3.24.3 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES 9 Months Ended Sep. 30, 2024 Equity Method Investments and Joint Ventures [Abstract] Â INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES Unconsolidated EntitiesSummarized, unaudited condensed combined financial information of unconsolidated entities that are accounted for by the equity method are as follows (in thousands):As ofSeptember 30,2024December 31,2023Assets:Real estate inventory$1,232,415Â $952,223Â Other assets198,446Â 182,517Â Total assets$1,430,861Â $1,134,740Â Liabilities and ownersâ€™ equity:Debt$469,811Â $317,224Â Other liabilities72,963Â 50,739Â Total liabilities$542,774Â $367,963Â Ownersâ€™ equity:TMHC$397,061Â $346,192Â Others491,026Â 420,585Â Total ownersâ€™ equity$888,087Â $766,777Â Total liabilities and ownersâ€™ equity$1,430,861Â $1,134,740Â Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420232Revenues$65,075Â $44,010Â $228,227Â $95,647Â Costs and expenses(63,094)(37,810)(212,450)(76,575)Net income$1,981Â $6,200Â $15,777Â $19,072Â TMHCâ€™s share in net income of unconsolidated entities$707Â $1,934Â $6,086Â $7,049Â Distributions to TMHC from unconsolidated entities$14,837Â $2,226Â $29,864Â $8,110Â Consolidated EntitiesAs of SeptemberÂ 30, 2024, assets of consolidated joint ventures totaled $256.5 million, of which $19.6 million was cash and cash equivalents, $74.0 million was owned real estate inventory, and $119.2 million was property and equipment, net (primarily related to Urban Form). The majority of this property and equipment balance is held for investment as of SeptemberÂ 30, 2024. As of DecemberÂ 31, 2023, the assets of consolidated joint ventures totaled $265.2 million, of which $29.8 million was cash and cash equivalents, $70.2 million was owned real estate inventory, and $121.3 million was property and equipment, net (primarily related to Urban Form). The liabilities of the consolidated joint ventures totaled $79.9 million and $133.8 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively, and were primarily comprised of loans payable and other borrowings, accounts payable and accrued expenses and other liabilities. X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity method investments and joint ventures. Equity method investments are investments that give the investor the ability to exercise significant influence over the operating and financial policies of an investee. Joint ventures are entities owned and operated by a small group of businesses as a separate and specific business or project for the mutual benefit of the members of the group. + ReferencesReference 1: http://www.xbrl.org/2003/role/recommendedDisclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478156/740-323-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Topic 323 -Publisher FASB -URI https://asc.fasb.org/323/tableOfContent + Details Name: us-gaap_EquityMethodInvestmentsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 23 R12.htm IDEA: XBRL DOCUMENT v3.24.3 ACCRUED EXPENSES AND OTHER LIABILITIES 9 Months Ended Sep. 30, 2024 Payables and Accruals [Abstract] Â ACCRUED EXPENSES AND OTHER LIABILITIES ACCRUED EXPENSES AND OTHER LIABILITIESAccrued expenses and other liabilities consist of the following (in thousands):As ofSeptember 30, 2024December 31, 2023Real estate development costs to complete$42,611Â $46,114Â Compensation and employee benefits145,485Â 149,095Â Self-insurance and warranty reserves193,313Â 184,448Â Interest payable26,983Â 31,042Â Property and sales taxes payable45,476Â 30,887Â Other accruals123,633Â 107,488Â Total accrued expenses and other liabilities$577,501Â $549,074Â Self-Insurance and Warranty Reserves â€“ We accrue for the expected costs associated with our limited warranty, deductibles and self-insured exposure under our various insurance policies within Beneva Indemnity Company (â€œBenevaâ€), a wholly owned subsidiary. A summary of the changes in reserves are as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023 (1)20242023 (1)Reserve - beginning of period$181,790Â $160,326Â $184,448Â $161,675Â Additions to reserves20,971Â 16,385Â 63,161Â 55,720Â Cost of claims incurred(18,423)(18,795)(68,329)(62,622)Changes in estimates to pre-existing reserves8,975Â 12,320Â 14,033Â 15,463Â Reserve - end of period$193,313Â $170,236Â $193,313Â $170,236Â (1) Includes amount reclassified from Additions to reserves to Changes in estimates to pre-existing reserves.Due to the degree of judgment required in making these estimates and the inherent uncertainty in potential outcomes, it is reasonably possible that actual costs could differ from those reserved and such differences could be material, resulting in a change in future estimated reserves. X - DefinitionThe entire disclosure for accounts payable and accrued liabilities at the end of the reporting period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 720 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483384/720-30-45-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_AccountsPayableAndAccruedLiabilitiesDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_PayablesAndAccrualsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 24 R13.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] Â DEBT DEBTTotal debt consists of the following (in thousands):As ofSeptember 30, 2024December 31, 2023PrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValuePrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValue5.875% Senior Notes due 2027500,000Â (2,085)497,915Â 500,000Â (2,672)497,328Â 6.625% Senior Notes due 2027(1)27,070Â 805Â 27,875Â 27,070Â 1,022Â 28,092Â 5.75% Senior Notes due 2028450,000Â (2,078)447,922Â 450,000Â (2,551)447,449Â 5.125% Senior Notes due 2030500,000Â (3,698)496,302Â 500,000Â (4,174)495,826Â Senior Notes subtotal$1,477,070Â $(7,056)$1,470,014Â $1,477,070Â $(8,375)$1,468,695Â Loans payable and other borrowings439,878Â â€”Â 439,878Â 394,943Â â€”Â 394,943Â $1 Billion Revolving Credit Facility(2)â€”Â â€”Â â€”Â â€”Â â€”Â â€”Â Mortgage warehouse facilities borrowings233,331Â â€”Â 233,331Â 153,464Â â€”Â 153,464Â Total debt$2,150,279Â $(7,056)$2,143,223Â $2,025,477Â $(8,375)$2,017,102Â (1) Unamortized debt issuance premium is reflective of fair value adjustments as a result of purchase accounting.(2) Unamortized debt issuance costs are included in the Prepaid expenses and other assets, net on the unaudited Condensed consolidated balance sheets.Debt InstrumentsExcluding the debt instruments discussed below, the terms governing all other debt instruments listed in the table above have not substantially changed from the year ended DecemberÂ 31, 2023. For information regarding such instruments, refer to Note 8 - Debt to the Consolidated Financial Statements in our Annual Report. As of SeptemberÂ 30, 2024, we were in compliance with all of the covenants in the debt instruments listed in the table above.$1 Billion Revolving Credit FacilityOur $1 Billion Revolving Credit Facility has a maturity date of MarchÂ 11, 2027. During the three months ended SeptemberÂ 30, 2024, we borrowed and repaid $100.0Â million under our $1Â Billion Revolving Credit Facility. We had no outstanding borrowings under our $1 Billion Revolving Credit Facility as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $2.2 million and $2.9 million, respectively, of unamortized debt issuance costs relating to our $1 Billion Revolving Credit Facility, which are included in Prepaid expenses and other assets, net, on the unaudited Condensed consolidated balance sheets. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $54.2 million and $61.2 million, respectively, of utilized letters of credit, resulting in $945.8 million and $938.8 million, respectively, of availability under the $1 Billion Revolving Credit Facility. As of SeptemberÂ 30, 2024, we were in compliance with all of the covenants under the $1 Billion Revolving Credit Facility.$100Â million Revolving Credit FacilityOur $100Â million Revolving Credit Facility matured on its maturity date of September 17, 2024 and was not renewed. Mortgage Warehouse BorrowingsThe following is a summary of our mortgage warehouse facilities borrowings (in thousands):As of September 30, 2024FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$37,036Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C64,906Â 100,000Â Term SOFR + 1.50%on DemandMortgage LoansWarehouse D63,359Â 100,000Â Daily SOFR + 1.50%September 3, 2025Mortgage LoansWarehouse E68,030Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$233,331Â $360,000Â Â As of December 31, 2023FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$13,477Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C25,567Â 100,000Â Term SOFR + 1.65%on DemandMortgage Loans Warehouse D56,745Â 100,000Â Daily SOFR + 1.50%September 4, 2024Mortgage LoansWarehouse E57,675Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$153,464Â $360,000Â (1) Secured Overnight Financing Rate ("SOFR")(2) The mortgage warehouse facilities borrowings outstanding as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 were collateralized by $265.4 million and $193.3 million, respectively, of mortgage loans held for sale.Loans Payable and Other BorrowingsLoans payable and other borrowings as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 consist of project-level debt due to various land sellers and financial institutions for specific communities. Project-level debt is generally secured by the land that was acquired and the principal payments generally coincide with corresponding project lot closings or a principal reduction schedule. Loans payable bear interest at rates that ranged from 0% to 11% and 0% to 9% at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. We impute interest for loans with no stated interest rates. X - ReferencesNo definition available. + Details Name: us-gaap_DebtDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit, note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities, whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance with debt covenants. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(c)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 470 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/470/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1CReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1I + Details Name: us-gaap_DebtDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 25 R14.htm IDEA: XBRL DOCUMENT v3.24.3 FAIR VALUE DISCLOSURES 9 Months Ended Sep. 30, 2024 Fair Value Disclosures [Abstract] Â FAIR VALUE DISCLOSURES FAIR VALUE DISCLOSURESASC Topic 820 provides a framework for measuring fair value under GAAP, expands disclosures about fair value measurements, and establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The three levels of the fair value hierarchy are summarized as follows:Level 1 â€“ Fair value is based on quoted prices for identical assets or liabilities in active markets. Level 2 â€“ Fair value is determined using quoted prices for similar assets or liabilities in active markets or quoted prices for identical or similar assets or liabilities in markets that are not active or are directly or indirectly observable. Level 3 â€“ Fair value is determined using one or more significant inputs that are unobservable in active markets at the measurement date, such as a pricing model, discounted cash flow, or similar technique. The fair value of our mortgage loans held for sale is derived from negotiated rates with partner lending institutions. Derivative assets and liabilities include interest rate lock commitments (â€œIRLCsâ€) and mortgage backed securities (â€œMBSâ€). The fair value of IRLCs is based on the value of the underlying mortgage loans, quoted MBS prices and the probability that the mortgage loan will fund within the terms of the IRLCs. We estimate the fair value of the forward sales commitments based on quoted MBS prices. The fair value of our mortgage warehouse facilities borrowings, and loans payable and other borrowings approximate carrying value due to their short term nature and variable interest rate terms. The fair value of our senior notes is derived from quoted market prices by independent dealers in markets that are not active. There were no changes to or transfers between the levels of the fair value hierarchy for any of our financial instruments as of SeptemberÂ 30, 2024, when compared to DecemberÂ 31, 2023.The carrying value and fair value of our financial instruments are as follows:September 30, 2024December 31, 2023(Dollars in thousands)Level in FairValue HierarchyCarryingValue EstimatedFair Value CarryingValueEstimatedFair

ValueDescription:Mortgage loans held for sale2$265,356Â $265,356Â $193,344Â $193,344Â IRLCs3(3,517)(3,517)1,489Â 1,489Â MBSs2542Â 542Â (5,055)(5,055)Mortgage warehouse facilities borrowings2233,331Â 233,331Â 153,464Â 153,464Â Loans payable and other borrowings2439,878Â 439,878Â 394,943Â 394,943Â 5.875% Senior Notes due 2027 (1)2497,915Â 510,025Â 497,328Â 502,500Â 6.625% Senior Notes due 2027 (1)227,875Â 27,128Â 28,092Â 26,529Â 5.75% Senior Notes due 2028 (1)2447,922Â 458,163Â 447,449Â 451,571Â 5.125% Senior Notes due 2030 (1)2496,302Â 497,670Â 495,826Â 483,690Â (1) Carrying value for senior notes, as presented, includes unamortized debt issuance costs and premiums. Debt issuance costs are not factored into the fair value calculation for the senior notes. Fair value measurements are used for inventories on a nonrecurring basis when events and circumstances indicate that their carrying value is not recoverable. The following table presents the fair value for our inventories measured at fair value on a nonrecurring basis:(Dollars in thousands)Level in FairValue HierarchyAs ofJune 30, 2024As of September 30, 2023(1)Description:Real estate inventory3$7,024Â $19,263Â (1) As of December 31, 2023 there was no additional impairment; therefore, the fair value information presented is as of September 30, 2023.As of September 30, 2024, the fair value for such inventories was not determined as there were no events and circumstances that indicated their carrying value was not recoverable. X - ReferencesNo definition available. + Details Name: us-gaap_FairValueDisclosuresAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for the fair value of financial instruments (as defined), including financial assets and financial liabilities (collectively, as defined), and the measurements of those instruments as well as disclosures related to the fair value of non-financial assets and liabilities. Such disclosures about the financial instruments, assets, and liabilities would include: (1) the fair value of the required items together with their carrying amounts (as appropriate); (2) for items for which it is not practicable to estimate fair value, disclosure would include: (a) information pertinent to estimating fair value (including, carrying amount, effective interest rate, and maturity, and (b) the reasons why it is not practicable to estimate fair value; (3) significant concentrations of credit risk including: (a) information about the activity, region, or economic characteristics identifying a concentration, (b) the maximum amount of loss the entity is exposed to based on the gross fair value of the related item, (c) policy for requiring collateral or other security and information as to accessing such collateral or security, and (d) the nature and brief description of such collateral or security; (4) quantitative information about market risks and how such risks are managed; (5) for items measured on both a recurring and nonrecurring basis information regarding the inputs used to develop the fair value measurement; and (6) for items presented in the financial statement for which fair value measurement is elected: (a) information necessary to understand the reasons for the election, (b) discussion of the effect of fair value changes on earnings, (c) a description of [similar groups] items for which the election is made and the relation thereof to the balance sheet, the aggregate carrying value of items included in the balance sheet that are not eligible for the election; (7) all other required (as defined) and desired information. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 107 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-107Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2EReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-6AReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 940 -SubTopic 820 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478119/940-820-50-1 + Details Name: us-gaap_FairValueDisclosuresTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 26 R15.htm IDEA: XBRL DOCUMENT v3.24.3 INCOME TAXES 9 Months Ended Sep. 30, 2024 Income Tax Disclosure [Abstract] Â INCOME TAXES INCOME TAXESThe effective tax rate for the three and nine months ended SeptemberÂ 30, 2024 was 24.4% and 24.3%, respectively, compared to 25.4% and 24.7% for the same periods in 2023. For the three months ended SeptemberÂ 30, 2024, the effective tax rate differed from the U.S. federal statutory income tax rate primarily due to state income taxes, credits related to homebuilding activities, non-deductible executive compensation, and excess tax benefits from share-based compensation.There were no unrecognized tax benefits as of SeptemberÂ 30, 2024 or DecemberÂ 31, 2023. X - ReferencesNo definition available. + Details Name: us-gaap_IncomeTaxDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for income tax. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12CReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12BReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 270 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477891/740-270-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.5.Q1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-13Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/740/tableOfContentReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-14Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-21Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-17Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SAB Topic 11.C) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-2Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482603/740-30-50-2 + Details Name: us-gaap_IncomeTaxDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 27 R16.htm IDEA: XBRL DOCUMENT v3.24.3 STOCKHOLDERS' EQUITY 9 Months Ended Sep. 30, 2024 Equity [Abstract] Â STOCKHOLDERS' EQUITY STOCKHOLDERSâ€™ EQUITY Capital StockThe Companyâ€™s authorized capital stock consists of 400,000,000 shares of common stock, par value $0.00001 per share (the â€œCommon Stockâ€), and 50,000,000 shares of preferred stock, par value $0.00001 per share. Stock Repurchase Program On December 15, 2023 the Board of Directors authorized a renewal of the Company's then-existing stock repurchase program which permits the repurchase up to $500Â million of the Companyâ€™s common stock through December 31, 2025. Repurchases under the program may occur from time to time through open market purchases, privately negotiated transactions or other transactions. On October 23, 2024, the Board of Directors authorized a renewal of the Companyâ€™s stock repurchase program through December 31, 2026, which authorization replaced the Companyâ€™s prior $500Â million repurchase authorization scheduled to expire on December 31, 2025. The stock repurchase program, as renewed, permits the repurchase of up to $1Â billion of the Companyâ€™s Common Stock from October 23, 2024 through December 31, 2026.Using the availability under our stock repurchase program, we entered into three separate ASR agreements with the same financial institution during the nine months ended September 30, 2024. We paid $50.0Â million for each agreement and received an initial delivery of 80% of common stock shares, with the remaining 20% received (or to be received) at final settlement in accordance with the terms of each ASR agreement. The final settlements for the first and second ASR agreements occurred during the third quarter of 2024, at which time, the volume-weighted average price calculations over the term of the ASR agreement were used to determine the final number of shares to be delivered. Final settlement of the third ASR agreement is expected to occur during the fourth quarter of 2024 consistent with the terms of the first and second ASR agreements. We accounted for the ASRs as common stock repurchases and forward contracts indexed to our own common stock. We determined that the equity classification criteria was met for the forward contracts; therefore, they were not accounted for as derivative instruments.The following table summarizes share repurchase activity for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Number of Shares)20242023202420232March 5, 2024 ASR Agreement165,467â€”870,810â€”June 7, 2024 ASR Agreement88,444â€”808,905â€”September 12, 2024 ASR Agreement580,804â€”580,804â€”Number of shares repurchased with ASR 834,715â€”2,260,519â€”Other share repurchases(1)208,7642,169,6571,978,2482,278,982Total share repurchases - end of period1,043,4792,169,6574,238,7672,278,982(1) Amount represents shares repurchased under our existing share repurchase program which are not part of ASRs.The following table summarizes our spend on share repurchases for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Dollars in thousands)20242023202420232Amount available for repurchase â€” beginning of period$298,095Â $275,570Â $494,489Â $279,138Â Amount repurchased(1)(61,297)(100,000)(257,691)(103,568)Amount available for repurchase â€” end of period$236,798Â $175,570Â $236,798Â $175,570Â (1) 2024 amounts include the amount paid for our ASR programs.The Inflation Reduction Act was enacted on AugustÂ 16, 2022 and includes a one percent excise tax on the net repurchase of company stock. We have accrued such tax as of SeptemberÂ 30, 2024 and included in the cost of treasury stock repurchases on our unaudited Condensed consolidated statements of stockholders' equity for the three and nine months ended SeptemberÂ 30, 2024. X - ReferencesNo definition available. + Details Name: us-gaap_EquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-6Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-6Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(e)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/505/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 16 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-16Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18 + Details Name: us-gaap_StockholdersEquityNoteDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 28 R17.htm IDEA: XBRL DOCUMENT v3.24.3 STOCK BASED COMPENSATION 9 Months Ended Sep. 30, 2024 Share-Based Payment Arrangement [Abstract] Â STOCK BASED COMPENSATION STOCK BASED COMPENSATIONEquity-Based CompensationIn April 2013, we adopted the Taylor Morrison Home Corporation 2013 Omnibus Equity Award Plan (the â€œPlanâ€). The Plan was most recently amended and restated in May 2022. The Plan provides for the grant of stock options, RSUs, performance-based restricted stock units (â€œPRSUsâ€), and other equity-based awards deliverable in shares of our Common Stock. As of SeptemberÂ 30, 2024, we had an aggregate of 4,874,559 shares of Common Stock available for future grants under the Plan.The following table provides the outstanding balance of RSUs, PRSUs, and stock options as of SeptemberÂ 30, 2024:RSUs and PRSUsStock OptionsNumber of UnitsWeighted AverageGrant Date FairValueNumber of OptionsWeightedAverage ExercisePrice Per ShareBalance at September 30, 20241,338,592$38.15Â 2,088,092$28.67Â The following table provides information regarding the amount and components of stock-based compensation expense, all of which is included in General and administrative expenses in the unaudited Condensed consolidated statements of operations (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420232Restricted stock units (1)$4,390Â $4,615Â $13,834Â $15,502Â Stock options1,071Â 1,087Â 3,182Â 3,004Â Total stock compensation expense$5,461Â $5,702Â $17,016Â $18,506Â (1) Includes compensation expense related to time-based RSUs and PRSUs.At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, the aggregate unrecognized value of all outstanding stock-based compensation awards was approximately $35.2 million and $26.5 million,

respectively. X - DefinitionThe entire disclosure for share-based payment arrangement. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/718/tableOfContentReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (l) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsShareBasedPaymentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 29 R18.htm IDEA: XBRL DOCUMENT v3.24.3 OPERATING AND REPORTING SEGMENTS 9 Months Ended Sep. 30, 2024 Segment Reporting [Abstract] Â OPERATING AND REPORTING SEGMENTS OPERATING AND REPORTING SEGMENTSWe have multiple homebuilding operating components which are engaged in the business of acquiring and developing land, constructing homes, marketing and selling homes, and providing warranty and customer service. We aggregate our homebuilding operating components into three reporting segments, East, Central, and West, based on similar long-term economic characteristics. The activity from our Build-to-Rent and Urban Form operations are included in our Corporate segment. We also have a Financial Services reporting segment.Our reporting segments are as follows:EastAtlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and TampaCentralAustin, Dallas, Denver, Houston, and IndianapolisWestBay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern CaliforniaFinancial ServicesTaylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance ServicesOperating results for each segment may not be indicative of the results for such segment had it been an independent, stand-alone entity. Segment information is as follows (in thousands):Three Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$766,821Â $517,418Â $781,626Â $49,654Â $5,323Â $2,120,842Â Gross margin209,650Â 127,647Â 169,652Â 22,350Â 1,770Â 531,069Â Selling(2), general and administrative expenses(56,260)(45,188)(48,315)â€”Â (49,578)(199,341)Net income/(loss) from unconsolidated entitiesâ€”Â 38Â (4)1,337Â (664)707Â Interest and other income/(expense), net(3)6,092Â (2,436)(2,323)438Â (1,515)256Â Income/(loss) before income taxes$159,482Â $80,061Â $119,010Â $24,125Â $(49,987)$332,691Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the three months ended September 30, 2024.Three Months Ended September 30, 2023East Central West Financial ServicesCorporateandUnallocated(1) Total Total revenue$582,557Â $433,610Â $615,817Â $40,045Â $3,516Â $1,675,545Â Gross margin158,096Â 109,481Â 106,103Â 16,917Â 1,121Â 391,718Â Selling(2), general and administrative expenses(42,957)(37,712)(45,442)91Â (41,771)(167,791)Net (loss)/income from unconsolidated entitiesâ€”Â (81)341Â 1,671Â 3Â 1,934Â Interest and other (expense)/income, net(3)(425)(2,380)(2,929)â€”Â 8,548Â 2,814Â Loss on extinguishment of debt, netâ€”Â â€”Â â€”Â â€”Â (269)(269)Income/(loss) before income taxes$114,714Â $69,308Â $58,073Â $18,679Â $(32,368)$228,406Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.Nine Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$2,008,762Â $1,489,313Â $2,153,531Â $145,529Â $14,512Â $5,811,647Â Gross margin533,690Â 374,506Â 442,650Â 64,976Â 4,380Â 1,420,202Â Selling(2), general and administrative expenses(155,523)(124,546)(141,130)â€”Â (145,041)(566,240)Net (loss)/income from unconsolidated entitiesâ€”Â (31)49Â 7,235Â (1,167)6,086Â Interest and other income/(expense), net(3)4,705Â (7,712)(8,950)1,772Â (1,075)(11,260)Income/(loss) before income taxes$382,872Â $242,217Â $292,619Â $73,983Â $(142,903)$848,788Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the nine months ended September 30, 2024.Nine Months Ended September 30, 2023East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$1,933,434Â $1,521,829Â $1,815,980Â $117,108Â $9,615Â $5,397,966Â Gross margin526,968Â 381,279Â 333,843Â 46,490Â 2,389Â 1,290,969Â Selling(2), general and administrative expenses(133,908)(120,058)(133,027)â€”Â (123,502)(510,495)Net (loss)/income from unconsolidated entitiesâ€”Â (63)(67)7,205Â (26)7,049Â Interest and other (expense)/income, net(3)(2,773)(5,241)(2,157)â€”Â 15,501Â 5,330Â Loss on extinguishment of debt, netâ€”Â â€”Â â€”Â â€”Â (269)(269)Income/(loss) before income taxes$390,287Â $255,917Â $198,592Â $53,695Â $(105,907)$792,584Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.As of September 30, 2024EastCentralWestFinancial ServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$2,379,080Â $1,315,754Â $3,019,658Â $â€”Â $â€”Â $6,714,492Â Investments in unconsolidated entities81,378Â 133,182Â 94,932Â 5,483Â 82,086Â 397,061Â Other assets156,550Â 220,638Â 617,623Â 344,899Â 849,173Â 2,188,883Â Total assets$2,617,008Â $1,669,574Â $3,732,213Â $350,382Â $931,259Â $9,300,436Â (1) Includes the assets from our Build-To-Rent and Urban Form operations.As of December 31, 2023EastCentralWestFinancialServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$1,909,084Â $1,181,014Â $2,658,565Â $â€”Â $â€”Â $5,748,663Â Investments in unconsolidated entities63,628Â 125,610Â 88,219Â 5,483Â 63,252Â 346,192Â Other assets177,739Â 214,685Â 616,210Â 298,451Â 1,270,147Â 2,577,232Â Total assets$2,150,451Â $1,521,309Â $3,362,994Â $303,934Â $1,333,399Â $8,672,087Â (1) Includes the assets from our Build-To-Rent and Urban Form operations. X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for reporting segments including data and tables. Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 10: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 34 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-34Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26CReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26BReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-15Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/280/tableOfContentReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32 + Details Name: us-gaap_SegmentReportingDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 30 R19.htm IDEA: XBRL DOCUMENT v3.24.3 COMMITMENTS AND CONTINGENCIES 9 Months Ended Sep. 30, 2024 Commitments and Contingencies Disclosure [Abstract] Â COMMITMENTS AND CONTINGENCIES COMMITMENTS AND CONTINGENCIES Letters of Credit and Surety Bonds â€” We are committed, under various letters of credit and surety bonds, to perform certain development and construction activities and provide certain guarantees in the normal course of business. Outstanding letters of credit and surety bonds under these arrangements totaled $1.4 billion and $1.3 billion as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. Although significant development and construction activities have been completed related to these site improvements, the bonds are generally not released until all development and construction activities are completed. We do not believe that it is probable that any outstanding bonds as of SeptemberÂ 30, 2024 will be drawn upon. Purchase Commitments â€”We are subject to the usual obligations associated with entering into contracts (including land option contracts and land banking arrangements) for the purchase, development, and sale of real estate in the routine conduct of our business. We have a number of land purchase option contracts and land banking agreements, generally through cash deposits, for the right to purchase land or lots at a future point in time with predetermined terms. We do not have title to the property and the property owner and its creditors generally have no recourse. Our obligations with respect to such contracts are generally limited to the forfeiture of the related non-refundable cash deposits. The aggregate purchase price for land under these contracts was $1.8 billion at SeptemberÂ 30, 2024 and $1.5 billion at DecemberÂ 31, 2023, respectively. Legal Proceedings â€” We are involved in various litigation and legal claims in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to a variety of local, state, and federal laws and regulations related to land development activities, house construction standards, sales practices, mortgage lending operations, employment practices, and protection of the environment. As a result, we are subject to periodic examination or inquiry by various governmental agencies that administer these laws and regulations. We establish liabilities for legal claims and regulatory matters when such matters are both probable of occurring and any potential loss can be reasonably estimated. At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, our legal accruals were $37.6 million and $26.2 million, respectively. We accrue for such matters based on the facts and circumstances specific to each matter and revise these estimates as the matters evolve. In such cases, there may exist an exposure to loss in excess of any amounts currently accrued. Predicting the ultimate resolution of the pending matters, the related timing, or the eventual loss associated with these matters is inherently difficult. Accordingly, the liability arising from the ultimate resolution of any matter may exceed the estimate reflected in the accrued liabilities relating to such matter. While the outcome of such contingencies cannot be predicted with certainty, we do not believe that the resolution of such matters will have a material adverse impact on our results of operations, financial position, or cash flows.On April 26, 2017, a class action complaint was filed in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida by Norman Gundel, William Mann, and Brenda Taylor against Avatar Properties, Inc. (an acquired AV Homes entity) ("Avatar"), generally alleging that our collection of club membership fees in connection with the use of one of our amenities in our East homebuilding segment violates various laws relating to homeowner associations and other Florida-specific laws (the "Solivita litigation"). The class action complaint sought an injunction to prohibit future collection of club membership fees. On NovemberÂ 2, 2021, the court determined that the club membership fees were improper and that plaintiffs were entitled to $35.0 million in fee reimbursements. We appealed the courtâ€™s ruling to the Sixth District Court of Appeal (the "District Court") on November 29, 2021, and the plaintiffs agreed to continue to pay club membership fees pending the outcome of the appeal. On June 23, 2023 the District Court affirmed the trial court judgment in a split decision, with three separate opinions. Recognizing the potential â€œfar-reaching effects on homeowners associations throughout the State,â€ the District Court certified a question of great public importance to the Florida Supreme Court, and we filed a notice to invoke the discretionary review of the Florida Supreme Court. On November 2, 2023, the Florida Supreme Court declined to exercise jurisdiction. Following the Florida Supreme Courtâ€™s decision, we paid $64.7Â million to the plaintiffs during the three months ended December 31, 2023, which included the amount of the trial courtâ€™s judgment, club membership fees received during the pendency of our appeal, pre-judgment interest and post-judgment interest. We have recorded an accrual for our estimated liability with respect to the plaintiffâ€™s legal fees and costs for this matter, which is reflected in our legal accruals as of September 30, 2024 and is not material to our condensed consolidated financial statements. Plaintiffs have also asserted claims for additional pre-judgment interest, for which we believe we have substantial defenses. Hearings on the plaintiffs' claims for additional pre-judgment interest and legal fees were held on July 2, 2024 and July 29, 2024, respectively, and remain under the court's consideration.After reviewing our amenity arrangements in our Florida communities to determine whether such arrangements might subject the Company to liability in light of the outcome of the Solivita litigation described above, we identified one additional community with similar claims. On August 13, 2020, Slade Chelbian, a resident of our Bellalago community in Kissimmee, Florida, filed a purported class action suit against Avatar, AV Homes, Inc. and Taylor Morrison Home Corporation in the Circuit Court of the Ninth Circuit in and for Osceola County, Florida, generally alleging that Avatar cannot earn profits from community members for use of club amenities where membership in the club is mandatory for all residents and failure to pay club membership fees could result in the foreclosure of their homes by Avatar.

On February 25, 2022, the court stayed the action pending the resolution of the Solivita litigation. Following the resolution of the Solivita appeal, the court held a case management conference to create timelines for the case. The parties have reached a tentative agreement regarding class certification, which will require approval of the court. While the ultimate outcome and the costs associated with litigation are inherently uncertain and difficult to predict, we have recorded an accrual for our estimated liability for this matter, which is reflected in our legal accruals as of September 30, 2024.Leases â€" Our leases primarily consist of office space, construction trailers, model home leasebacks, a ground lease, equipment, and storage units. We assess each of these contracts to determine whether the arrangement contains a lease as defined by ASC 842, Leases. We recorded lease expense of approximately $4.6 million and $16.1 million for the three and nine months ended SeptemberÂ 30, 2024, respectively, and $5.8 million and $19.3 million for the three and nine months ended SeptemberÂ 30, 2023, respectively, within General and administrative expenses on our unaudited Condensed consolidated statements of operations X - ReferencesNo definition available. + Details Name: us-gaap_CommitmentsAndContingenciesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for commitments and contingencies. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 405 -SubTopic 30 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/405-30/tableOfContentReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 440 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482648/440-10-50-4Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/450/tableOfContentReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 440 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478522/954-440-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 440 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482648/440-10-50-4Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 440 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/440/tableOfContent + Details Name: us-gaap_CommitmentsAndContingenciesDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 31 R20.htm IDEA: XBRL DOCUMENT v3.24.3 MORTGAGE HEDGING ACTIVITIES 9 Months Ended Sep. 30, 2024 Derivative Instruments and Hedging Activities Disclosure [Abstract] Â MORTGAGE HEDGING ACTIVITIES MORTGAGE HEDGING ACTIVITIESThe following summarizes derivative instrument assets/(liabilities) as of the periods presented: As ofSeptember 30, 2024December 31, 2023(Dollars in thousands)Fair Value Notional Amount (1)Fair ValueNotional Amount (1)IRLCs$(3,517)$299,712Â $1,489Â $219,129Â MBSs542Â 702,000Â (5,055)285,000Â Total$(2,975)$(3,566)(1) The notional amounts in the table above include mandatory and best effort mortgages, that have been locked and approved.Total commitments to originate loans approximated $319.5 million and $242.6 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. This amount represents the commitments to originate loans that have been locked and approved by underwriting. The notional amounts in the table above includes mandatory and best effort loans that have been locked and approved by underwriting. We have exposure to credit loss in the event of contractual non-performance by our trading counterparties in derivative instruments that we use in our interest rate risk management activities. We manage this credit risk by selecting only counterparties that we believe to be financially strong, spreading the risk among multiple counterparties, placing contractual limits on the amount of unsecured credit extended to any single counterparty, and entering into netting agreements with counterparties, as appropriate. Commitments to originate loans do not necessarily reflect future cash requirements as some commitments are expected to expire without being drawn upon. X - ReferencesNo definition available. + Details Name: us-gaap_DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for derivatives and fair value of assets and liabilities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/815/tableOfContentReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 820 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/820/tableOfContent + Details Name: us-gaap_DerivativesAndFairValueTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 32 R21.htm IDEA: XBRL DOCUMENT v3.24.3 ESTIMATED DEVELOPMENT LIABILITIES 9 Months Ended Sep. 30, 2024 Real Estate [Abstract] Â ESTIMATED DEVELOPMENT LIABILITIES ESTIMATED DEVELOPMENT LIABILITIESEstimated development liabilities consist primarily of estimated future utilities improvements in Poinciana, Florida and Rio Rico, Arizona for home sites previously sold, in most cases prior to 1980. Such development liabilities were assumed through our acquisition of AV Homes and initially incurred by affiliates of AV Homes in connection with class action settlement agreements entered into by such affiliates in 1974 (the â€œ1974 Judgmentâ€), which required such entities to install certain water and electric infrastructure at such home sites upon satisfaction of certain conditions. Estimated development liabilities are reduced by actual expenditures and are evaluated and adjusted, as appropriate, to reflect managementâ€™s estimate of potential completion costs. In the third quarter of 2024, we changed our estimate for the liability related to the Poinciana home sites because of a change in installation policy, to perform infrastructure work for only lot owners that meet specific criteria, such as having privity of contract with the original sale documents. We changed the method of estimating from using third-party engineer cost estimates to a method of identifying the actual number of home sites eligible for the future utility improvements, by reviewing chain of title, and inspection of home sites to better estimate our liability. The change in estimate resulted in a $8.2Â million reduction of the Poinciana related liability. X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for real estate owned (as defined). Generally, the largest component of real estate owned by lenders is assets taken in settlement of troubled loans through surrender or foreclosure. Real estate investments, real estate loans that qualify as investments in real estate, and premises that are no longer used in operations may also be included in real estate owned. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-3 + Details Name: us-gaap_RealEstateOwnedTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 33 R22.htm IDEA: XBRL DOCUMENT v3.24.3 Pay vs Performance Disclosure - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Pay vs Performance Disclosure Â Â Â Â Net income $ 251,126 $ 170,691 $ 640,856 $ 596,344 X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 402 -Subsection v -Paragraph 1 + Details Name: ecd_PvpTable Namespace Prefix: ecd_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 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ecd_NonRule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_NonRule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance 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Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. The information included in this Quarterly Report on Form 10-Q should be read in conjunction with the Consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 (the â€œAnnual Reportâ€). In the opinion of management, the accompanying unaudited Condensed consolidated financial statements include all normal and recurring adjustments that are considered necessary for the fair presentation of our results for the interim periods presented. Results for interim periods are not necessarily indicative of results to be expected for a full fiscal year. Joint Ventures Joint Ventures â€" We consolidate certain joint ventures in accordance with Accounting Standards Codification (â€œASCâ€) Topic 810, Consolidation. The income/loss from the percentage of the joint venture not owned by us is presented as â€œNet (income)/loss attributable to non-controlling interestsâ€ on the unaudited Condensed consolidated statement of operations. The equity from the percentage of the joint ventures not owned by us is presented as â€œNon-controlling

interestsâ€ on the unaudited Condensed consolidated statement of stockholdersâ€™ equity. The balance of non-controlling interests will fluctuate from period to period as a result of activities within the respective joint ventures which may include the allocation of income or losses and distributions or contributions associated with the partners within the joint venture. Use of Estimates Use of Estimates â€” The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions that affect the amounts reported in the unaudited Condensed consolidated financial statements and accompanying notes. Significant estimates include real estate development costs to complete, valuation of real estate, valuation of goodwill, valuation of estimated development liabilities, valuation of equity awards, valuation allowance on deferred tax assets, and reserves for warranty and self-insured risks. Actual results could differ from those estimates. Real Estate Inventory Real Estate Inventory â€” Inventory consists of raw land, land under development, homes under construction, completed homes, and model homes, all of which are stated at cost. In addition to direct carrying costs, we also capitalize interest, real estate taxes, and related development costs that benefit the entire community, such as field construction supervision and related direct overhead. Home vertical construction costs are accumulated and charged to Cost of home closings at the time of home closing using the specific identification method. Land acquisition, development, interest, and real estate taxes are allocated generally using the relative sales value method. Generally, all overhead costs relating to purchasing, vertical construction, and construction utilities are considered overhead costs and allocated on a per unit basis. These costs are capitalized to inventory from the point development begins to the point construction is completed. Changes in estimated costs to be incurred in a community are generally allocated to the remaining lots on a prospective basis. The life cycle of a typical community generally ranges from two to five years, commencing with the acquisition of unentitled or entitled land, continuing through the land development phase and concluding with the sale, construction and delivery of homes. Actual community duration will vary based on the size of the community, the sales absorption rate and whether we purchased the property as raw land or as finished lots.We capitalize qualifying interest costs to inventory during the development and construction periods. Capitalized interest is charged to Cost of home closings when the related inventory is charged to Cost of home closings.We assess the recoverability of our inventory in accordance with the provisions of ASC Topic 360, Property, Plant, and Equipment ("Topic 360"). We review our real estate inventory for indicators of impairment on a community-level basis during each reporting period. If indicators of impairment are present for a community, an undiscounted cash flow analysis is generally prepared in order to determine if the carrying value of the assets in that community exceeds the estimated undiscounted cash flows. Generally, if the carrying value of the assets exceeds their estimated undiscounted cash flows, the assets are potentially impaired, requiring a fair value analysis. Our determination of fair value is primarily based on a discounted cash flow model which includes projections and estimates relating to sales prices, construction costs, sales pace, and other factors. However, fair value can be determined through other methods, such as appraisals, contractual purchase offers, and other third party opinions of value. Changes in these projections and estimates may lead to a change in the outcome of our impairment analysis, and actual results may also differ from our assumptions. For the three months ended SeptemberÂ 30, 2024, there was no inventory impairment recorded. For the nine months ended SeptemberÂ 30, 2024, we recorded $2.3 million of inventory impairment relating to one of our communities in our East reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we recorded $11.8Â million of impairment charges relating to one of our communities in our West reporting segment. Inventory impairments are recorded to Cost of home closings on the unaudited Condensed consolidated statements of operations.In certain cases, we may elect to cease development and/or marketing of an existing community if we believe the economic performance of the community would be maximized by deferring development for a period of time to allow for market conditions to improve. We refer to such communities as long-term strategic assets. The decision may be based on financial and/or operational metrics as determined by us. For those communities that have been temporarily closed or development has been discontinued, we do not allocate interest or other costs to the community's inventory until activity resumes. Such costs are expensed as incurred. In addition, if we decide to cease development, we will evaluate the project for impairment and then cease future development and marketing activity until such a time when we believe that market conditions have improved and economic performance can be maximized. Our assessment of the carrying value of our long-term strategic assets typically includes estimates of future performance, including the timing of when development will recommence, the type of product to be offered, and the margin to be realized. In the future, some of these inactive communities may be re-opened while others may be sold. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had no long-term strategic assets.Land banking arrangements â€” We have land purchase agreements with various land sellers. As a method of acquiring land in staged takedowns, while limiting risk and minimizing the immediate use of funds from our available cash or other financing sources, we transfer our right under certain specific performance agreements to entities owned by third parties (â€œland banking arrangementsâ€). These entities use equity contributions from their owners and/or incur debt to finance the acquisition and development of the land. We incur interest expense on these arrangements. Interest is based on remaining lots to be purchased and is capitalized for the percentage of lots in each project actively under development, with the remainder expensed and included in Interest expense/(income), net on the unaudited Condensed consolidated statements of operations. The entities grant us an option to acquire lots in staged takedowns. In consideration for this option, we make a non-significant and non-refundable cash deposit. We are not legally obligated to purchase the lots, but would forfeit any existing deposits and could be subject to financial and other penalties if the lots were not purchased. We do not have an ownership interest in these entities or title to their assets and do not guarantee their liabilities. As such, these entities are not consolidated. These land banking arrangements help us manage the financial and market risk associated with land holdings which are not included in the unaudited Condensed consolidated balance sheets.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had the right to purchase 5,822 lots and 5,818 lots under such land agreements for an aggregate purchase price of $968.4Â million and $822.1Â million, respectively. We are not legally obligated to purchase the balance of the lots. As of September 30, 2024 and December 31, 2023, our exposure to loss related to deposits on land banking arrangements totaled $127.4Â million and $129.2Â million, respectively.We believe there are other land bank providers that could be substituted should our existing providers become unavailable or non-competitive with respect to land banking of future land. Therefore, we do not believe that the loss of our relationship with our current land bank providers would have a material adverse effect on our business, financial condition, or cash flows. Assets Held for Sale Assets Held for SaleReal estate and inventory assets are considered held for sale once it is determined all criteria in accordance with Topic 360 have been met. The criteria includes the following considerations: (i) whether the company is committed to a plan to sell, (ii) whether the asset is available for immediate sale in the asset's present condition, (iii) whether an active program to locate a buyer and other actions required to complete the plan to sell have been initiated, (iv) whether the sale of the asset is probable (i.e., likely to occur) and the transfer is expected to qualify for recognition as a completed sale within one year, (v) whether the long-lived asset or disposal group is being actively marketed for sale at a price that is reasonable in relation to its current fair value, and (vi) whether actions necessary to complete the plan indicate that it is unlikely significant changes to the plan will be made and that the plan will be withdrawn. Real estate and inventory assets held for sale are reported at the lower of carrying value or estimated fair value, less estimated costs to sell. The estimated fair value is generally based on a sales listing agreement, purchase and sales agreement, letter of intent, broker price opinion, recent offers received, prices for assets in recent comparable sales transactions, or other third-party estimate. Impairment loss on real estate or inventory assets held for sale is recognized when the carrying value is greater than the fair value less estimated costs to sell, which is based on the estimated sales price of the property. In the event an asset classified as held for sale no longer meets the criteria for held for sale classification the asset is reclassified as held for use at the lower of the fair value or the depreciated basis as if the asset had continued to be used.Inventory Assets Held for Sale - In some locations where we act as a developer, we occasionally purchase land that includes commercially zoned parcels or areas designated for school or government use, which we typically sell to commercial developers or municipalities, as applicable. We also sell residential lots or land parcels to manage our land and lot supply on larger tracts of land. For the three months ended SeptemberÂ 30, 2024, we did not record any fair value adjustments for land held for sale. For the nine months ended SeptemberÂ 30, 2024, we recorded $6.8 million of fair value adjustments for land held for sale in our West reporting segment. For the three and nine months ended SeptemberÂ 30, 2023, we had no such charges. Adjustments for land held for sale are recorded within Cost of land closings on the unaudited Condensed consolidated statements of operations.Real Estate Assets Held for Sale - During the three months ended SeptemberÂ 30, 2024, we entered into an exclusive listing agreement for one Build-To-Rent asset in Texas and one Build-To-Rent asset in Arizona. As of SeptemberÂ 30, 2024, we determined these two Build-To-Rent assets, which are in our Corporate and Unallocated operating and reporting segment, to be classified as held for sale based on the criteria above. We expect both sales to occur during the fourth quarter of 2024. The carrying amounts for these Build-To-Rent assets are $38.6Â million and $41.6Â million, respectively and are included in property and equipment, net on the unaudited Condensed consolidated balance sheets. As the fair value is greater than the carrying value for each asset, no adjustment to fair value was recorded. There were no assets classified as held for sale as of DecemberÂ 31, 2023. Investments in Consolidated and Unconsolidated Entities Investments in Consolidated and Unconsolidated EntitiesConsolidated Entities â€” In the ordinary course of business, we enter into land purchase contracts, lot option contracts and land banking arrangements in order to procure land or lots for the construction of homes. Such contracts enable us to control significant lot positions with a minimal initial capital investment and substantially reduce the risk associated with land ownership and development. In accordance with ASC Topic 810, Consolidation, when we enter into agreements to acquire land or lots and pay a non-refundable deposit, we evaluate if a Variable Interest Entity (â€œVIEâ€) should be created if we are deemed to have provided subordinated financial support that will absorb some or all of an entityâ€™s expected losses if they occur. If we are the primary beneficiary of the VIE, we consolidate the VIE and reflect such assets and liabilities as Consolidated real estate not owned and Liabilities attributable to consolidated real estate not owned, respectively, in the unaudited Condensed consolidated balance sheets.Unconsolidated Joint Ventures â€” We use the equity method of accounting for entities which we exercise significant influence but do not have a controlling interest over the operating and financial policies of the investee. For unconsolidated entities in which we function as the managing member, we have evaluated the rights held by our joint venture partners and determined that the partners have substantive participating rights that preclude the presumption of control. Our share of net earnings or losses is included in Net income from unconsolidated entities on the unaudited Condensed consolidated statements of operations when earned and distributions are credited against our Investments in unconsolidated entities on the unaudited Condensed consolidated balance sheets when received.We evaluate our investments in unconsolidated entities for indicators of impairment semi-annually. A series of operating losses of an investee or other factors may indicate that a decrease in value of our investment in the unconsolidated entity has occurred which is other-than-temporary. The amount of impairment recognized, if any, is the excess of the investment's carrying amount over its estimated fair value. Additionally, we consider various qualitative factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include age of the venture, stage in its life cycle, intent and ability for us to recover our investment in the entity, financial condition and long-term prospects of the entity, short-term liquidity needs of the unconsolidated entity, trends in the general economic environment of the land, entitlement status of the land held by the unconsolidated entity, overall projected returns on investment, defaults under contracts with third parties (including bank debt), recoverability of the investment through future cash flows and relationships among the entity's partners. If we believe that the decline in the fair value of the investment is temporary, then no impairment is recorded. Treasury Stock Treasury Stock â€” We account for treasury stock, including the shares repurchased as part of our Accelerated Share Repurchase ("ASR") programs, in accordance with ASC Topic 505-30, Equityâ€”Treasury Stock. Repurchased shares are reflected as a reduction in stockholders' equity. Refer to Note 10 - Stockholders' Equity for additional discussion regarding ASR programs. Revenue Recognition Revenue Recognition â€” Revenue is recognized in accordance with ASC Topic 606, Revenue from Contracts with Customers (â€œTopic 606â€). The standard's core principle requires an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. Home and land closings revenueUnder Topic 606, the following steps are applied to determine home closings revenue and land closings revenue recognition: (1) identify the contract(s) with our customer; (2) identify the performance obligations in the contract; (3) determine the transaction price; (4) allocate the transaction price to the performance obligations in the contract; and (5) recognize revenue when (or as) the performance obligation(s) are satisfied. Our home sales transactions, have one contract, with one performance obligation, with each customer to build and deliver the home purchased (or develop and deliver land). Based on the application of the five steps, the following summarizes the timing and manner of home and land closings revenue: â€¢Revenue from closings of residential real estate is recognized when the buyer has made the required minimum down payment, obtained necessary financing, the risks and rewards of ownership are transferred to the buyer, and we have no continuing involvement with the property, which is generally upon the close of escrow. Revenue is reported net of any discounts and incentives. â€¢Revenue from land sales is recognized when a significant down payment is received, title passes and collectability of the receivable, if any, is reasonably assured, and we have no continuing involvement with the property, which is generally upon the close of escrow. Amenity and other revenueWe own and operate certain amenities such as golf courses, clubhouses, and fitness centers, pursuant to which we provide club members with access to the facilities in exchange for the payment of club dues. We collect club dues and other fees from club members, which are invoiced on a monthly basis. Revenue from our golf club operations is also included in amenity and other revenue. Amenity and other revenue also includes revenue from the sale of assets from our Urban Form operations and Build-to-Rent operations. Financial services revenue Mortgage operations and hedging activity related to financial services are not within the scope of Topic 606. Loan origination fees (including title fees, points, and closing costs) are recognized at the time the related real estate transactions are completed, which is usually upon the close of escrow. Generally, loans TMHF originates are sold to third party investors within a short period of time, on a non-recourse basis. Gains and losses from the sale of mortgages are recognized in accordance with ASC Topic 860-20, Sales of Financial Assets. TMHF does not have continuing involvement with the transferred assets; therefore, we derecognize the mortgage loans at time of sale, based on the difference between the selling price and carrying value of the related loans upon sale, recording a gain/loss on sale in the period of sale. Also included in Financial services revenue/expenses is the realized and unrealized gains and losses from hedging instruments. ASC Topic 815-25, Derivatives and Hedging, requires that all hedging instruments be recognized as assets or liabilities on the balance sheet at their fair value. We do not meet the criteria for hedge accounting; therefore, we account for these instruments as free-standing derivatives, with changes in fair value recognized in Financial services revenue/expenses on the unaudited Condensed consolidated statements of operations in the period in which they occur. Recently Issued Accounting Pronouncements Recently Issued Accounting PronouncementsIn November 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures, which is intended to improve reportable segment disclosure requirements primarily through enhanced disclosures about significant segment expenses. ASU 2023-07 requires all public entities to report segment information in accordance with Topic 280. The guidance will be effective for the annual reporting period ending December 31, 2024 but entities may early adopt. We do not believe the adoption of ASU 2023-07 will have a material impact on our consolidated financial statements and disclosures.In December 2023, the FASB issued ASU 2023-09, Improvements to Income Tax Disclosures, which establishes new income tax disclosure requirements. Under the new guidance, entities must consistently categorize and provide greater disaggregation of information in the rate reconciliation and income taxes paid by jurisdiction. This ASU can be applied prospectively or retrospectively and is effective for the annual reporting period beginning January 1, 2025. We are currently evaluating ASU 2023-09 and do not expect it to have a material effect on our consolidated financial statements and disclosures. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for basis of accounting, or basis of presentation, used to prepare the financial statements (for example, US Generally Accepted Accounting Principles, Other Comprehensive Basis of Accounting, IFRS). + ReferencesNo definition available. + Details Name: us-gaap_BasisOfAccountingPolicyPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for interest in an unincorporated joint venture or partnership that is included in the enterprise's financial statements using the proportionate consolidation method of accounting. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 932 -SubTopic 810 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477424/932-810-45-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 932 -SubTopic 323 -Name Accounting Standards Codification -Section 25 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477472/932-323-25-2 + Details Name: us-gaap_InterestInUnincorporatedJointVenturesOrPartnershipsPolicy Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for capitalizing costs incurred as inventory, determining carrying values, recognizing impairment; and the timing of and methods used for charging inventory to cost of sales. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 25 -Paragraph 13 -SubTopic 340 -Topic 970 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477549/970-340-25-13 + Details Name: us-gaap_InventoryRealEstatePolicy Namespace Prefix: us-gaap_ Data Type: dtr-

types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for investment in financial asset. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(3)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(f)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(f)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(f)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 12 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-12Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 19 -Subparagraph (2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-19 + Details Name: us-gaap_InvestmentPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy pertaining to new accounting pronouncements that may impact the entity's financial reporting. Includes, but is not limited to, quantification of the expected or actual impact. + ReferencesNo definition available. + Details Name: us-gaap_NewAccountingPronouncementsPolicyPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for real estate held for development or sale. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 35 -Paragraph 3 -SubTopic 360 -Topic 970 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479166/970-360-35-3 + Details Name: us-gaap_RealEstateHeldForDevelopmentAndSalePolicy Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for revenue from contract with customer. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-17Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-19Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-18Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-18Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-20Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-20Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-20Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-20Reference 9: http://www.xbrl.org/2003/role/exampleRef -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (e) -SubTopic 10 -Topic 235 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Topic 606 -Publisher FASB -URI https://asc.fasb.org/606/tableOfContent + Details Name: us-gaap_RevenueFromContractWithCustomerPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for its capital stock transactions, including dividends and accumulated other comprehensive income. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-1 + Details Name: us-gaap_StockholdersEquityPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for the use of estimates in the preparation of financial statements in conformity with generally accepted accounting principles. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-9Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-4Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 11 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-11Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 12 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-12Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-8 + Details Name: us-gaap_UseOfEstimates Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 36 R25.htm IDEA: XBRL DOCUMENT v3.24.3 EARNINGS PER SHARE (Tables) 9 Months Ended Sep. 30, 2024 Earnings Per Share [Abstract] Â Schedule of Components of Basic and Diluted Earnings Per Share The following is a summary of the components of basic and diluted earnings per share (in thousands, except per share amounts): Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Numerator:Net income $251,126Â $170,691Â $640,856Â $596,344Â Denominator:Weighted average shares â€” basic104,132Â 108,837Â 105,359Â 108,827Â Restricted stock units877Â 940Â 970Â 895Â Stock Options1,080Â 845Â 1,032Â 814Â Weighted average shares â€“ diluted106,089Â 110,622Â 107,361Â 110,536Â Earnings per common share â€“ basic:Net income $2.41Â $1.57Â $6.08Â $5.48Â Earnings per common share â€“ diluted:Net income $2.37Â $1.54Â $5.97Â $5.40Â X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of an entity's basic and diluted earnings per share calculations, including a reconciliation of numerators and denominators of the basic and diluted per-share computations for income from continuing operations. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1 + Details Name: us-gaap_ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 37 R26.htm IDEA: XBRL DOCUMENT v3.24.3 REAL ESTATE INVENTORY (Tables) 9 Months Ended Sep. 30, 2024 Real Estate [Abstract] Â Schedule of Inventory Inventory consists of the following:As of(Dollars in thousands)September 30,2024December 31,2023Real estate developed and under development$4,342,785Â $3,855,534Â Real estate held for development or held for sale (1)49,753Â 29,317Â Total land inventory4,392,538Â 3,884,851Â Operating communities (2)1,705,198Â 1,414,528Â Capitalized interest167,544Â 174,449Â Total owned inventory6,265,280Â 5,473,828Â Consolidated real estate not owned175,245Â 71,618Â Total real estate inventory$6,440,525Â $5,545,446Â (1) Real estate held for development or held for sale includes properties which are not in active production. (2) Operating communities consist of all vertical construction costs relating to homes in progress and completed homes. Schedule of Development Status of Land Inventory A summary of owned and controlled lots is as follows:As ofSeptember 30,2024December 31, 2023Owned lots:Undeveloped13,726Â 13,418Â Under development9,971Â 8,848Â Finished11,239Â 11,811Â Total owned lots34,936Â 34,077Â Controlled lots:Land option purchase contracts10,028Â 8,621Â Land banking arrangements5,822Â 5,818Â Other controlled lots(1)32,793Â 23,846Â Total controlled lots48,643Â 38,285Â Total owned and controlled lots83,579Â 72,362Â Homes in inventory8,490Â 7,867Â (1) Other controlled lots include single transaction take-downs and lots from our portion of unconsolidated JVs. Schedule of Interest Capitalized, Incurred, Expensed and Amortized Interest capitalized, incurred and amortized is as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Interest capitalized - beginning of period$172,263Â $191,304Â $174,449Â $190,123Â Interest incurred and capitalized(1)25,345Â 28,270Â 75,087Â 94,452Â Interest amortized to cost of home closings(30,064)(32,377)(81,992)(97,378)Interest capitalized - end of period$167,544Â $187,197Â $167,544Â $187,197Â (1) Excludes Interest expense/(income), net on the unaudited Condensed consolidated statements of operations as such amounts are not capitalizable. X - DefinitionReal Estate Inventory Capitalized Interest Costs [Table Text Block] + ReferencesNo definition available. + Details Name: tmhc_RealEstateInventoryCapitalizedInterestCostsTableTextBlock Namespace Prefix: tmhc_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionSchedule Of Inventory Real Estate [Table Text Block] + ReferencesNo definition available. + Details Name: tmhc_ScheduleOfInventoryRealEstateTableTextBlock Namespace Prefix: tmhc_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionSummary Of Real Estate Held For Development And Sale [Table Text Block] + ReferencesNo definition available. + Details Name: tmhc_SummaryOfRealEstateHeldForDevelopmentAndSaleTableTextBlock Namespace Prefix: tmhc_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 38 R27.htm IDEA: XBRL DOCUMENT v3.24.3 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES (Tables) 9 Months Ended Sep. 30, 2024 Equity Method Investments and Joint Ventures [Abstract] Â Summarized Financial Information of Unconsolidated Entities Accounted by Equity Method Summarized, unaudited condensed combined financial information of unconsolidated entities that are accounted for by the equity method are as follows (in thousands):As ofSeptember 30,2024December 31,2023Assets:Real estate inventory$1,232,415Â $952,223Â Other assets198,446Â 182,517Â Total assets$1,430,861Â $1,134,740Â Liabilities and ownersâ€™ equity:Debt$469,811Â $317,224Â Other liabilities72,963Â 50,739Â Total liabilities$542,774Â $367,963Â Ownersâ€™ equity:TMHC$397,061Â $346,192Â Others491,026Â 420,585Â Total ownersâ€™ equity$888,087Â $766,777Â Total liabilities and ownersâ€™ equity$1,430,861Â $1,134,740Â Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420230Revenues$65,075Â $44,010Â $228,227Â $95,647Â Costs and expenses(63,094)(37,810)(212,450)(76,575)Net income$1,981Â $6,200Â $15,777Â $19,072Â TMHCâ€™s share in net income of unconsolidated entities$707Â $1,934Â $6,086Â $7,049Â Distributions to TMHC from unconsolidated entities$14,837Â $2,226Â $29,864Â $8,110Â X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of equity method investments including, but not limited to, name of each investee or group of investments, percentage ownership, difference between recorded amount of an investment and the value of the underlying equity in the net assets, and summarized financial information. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 39 R28.htm IDEA: XBRL DOCUMENT v3.24.3 ACCRUED EXPENSES AND OTHER LIABILITIES (Tables) 9 Months Ended Sep. 30, 2024 Payables and Accruals [Abstract] Â Summary of Accrued Expenses and Other Liabilities Accrued expenses and other liabilities consist of the following (in thousands):As ofSeptember 30, 2024December 31, 2023Real estate development costs to complete$42,611Â $46,114Â Compensation and employee benefits145,485Â 149,095Â Self-insurance and warranty reserves193,313Â 184,448Â Interest payable26,983Â 31,042Â Property and sales taxes payable45,476Â 30,887Â Other accruals123,633Â 107,488Â Total accrued expenses and other liabilities$577,501Â $549,074Â Summary of Changes in Reserves A summary of the changes in reserves are as follows (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023 (1)20242023 (1)Reserve - beginning of period$181,790Â $160,326Â $184,448Â $161,675Â Additions to reserves20,971Â 16,385Â 63,161Â 55,720Â Cost of claims incurred(18,423)(18,795)(68,329)(62,622)Changes in estimates to pre-existing reserves8,975Â 12,320Â 14,033Â 15,463Â Reserve - end of period$193,313Â $170,236Â $193,313Â $170,236Â (1) Includes amount reclassified from Additions to reserves to Changes in estimates to pre-existing reserves. X - ReferencesNo definition available. + Details Name: us-gaap_PayablesAndAccrualsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the (a) carrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business (accounts payable); (b) other payables; and (c) accrued liabilities. Examples include taxes, interest, rent and utilities. Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer). An alternative caption includes accrued expenses. + ReferencesNo definition available. + Details Name: us-gaap_ScheduleOfAccountsPayableAndAccruedLiabilitiesTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the changes in the guarantor's aggregate product warranty liability, including the beginning balance of the aggregate product warranty liability, the aggregate reductions in that liability for payments made (in cash or in kind) under the warranty, the aggregate changes in the liability for accruals related to product warranties issued during the reporting period, the aggregate changes in the liability for accruals related to preexisting warranties (including adjustments related to changes in estimates), and the ending balance of the aggregate product warranty liability. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ScheduleOfProductWarrantyLiabilityTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 40 R29.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT (Tables) 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] Â Senior Notes and Other Borrowings Total debt consists of the following (in thousands):As ofSeptember 30, 2024December 31, 2023PrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValuePrincipalUnamortizedDebt Issuance (Costs)/Premium CarryingValue5.875% Senior Notes due 2027500,000Â (2,085)497,915Â 500,000Â (2,672)497,328Â 6.625% Senior Notes due 2027(1)27,070Â 805Â 27,875Â 27,070Â 1,022Â 28,092Â 5.75% Senior Notes due 2028450,000Â (2,078)447,922Â 450,000Â (2,551)447,449Â 5.125% Senior Notes due 2030500,000Â (3,698)496,302Â 500,000Â (4,174)495,826Â Senior Notes subtotal$1,477,070Â $(7,056)$1,470,014Â $1,477,070Â $(8,375)$1,468,695Â Loans payable and other borrowings439,878Â â€“Â 439,878Â 394,943Â â€“Â 394,943Â $1 Billion Revolving Credit Facility(2)â€“Â â€“Â â€“Â â€“Â â€“Â â€“Â Mortgage warehouse facilities borrowings233,331Â â€“Â 233,331Â 153,464Â â€“Â 153,464Â Total debt$2,150,279Â $(7,056)$2,143,223Â $2,025,477Â $(8,375)$2,017,102Â (1) Unamortized debt issuance premium is reflective of fair value adjustments as a result of purchase accounting.(2) Unamortized debt issuance costs are included in the Prepaid expenses and other assets, net on the unaudited Condensed consolidated balance sheets. Summary of Mortgage Subsidiary Borrowings The following is a summary of our mortgage warehouse facilities borrowings (in thousands):As of September 30, 2024FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$37,036Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C64,906Â 100,000Â Term SOFR + 1.50%on DemandMortgage LoansWarehouse D63,359Â 100,000Â Daily SOFR + 1.50%September 3, 2025Mortgage LoansWarehouse E68,030Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$233,331Â $360,000Â Â As of December 31, 2023FacilityAmountDrawnFacilityAmountInterestRate(1)ExpirationDateCollateral (2)Warehouse A$13,477Â $60,000Â Term SOFR + 1.70%on DemandMortgage LoansWarehouse C25,567Â 100,000Â Term SOFR + 1.65%on DemandMortgage Loans Warehouse D56,745Â 100,000Â Daily SOFR + 1.50%September 4, 2024Mortgage LoansWarehouse

E57,675Â 100,000Â Term SOFR + 1.60%on DemandMortgage LoansTotal$153,464Â $360,000Â (1) Secured Overnight Financing Rate ("SOFR")(2) The mortgage warehouse facilities borrowings outstanding as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 were collateralized by $265.4 million and $193.3 million, respectively, of mortgage loans held for sale. X - ReferencesNo definition available. + Details Name: us-gaap_DebtDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of long-debt instruments or arrangements, including identification, terms, features, collateral requirements and other information necessary to a fair presentation. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the entity, if longer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-3Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 942 -SubTopic 470 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477734/942-470-50-3Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-8Reference 9: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-6Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-7 + Details Name: us-gaap_ScheduleOfDebtInstrumentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of short-term or long-term contractual arrangements with lenders, including letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_ScheduleOfLineOfCreditFacilitiesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 41 R30.htm IDEA: XBRL DOCUMENT v3.24.3 FAIR VALUE DISCLOSURES (Tables) 9 Months Ended Sep. 30, 2024 Fair Value Disclosures [Abstract] Â Summary of Carrying Value and Fair Value of Financial Instruments The carrying value and fair value of our financial instruments are as follows:September 30, 2024December 31, 2023(Dollars in thousands)Level in FairValue HierarchyCarryingValue EstimatedFair Value CarryingValueEstimatedFair ValueDescription:Mortgage loans held for sale2$265,356Â $265,356Â $193,344Â $193,344Â IRLCs3(3,517)(3,517)1,489Â 1,489Â MBSs2542Â 542Â (5,055)(5,055)Mortgage warehouse facilities borrowings2233,331Â 233,331Â 153,464Â 153,464Â Loans payable and other borrowings2439,878Â 439,878Â 394,943Â 394,943Â 5.875% Senior Notes due 2027 (1)2497,915Â 510,025Â 497,328Â 502,500Â 6.625% Senior Notes due 2027 (1)227,875Â 27,128Â 28,092Â 26,529Â 5.75% Senior Notes due 2028 (1)2447,922Â 458,163Â 447,449Â 451,571Â 5.125% Senior Notes due 2030 (1)2496,302Â 497,670Â 495,826Â 483,690Â (1) Carrying value for senior notes, as presented, includes unamortized debt issuance costs and premiums. Debt issuance costs are not factored into the fair value calculation for the senior notes. Summary of Fair Value of Assets Measured on a Nonrecurring Basis The following table presents the fair value for our inventories measured at fair value on a nonrecurring basis:(Dollars in thousands)Level in FairValue HierarchyAs ofJune 30, 2024As of September 30, 2023(1)Description:Real estate inventory3$7,024Â $19,263Â (1) As of December 31, 2023 there was no additional impairment; therefore, the fair value information presented is as of September 30, 2023. X - DefinitionTabular disclosure of assets and liabilities by class, including financial instruments measured at fair value that are classified in shareholders' equity, if any, that are measured at fair value on a nonrecurring basis in periods after initial recognition (for example, impaired assets). Disclosures may include, but are not limited to: (a) the fair value measurements recorded and the reasons for the measurements and (b) the level within the fair value hierarchy in which the fair value measurements are categorized in their entirety (levels 1, 2, 3). + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_FairValueAssetsMeasuredOnNonrecurringBasisTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_FairValueDisclosuresAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of information pertaining to carrying amount and estimated fair value of short-term and long-term debt instruments or arrangements, including but not limited to, identification of terms, features, and collateral requirements. + ReferencesNo definition available. + Details Name: us-gaap_ScheduleOfCarryingValuesAndEstimatedFairValuesOfDebtInstrumentsTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 42 R31.htm IDEA: XBRL DOCUMENT v3.24.3 STOCKHOLDERS' EQUITY (Tables) 9 Months Ended Sep. 30, 2024 Equity [Abstract] Â Summary of Share Repurchase Activity The following table summarizes share repurchase activity for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Number of Shares)2024202320242023March 5, 2024 ASR Agreement165,467â€“870,810â€“June 7, 2024 ASR Agreement88,444â€“808,905â€“September 12, 2024 ASR Agreement580,804â€“580,804â€“Number of shares repurchased with ASR 834,715â€“2,260,519â€“Other share repurchases(1)208,7642,169,6571,978,2482,278,982Total share repurchases - end of period1,043,4792,169,6574,238,7672,278,982(1) Amount represents shares repurchased under our existing share repurchase program which are not part of ASRs. Summary of Spend on Share Repurchase The following table summarizes our spend on share repurchases for the periods presented: Three Months Ended September 30,Nine Months Ended September 30,(Dollars in thousands)2024202320242023Amount available for repurchase â€“ beginning of period$298,095Â $275,570Â $494,489Â $279,138Â Amount repurchased(1)(61,297)(100,000)(257,691)(103,568)Amount available for repurchase â€“ end of period$236,798Â $175,570Â $236,798Â $175,570Â (1) 2024 amounts include the amount paid for our ASR programs. X - DefinitionTabular disclosure of accelerated share repurchase (ASR) programs. An ASR is a combination of transactions that permits an entity to purchase a targeted number of shares immediately with the final purchase price of those shares determined by an average market price over a fixed period of time. An accelerated share repurchase program is intended to combine the immediate share retirement benefits of a tender offer with the market impact and pricing benefits of a disciplined daily open market stock repurchase program. ASRs can be disclosed as part of stockholders' equity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481138/505-30-25-5 + Details Name: us-gaap_AcceleratedShareRepurchasesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of treasury stock, including, but not limited to, average cost per share, description of share repurchase program, shares repurchased, shares held for each class of treasury stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481520/505-30-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481520/505-30-50-3Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481520/505-30-50-4Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481549/505-30-45-1 + Details Name: us-gaap_ScheduleOfTreasuryStockByClassTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 43 R32.htm IDEA: XBRL DOCUMENT v3.24.3 STOCK BASED COMPENSATION (Tables) 9 Months Ended Sep. 30, 2024 Share-Based Payment Arrangement [Abstract] Â Summary of Share-based Payment Arrangement Activity The following table provides the outstanding balance of RSUs, PRSUs, and stock options as of SeptemberÂ 30, 2024:RSUs and PRSUsStock OptionsNumber of UnitsWeighted AverageGrant Date FairValueNumber of OptionsWeightedAverage ExercisePrice Per ShareBalance at September 30, 20241,338,592$38.15Â 2,088,092$28.67Â Summary of Stock-Based Compensation Expense The following table provides information regarding the amount and components of stock-based compensation expense, all of which is included in General and administrative expenses in the unaudited Condensed consolidated statements of operations (in thousands):Three Months EndedSeptember 30,Nine Months EndedSeptember 30,20242023202420232023Restricted stock units (1)$4,390Â $4,615Â $13,834Â $15,502Â Stock options1,071Â 1,087Â 3,182Â 3,004Â Total stock compensation expense$5,461Â $5,702Â $17,016Â $18,506Â (1) Includes compensation expense related to time-based RSUs and PRSUs. X - ReferencesNo definition available. + Details Name: us-gaap_DisclosureOfCompensationRelatedCostsSharebasedPaymentsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of cost recognized for award under share-based payment arrangement by plan. Includes, but is not limited to, related tax benefit. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 718 -SubTopic 10 -Section 50 -Paragraph 2 -Subparagraph (h)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ScheduleOfCompensationCostForShareBasedPaymentArrangementsAllocationOfShareBasedCompensationCostsByPlanTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of activity for award under share-based payment arrangement. Includes, but is not limited to, outstanding award at beginning and end of year, granted, exercised, forfeited, and weighted-average grant date fair value. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d) -SubTopic 10 -Topic 718 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e) -SubTopic 10 -Topic 718 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ScheduleOfShareBasedCompensationActivityTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 44 R33.htm IDEA: XBRL DOCUMENT v3.24.3 OPERATING AND REPORTING SEGMENTS (Tables) 9 Months Ended Sep. 30, 2024 Segment Reporting [Abstract] Â Summary of Reporting Segments Our reporting segments are as follows:EastAtlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and TampaCentralAustin, Dallas, Denver, Houston, and IndianapolisWestBay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern CaliforniaFinancial ServicesTaylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance Services Summary of Segment Information Segment information is as follows (in thousands):Three Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$766,821Â $517,418Â $781,626Â $49,654Â $5,323Â $2,120,842Â Gross margin209,650Â 127,647Â 169,652Â 22,350Â 1,770Â 531,069Â Selling(2), general and administrative expenses(56,260)(45,188)(48,315)â€“Â (49,578)(199,341)Net income/(loss) from unconsolidated entitiesâ€“Â 38Â (4)1,337Â (664)707Â Interest and other income/(expense), net(3)6,092Â (2,436)(2,323)438Â (1,515)256Â Income/(loss) before income taxes$159,482Â $80,061Â $119,010Â $24,125Â $(49,987)$332,691Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the three months ended September 30, 2024.Three Months Ended September 30, 2023East Central West Financial ServicesCorporateandUnallocated(1) Total Total revenue$582,557Â $433,610Â $615,817Â $40,045Â $3,516Â $1,675,545Â Gross margin158,096Â 109,481Â 106,103Â 16,917Â 1,121Â 391,718Â Selling(2), general and administrative expenses(42,957)(37,712)(45,442)91Â (41,771)(167,791)Net (loss)/income from unconsolidated entitiesâ€“Â (81)341Â 1,671Â 3Â 1,934Â Interest and other (expense)/income, net(3)(425)(2,380)(2,929)â€“Â 8,548Â 2,814Â Loss on extinguishment of debt, netâ€“Â â€“Â â€“Â â€“Â (269)(269)Income/(loss) before income taxes$114,714Â $69,308Â $58,073Â $18,679Â $(32,368)$228,406Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.Nine Months Ended September 30, 2024East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$2,008,762Â $1,489,313Â $2,153,531Â $145,529Â $14,512Â $5,811,647Â Gross margin533,690Â 374,506Â 442,650Â 64,976Â 4,380Â 1,420,202Â Selling(2), general and administrative expenses(155,523)(124,546)(141,130)â€“Â (145,041)(566,240)Net (loss)/income from unconsolidated entitiesâ€“Â (31)49Â 7,235Â (1,167)6,086Â Interest and other income/(expense), net(3)4,705Â (7,712)(8,950)1,772Â (1,075)(11,260)Income/(loss) before income taxes$382,872Â $242,217Â $292,619Â $73,983Â $(142,903)$848,788Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the nine months ended September 30, 2024.Nine Months Ended September 30, 2023East Central West FinancialServicesCorporateandUnallocated(1) Total Total revenue$1,933,434Â $1,521,829Â $1,815,980Â $117,108Â $9,615Â $5,397,966Â Gross margin526,968Â 381,279Â 333,843Â 46,490Â 2,389Â 1,290,969Â Selling(2), general and administrative expenses(133,908)(120,058)(133,027)â€“Â (123,502)(510,495)Net (loss)/income from unconsolidated entitiesâ€“Â (63)(67)7,205Â (26)7,049Â Interest and other (expense)/income, net(3)(2,773)(5,241)(2,157)â€“Â 15,501Â 5,330Â Loss on extinguishment of debt, netâ€“Â â€“Â â€“Â â€“Â (269)(269)Income/(loss) before income taxes$390,287Â $255,917Â $198,592Â $53,695Â $(105,907)$792,584Â (1) Includes the activity from our Build-To-Rent and Urban Form operations.(2) Includes sales, commissions and other marketing costs.(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects. Summary of Assets by Segment As of September 30, 2024EastCentralWestFinancial ServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$2,379,080Â $1,315,754Â $3,019,658Â $â€“Â $â€“Â $6,714,492Â Investments in unconsolidated entities81,378Â 133,182Â 94,932Â 5,483Â 82,086Â 397,061Â Other assets156,550Â 220,638Â 617,623Â 344,899Â 849,173Â 2,188,883Â Total assets$2,617,008Â $1,669,574Â $3,732,213Â $350,382Â $931,259Â $9,300,436Â (1) Includes the assets from our Build-To-Rent and Urban Form operations.As of December 31, 2023EastCentralWestFinancialServicesCorporateandUnallocated(1) TotalReal estate inventory and land deposits$1,909,084Â $1,181,014Â $2,658,565Â $â€“Â $â€“Â $5,748,663Â Investments in unconsolidated entities63,628Â 125,610Â 88,219Â 5,483Â 63,252Â 346,192Â Other assets177,739Â 214,685Â 616,210Â 298,451Â 1,270,147Â 2,577,232Â Total assets$2,150,451Â $1,521,309Â $3,362,994Â $303,934Â $1,333,399Â $8,672,087Â (1) Includes the assets from our Build-To-Rent and Urban Form operations. X - DefinitionTabular disclosure of all significant reconciling items in the reconciliation of total assets from reportable segments to the entity's consolidated assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-

gaap_ReconciliationOfAssetsFromSegmentToConsolidatedTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the reconciliation of profit (loss) from reportable segments to the consolidated income (loss) before income tax expense (benefit) and discontinued operations. Includes, but is not limited to, reconciliation after income tax if income tax is allocated to the reportable segment. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the profit or loss and total assets for each reportable segment. An entity discloses certain information on each reportable segment if the amounts (a) are included in the measure of segment profit or loss reviewed by the chief operating decision maker or (b) are otherwise regularly provided to the chief operating decision maker, even if not included in that measure of segment profit or loss. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-25Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 280 -SubTopic 10 -Section 50 -Paragraph 30 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_ScheduleOfSegmentReportingInformationBySegmentTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 45 R34.htm IDEA: XBRL DOCUMENT v3.24.3 MORTGAGE HEDGING ACTIVITIES (Tables) 9 Months Ended Sep. 30, 2024 Derivative Instruments and Hedging Activities Disclosure [Abstract] Â Summaries of Derivative Instruments The following summarizes derivative instrument assets/(liabilities) as of the periods presented: As ofSeptember 30, 2024December 31, 2023(Dollars in thousands)Fair Value Notional Amount (1)Fair ValueNotional Amount (1)IRLCs$(3,517)$299,712Â $1,489Â $219,129Â MBSs542Â 702,000Â (5,055)285,000Â Total$(2,975)$(3,566)(1) The notional amounts in the table above include mandatory and best effort mortgages, that have been locked and approved. X - ReferencesNo definition available. + Details Name: us-gaap_DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of pertinent information about a derivative or group of derivatives on a disaggregated basis, such as for individual instruments, or small groups of similar instruments. May include a combination of the type of instrument, risks being hedged, notional amount, hedge designation, related hedged item, inception date, maturity date, or other relevant item. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 815 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1AReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1BReference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-8Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-5Reference 9: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4C -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4C + Details Name: us-gaap_ScheduleOfDerivativeInstrumentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 46 R35.htm IDEA: XBRL DOCUMENT v3.24.3 BUSINESS (Details) 9 Months Ended Sep. 30, 2024 segment Organization, Consolidation and Presentation of Financial Statements [Abstract] Â Number of reportable segments 4 X - DefinitionNumber of segments reported by the entity. A reportable segment is a component of an entity for which there is an accounting requirement to report separate financial information on that component in the entity's financial statements. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-18 + Details Name: us-gaap_NumberOfReportableSegments Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 47 R36.htm IDEA: XBRL DOCUMENT v3.24.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Narrative (Details) 3 Months Ended 9 Months Ended Sep. 30, 2024 USD ($) asset lot Sep. 30, 2023 USD ($) Sep. 30, 2024 USD ($) asset lot Sep. 30, 2023 USD ($) Dec. 31, 2023 USD ($) lot Significant Accounting Policies [Line Items] Â Â Â Â Â Inventory impairments Â Â $ 2,325,000 $ 11,791,000 Â Total controlled lots | lot 48,643 Â 48,643 Â 38,285 Purchase price $ 968,400,000 Â $ 968,400,000 Â $ 822,100,000 Land deposits $ 127,400,000 Â 127,400,000 Â 129,200,000 Land held for sale write-down Â Â $ 6,782,000 0 Â Build to rent asset | asset 2 Â 2 Â Â Assets held for sale Â Â Â Â $ 0 Equity method investment, other than temporary impairment $ 0 $ 0 $ 0 Â Land banking arrangements Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Total controlled lots | lot 5,822 Â 5,822 Â 5,818 East Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Inventory impairments $ 0 Â $ 2,300,000 Â Â West Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Inventory impairments Â $ 11,800,000 Â $ 11,800,000 Â Build to rent asset | asset 1 Â 1 Â Â West | Operating Segments Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Land held for sale write-down Â Â $ 6,800,000 Â Â Assets held for sale $ 41,600,000 Â $ 41,600,000 Â Â Central Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Build to rent asset | asset 1 Â 1 Â Â Central | Operating Segments Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Assets held for sale $ 38,600,000 Â $ 38,600,000 Â Â Minimum Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Life cycle of communities (in years) Â Â 2 years Â Â Maximum Â Â Â Â Â Significant Accounting Policies [Line Items] Â Â Â Â Â Life cycle of communities (in years) Â Â 5 years Â Â X - DefinitionAsset, Held-For-Sale, Not Part Of Disposal Group, Number Of Assets + ReferencesNo definition available. + Details Name: tmhc_AssetHeldForSaleNotPartOfDisposalGroupNumberOfAssets Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber Of Controlled Lots + ReferencesNo definition available. + Details Name: tmhc_NumberOfControlledLots Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionReal Estate Inventory, Life Cycle + ReferencesNo definition available. + Details Name: tmhc_RealEstateInventoryLifeCycle Namespace Prefix: tmhc_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionSignificant Accounting Policies [Line Items] + ReferencesNo definition available. + Details Name: tmhc_SignificantAccountingPoliciesLineItems Namespace Prefix: tmhc_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of assets held-for-sale that are not part of a disposal group, expected to be sold within a year or the normal operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 15 -Paragraph 4 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482309/360-10-15-4 + Details Name: us-gaap_AssetsHeldForSaleNotPartOfDisposalGroupCurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of other-than-temporary decline in value that has been recognized against investment accounted for under equity method of accounting. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1 + Details Name: us-gaap_EquityMethodInvestmentOtherThanTemporaryImpairment Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate amount of write-downs for impairments recognized during the period for long-lived assets held for abandonment, exchange or sale. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-15 + Details Name: us-gaap_ImpairmentOfLongLivedAssetsToBeDisposedOf Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of loss from reductions in inventory due to subsequent measurement adjustments, including, but not limited to, physical deterioration, obsolescence, or changes in price levels. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 330 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483080/330-10-50-2 + Details Name: us-gaap_InventoryWriteDown Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe carrying amount as of the balance sheet date of land not owned but under a contract in which the entity has an option to purchase the land. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(6)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LandUnderPurchaseOptionsRecorded Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying amount of an option or options to acquire real property. + ReferencesNo definition available. + Details Name: us-gaap_PurchaseOptionsLand Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_ControlledLotsLandBankingArrangementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_EastHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_WestHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementOperatingActivitiesSegmentAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_CentralSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 48 R37.htm IDEA: XBRL DOCUMENT v3.24.3 EARNINGS PER SHARE - Schedule of Earnings Per Common Share (Details) - USD ($) $ / shares in Units, shares in Thousands, $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Numerator: Â Â Â Â Net income $ 251,126 $ 170,691 $ 640,856 $ 596,344 Denominator: Â Â Â Â Weighted average shares - basic (in shares) 104,132 108,837 105,359 108,827 Weighted average shares - diluted (in shares) 106,089 110,622 107,361 110,536 Earnings per common share â€” basic: Â Â Â Â Net income (in dollars per share) $ 2.41 $ 1.57 $ 6.08 $ 5.48 Earnings per common share â€” diluted: Â Â Â Â Net income (in dollars per share) $ 2.37 $ 1.54 $ 5.97 $ 5.40 Restricted stock units Â Â Â Â Denominator: Â Â Â Â Restricted stock units and stock options (in shares) 877 940 970 895 Stock Options Â Â Â Â Denominator: Â Â Â Â Restricted stock units and stock options (in shares) 1,080 845 1,032 814 X - DefinitionThe amount of net income (loss) for the period per each share of common stock or unit outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-15Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(27)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-7 + Details Name: us-gaap_EarningsPerShareBasic Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareBasicAbstract Namespace Prefix: us-

gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe amount of net income (loss) for the period available to each share of common stock or common unit outstanding during the reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-15Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(27)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-7 + Details Name: us-gaap_EarningsPerShareDiluted Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EarningsPerShareDilutedAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAdditional shares included in the calculation of diluted EPS as a result of the potentially dilutive effect of share based payment arrangements using the treasury stock method. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480454/718-10-45-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-22Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-23Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-28A + Details Name: us-gaap_IncrementalCommonSharesAttributableToShareBasedPaymentArrangements Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetIncomeLossAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-16 + Details Name: us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionNumber of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10 + Details Name: us-gaap_WeightedAverageNumberOfSharesOutstandingBasic Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_WeightedAverageNumberOfSharesOutstandingDilutedDisclosureItemsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_AwardTypeAxis=us-gaap_RestrictedStockUnitsRSUMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AwardTypeAxis=us-gaap_EmployeeStockOptionMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 49 R38.htm IDEA: XBRL DOCUMENT v3.24.3 EARNINGS PER SHARE - Narrative (Details) - shares 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Stock options and restricted stock units (RSUs) Â Â Â Â Dilutive Securities Included And Antidilutive Securities Excluded from Computation of Earnings Per Share [Line Items] Â Â Â Â Shares excluded from the calculation of earnings per share (in shares) 128,700 353,947 113,664 282,124 Accelerated Share Repurchase (ASRs) Â Â Â Â Dilutive Securities Included And Antidilutive Securities Excluded from Computation of Earnings Per Share [Line Items] Â Â Â Â Â Shares excluded from the calculation of earnings per share (in shares) 145,201 0 145,201 0 X - DefinitionSecurities (including those issuable pursuant to contingent stock agreements) that could potentially dilute basic earnings per share (EPS) or earnings per unit (EPU) in the future that were not included in the computation of diluted EPS or EPU because to do so would increase EPS or EPU amounts or decrease loss per share or unit amounts for the period presented. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1 + Details Name: us-gaap_AntidilutiveSecuritiesExcludedFromComputationOfEarningsPerShareAmount Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_AntidilutiveSecuritiesExcludedFromComputationOfEarningsPerShareLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_AntidilutiveSecuritiesExcludedFromComputationOfEarningsPerShareByAntidilutiveSecuritiesAxis=tmhc_StockOptionsAndRSUsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AntidilutiveSecuritiesExcludedFromComputationOfEarningsPerShareByAntidilutiveSecuritiesAxis=tmhc_AcceleratedShareRepurchaseASRsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 50 R39.htm IDEA: XBRL DOCUMENT v3.24.3 REAL ESTATE INVENTORY - Schedule of Inventory (Details) - USD ($) $ in

Thousands Sep. 30, 2024 Jun. 30, 2024 Dec. 31, 2023 Sep. 30, 2023 Jun. 30, 2023 Dec. 31, 2022 Real Estate [Abstract] Â Â Â Â Â Â Real estate developed and under development $ 4,342,785 Â $ 3,855,534 Â Â Â Real estate held for development or held for sale 49,753 Â 29,317 Â Â Â Total land inventory 4,392,538 Â 3,884,851 Â Â Â Operating communities 1,705,198 Â 1,414,528 Â Â Â Capitalized interest 167,544 $ 172,263 174,449 $ 187,197 $ 191,304 $ 190,123 Total owned inventory 6,265,280 Â 5,473,828 Â Â Â Consolidated real estate not owned 175,245 Â 71,618 Â Â Â Total real estate inventory $ 6,440,525 Â $ 5,545,446 Â Â Â X - DefinitionInventory Real Estate Not Owned + ReferencesNo definition available. + Details Name: tmhc_InventoryRealEstateNotOwned Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionInventory Real Estate Owned + ReferencesNo definition available. + Details Name: tmhc_InventoryRealEstateOwned Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount after valuation and LIFO reserves of inventory expected to be sold, or consumed within one year or operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_InventoryNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionTotal of (1) improvements, (2) held-for-sale, (3) land and land under development, (4) construction-in-process, (5) mortgage loans held-in-inventory, and (6) other real estate investments which are considered inventory due to being held for sale or disposition. + ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstate Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCost of real estate projects incurred for projects for eventual sale or transfer (condominium or time share projects, vacation clubs). + ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstateConstructionInProcess Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionRepresents properties which were acquired directly or through foreclosure for which a committed plan to sell exists and an active program to market such properties has been initiated. + ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstateHeldForSale Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFor banks, amount of real estate assets held for development or sale by the consolidated entity. + ReferencesNo definition available. + Details Name: us-gaap_RealEstateHeldForDevelopmentAndSale Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying amount as of the balance sheet date of interest costs that were capitalized to properties under development during the land development and construction period of a project, and which are included in inventory. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483013/835-20-50-1 + Details Name: us-gaap_RealEstateInventoryCapitalizedInterestCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant XML 51 R40.htm IDEA: XBRL DOCUMENT v3.24.3 REAL ESTATE INVENTORY - Schedule of Development Status of Land Inventory (Details) Sep. 30, 2024 lot home Dec. 31, 2023 lot home Inventory [Line Items] Â Â Total owned lots 34,936 34,077 Total controlled lots 48,643 38,285 Total owned and controlled lots 83,579 72,362 Homes in inventory | home 8,490 7,867 Undeveloped Â Â Inventory [Line Items] Â Â Total owned lots 13,726 13,418 Under development Â Â Inventory [Line Items] Â Â Total owned lots 9,971 8,848 Finished Â Â Inventory [Line Items] Â Â Total owned lots 11,239 11,811 Land option purchase contracts Â Â Inventory [Line Items] Â Â Total controlled lots 10,028 8,621 Land banking arrangements Â Â Inventory [Line Items] Â Â Total controlled lots 5,822 5,818 Other controlled lots Â Â Inventory [Line Items] Â Â Total controlled lots 32,793 23,846 X - DefinitionNumber Of Controlled Lots + ReferencesNo definition available. + Details Name: tmhc_NumberOfControlledLots Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber Of Homes In Inventory + ReferencesNo definition available. + Details Name: tmhc_NumberOfHomesInInventory Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber Of Lots Owned + ReferencesNo definition available. + Details Name: tmhc_NumberOfLotsOwned Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber Of Owned And Controlled Lots + ReferencesNo definition available. + Details Name: tmhc_NumberOfOwnedAndControlledLots Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_InventoryLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_OwnedLotsUndevelopedMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_OwnedLotsUnderDevelopmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_OwnedLotsFinishedMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_ControlledLotsLandOptionPurchaseContractsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_ControlledLotsLandBankingArrangementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=tmhc_ControlledLotsOtherControlledLotsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 52 R41.htm IDEA: XBRL DOCUMENT v3.24.3 REAL ESTATE INVENTORY - Schedule of Interest Capitalized, Incurred, Expensed and Amortized (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Capitalized Interest Costs [Roll Forward] Â Â Â Â Interest capitalized - beginning of period $ 172,263 $ 191,304 $ 174,449 $ 190,123 Interest incurred and capitalized 25,345 28,270 75,087 94,452 Interest amortized to cost of home closings (30,064) (32,377) (81,992) (97,378) Interest capitalized - end of period $ 167,544 $ 187,197 $ 167,544 $ 187,197 X - DefinitionCarrying amount as of the balance sheet date of interest costs that were capitalized to properties under development during the land development and construction period of a project, and which are included in inventory. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483013/835-20-50-1 + Details Name: us-gaap_RealEstateInventoryCapitalizedInterestCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of interest cost charged to cost of sales that had been previously capitalized to inventory. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483013/835-20-50-1 + Details Name: us-gaap_RealEstateInventoryCapitalizedInterestCostsCostOfSales1 Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe amount of interest capitalized to an operative builder's inventory during the period. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483013/835-20-50-1 + Details Name: us-gaap_RealEstateInventoryCapitalizedInterestCostsIncurred Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionA roll forward is a reconciliation of a concept from the beginning of a period to the end of a period. + ReferencesNo definition available. + Details Name: us-gaap_RealEstateInventoryCapitalizedInterestCostsRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 53 R42.htm IDEA: XBRL DOCUMENT v3.24.3 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Summarized Balance Sheets of Unconsolidated Entities Accounted by Equity Method (Details) - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Assets: Â Â Real estate inventory $ 4,392,538 $ 3,884,851 Other assets 2,188,883 2,577,232 Total assets 9,300,436 8,672,087 Liabilities and ownersâ€™ equity: Â Â Debt 2,143,223 2,017,102 Total liabilities 3,576,974 3,339,801 Ownersâ€™ equity: Â Â Total liabilities and stockholdersâ€™ equity 9,300,436 8,672,087 Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Assets: Â Â Real estate inventory 1,232,415 952,223 Other assets 198,446 182,517 Total assets 1,430,861 1,134,740 Liabilities and ownersâ€™ equity: Â Â Debt 469,811 317,224 Other liabilities 72,963 50,739 Total liabilities 542,774 367,963 Ownersâ€™ equity: Â Â TMHC 397,061 346,192 Others 491,026 420,585 Total ownersâ€™ equity 888,087 766,777 Total liabilities and stockholdersâ€™ equity $ 1,430,861 $ 1,134,740 X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_AssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe amount of the general partner's ownership interest. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SAB Topic 4.F) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-5 + Details Name: us-gaap_GeneralPartnersCapitalAccount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount after valuation and LIFO reserves of inventory expected to be sold, or consumed within one year or operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_InventoryNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3:

http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(21)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 15: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(14)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_Liabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(32)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LiabilitiesAndStockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_LiabilitiesAndStockholdersEquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity (deficit) attributable to noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(31)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 13: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_MinorityInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of assets classified as other. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_OtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liabilities classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(12)(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(12)(b)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(12)(b)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_OtherLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe amount of ownership interest of different classes of partners in limited partnership. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_PartnersCapital Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis=us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 54 R43.htm IDEA: XBRL DOCUMENT v3.24.3 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Summarized Statements of Operations of Unconsolidated Entities Accounted by Equity Method (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Revenues $ 2,120,842 $ 1,675,545 $ 5,811,647 $ 5,397,966 Costs and expenses (1,589,773) (1,283,827) (4,391,445) (4,106,997) Net income 251,126 170,691 640,856 596,344 TMHCâ€™s share in net income of unconsolidated entities 707 1,934 6,086 7,049 Distributions to TMHC from unconsolidated entities Â Â 11,265 7,377 Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Revenues 65,075 44,010 228,227 95,647 Costs and expenses (63,094) (37,810) (212,450) (76,575) Net income 1,981 6,200 15,777 19,072 Taylor Morrison Home Corporation Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â TMHCâ€™s share in net income of unconsolidated entities 707 1,934 6,086 7,049 Distributions to TMHC from unconsolidated entities $ 14,837 $ 2,226 $ 29,864 $ 8,110 X - DefinitionThe aggregate cost of goods produced and sold and services rendered during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -

Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1B + Details Name: us-gaap_CostOfRevenue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of distribution received from equity method investee for return on investment, classified as operating activities. Excludes distribution for return of investment, classified as investing activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 21D -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-21DReference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_EquityMethodInvestmentDividendsOrDistributions Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI

https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis=us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=tmhc_TaylorMorrisonHomeCorporationMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 55 R44.htm IDEA: XBRL DOCUMENT v3.24.3 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES - Narrative (Details) - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Variable Interest Entity [Line Items] Â Â Assets $ 9,300,436 $ 8,672,087 Cash and cash equivalents 256,447 798,568 Total real estate inventory 6,440,525 5,545,446 Fixed assets 322,483 295,121 Liabilities 3,576,974 3,339,801 Variable Interest Entity, Primary Beneficiary Â Â Variable Interest Entity [Line Items] Â Â Assets 256,500 265,200 Cash and cash equivalents 19,600 29,800 Total real estate inventory 74,000 70,200 Fixed assets 119,200 121,300 Liabilities $ 79,900 $ 133,800 X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionTotal of (1) improvements, (2) held-for-sale, (3) land and land under development, (4) construction-in-process, (5) mortgage loans held-in-inventory, and (6) other real estate investments which are considered inventory due to being held for sale or disposition. + ReferencesNo definition available. + Details Name: us-gaap_InventoryRealEstate Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(21)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 15: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(14)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_Liabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount after accumulated depreciation, depletion and amortization of physical assets used in the normal conduct of business to produce goods and services and not intended for resale. Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, and furniture and fixtures. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 360 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-7AReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 360 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478451/942-360-50-1 + Details Name: us-gaap_PropertyPlantAndEquipmentNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 860 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -

Paragraph 1A -Subparagraph (b)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481420/860-30-50-1AReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 860 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (b)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481420/860-30-50-1AReference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 860 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481420/860-30-50-1A + Details Name: us-gaap_VariableInterestEntityLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ConsolidatedEntitiesAxis=us-gaap_VariableInterestEntityPrimaryBeneficiaryMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 56 R45.htm IDEA: XBRL DOCUMENT v3.24.3 ACCRUED EXPENSES AND OTHER LIABILITIES - Summary of Accrued Expenses and Other Liabilities (Details) - USD ($) $ in Thousands Sep. 30, 2024 Jun. 30, 2024 Dec. 31, 2023 Sep. 30, 2023 Jun. 30, 2023 Dec. 31, 2022 Payables and Accruals [Abstract] Â Â Â Â Â Â Real estate development costs to complete $ 42,611 Â $ 46,114 Â Â Â Compensation and employee benefits 145,485 Â 149,095 Â Â Â Self-insurance and warranty reserves 193,313 $ 181,790 184,448 $ 170,236 $ 160,326 $ 161,675 Interest payable 26,983 Â 31,042 Â Â Â Property and sales taxes payable 45,476 Â 30,887 Â Â Â Other accruals 123,633 Â 107,488 Â Â Â Total accrued expenses and other liabilities $ 577,501 Â $ 549,074 Â Â Â X - DefinitionAccrued Property and Sales Tax + ReferencesNo definition available. + Details Name: tmhc_AccruedPropertyAndSalesTax Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionReal Estate Land And Land Development Costs + ReferencesNo definition available. + Details Name: tmhc_RealEstateLandAndLandDevelopmentCosts Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of expenses incurred but not yet paid nor invoiced, and liabilities classified as other. + ReferencesNo definition available. + Details Name: us-gaap_AccruedLiabilitiesAndOtherLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionTotal of the carrying values as of the balance sheet date of obligations incurred through that date and payable for obligations related to services received from employees, such as accrued salaries and bonuses, payroll taxes and fringe benefits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_EmployeeRelatedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of interest payable on debt, including, but not limited to, trade payables. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_InterestPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of expenses incurred but not yet paid classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_OtherAccruedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_PayablesAndAccrualsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCarrying value as of the balance sheet date of obligations incurred through that date and payable for estimated claims under standard and extended warranty protection rights granted to customers. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-4Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(5) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ProductWarrantyAccrual Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 57 R46.htm IDEA: XBRL DOCUMENT v3.24.3 ACCRUED EXPENSES AND OTHER LIABILITIES - Summary of Changes in Reserves (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Summary of changes in warranty reserves Â Â Â Â Reserve - beginning of period $ 181,790 $ 160,326 $ 184,448 $ 161,675 Additions to reserves 20,971 16,385 63,161 55,720 Cost of claims incurred (18,423) (18,795) (68,329) (62,622) Changes in estimates to pre-existing reserves 8,975 12,320 14,033 15,463 Reserve - end of period $ 193,313 $ 170,236 $ 193,313 $ 170,236 X - DefinitionA roll forward is a reconciliation of a concept from the beginning of a period to the end of a period. + ReferencesNo definition available. + Details Name: us-gaap_MovementInStandardAndExtendedProductWarrantyIncreaseDecreaseRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCarrying value as of the balance sheet date of obligations incurred through that date and payable for estimated claims under standard and extended warranty protection rights granted to customers. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-4Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(5) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ProductWarrantyAccrual Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of decrease in the standard and extended product warranty accrual from payments made in cash or in kind to satisfy claims under the terms of the standard and extended product warranty. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ProductWarrantyAccrualPayments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of increase (decrease) in the standard and extended product warranty accrual from changes in estimates attributable to preexisting product warranties. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ProductWarrantyAccrualPreexistingIncreaseDecrease Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of increase in the standard and extended product warranty accrual from warranties issued. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-8 + Details Name: us-gaap_ProductWarrantyAccrualWarrantiesIssued Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration XML 58 R47.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT - Senior Notes and Other Borrowings (Details) - USD ($) Sep. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Â Â Facility Amount $ 360,000,000 $ 360,000,000 Principal 2,150,279,000 2,025,477,000 Unamortized Debt Issuance (Costs)/ Premium (7,056,000) (8,375,000) Carrying Value 2,143,223,000 2,017,102,000 Loans payable and other borrowings Â Â Debt Instrument [Line Items] Â Â Principal 439,878,000 394,943,000 Unamortized Debt Issuance (Costs)/ Premium 0 0 Carrying Value 439,878,000 394,943,000 Mortgage warehouse facilities borrowings Â Â Debt Instrument [Line Items] Â Â Principal 233,331,000 153,464,000 Unamortized Debt Issuance (Costs)/ Premium 0 0 Carrying Value 233,331,000 153,464,000 Senior Notes Â Â Debt Instrument [Line Items] Â Â Principal 1,477,070,000 1,477,070,000 Unamortized Debt Issuance (Costs)/ Premium (7,056,000) (8,375,000) Carrying Value $ 1,470,014,000 1,468,695,000 Senior Notes | $5.875% Senior Notes due 2027 Â Â Debt Instrument [Line Items] Â Â Stated interest rate of senior notes 5.875% Â Principal $ 500,000,000 500,000,000 Unamortized Debt Issuance (Costs)/ Premium (2,085,000) (2,672,000) Carrying Value $ 497,915,000 497,328,000 Senior Notes | 6.625% Senior Notes Due 2027 Â Â Debt Instrument [Line Items] Â Â Stated interest rate of senior notes 6.625% Â Principal $ 27,070,000 27,070,000 Unamortized Debt Issuance (Costs)/ Premium 805,000 1,022,000 Carrying Value $ 27,875,000 28,092,000 Senior Notes | $5.75% Senior Notes due 2028 Â Â Debt Instrument [Line Items] Â Â Stated interest rate of senior notes 5.75% Â Principal $ 450,000,000 450,000,000 Unamortized Debt Issuance (Costs)/ Premium (2,078,000) (2,551,000) Carrying Value $ 447,922,000 447,449,000 Senior Notes | $5.125% Senior Notes due 2030 Â Â Debt Instrument [Line Items] Â Â Stated interest rate of senior notes 5.125% Â Principal $ 500,000,000 500,000,000 Unamortized Debt Issuance (Costs)/ Premium (3,698,000) (4,174,000) Carrying Value 496,302,000 495,826,000 Line of Credit | $1 Billion Revolving Credit Facility | Revolving Credit Facility Â Â Debt Instrument [Line Items] Â Â Facility Amount 1,000,000,000 Â Principal 0 0 Unamortized Debt Issuance (Costs)/ Premium 0 0 Carrying Value $ 0 $ 0 X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef 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Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of unamortized debt discount (premium) and debt issuance costs. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic

30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-1A + Details Name: us-gaap_DebtInstrumentUnamortizedDiscountPremiumAndDebtIssuanceCostsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionMaximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_LoansPayableAndOtherBorrowingsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_MortgageBorrowingsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_SeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_TwoThousandTwentySevenSeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A6625SeniorNotesDue2027Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A575NotesDue2028Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_TwoThousandThirtySeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_LineOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A1BillionRevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_RevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 59 R48.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT - $1 Billion Revolving Credit Facility (Details) - USD ($) 3 Months Ended Sep. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Â Â Maximum borrowing capacity on line of credit $ 360,000,000 $ 360,000,000 Revolving credit facility borrowings 0 0 Letters of credit utilized 1,400,000,000 1,300,000,000 Revolving Credit Facility | $1 Billion Revolving Credit Facility | Line of Credit Â Â Debt Instrument [Line Items] Â Â Maximum borrowing capacity on line of credit 1,000,000,000 Â Repayments of long-term debt 100,000,000 Â Proceeds from long-term debt 100,000,000 Â Unamortized debt issuance costs 2,200,000 2,900,000 Letters of credit utilized 54,200,000 61,200,000 Availability under revolving credit facility $ 945,800,000 $ 938,800,000 X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after accumulated amortization, of debt issuance costs related to line of credit arrangements. Includes, but is not limited to, legal, accounting, underwriting, printing, and registration costs. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section S45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479359/835-30-S45-1 + Details Name: us-gaap_DebtIssuanceCostsLineOfCreditArrangementsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe total amount of the contingent obligation under letters of credit outstanding as of the reporting date. + ReferencesNo definition available. + Details Name: us-gaap_LettersOfCreditOutstandingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe carrying value as of the balance sheet date of the current and noncurrent portions of long-term obligations drawn from a line of credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_LineOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionMaximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of borrowing capacity currently available under the credit facility (current borrowing capacity less the amount of borrowings outstanding). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityRemainingBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe cash inflow from a debt initially having maturity due after one year or beyond the operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromIssuanceOfLongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe cash outflow for debt initially having maturity due after one year or beyond the normal operating cycle, if longer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3 + Details Name: us-gaap_RepaymentsOfLongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_RevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A1BillionRevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_LineOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 60 R49.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT - $100

Million Revolving Credit Facility (Details) - USD ($) Sep. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Â Â Facility Amount $ 360,000,000 $ 360,000,000 Revolving Credit Facility | $100 Million Revolving Credit Facility | Line of Credit Â Â Debt Instrument [Line Items] Â Â Facility Amount $ 100,000,000 Â X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef 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Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionMaximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_RevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A100MillionRevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_LineOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 61 R50.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT - Summary of Mortgage Warehouse Borrowings (Details) - USD ($) $ in Thousands 9 Months Ended 12 Months Ended Sep. 30, 2024 Dec. 31, 2023 Line of Credit Facility [Line Items] Â Â Amount Drawn $ 233,331 $ 153,464 Facility Amount 360,000 360,000 Secured Debt | Warehouse A Â Â Line of Credit Facility [Line Items] Â Â Amount Drawn 37,036 13,477 Facility Amount $ 60,000 $ 60,000 Interest Rate 1.70% 1.70% Secured Debt | Warehouse C Â Â Line of Credit Facility [Line Items] Â Â Amount Drawn $ 64,906 $ 25,567 Facility Amount $ 100,000 $ 100,000 Interest Rate 1.50% 1.65% Secured Debt | Warehouse D Â Â Line of Credit Facility [Line Items] Â Â Amount Drawn $ 63,359 $ 56,745 Facility Amount $ 100,000 $ 100,000 Interest Rate 1.50% 1.50% Secured Debt | Warehouse E Â Â Line of Credit Facility [Line Items] Â Â Amount Drawn $ 68,030 $ 57,675 Facility Amount $ 100,000 $ 100,000 Interest Rate 1.60% 1.60% Mortgage loans Â Â Line of Credit Facility [Line Items] Â Â Mortgage loans held for sale $ 265,400 $ 193,300 X - DefinitionPercentage points added to the reference rate to compute the variable rate on the debt instrument. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentBasisSpreadOnVariableRate1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionMaximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after valuation allowance, of financing receivable held for sale and not part of disposal group. Excludes loan covered under loss sharing agreement and loan classified as investment in debt security. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 948 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477011/948-310-45-1 + Details Name: us-gaap_LoansReceivableHeldForSaleNetNotPartOfDisposalGroup Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of the outstanding short-term borrowings under a revolving line of credit used by mortgage bankers to finance the origination or purchase of loans. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(13)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_WarehouseAgreementBorrowings Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_SecuredDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ParticipatingMortgageLoansAxis=tmhc_WarehouseAMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ParticipatingMortgageLoansAxis=tmhc_WarehouseCMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ParticipatingMortgageLoansAxis=tmhc_WarehouseDMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ParticipatingMortgageLoansAxis=tmhc_WarehouseEMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancingReceivableRecordedInvestmentByClassOfFinancingReceivableAxis=us-gaap_MortgagesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 62 R51.htm IDEA: XBRL DOCUMENT v3.24.3 DEBT - Loans Payable and Other Borrowings (Details) - Loans Payable and Other Borrowings Sep. 30, 2024 Dec. 31, 2023 Minimum Â Â Debt Instrument [Line Items] Â Â Stated interest rate (as a percent) 0.00% 0.00% Maximum Â Â Debt Instrument [Line Items] Â Â Stated interest rate (as a percent) 11.00% 9.00% X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -

SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_NotesPayableOtherPayablesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 63 R52.htm IDEA: XBRL DOCUMENT v3.24.3 FAIR VALUE DISCLOSURES - Summary of Carrying Value and Fair Value of Financial Instruments (Detail) - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Senior Notes | $5.875% Senior Notes due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Stated interest rate (as a percent) 5.875% Â Senior Notes | 6.625% Senior Notes Due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Stated interest rate (as a percent) 6.625% Â Senior Notes | 5.75% Senior Notes due 2028 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Stated interest rate (as a percent) 5.75% Â Senior Notes | $5.125% Senior Notes due 2030 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Stated interest rate (as a percent) 5.125% Â Carrying Value | 2 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Mortgage loans held for sale $ 265,356 $ 193,344 Carrying Value | 2 | MBSs Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Derivative assets 542 Â Derivative liabilities Â (5,055) Carrying Value | 2 | Mortgage warehouse facilities borrowings Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 233,331 153,464 Carrying Value | 2 | Loans payable and other borrowings Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 439,878 394,943 Carrying Value | 2 | Senior Notes | $5.875% Senior Notes due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 497,915 497,328 Carrying Value | 2 | Senior Notes | 6.625% Senior Notes Due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 27,875 28,092 Carrying Value | 2 | Senior Notes | 5.75% Senior Notes due 2028 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 447,922 447,449 Carrying Value | 2 | Senior Notes | $5.125% Senior Notes due 2030 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 496,302 495,826 Carrying Value | 3 | IRLCs Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Derivative assets Â 1,489 Derivative liabilities (3,517) Â Estimated Fair Value | 2 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Mortgage loans held for sale 265,356 193,344 Estimated Fair Value | 2 | MBSs Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Derivative assets 542 Â Derivative liabilities Â (5,055) Estimated Fair Value | 2 | Mortgage warehouse facilities borrowings Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 233,331 153,464 Estimated Fair Value | 2 | Loans payable and other borrowings Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 439,878 394,943 Estimated Fair Value | 2 | Senior Notes | $5.875% Senior Notes due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 510,025 502,500 Estimated Fair Value | 2 | Senior Notes | 6.625% Senior Notes Due 2027 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 27,128 26,529 Estimated Fair Value | 2 | Senior Notes | 5.75% Senior Notes due 2028 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 458,163 451,571 Estimated Fair Value | 2 | Senior Notes | $5.125% Senior Notes due 2030 Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Debt 497,670 483,690 Estimated Fair Value | 3 | IRLCs Â Â Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Derivative assets Â $ 1,489 Derivative liabilities $ (3,517) Â X - DefinitionFair value portion of debt instrument payable, including, but not limited to, notes payable and loans payable. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2EReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-3Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-12Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 55 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477439/946-210-55-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(3)(c)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)(Footnote 7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(3)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column A)(Footnote 3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)(Footnote 4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 30: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-10Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-10 + Details Name: us-gaap_DerivativeAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 16: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic

946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(9)(e)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)(Footnote 7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(9)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(9)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column G)(Footnote 8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column G)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)(Footnote 4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 28: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-10Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-10 + Details Name: us-gaap_DerivativeLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-3 + Details Name: us-gaap_FairValueAssetsAndLiabilitiesMeasuredOnRecurringAndNonrecurringBasisLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFair value portion of mortgage loans held-for-sale. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_MortgagesHeldForSaleFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_SeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_TwoThousandTwentySevenSeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_A6625SeniorNotesDue2027Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_TwoThousandTwentyEightSeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_TwoThousandThirtySeniorNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByMeasurementBasisAxis=us-gaap_CarryingReportedAmountFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel2Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancialInstrumentAxis=us-gaap_MortgageBackedSecuritiesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_MortgageBorrowingsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=tmhc_LoansPayableAndOtherBorrowingsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel3Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancialInstrumentAxis=us-gaap_InterestRateLockCommitmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByMeasurementBasisAxis=us-gaap_EstimateOfFairValueFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 64 R53.htm IDEA: XBRL DOCUMENT v3.24.3 FAIR VALUE DISCLOSURES - Summary of Assets Measure on a Nonrecurring Basis (Detail) - Nonrecurring - 3 - USD ($) Sep. 30, 2024 Dec. 31, 2023 Sep. 30, 2023 Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Â Â Â Real estate inventory $ 7,024,000 Â $ 19,263,000 Inventories additional impairment Â $ 0 Â X - DefinitionInventories Additional Impairment + ReferencesNo definition available. + Details Name: tmhc_InventoriesAdditionalImpairment Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-3 + Details Name: us-gaap_FairValueAssetsAndLiabilitiesMeasuredOnRecurringAndNonrecurringBasisLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFair value portion of inventory expected to be realized or consumed after one year or normal operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2E -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2EReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_InventoryNoncurrentFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap_FairValueByMeasurementFrequencyAxis=us-gaap_FairValueMeasurementsNonrecurringMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel3Member Namespace Prefix: Data Type: na Balance Type: Period Type: XML 65 R54.htm IDEA: XBRL DOCUMENT v3.24.3 INCOME TAXES (Details) - USD ($) 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Dec. 31, 2023 Income Tax Disclosure [Abstract] Â Â Â Â Â Effective rate 24.40% 25.40% 24.30% 24.70% Â Unrecognized tax benefits $ 0 Â $ 0 Â $ 0 X - DefinitionPercentage of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231 + Details Name: us-gaap_EffectiveIncomeTaxRateContinuingOperations Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncomeTaxDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of unrecognized tax benefits. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 217 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-217Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-15AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-10B + Details Name: us-gaap_UnrecognizedTaxBenefits Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 66 R55.htm IDEA: XBRL DOCUMENT v3.24.3 STOCKHOLDERS' EQUITY - Narrative (Details) 3 Months Ended 9 Months Ended Aug. 16, 2022 Sep. 30, 2024 USD ($) agreement $ / shares shares Sep. 30, 2023 USD ($) Sep. 30, 2024 USD ($) agreement $ / shares shares Sep. 30, 2023 USD ($) Oct. 23, 2024 USD ($) Dec. 15, 2023 USD ($) Equity, Class of Treasury Stock [Line Items] Â Â Â Â Â Â Common stock, shares authorized (in shares) | shares Â 400,000,000 Â 400,000,000 Â Â Â Common stock, par value (in dollars per share) | $ / shares Â $ 0.00001 Â $ 0.00001 Â Â Â Preferred stock, shares authorized (in shares) | shares Â 50,000,000 Â 50,000,000 Â Â Â Preferred stock, par value (in dollars per share) | $ / shares Â $ 0.00001 Â $ 0.00001 Â Â Â Stock repurchase program, authorized amount Â Â Â Â Â Â $ 500,000,000 Number of ASR agreements | agreement Â 3 Â 3 Â Â Â Repurchase of stock Â $ 61,297,000 $ 100,000,000 $ 257,691,000 $ 103,568,000 Â Â Percentage of excise tax on net repurchase of stock 1.00% Â Â Â Â Â Â Subsequent Event Â Â Â Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Â Â Â Stock repurchase program, authorized amount Â Â Â Â Â $ 1,000,000,000 Â ASR Agreement Â Â Â Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Â Â Â Repurchase of stock Â Â Â $ 50,000,000 Â Â Â Initial common stock received, percentage Â 0.80 Â 0.80 Â Â Â Final settlement common stock, percentage Â 0.20 Â 0.20 Â Â Â X - DefinitionAmount authorized for purchase of share under share repurchase plan. Includes, but is not limited to, repurchase of stock and unit of ownership. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 505 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481520/505-30-50-4 + Details Name: srt_StockRepurchaseProgramAuthorizedAmount1 Namespace Prefix: srt_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionNumber Of Agreements + ReferencesNo definition available. + Details Name: tmhc_NumberOfAgreements Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionPercentage of excise tax on net repurchase of stock. + ReferencesNo definition available. + Details Name: tmhc_PercentageOfExciseTaxOnNetRepurchaseOfStock Namespace Prefix: tmhc_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionStock Repurchase Program, Final Settlement Common Stock, Percentage + ReferencesNo definition available. + Details Name: tmhc_StockRepurchaseProgramFinalSettlementCommonStockPercentage Namespace Prefix: tmhc_ Data Type: xbrli:pureItemType Balance Type: na Period Type: instant X - DefinitionStock Repurchase Program, Initial Common Stock Received, Percentage + ReferencesNo definition available. + Details Name: tmhc_StockRepurchaseProgramInitialCommonStockReceivedPercentage Namespace Prefix: tmhc_ Data Type: xbrli:pureItemType Balance Type: na Period Type: instant X - DefinitionFace amount or stated value per share of common stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CommonStockParOrStatedValuePerShare Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionThe maximum number of common shares permitted to be issued by an entity's charter and bylaws. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_CommonStockSharesAuthorized Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_EquityClassOfTreasuryStockLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFace amount or stated value per share of preferred stock nonredeemable or redeemable solely at the option of the issuer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13 + Details Name: us-gaap_PreferredStockParOrStatedValuePerShare Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionThe maximum number of nonredeemable preferred shares (or preferred stock redeemable solely at the option of the issuer) permitted to be issued by an entity's charter and bylaws. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_PreferredStockSharesAuthorized Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionEquity impact of the cost of common and preferred stock that were repurchased during the period. Recorded using the cost method. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481549/505-30-45-1 + Details Name: us-gaap_TreasuryStockValueAcquiredCostMethod Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_ASRAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 67 R56.htm IDEA: XBRL

DOCUMENT v3.24.3 STOCKHOLDERS' EQUITY - Share Repurchase Activity (Details) - shares 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 1,043,479 2,169,657 4,238,767 2,278,982 ASR Agreement Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 834,715 0 2,260,519 0 March 5, 2024 ASR Agreement Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 165,467 0 870,810 0 June 7, 2024 ASR Agreement Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 88,444 0 808,905 0 September 12, 2024 ASR Agreement Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 580,804 0 580,804 0 Other share repurchases Â Â Â Â Equity, Class of Treasury Stock [Line Items] Â Â Â Â Repurchase of common stock (in shares) 208,764 2,169,657 1,978,248 2,278,982 X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_EquityClassOfTreasuryStockLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionNumber of shares that have been repurchased during the period and are being held in treasury. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef - Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_TreasuryStockSharesAcquired Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_ASRAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_March52024ASRAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_June72024ASRAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_September122024ASRAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ShareRepurchaseProgramAxis=tmhc_ShareRepurchasesOtherMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 68 R57.htm IDEA: XBRL DOCUMENT v3.24.3 STOCKHOLDERS' EQUITY - Treasury Stock (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Stock Repurchase Program, Increase (Decrease) [Roll Forward] Â Â Â Â Amount available for repurchase â€" beginning of period $ 298,095 $ 275,570 $ 494,489 $ 279,138 Amount repurchased (61,297) (100,000) (257,691) (103,568) Amount available for repurchase â€" end of period $ 236,798 $ 175,570 $ 236,798 $ 175,570 X - DefinitionStock Repurchase Program, Increase (Decrease) [Roll Forward] + ReferencesNo definition available. + Details Name: tmhc_StockRepurchaseProgramIncreaseDecreaseRollForward Namespace Prefix: tmhc_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount remaining authorized for purchase of share under share repurchase plan. Includes, but is not limited to, repurchase of stock and unit of ownership. + ReferencesNo definition available. + Details Name: us-gaap_StockRepurchaseProgramRemainingAuthorizedRepurchaseAmount1 Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEquity impact of the cost of common and preferred stock that were repurchased during the period. Recorded using the cost method. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 30 -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481549/505-30-45-1 + Details Name: us-gaap_TreasuryStockValueAcquiredCostMethod Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 69 R58.htm IDEA: XBRL DOCUMENT v3.24.3 STOCK BASED COMPENSATION - Narrative (Details) - USD ($) $ in Millions Sep. 30, 2024 Dec. 31, 2023 Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Â Â Aggregate unamortized outstanding stock based compensation $ 35.2 $ 26.5 2013 Omnibus Equity Award Plan Â Â Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Â Â Aggregate common stock available for future grants (in shares) 4,874,559 Â X - DefinitionAmount of cost not yet recognized for nonvested award under share-based payment arrangement. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_EmployeeServiceShareBasedCompensationNonvestedAwardsTotalCompensationCostNotYetRecognized Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 1D -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-1DReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(v) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe difference between the maximum number of shares (or other type of equity) authorized for issuance under the plan (including the effects of amendments and adjustments), and the sum of: 1) the number of shares (or other type of equity) already issued upon exercise of options or other equity-based awards under the plan; and 2) shares (or other type of equity) reserved for issuance on granting of outstanding awards, net of cancellations and forfeitures, if applicable. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 718 -SubTopic 10 -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardNumberOfSharesAvailableForGrant Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - Details Name: us-gaap_PlanNameAxis=tmhc_TwoThousandAndThirteenOmnibusEquityAwardPlanMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 70 R59.htm IDEA: XBRL DOCUMENT v3.24.3 STOCK BASED COMPENSATION - Summary of Restricted Stock Unit, Stock Options, and Stock Warrants Activity (Details) Sep. 30, 2024 $ / shares shares RSUs and PRSUs Â Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Â Balance, Number of Units (in shares) | shares 1,338,592 Balance, Weighted Average Grant Date Fair Value (in dollars per share) | $ / shares $ 38.15 Stock Options Â Share-based Compensation Arrangement by Share-based Payment Award [Line Items] Â Balance, Number of Options (in shares) | shares 2,088,092 Balance, Weighted Average Exercise Price Per Share (in dollars per share) | $ / shares $ 28.67 X - DefinitionPer share or unit weighted-average fair value of nonvested award under share-based payment arrangement. Excludes share and unit options. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 1D -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-1DReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480483/718-10-35-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(iv)(04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(02) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -

Section 50 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f)(2)(v) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionNumber of equity instruments other than options outstanding, including both vested and non-vested instruments. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardNonOptionEquityInstrumentsOutstandingNumber Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of options outstanding, including both vested and non-vested options. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsOutstandingNumber Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionWeighted average price at which grantees can acquire the shares reserved for issuance under the stock option plan. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardOptionsOutstandingWeightedAverageExercisePrice Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - Details Name: us-gaap_AwardTypeAxis=tmhc_RestrictedStockUnitsAndPerformanceBasedRestrictedStockUnitsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AwardTypeAxis=us-gaap_EmployeeStockOptionMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 71 R60.htm IDEA: XBRL DOCUMENT v3.24.3 STOCK BASED COMPENSATION - Summary of Stock-Based Compensation Expense (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Share-based Payment Arrangement, Expensed and Capitalized, Amount [Line Items] Â Â Â Â Total stock compensation expense $ 5,461 $ 5,702 $ 17,016 $ 18,506 Restricted Stock Units Â Â Â Â Share-based Payment Arrangement, Expensed and Capitalized, Amount [Line Items] Â Â Â Â Total stock compensation expense 4,390 4,615 13,834 15,502 Stock Options Â Â Â Â Share-based Payment Arrangement, Expensed and Capitalized, Amount [Line Items] Â Â Â Â Total stock compensation expense $ 1,071 $ 1,087 $ 3,182 $ 3,004 X - DefinitionAmount of expense for award under share-based payment arrangement. Excludes amount capitalized. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 14.F) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479830/718-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_AllocatedShareBasedCompensationExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_AwardTypeAxis=us-gaap_RestrictedStockUnitsRSUMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DeferredCompensationArrangementWithIndividualShareBasedPaymentsByTypeOfDeferredCompensationAxis=us-gaap_EmployeeStockOptionMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 72 R61.htm IDEA: XBRL DOCUMENT v3.24.3 OPERATING AND REPORTING SEGMENTS - Narrative (Details) 9 Months Ended Sep. 30, 2024 segment Segment Reporting [Abstract] Â Number of reporting segments included in operating component 3 X - DefinitionNumber of Reportable Segments Included in Operating Component + ReferencesNo definition available. + Details Name: tmhc_NumberOfReportableSegmentsIncludedInOperatingComponent Namespace Prefix: tmhc_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 73 R62.htm IDEA: XBRL DOCUMENT v3.24.3 OPERATING AND REPORTING SEGMENTS - Reconciliation to Net Income (Loss) (Details) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue $ 2,120,842 $ 1,675,545 $ 5,811,647 $ 5,397,966 Gross margin 531,069 391,718 1,420,202 1,290,969 Selling, general and administrative expense (199,341) (167,791) (566,240) (510,495) Net income/(loss) from unconsolidated entities 707 1,934 6,086 7,049 Interest and other (expense)/income, net 256 2,814 (11,260) 5,330 Loss on extinguishment of debt, net 0 (269) 0 (269) Income/(loss) before income taxes 332,691 228,406 848,788 792,584 Operating Segments | East Â Â Â Â Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue 766,821 582,557 2,008,762 1,933,434 Gross margin 209,650 158,096 533,690 526,968 Selling, general and administrative expense (56,260) (42,957) (155,523) (133,908) Net income/(loss) from unconsolidated entities 0 0 0 0 Interest and other (expense)/income, net 6,092 (425) 4,705 (2,773) Loss on extinguishment of debt, net Â 0 Â 0 Income/(loss) before income taxes 159,482 114,714 382,872 390,287 Operating Segments | Central Â Â Â Â Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue 517,418 433,610 1,489,313 1,521,829 Gross margin 127,647 109,481 374,506 381,279 Selling, general and administrative expense (45,188) (37,712) (124,546) (120,058) Net income/(loss) from unconsolidated entities 38 (81) (31) (63) Interest and other (expense)/income, net (2,436) (2,380) (7,712) (5,241) Loss on extinguishment of debt, net Â 0 Â 0 Income/(loss) before income taxes 80,061 69,308 242,217 255,917 Operating Segments | West Â Â Â Â Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue 781,626 615,817 2,153,531 1,815,980 Gross margin 169,652 106,103 442,650 333,843 Selling, general and administrative expense (48,315) (45,442) (141,130) (133,027) Net income/(loss) from unconsolidated entities (4) 341 49 (67) Interest and other (expense)/income, net (2,323) (2,929) (8,950) (2,157) Loss on extinguishment of debt, net Â 0 Â 0 Income/(loss) before income taxes 119,010 58,073 292,619 198,592 Operating Segments | Financial Services Â Â Â Â Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue 49,654 40,045 145,529 117,108 Gross margin 22,350 16,917 64,976 46,490 Selling, general and administrative expense 0 91 0 0 Net income/(loss) from unconsolidated entities 1,337 1,671 7,235 7,205 Interest and other (expense)/income, net 438 0 1,772 0 Loss on extinguishment of debt, net Â 0 Â 0 Income/(loss) before income taxes 24,125 18,679 73,983 53,695 Corporate and Unallocated Â Â Â Â Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items] Â Â Â Â Total revenue 5,323 3,516 14,512 9,615 Gross margin 1,770 1,121 4,380 2,389 Selling, general and administrative expense (49,578) (41,771) (145,041) (123,502) Net income/(loss) from unconsolidated entities (664) 3 (1,167) (26) Interest and other (expense)/income, net (1,515) 8,548 (1,075) 15,501 Loss on extinguishment of debt, net Â (269) Â (269) Income/(loss) before income taxes $ (49,987) $ (32,368) $ (142,903) $ (105,907) X - DefinitionDifference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-2Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 470 -SubTopic 50 -Section 40 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481303/470-50-40-4 + Details Name: us-gaap_GainsLossesOnExtinguishmentOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAggregate revenue less cost of goods and services sold or operating expenses directly attributable to the revenue generation activity. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 9: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 14: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap_GrossProfit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, before tax, of income (loss) including portion attributable to noncontrolling interest. Includes, but is not limited to, income (loss) from continuing operations, discontinued operations and equity method investments. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph

(SX 210.5-03(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6 + Details Name: us-gaap_IncomeLossIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate amount of income or expense from ancillary business-related activities (that is to say, excluding major activities considered part of the normal operations of the business). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_NonoperatingIncomeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingReconcilingItemForOperatingProfitLossFromSegmentToConsolidatedLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe aggregate total costs related to selling a firm's product and services, as well as all other general and administrative expenses. Direct selling expenses (for example, credit, warranty, and advertising) are expenses that can be directly linked to the sale of specific products. Indirect selling expenses are expenses that cannot be directly linked to the sale of specific products, for example telephone expenses, Internet, and postal charges. General and administrative expenses include salaries of non-sales personnel, rent, utilities, communication, etc. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_SellingGeneralAndAdministrativeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - Details Name: srt_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_EastHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_CentralSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_WestHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_MortgageOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidationItemsAxis=us-gaap_CorporateNonSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 74 R63.htm IDEA: XBRL DOCUMENT v3.24.3 OPERATING AND REPORTING SEGMENTS - Summary of Assets by Segment (Details) - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits $ 6,714,492 $ 5,748,663 Investments in unconsolidated entities 397,061 346,192 Other assets 2,188,883 2,577,232 Total assets 9,300,436 8,672,087 Operating Segments | East Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits 2,379,080 1,909,084 Investments in unconsolidated entities 81,378 63,628 Other assets 156,550 177,739 Total assets 2,617,008 2,150,451 Operating Segments | Central Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits 1,315,754 1,181,014 Investments in unconsolidated entities 133,182 125,610 Other assets 220,638 214,685 Total assets 1,669,574 1,521,309 Operating Segments | West Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits 3,019,658 2,658,565 Investments in unconsolidated entities 94,932 88,219 Other assets 617,623 616,210 Total assets 3,732,213 3,362,994 Operating Segments | Financial Services Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits 0 0 Investments in unconsolidated entities 5,483 5,483 Other assets 344,899 298,451 Total assets 350,382 303,934 Corporate and Unallocated Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Real estate inventory and land deposits 0 0 Investments in unconsolidated entities 82,086 63,252 Other assets 849,173 1,270,147 Total assets $ 931,259 $ 1,333,399 X - DefinitionReal Estate Inventory And Land Deposits + ReferencesNo definition available. + Details Name: tmhc_RealEstateInventoryAndLandDeposits Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of investment in equity method investee and investment in and advance to affiliate. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_InvestmentsInAffiliatesSubsidiariesAssociatesAndJointVentures Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of assets classified as other. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_OtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAssetReconcilingItemLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_EastHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_CentralSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_WestHomebuildingSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=tmhc_MortgageOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidationItemsAxis=us-gaap_CorporateNonSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 75 R64.htm IDEA: XBRL DOCUMENT v3.24.3 COMMITMENTS AND CONTINGENCIES (Detail) - USD ($) $ in Millions 3 Months Ended 9 Months Ended Sep. 30, 2024 Dec. 31, 2023 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Nov. 02, 2021 Loss Contingencies [Line Items] Â Â Â Â Â Â Â Outstanding letters of credit $ 1,400.0 $ 1,300.0 Â $ 1,400.0 Â Â Purchase price 968.4 822.1 Â 968.4 Â Â Legal accruals 37.6 26.2 Â 37.6 Â Â Loss contingency, damages paid, value Â 64.7 Â Â Â Â Operating lease expense 4.6 Â $ 5.8 16.1 $ 19.3 Â Maximum Â Â Â Â Â Â Loss Contingencies [Line Items] Â Â Â Â Â Â Loss contingency Â Â Â Â Â $ 35.0 Land Option Purchase Contracts And Land Banking Arrangements Â Â Â Â Â Â Loss Contingencies [Line Items] Â Â Â Â Â Â Purchase price $ 1,800.0 $ 1,500.0 Â $ 1,800.0 Â Â X - DefinitionCarrying value as of the balance sheet date of obligations incurred through that date and payable for professional fees, such as for legal and accounting services received. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-

03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_AccruedProfessionalFeesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lease cost recognized by lessee for lease contract. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_LeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe total amount of the contingent obligation under letters of credit outstanding as of the reporting date. + ReferencesNo definition available. + Details Name: us-gaap_LettersOfCreditOutstandingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-4Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 720 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483359/720-20-50-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 27 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482395/460-10-55-27Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-9Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-4Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-1 + Details Name: us-gaap_LossContingenciesLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of damages paid to the plaintiff in the legal matter. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-4Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-9 + Details Name: us-gaap_LossContingencyDamagesPaidValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe difference between the maximum amount of estimated loss and the amount recorded as of the balance sheet date. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-4Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-9 + Details Name: us-gaap_LossContingencyRangeOfPossibleLossPortionNotAccrued Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying amount of an option or options to acquire real property. + ReferencesNo definition available. + Details Name: us-gaap_PurchaseOptionsLand Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_PublicUtilitiesInventoryAxis=tmhc_LandOptionPurchaseContractsAndLandBankingArrangementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 76 R65.htm IDEA: XBRL DOCUMENT v3.24.3 MORTGAGE HEDGING ACTIVITIES (Detail) - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Derivative [Line Items] Â Â Fair Value $ (2,975) $ (3,566) Total commitments to originate loans 319,500 242,600 IRLCs Â Â Derivative [Line Items] Â Â Fair Value Â 1,489 Fair Value (3,517) Â Notional amount 299,712 219,129 MBSs Â Â Derivative [Line Items] Â Â Fair Value 542 Â Fair Value Â (5,055) Notional amount $ 702,000 $ 285,000 X - DefinitionFair value, before effects of master netting arrangements, of a financial asset or other contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes assets elected not to be offset. Excludes assets not subject to a master netting arrangement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-7Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 4D -Subparagraph (c)(2) -SubTopic 20 -Topic 860 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481326/860-20-50-4D + Details Name: us-gaap_DerivativeFairValueOfDerivativeAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value, before effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities elected not to be offset. Excludes liabilities not subject to a master netting arrangement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-7Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 4D -Subparagraph (c)(2) -SubTopic 20 -Topic 860 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481326/860-20-50-4D + Details Name: us-gaap_DerivativeFairValueOfDerivativeLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-5 + Details Name: us-gaap_DerivativeLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionNominal or face amount used to calculate payment on derivative. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1BReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A + Details Name: us-gaap_DerivativeNotionalAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: instant X - DefinitionReflects the estimated amount of loss from the specified contingency as of the balance sheet date. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 720 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483359/720-20-50-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 27 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482395/460-10-55-27Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-9Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 450 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483076/450-20-50-4Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 460 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482425/460-10-50-2 + Details Name: us-gaap_LossContingencyEstimateOfPossibleLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap_DerivativeInstrumentRiskAxis=us-gaap_InterestRateLockCommitmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DerivativeInstrumentRiskAxis=us-gaap_MortgageBackedSecuritiesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 77 R66.htm IDEA: XBRL DOCUMENT v3.24.3 ESTIMATED DEVELOPMENT LIABILITIES (Details) $ in Millions 3 Months Ended Sep. 30, 2024 USD ($) Real Estate [Abstract] Â Changes in estimated future development costs $ 8.2 X - DefinitionChanges In Estimated Future Development Costs + ReferencesNo definition available. + Details Name: tmhc_ChangesInEstimatedFutureDevelopmentCosts Namespace Prefix: tmhc_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration EXCEL 78 Financial_Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial_Report.xlsx M4$L#!!0 (.N,5UD'04UB@0 +$ 0 9&]C4')O<',O87!P+GAM M;$V./0L"],1!$ \IQO;=!P4)B0-!2L+(/>QLOD&1#LD)^OCG!CVX>;QA&WPIG M*N*I#BV&5(_C(I(/ !47BK9.7:=N')=HI6-Y #OGDK7A.YNJQ<&4GPZ4A!0W_J=0U[R;UEA_6\#MI7E!+ P04 M " #KC%=9&YY'NX K @ $0 &1O8U!R;W!S+V-O&ULS9+! M2L0P$(9? 17)O)VE%,'1[43PI""XHWD(RNQMLFI",M/OVIG&WB^@#>,S,GV^^ M@>ETD-I'?(X^8"2+Z6IVPYBD#AMV(H2(.D#.I7JG!AS<^>C4Y2?<0]!Z0^U M1V@XOP&'I(PB!0NP"BN1]9W14D=4Y.); 2*#Y]Q*#"C 0=T.%("40M@_3(Q M'.>A@PM@@1%&E[X+:%9BJ?Z\) 1U@I^2<[)J:IJF>VI++.PAX>WI*>M6=DRD M1HWY5[*2C@$W[#SYM;V[WSZPON'-=25XU;3;1LCV5@K^OKC^\+L(.V_LSOYC MX[-@W\&ON^B_ %!+ P04 " #KC%=9F5R<(Q & "<)P $P 'AL+W1H M96UE+W1H96UE,2YX;6SM6EMSVC@4?N^OT'AG]FT+QC:!MK03621A'^_1S80RY8-[9)-NIL\!"SI^\Y%1^?H.'GS[BYBZ(:(E/)X M8-DOV]:[MR_>X%#BVR]*+ M41B1%G\@M MNN01.+5)#3(3/PB=AIAJ4!P"I DQEJ&&^+3&K!'@$WVWO@C(WXV(]ZMOFCU7 MH5A)VH3X$$8:XIQSYG/1;/L'I4;1]E6\W*.76!4!EQC?-*HU+,76>)7 \:V< M/!T3$LV4"P9!AI@S M&L%&KQMUAVC2/'K^!?F<-0HACA*FNVB<5@$_9Y>PTG!Z(++9OVX?H;5,VPLCO='U!=*Y \FIS_I,C0' MHYI9";V$5FJ?JH,@H%\;D>/N5Z> HWEL:\4*Z">P'_T=HWPJOX@L Y M?RY]SZ7ON? 0]H=*W-R-]9\'3BUO>1FY;Q/NN,=K7-"XH8U=RSTS0LS0[=R2^JVE+ZU)CA* M]+',<$X>RPP[9SR2';9WH!TU^_9==N0CI3!3ET.X&D*^ VVZG=PZ.)Z8D;D* MTU*0;\/YZ<5X&N(YV02Y?9A7;>? 8T=']Y\%1L*/O/)8=QXCRHB'NH8:8S\-# MAWE[7YAGE<90-!1M;*PD+$:W8+C7\2P4X&1@+: '@Z]1 O)256 Q6\8#*Y"B M?$R,1>APYY= <7^/1DN/;IF6U;]\I=QEM(EYPFF8$V>KRMYEL<%5'<]56_*P MOFH]M!5.S_Y9KF4Q9Z;RWRT,"2Q;B%D2XDU=[=7GFYRN>B)V^I=W MP6#R_7#)1P_E.^=?]%U#KG[VW>/Z;I,[2$R<><41 71% B.5' 86%S+D4.Z2 MD 83 >LX=SFWJXPD6L_UC6'ODRWSEPVSK> U[F M$RQ#I'[!?8]*@!&K8KZZKT_Y)9P[M'OQ@2";_-;!/;=X Q\U*M:I60K$3]+ M!WP?D@9CC%OT-%^/%&*MIK&MQMHQ#'F 6/,,H68XWX=%FAHSU8NL.8T*;T'5 M0.4_VJ0-:/8--!R1!5XQF;8VH^1."CS<_N\-L,+$CN'MB[\!4$L#!!0 (M .N,5UD.M5G9YP4 +H? 8 >&PO=V]R:W-H965T&UL MM9EM;^HV&(;_BL6F:9- *DSB\]8PB44Z[5FL+![I-/=,^N(F!Z"0Q M!TAHY3QDT>%+F[?[QE?\=L?N;X3\EBPY5^0U"N/DLK%4:O7)LA)OR2.6G(L5 MC^'.7,B(*3B5"RM92<[\3!2%%K7MCA6Q(&X,^MFUB1ST1:K" (.8329(TBIA\ MN^*AV%PVG,;^PC18+)6^8 WZ*[;@,Z[^6$TDG%FYBQ]$/$X"$1/)YY>-H?-I MY+I:D#WQ9\ WR<$QT2@O0GS3)W?^9(A]Y2V8/!OS4<\#+43E./?G6DC M_TTM/#S>N]]D\ #SPA(^$N%?@:^6EXO>@_A\SM)03<7FEN^ VMK/$V&2_26; M[,.M5H-X::)$M!-#":(@WOYGK[L7<2 4+. [@3T@\ I^PO5W)\C>G+4M68;U MF2DVZ$NQ(5(#6[Z('LWF1IH@EA7XTQ)N!N 3@U&8LTE:9)DR21/^I8"3WW' M\G;ZJZV>EN@OR(.(U3(AU['/_?=Z"\]2%XCN"W1%4<,97YT3USXCU*8M0WE& MN'SLJ7-"79/A77'< /VXF9^+OI^_AR^)DM#D_C&]H:U#R^R@^^&G9,4\?MF MCI9PN>:-P4_.!W[5Q/>=S)[!]O*85N8^^"S\%+HHHH\O:VXB127.W;SBPD) M5=5$:N=([6I(7U(F%9?A&YGRE9#*A(=;*9F:7LH(5=7Z^1XG6IXRX#X>M> M2& <,%8> [I3WN]*.A^IKC[C7G(6)L2)164W 7@[8 M0PMU':M O9&;(.3D,8U>N#2!X1ZV[33=='J_KFN!0:4VXBQSNH@K$H>QM/IW6S\2&['#]=D-)Y.3,"H54U@QRZF5;L*\EWL M"0G-E.D6>T9F"OHF$9*,1!HK^0;_?>-[..+^^=I$C(OJ(A\D":<*\A-[)7<^ M]-5@'G@9-]*@CUCVW":,1IU.MVOD1<5U>6G!2ZOP#GT?W).S_0&YA^?(.#;7 M*V[9NK!M\GA.9IY0*O$9# 93P7PC/.I4% [Z(10X:1'#XIXTPPN.6LS2 S@'? M'[:1]Q3!R"F2D8-GFX^\(WT&'?E);&(C*VY75+"1]12)R2DBDX,'G8^L^:@U MD6(=Q)ZY9>.>PZ]&T%-D)Z<(3PZ>>3Z"3D2B6$B^![JOR@1EW[+5IVS&2GB(] M.45\N5>>(C,Y16AR\,1S+SRHK\E2Q%AJ.F+2:]G- MGE,RZIPB-CE%;G*.!)Y P10@YL2A/[_\0F;<2R74I!$2=QJ)*(*9>*:$]^V, M_&B?PS!K.V3%)%FST/QA@UO6A*=%A*)XR(&H[P? Q@LS>HA<1FIB/&3SOWI+%"UZ:AH\8/3[/C#D0E]7E*W(1K92+1JF4^HMM M^YF6523,(ZEQC>F(X[-Q96J$J^IR%A&(5HI =['B M(OK0(OK02M%'?YK"APM$@860QB'HB,\]D]#6AY['P0AL_*VED? @4 8@6 8A6 M"D"SB(4AN4H3N)V8VRWN4[K2@.OJ\6AYAU;*/=<1EPO=,7\#![6$:!"M6&RN M6MRP'/04L8<6L8?BJ65?D4L.%8GAU5PQPG5U\8KX0RLM&KV?VV?92CX9IPK" M;*QG4"/Q=PHVN_>P=6MG;GKG:#UP;+?5[?8N6GUK;8(L,A"MM'@T@B%50MB[MBWW^2G[GYGK$K73D:7=HJ]LQ0IPB[KA%W"QM+*?+V^"1(?:9P[1#%O./6+7 M;#JTZ1J_17!E7= B_[AX;,G7<@]);^"B<8@]8E:V6(W+ZC(6&\;-,X M(9Y>@MUNE.97\XWI8;8=:Q6/;W>U'YB>,!,2\CE([?,NC'ARNU&\/5%BE>VU MO@BE1)0=+CGSN=0/P/VY$&I_HG\@WZX?_=02P,$% @ ZXQ76:6Z9]V3 M!@ (QT !@ !X;"]W;W)KC1L5J:LJCDC2;UN\SL:'<*_7#7IQ/3P:!521+F1OK0L"?E1S+LK2>0,?/K=/!(IYVX/[G M7][_;(*'8.Y%+<>J_*>8FMG)(!V0J7P0R]+!+I1UH1U)HP8'6NU M)MI:@S?[H9F;9C1$4U3V,4Z,AE\+&&=&8U5-X:'(*8%/M2J+J3!P\464HLHE MF5C'-?F#?)^7?X$$+=Q1V-1SXBHIB2W'^3/9;$2I:SPJ#>NXL:5 M7?*K$8OB,$R" (#@>KO9#F]E;721V[2SBC&5&P?1 MWKW3,'8E(F81I[T"HYW R"OP3AE1]FJ+G)NR*&$9=^6YEFF0!%G6*S#>"8R] M27TK01_, (BQ=4E0K>-9*/Q]A8N.W3/(WE,_8MQOZKJO>=4*4.4#0*3GCIZ:!*Q,'*5 MNY8)C6F_[FRG.WM!SFLLL3#!F3O781A$#%'LFD91&(7=]=S13(,69H%7]84M M>U.Y4'6!E[OM^,YJ37@6(_4.,PTXHTF_SCWH4J_.2Z7-(W1)I%2BJLE,EE," M+1FIH5"CLJFK)8YXA-1 Q)1FG,/3Z)7=LI-ZN36ZD- P$6T[(Z(>R!(N1"]/ MM[XZ.9$%*5(7$4O(]H#W*VY12/TLO- %R(8HID4\+V^74#1>5F4F]5?Z15-*@ M\KDCBO,XB"BBWS5E69!UD[\;0,M&ZH?C=:-5RUP"Q>]+Z1'LTH\%290A2Q Q MI6D8>#B9)(.9XDF)5[R667<$M":D?A3<:-G7:/#>Y M;=N]A9W]? LTN[#AC(;HP75.6193UMU2TY2+U@_&;4M-U49:H1=)J)7&6((L6L^6P1()^L/.]]8#)ZS7EY?G=Y=?K^XF MY/3JC(ROK^[.K[Y]O1J??YV0#U=0>@CEZ&&YWS/>/1&L#7L#1]WH6];RT-MM M3HS*?\Q4.96Z?O\N933YW&P[#'HRQ+W@?FWS^5;>NJ&W!.?$I@2O7DCM[DP:M&\U+I7!GJJYN-,"@C"&L#O#PH6X?;" MOB?;O1<=_0M02P,$% @ ZXQ761%/)D48" ;B@ !@ !X;"]W;W)K M ME%5[-5MKO;V8S]OE6FWR]KS>JLK\Y[YN-KDVM\W#O-TV*E]UC3;EG&(_%H\K+5],+^^W.8/ MZE;IW[=?&W,W/UA9%1M5M45=H4;=7\T^DXN,<=N@0_Q1J*?VZ!I9*G=U_ M? %E=S;#MD2K54EL3N?EY5 M5EM:2ZJ.SPSMMP^/K%^O?=^0-F;N\58NZ M_+-8Z?753,[02MWGNU+_6C_]'I"PMI;UF7;_45//1;/T'+7ZGK3-S8]V!35 M_C=_[AUQU,#8@1O0O@%U&_"1!JQOP- [Z!MXWX&]]@^@;=-3G>^Z=X])7 M3?V$&HLVUNQ%Y_VNM?%74=E N=6-^6]AVNGK15VMS+"K%3)7;5T6JUR;FUMM M?DP\Z!;5]^B7K6IR.ZXM.D._WZ;HPWM=FU>K]A/Z[N3^ M?&-0? _T!? _W-"@ MP5NU/4<,?T(44P[T9_'VY@RB_>GOWMMY\X@QV"A77V^(B]WVJ=EV9Z>%35 M3D&#NV\>=.QTWP3]0U.WK9EEFH>B@N@*[[6"V?.EU$=11A*//P##(L$< MYB\/_&60_W^- +BLJ$P@*W3?U!NW,]=&::%;#0A>P#Z37H;,8NRX 0"LA M5(1EY@ ?"$?287DX(DZ(OE59F3= M%P",)I$[_P$H)IF[Q &H*))CQ(_D'PD2_\G.]$:PJV<[R^V*=FU5GUWN5NI. MCSN >+W!+GD?0MTE(GW=3O:*G5/>=.!-7PEU.]+S#Z7A_Q'=*;/E4B_)K_-G M.,M[FZ?A;CI#7.H^CE+)<>2R]W&2RUA*UP4^+DZHD"/S'1GT' D+NB\'PFC; MU(^%7?Y &Q#R8XREQ$QV

((.1$'4/X'7.T;; M]-=?PD'PVXF0^L>0^J?0?_8" M3X*]3_6$!UCO$#92T-.VN:M?-O^']9IH?,PU,:S3:;PG,BY)BM-UTKP M7QA7\,!$A?!-VD[!,QR61&=5OC\]?+^ZZ6&,VCU.G$X;-.J&HTZPS"B5=CI MGX^L)!QUPHB*?[I2$/#.HGJ[4';R*/KHWJ_N?N^M02]U==-+ M4P](8=WBC]+C@)S5<^%5O9ZNMTQ1GC0(W)!IT!W&'JAZ8M4;(TLW)1)I:..;X MY8Z&/"JK0.<;*.7G,! ?0H M !D !X;"]W;W)K&ULI59M;]LV$/XKA#H4& ^#Y M+6Z3-HD!IW51%\T6)%G[8=@'6CI97"E2(2F[W]_?%"%4;T'KLI1N?T';[LZ327(XN%:,(O#!:'Y6 MR0W=4/BMNG)X&W4HF2K)>&6-<)2?)XO!+1+XIVOOS1+1%K[8,M6&0O*99K_!GL:AY[^R?@)4A0FK,(V\&T.1Y7L9Y/S,V9UP+ TT?HBN1FV04X;3=% 31^ ?",NK0F% M%TN34?90?P7L)08|>X-Y:7#!'" (T.3[U7<4RY/4P3#B-6AKS8M";179<#MMF38G%,.7;M1!N'R4]/(;%K' M^AV*K_?A8+F20F&SWGO@Y-S94M2>'V-0?ZX0TSV*$Y"$V'+3:+BP]-[-]'9#KK3;K=:-"O%O7BSF%U*A]OX MH2F'ZGAX_"H1KEEVF!=@[A@K&W NA(?"^R'Y%@ WW.+!FM?V$"W<<([.'E!+ M P04 " #KC%=95%<2+H " "\!P &0 'AL+W=0% 2/50E%1.K0+(>V[;("JBP&+$: MJ-I9,5YAJ4R^MD7- >
<&5)6VSB176%"K20VO&/5/8M;(DE!8<"2;JL+\<0HE MVTXLU]HY;LBZD-IA)W&-U[$>5LON++LGB4G%5!!&$4<5A/RAKW/ QUO GX1 MV(]]-=*9W#%VKXWO^<1R]
(&@A$QI!JQ^&YA!66HB=8P_':?52VK@_GK'_M7D MKG*YPP)FK/O-]D*;G;)0HGDP5^1!N!%L#-FZ,9H)2(K&2BX8 ^_MH]MEBCZZ=)^&
MI2_#HL"H]"Y")^O5^&A9>1'P1]6)NHO=>.*N!K,P<$REA#9?LF>V\ ;JY,AWWF MG[KCF3O@3)5H:B?)/ IVKEUCOB94H!)62LH9G:MNR=M9T1J2U:89WCX&I6JM9 M%F]\ MH^K0P((H& 9 M
>&PO=V]R:W-H965T%1IV-D:WD(,2SG6Q([56"!BDVA*PN1W4 1BS M(*/QNV-Z_98V\7Q\HG]UM9M:#EC!@V" *-%%['WP$($.UTSO1/.-NGIFEI<* MIMP5-
6WLY*.'TEII47;)Q["DO+WCE^XJRC1SE]7LM31(/!=>%0E\X ?)OOF_>KWPI+<.IX%[]$9H$MRA, BG [Q) M7^[$\297>)?*O$.'5[3AA!XI]3&[5'4+G5Z&VN!FJ2[<0NR9#T.!/(*7O'\W
MG@>>?!I2GO?)TB)I(:@9H'!QF]^-S;:0BHM+_ 'W*K.PS,,.%.P(#;KO6:#G.^" MW\)&-PQ]2V[>R\UO.K4GD.8KPE??]8<29.ZZ MH$*I[+EN6T6_VC?:5=M?_H:W?2H1RYORA1AD)C48+H$C*2K)5
MN[$(S*.GIQ]?=_@V]NF_>3FUG;9YT55N^_VYEVW?'9TY/*Y71@W;I:VIC?3 MIEV8CGZVLR.W;*TIN-.B.CH]CX_6IBRWGQO+3]IV[XMNF[IJSMVS9S_6)A MVM5+6S6WW^V=[/D'[\K9O,.#HQ??
+LW.7MONP_)M2[^.PBA%N;"U*YLZ;.^WT MN[V+DV]GQULZG&H'9L213,14 M?F\Z\^+;MKG-6K2FT? '+Y5[$W%EC5VYIEIZ6U*_[L7UAY]_OGCW/]DOK[/K
MJQ_>7+V^NKOX\SZ[N+S\Y<,;)U=0^C_>.0+3U>75]^ML_VU3E7EIW<&W1QU- MC0&.(\""O[O>(^VC'>1YTU?=V4]R_PRL_^]F+BN):GYOTT+EO$>;OX/ MRO3.+4UNO]LC;7&VO;%
[+_]YCY/SX^<[]'TGIZSRTI5PXLEJ[9>@7E];?JB["QW M*$A[Z:\|=*4?TI(V=5Z:*G,TNB4%[UPV-S?+\(",S1]T[VY:+A+*R%G/GU]ZS8\2R)H'HV9ZXK&R&(;LY/CPW]SL MHNW*O++T !Q\9V=!)6-
<'_[W.+O@U1*EU6]$P599T61UT]&@>>47Q_>]0C^9 M9TC M&DZ;DJK:.WO?0G^3%895L(K /]KV]F-S!WS)]4CZH2%\(GV^]^];8D' MQ-AW=MFT74:-XM+7-Z(RUC)0%AD22DY3=]F M%W7=4\>
[/P7+Q9SK;OLPM3DGUO<[N8V#9[=,+&X%&VCQ:ZV8.Q_*Z/LRL1 MD&99UE@#<7UA:G)"H),WY^\0ZG12:S"_ 8@ZT-N_;%L..X8.\>&G#S MN&5AL<4U+0]B3'L^LMPH#XGB?FMM:3$%/M";
[G!GG->-(;M]F>[9C!=UY;3 MOC,3LE4=,%!]2+SHVJ;JL"P6"NLZI]1#\!3'}O5H09)^EDNCG):H!@MWJ5E^\ M//?%Z_N/4$^X*_\T;RI21![HY,ES78&L9F(J%@EJNI5])"]0AXK\10\9XZ6+
MIH'M^A>MQ*A6831&J64'^ %Q4T[&/Z%HT,$U+MW.RWQ.UFL5S U;KZ[]\F @ M9/Y/&/VR$ 5@1?!%8L\5PW]%Z=K7]>QVDD39P83Z16(=9 MV+LYBFZ6"@_8HD^GM&^R)PO8#7AP^"+O?:,]
,! @2\!?9=3FKV131KD3:O&R0 M Z_P&.)8V!N*R98L\'7GCQ*9[)#'*;DS5!S8E_=;>S]@]#'=]ERO/?93%X-I[M), MRH[E>[V]6 =S"W.-:0, DWX]U]U8BV; O/V)G/X+7M]*WX5$;8XM1HC):6O^(W M%/]-
#PFV]>C6ENZ3.Q+K]*L9WI.![\&]?6IN""H5>P0\ ,31\(I4L58RQ0DX-A-DK""-(@T[=- M8KEET1MEMS!.C@30+,O.5.4?-AC2T4!L;>MWX]/[CHBI)$/W)A0N3$M1/GI5
M,KA:+'J*"@B!NQ[TDL24MBH&JZ979)MO2N?1=YA'2&]N;#LG)#$.?H19I5\$ M^XG P1A"!_A!6MHO>AD!H^5ST\XLNX!+:@3F@9593L:9& + _S"23\-GUEV1Y M\% ^\AD. HF<$%FEQ
7TL+$DOT?:36 C2*U?*7@ZV/#)75KC6&8*%5]B5]=)VC)RCDOY.EK2;E'-W=E8#$6)2L)A8/#Q/NVYG=LZRB?WID1\0?W> =/3VAND-R7.BXJ;R"\:7E1(>!
(\AED:#!D$!@]78Y7@!MI]S;PO9Q:AFF^ER M X/U)?,EHU-$?N_XH[0O\XI0&EEM7KZPU18C!9B<&U!07Z;V7!MGO_1M8S ML+$EQTA$"@?N2%:KU=NX&>+&Q7$K0$3WYJ/5!!?D,F+
(U&B+R:>IDARVHY1XPJRP?F'C24OG:=//YMI9?(N+KMLL MEZTI:2;A@5.U ';J4K!G!.E<2@#%+6W!@HHX?T3=])Q*7F(M$;W/ ML@7%
2'DW#A1E*"F#NSQ.XI*.'HE7%=8I&L*,+?/:)&^6\'7$^ANAG&@ M9Z$@:.[IXB-A+ON,3Y;4 &1!$^4QOA !U;UK)0-XB75^5U%T,+-'5+,AI$0V< M9];<"-O1T. 6YY$7YG.Y8-<^66E0AQE2;L2I:
(X$(P$-0]40# ,):(10!" M$,<"KM>]VYR**V%[D>X=*4/5U+-#&)H,)9Z.$%RN]ED04D'HF@, <&UBHS&- MT;@R+/"=`I&)IO($R1FC/-77G@;9P>TL-N*]0 ;4)(E,> 0"$PZB-:HK9.F M;-21B>SA.VA'M)
[@@6'$3:"2S5] 9H.-^=HE^HK<9N734"NV30M.+ @3/4Y& MYIQWDC%!(PL[$:18Z(Y268EX+<>/,'F"]I)32<<@]UUG&G/6=!U M-!G%-RQ!5B1.0^2(,>) A&D/[LH3[XI*E,1N& ^5<_580:G'3
B)I/G&$H(! MV2Z'(!57]^B>H_^)XQ<6)+2,M*7'VM18-9F7G#*+ ^0Y;M*'?Z,GM5TLFC)9< M]&(H)NI&(6.Z!6#5K*SU+2"1+%NK*D(6N6EU@>)1)26TD#$F%7Y6KM8W24]Y2IZ8^A-+3,NQCEC4
MI%# \$ J/6"IZ)FN7H&8DOM8"PYO, Y!I\,4B<2D@VIW"<\($D G.4]#3G[MB+7*IO/:;>-XK,Y)3!X&Q HU/SC.A2N0G! D)FV=-\ELD$C:)RS!LF9-C,>$ MB&3!$XU0-06!
[.#]DE&!$U>*[=X8.),1 #^&.0&IS%6D@N"N.%2$P*@(DUO4% MO&%YA'LC7X!(S=M'T2?D9.YF]$(D*A3@?;.38+'NOYG]UML(C7RX:9;7M _@8T M\G>.[8,N5EDT,E]-DN?
%135L&&AZXHAD$83/1+Y"*=P6F$I_H8ASB?:%R(] MN"01SD"1GA$B(%Y%M2@(MY$P2-"O);7*SMCD-I.JG/GT2M![%I & 0X)H0(: M(F1]2\RRBFA)AW::XE#@X_K)1P5@ QRAVDGL-
Y6@RVF8BM;EI 7!88+5VI-Q M B]9 ^,E,DF7>$F-NDDL*SLJ^XGB^)@4NB #SG]#+;)66R1)>[9H<*2CI8$] M]U*)(]\5>,SN:V6$ 4IOHOS&+!%?;)8P.6*% ^+$IVF?7S^.3E2]>4U%E _/ MXX-4[D]
[&|8XM/^2!!2GO-!5?]^BO>H_-]

/[%%]W!N2^$^Q!N"%0N\FW%!#N#^2@B]6Q@'PVUO\@]02P,$% @ MZXQ764&UL MC5;;;N,V$/V5@;HH$D!KW7Q+:ANPLVD;+)(8L=-]/I 2V.+B$1]221I_ KY#*
M2E8=P#'Z(E'DS)DSG$..)GNI7G2.:.,"M+(2>>KDQU740Z#3'DNF>K%#0RE;] MDAGZ5+M 5PI9YIS*(HC#YL1/l:%*Q':[0/%=+15]!AY+Q$H7F4H#"[=2;1]>+@;5W!G]QW.NC M.=A.-E^V(^[:.]%EA 6F!J+P.CUBC=8%!:(:/OL,;TNI'4\'A_0?W>)Y4RX; MIO%&%C]X9O*I-_8@PRVK" ,D]W]BFX\CF.I"NR?L&]M:[$%::R/+UID8E%PT*
*M; ;.6[L.1250!"%N'6+'NPGD6'YCALTF2NV!66M"LP.7JO,F?(?%?'7[#6X>[Y>W#ZOY^N[O 2[6;%.@OIP$AL)8XR!M(1<-9/P) MY!7<2VW%R#;.B/@NXP]H'2>A#',;],WA)EW/B\)+/\'*F M\.N":IG!DKV3Q S,E6)BAV[\]WRCC2*]_'.]^0:[?QK;GJ%K7;$4IQX=$HW] M%;W9K[]$P_"W,\S['?/^.?39]CDZ(+?0)+'Y-(FYE3LWIZ=2.!OD= KK'&$K M"SK#7.S 6&U I>0KSU"#H44Z]-HPD=GE#2N82-'2?%H]:Q^6S8N6@12=OH"L M[)G4P+3+!2N#Y0955^5KY^@2@*^3@ M?O?29M;]\4:6=-MJYBZLVS<[QE,%/]^ME9<-#=Y5K)5:>LP0&X94V**PAONCA=U)L6:ZEXX!%EK MBJ(OKV&=*!0/IQ \T"YJG'$%IT=R-'T*8L23)IB57.T$=A%=4OG?(5NO>0 MA/$%HL0?)WT[&/B#,&Y%>M!VY(>CR#[*(TC\:!S3,PS[L\:&MJ-!/6=A#?P M^\/(O4>AU5TT\L-H: >DS7#HZ-PU>ZO/8R@LW(X9"8:::%N]CX>]=TK(P5$O M*5'M7,>T04@;35OI9KNF/&]ZT7_F34>_9VK':2,*W))KV!N1;%73)9L/(RO7 MF3;24)]SPYQ^+%!9 UK?2FD.'S9]ZLR^Q=02P,$% @ ZXO76>#D5P@8M"0 >AH !D !X;"]W;W)K&ULV5E=<]LV%OTK M&+73D6:0"!$2*:V9VS'2,/3.![;;1]V]@&68(L;BE0!RG;^_9X+2K*\M5W' MF]GM[(L(DL#%!>XYYUZ(.S=M^!QGWG?L=EXW<7"TNIIU]&"\M[-P5_[_=]\L3@+NOALKTVKNPUD#0O^P M+\]<6,]?.OQ:^9NXU6:TDHNV_4PW'Z/:[T^_S=#/L;K+@<+GVA[ZNR3E+^'UE M<(]"9D@9NM]?6WZ6U8RT7+OK@+MOZMFG:SW4$08%-_Z99U=]K> ,.17ZS%D;]+6 M.?VRF[YO@9LLHQ=.U\-A@?$]NFO[G:U#UL#"O'(+4:H)+?_43)R[>N3H]/\]P_']IG^\5MV>G3RZ33= MG1V]_WAT?'[&AN?NHO9QM#/N.!T-&D]6I@'X?H1TR7[V#;=++*C9N[G]\>/ MX>;&5[7V]4]:?#,+UXS+3A30F5V-:,;M>MD3S][IPKPZMBI7[2A]YHK]O?] MB]@%(.4?#RVWMY8I;(W8\R8NW,3O#D"(Z,.U'^S]\)VTXL?L;V[R.,;:-=577N#MV"'T"$LT\!/:N)CIP=N:"BRT-Q@MV M[N8+QPXO57 UVP>ZJX:SMZZN'4;_]'L9[CZ][^BL2>SUC25+1I8$CE!4T^"HV7!GS/ONHX\)9-GT*:9
M#PT[='4%66L]OJY5C6LF%;PZ0^"]B8]P]DO=!F XA I+A5MSS]XMX4]SQ>%7 M7%3!8TT5#&]&K==Y?R@Z+P/LW_5[A%F@PCS7$2L@?RAZ54;$8< OX,"&5<.Z&:*#-<;1&W8^"][?(SD\671^?N'+#A]<]AM8QO3O&\V^$# M-@"#KO-IVWYI@(1V@ML!&H1.P=PZM5O\->^67KV!/%IMC!T.8/[OQ76(<2U%$P[7)NLYQO]2_>**<4U M/>9Y+IC1D@M;8E5U33P9]A'C[,HWGM9"+KLI-+DBS:#DPOPMDF4$>(;&]^Q(.2FYS>R++D.L."CSUM_P1 &P]K.#MBEZ&= MLR4>-1$,F*:MP596785)UI9T 6,C^*QUSH;6HIV+'&CH?*#])D=;@OS& ^,K/ M$6<-IAS]$;-"#%KXRRSMW"I^ ^9M-"7/"H56(.!%"@I2RZDH&AD"(=!@U9?%OD(3:T5MZ5.(<<$\7(*.W"WS]A5 MJZ?A1;2=:,"LZNFK\ ;5*2$U829 Y+_RDU^7U;Q2LRY"57G7[67EY'A#M: MDQ2]16C_B8H$$WU
33=INXK3K*751U M(CXK)$#57%)5-7O XL%=(NR\]ZQ_A+"OG\5K_22O-R+Z$H*:0G%C"3,X](P1IP)(8#^:GAAL\NT=P:0I VC(I"(X25\NET" Z+V%(H>2 MZ1)$AX*!@."9XJ4!?HUA@
*M+.0A+1,.XUKJ["& ;I"YLG_';?AJ>DX7(EU+5=[I4(&]*R"3AH0K<8]=A\]6H]7OL_1"9MA DFQ(L!9%0@ 7.8FW+++#] MDN0"&J%M07*A5,$S8?_B\EA0PD6:1I[.Q.OIJ6$E*UG.E3:4*L'W
*ME$P+ ^W7Y%OP0,+#6D@+B(D:I#%%D5N3$8.QI*BJ>0RL-%2URE7*NXBIIIRJQ MWY(BE6MD7PHD]@)Z(#0QJT")DA?%7YO9_P^)N"$N_VD>?@;CGT[#+V$]Y1>- M*C!+,;,.DBNW$;5#:
*#0B27:.7$I*C:)9FKI:+G->6OMOA%?(MK8 &(%<"+F& MZ2+3++.\@PY__01Q66G#F5;Q-0>0:P$$RU$9+V58O.Z5K6B(DJ MDFI 4\ND'I)$L5 F@2.:9^8GSO)V-N@ S/-T/
*=#)9VX2436$-UN6:H)P52%$%YCI[U[*4C* M8P2%PNB\8,1]B=-GB9)"* _G0Y1#*J2$3!)%!])/"O>NWVB)D/I1#;(@'Q;' M70MLL]!5G66\!*$LDO9)+%*.*CO&\@+5^"U:#:84T1"0Y1,UCZ53?
*KS#7E'@1 MRVHC('5$G%)#[DR9I%,+0[3 MAT141*KM[="#>%CS2+R!"U0?UNKGOMM"@13BK4PZ(B(V"!5-'V^\4T8AA#CR M 4'WXYVCQM(E4X"7+0SBC0H0!A2T+3-
*TSE*YX!*E*\0LJ[I. 3'B$0&SDNL4 MJ469(JXMB]DR15_H=%!+] N0]7Z:L:"!)V MV73]IX'-T\V'E?W^>\)=]_ZKS,>4R',K_26&BM>)<,#0?^GH;[IVD;XN7+1= MU\}X3<";=U ?
*J@/>7:=NM:VB"S>>FO7\!4$L#!!0 (.N,5UG\][8.0. M_)P& 9 >&PO=\IR:W-H965TSS/ M,\\X,Y/94:I7G2,.:^%Z(4L^]W)C]OO=UFF/!)6LL*23O50%.[15!U]7"EGF M0(7PHR
*8^P7CI;>8,=N36LQD;00O\4F!KHN"J1\K%/(X]T+O9'CFA]O8@[^8 M5>R 6S2_5T^*=G['DO$"2\UE"0KWX$5A)38QD8O=[P%H6P1"3C[Y,3ZT):X/OUB?VSRYUR29C&6RG^X)G)Y]ZU
M!OQNG26W,LSP^8)M//:/E2;1[PK'O'9-S6FLCB09.."@I>-F_VO:V'=X#KX - MU (B]IL]V%2NF6&+F9)'4-:;V.S"]>K0)(Z7][-)33CBS>/SVO+M?WM_! MP]WZ?
O/U'I:WN]W+9K>YVT)OQQ!NC_S#46R_G[:LJX:UN@#UBD\RM+D&N[* M#+/_XGU2V,F,3C)7T4'7*+597, P&$ 71Z +?L$M[Z/B&' "M4?$W9@L"-J4V
*MJJ8Z.QI8F<$##9@=>'F!IZX4:CAK67*=*ZEHA_+E,R)UJZ:]SM]($'9T/:OOK M1ESB?WSG)ETEW.<)> M"FI=>R5-Y_)_*$;V,P#O @#3&HWV>X*SA MW>7TR6D6&F"H"R4R#R[XTF-W
*MTAW2YS58)*BZ;TP9I*TE=)8A]-8DA"E- 8E-UI[^%M>_9ES!"Q.UPE=I,YT) M6!:R)CF]\'^-\]?;C5|@MYP$(>3/]VBZ70P"2-:A8/1]=1:PND@C*BF5UL- M\2B"21 -@B"
*7CP(XK@/T77L]CMIB)W(HL%T$O=;VO&XI[+9NRQ/$IB3T.:" M8&RG 4NDN\]4U!E2EY<9,U+]<&69H#: >OK#!@IZ'&ADZ@&!F8&<$2O!+$'(
M]!4S!V!5I8@NNSI76_Z[B5&@.KBYJ"&UHIKAT5F[T;ML)LY/]V9N/S)% _:)! MX)Z@P=4D]D UL[#9&%FY^9-(0)[,+7/Z?:"R#G2^E]<-C9]T-;_ M02P,$ M% @ ZXQ767:?E0 | @ Q 0 !D
IX;"]W;WK&UL253?;YLP$Y7+9-FU3%A-!NRP 125NM#^VBHFXTOX,/YCM MA&Y _6O#6":E>><& ^]WW?2?6NG/12>]6P 7SH1.@:]:8;HFQ+EO@1.]D/!*> MU%)Q8JRI&JP[!:,3?R(.YP%
(97F!,J@BSOQJW$KDSC K8*]1WG!/U>PU,]FDP M#PZ.1]]TOCEPEG2D@1S,4[=5UL(32T4Y"$VE0 KJ-%C-E^O8O?N ;O1Z?;1' MKI)"RF=GW%5I$#!IP* TCH'890\;8,P161F_1LY@2NF
*O_L#^ZVOW=92$ T; MR;[3RK1I\#% %=1DO\RC[+ 6_^EXRLET_Z+ ^C$V#%"YTT;R6P5<"]&E;R, M]W $B*0] (Z7][-)33CBS>/SVO+M?WM_! MP]WZ?
$+W4IA6HQM10?4_'EL]DZCH M(&H=G27,H9NA17B!HC"*D8;&=H$YP[N8BEUXWL4KO%[50P3]0UP_7"-%%HR
*M6I&A/42%M@]TS30X9(UNJ2"BI(2AW#K[J=#HQZK01MEN^GGJI@8!\6D!;L*6 MNB,EI$'G_;PXP4H)UO!)Y4A!8/#[>E38@>Z M2T_GIG>?0OG>'RO 1YW%035^2C0]Y4Z8H-M?69 N0!
*[7DMI#H9+.#U&ULM9S];HX&,?_%8L[G39I&\2! +T6]27V#FE]T5AO.IWNAS08L;+$#%E ME?:'G_-2@DDP9'KXI9 T_CSV\XT=^TN2RXV(OR5+QB3Z$091T1YA/B6;DQF5ZU.6B,6.%^F"$!]
*M/+,Q"X*4I.KQO8*VMC'3@KO?7^DT:[OJS).7L+$(OO*97VZU!BTT8W-O' M*X /%;"+ O:I$;I%@>ZI$7I%@=Y^ >= :ZC,4&Q>G1 MBI9^R>3*2]L$\R@]LZ8R5O_EJIP<31]O;Z__X/N*9I./MY-
*Z&1)??<%78_' M]X]W7R9W']'# ,:?)>$*FZ#VZ\^+82|\$],9ETN-!\O:R+54M4E;;+R+>Y!'Q M@8@VNA617";(1#,V]RGOFLL/#>7;]O7;%.#7%-Q@(W#*5A^0W7F'< =WT>/4 M16]^?
XN\)%']A"RIH:CTX'V["NH=#U(C\UHF:.RWR%L71,M4::%O:V=+05 M-#WDBVHBGP1\3GWO4BB:]\7ZTCR:$:>Y&,#0]X=+P"]V M

*(\|+QGF2%J/II/GNADTGY9IG:4%O&*C6>9ZPQTN:E9N+$1Q|_^)C>K_D M]1?CZ625W--;RC^M;IBX&F]1YFE.BRHM"|#HXF+T!KZ^\IL&3<3GE&ZJWF=0 M2[DKRR_UQ;OYQ\EI!9)B#O[@2\K M95)FE6O1/2GVVOP\L6KR9@+!C7.>-8||:)|&AIXVBU=G0/L_M_0R0AXBA^96]^36=B>;P:8[5YF/|;*

<6C!@\/XMUQ*ZH.%N+DK9$8O1F)&590]T-'TIQ|@X/UBDNH(3!&,M*Q M#7WZ-IFE6K5&-PPFJ?KW"3!UWB=A9X?Z (,@1$,_4'ZP99^8*5_E3#V*

M*&8W^)QD:VJB&!AZF6"L[2$.K!$'IHD&:XI1E:;;XODZ("[^0QN"L\/GS^QIIP(SB.PD@2`MF'HDCDE,\."XA)XLGWO)YW\'WF>VR|T:HI+N57QXY*SO)[2N8;0?;TK]S.T MUL#I!]&U]\)+@DW"Z+)<5Q0LVL*5"I=BG_UVZ.?. E=H:D?(:@VQTPP K=7_ MV>(=H:GBI0F 1[@ :*CM6/Q PTC50Z&/24"&1ZJT ?"4/@#]15TC;PM12|O3HPTG99Z5VBJ6%GLH=MJ#YV6>U=HJGA9 M\,$1%1_JA1S6)CXTK$F>%]LN&F751Z>L^D@OZ0.VWQ1I]?U(>@!TK ?H *U M!ST/$@-1W01 $D1\:*:,2Z;/78"R-?$-O//#H]#_4=VQF*IO2<0&H6X7;6? MP@D@Z0206R> G#H!5VBJ>.D$D-T)W/*$RF7%/IP*> Z8N 3E E3M4"B&ZD,' M&_>+Y[GGBV&T.XZMSS]4GW01R.XBK-FO:]N?C[YGWI!!NEG00U6.TC0@NVDX M,O?I+N$,>9%OT&"*#,+AS00D[02RVXDGY+Y0ZVL2AS$T\0SUI5(<8A0-$Y56 M

%FK[6[F"\X#M)OXKFV)SZDS<(6F]H5T!BAVF_BL1N/9XAVAJ9NUTG!@N^$X M-/%UL#N)+Q#*:'<+U_K\0_5)-X+M;L2:^+!N1)#9]&'=AFB1*D-I0K#=A!R7 M]CKP/K'(,R030QSTT'#.P[W]?ON&__ZIA@_W00E6.TGY@N_TX,N=%)]MGVD(V M1OH^')8@70.V[R<|(>W%>E^3,%:3;L?3\,J!A(3$@T2)K/!D3X77$A_4O%Z; M^:!G?!OJJ(\W+TQ/80>(M ,$.LU\Q.HNGBW>$9HJ7CH-LF>[X\#.U\'N+G*A MYO7LSSI4GW0BQ.Y$[_U=1,RM,@EN@O9L\@EO7,'=+AMR7.8C^HN&,QS$ALQG MBB0P'-XS)]

(I$/M>POL1_1= A('V#-D/F.H'Z%@F*BL],1>Z9NY+<;W%:/S ME->Y#X++-,OJ.UX?Z4.9=0]NKO:(*314O30FQFY(GG%PBNI^ WE 6.<6N!I'^A!SQOH/H?D.C;PM13S1)*^*?

M\NV&O_],@S5$)2TM@W_L^PQ?WT;0B-E"6F+CWDG+^ICKAX3=IT4%,KH0;3RQ M7!T!UIX<;2]XN6H.7]Z5G)=Y\W%)DSEE=8"XORA%0>\NZO.&PO=V]R:W-H965T#%64_^) H,TY3M=.,)% MFF+V-(*$KH;6:ZT?W)'Y0J@'=CC(1SN03SDMTS>V35+3%+(,*$98C ;6I?N MQ=@-%$!'?@XPHUKI*Q,*?VA;]IB>4H19!)!0%EC]+&$.2*":IXV=%;M5C

M*F#S>LW^49N79]:8PY@F7TDL%D.K9Z$89KA(Q!U=?8+*4$?Q133A^CI:5;&. MA:*"'YI68*D@)5GYBQ^K1#0 DL<,\"] MPL(#@#\"N!KHZ4R;6N"!0X'C*X0

M4]&235WHW&BT=$,R]1GO!9-OB<2)CT!@4G"WTC P_T$O7[Y9F +*4)1V5$UX*@1GR'?>(L_Q H.><3M\ I&$NQKNM\CQZX3Z MFL_R#<5Z"KC@A6RV@7Z=BT#T)6

E'\W9;MD"\QL:A)?\!O',+3+8,.7 EF"% MKUZX7>>|R>}D>R+:,.|!7QH(TI0,&/)"U2-*5,(E7]1%@.I@I'5I6*1G2&(EU3 MID24[%W-KA:?

9>AWG?)O8"^;+H^)W++0J2UT6BUL2K^4B6;KT]J-<9/TDK73 M$+0KN2UB2VJWEMIME7H-0@#FCY2B0DBIOW:G5"FPNS>\&SCFY!I" ;W0+3S(I.

*[N[#\/F[]^8VN]RH:'ZRB5@G_.IU.1+;5K5Z=K=Y)UY'>*8V?B&S+ M>+|\VWO^OZTA_OX"= [7>*N29-EUGL_,Z?YD/.7Y2WU;/XH1F\W=R2]>R"9D: MC55T1F<[QMI'?*

JZS1D_AMZ[]930"B#E:,9H>X\P]WEGKB.]UYFV<>:W.'C*< M4B:&,JO=(.)Y@:.(4$2Y,&X.%6/3G.<9K1D"^RWKKKMI2=S6C?\}-XN*K*FC M$Y@5[T=V7:I-\J:9<-N[IBR8;=:+138'-

I_N#RVQ>9*ON^FE]QKG4G;V]"2\/2#>8S4G&40(S"77. MSF4667GF*&\$S77;/J5'"@+TY4*>TX"I /E^1JE8WZ@!ZI-?^ =02P,$% M @ ZXQ7623-ZFIQ @ _P< !D

!X;"]W;W)K&ULK55M;!HP$/XK5E9-K;21-\@F%B(56%6D54*P;A ^F?3#A *M.G-D'M%)_ M_&PG1* %1#7R(?'+/<_=<|[XXJV03VH%@.0YX[G].2O$HNNZ*EU!1E5+%)#K

MG860&44|E4M7%/+W((R[@:>%[D99;F3Q'9M+)-8K)&S',;2|'6264G2!RZV M/<=W=@L3MERA67"3N*!+F (^Q"B[9V[-,Fc<9Y(D)G$A8|)Q;OSN(C+TU^,%@ M _J;&Q"B9"?%D)J-

YS_%,0, A1<-]6<# ^#<$.DP_E2<3NW2 /?'._8[IUUK MF5$% \%_LCFN>LYGA|QA0=<<)V)[#Y6>CN%+!5?V3;:5K>>0=*U09!581Y"Q MO/S2YRH/>P" ?0005(#@7$!8

4(KM(S.RAI2!$DLQ99(8ZW9S.#FQJ*U&I;; M4YRBU+M,XS 92\NU_)Q_)E>]YY(%Q;E([@8W@&Y8OR4#"G"&YHRGC#%_(1"0 M.JYN-.1Q.B375S>QBSH.0^:FE$&[3XX#1]"JN&^

MA8>'<%>+KS,0U!D(+%]XE&^&9)0KE&M=G4A^?=,&9(20]=]-XDJV=C.;^>FZ MJJ I!]S]5RF0&W"2]^_\R/O2)/5"9 ?"PUIX>(H]J4_U-A/K')NTE@21)3#W MP28)(Z|\8G>S+^0GSE?

GHN7F]UB>=-EFVFW^"HK W]DR@OQ_M<*4|-$ACH/<70N!N8II W?.3OU!+ M P04 " #KC%=9[>#5(VP$ "S& &0 'AL+W=O<A^8D'K~,)+0-X(=<&>CK=X3999$?-G>,WEF5RQ1G)*.

MQS0#C*PFU@V\GJ.A N017V.RYP'?0*7R2.EW=7(732Q'*2()"86BP/+KB/?DM2]GJF A\?/|!_RY&4RCYB3.4V^Q9'83*RA!2*RPKM$/-#]1U(F

MY"N^D"8_PGV9:QC@7#'!4U+L%20QEGQC7+4A3@ 2!XS)4 U 0$+0"W!+AY MHH6R/*T%%G@Z9G0/F(J6;.H@KTV.EMG$F5K&I6#R;BQQ8KJXG7T&[\&R6$5 M5^

396(M5Q\IQZ(3X3,*_TL;9FH.W"R)PG//W$O1EN0!OWIP#/;"<@<\[J M%&<1'M"ZE+L=EAJF!4:4(N&D7QF)C83<>H@RJQH*>JS)# MG8Q+LKT"KO,'0

[R3(*ZX0L22CC,X6Z''+=:)#?GQ^ G^SF_<"9+R?TQE+U@|,ZMZ05SS+0[)Q))O $[8$[&FQ_\& ^=/4\H] MD6D%|*H">%WLTYN4[C(!%@SO,U.B!3K(T>K%]31%KOS L?

UTF,)Q&/1=+_"J M,$V<7XGS.\55RU&H-.DK"/R#![N!(S\-?2?#-'U!I2_HU+STVY/#7<*UR?!&3G.Z#6'(]X.V][JS]&G8;]B\,.#2XL6,8\=-QNL;:

MMF&W;Y]>CFE)^.TQ765HY>;>6W1KF]62E;'K]M96CRU@YZM7*^V+3BU!;.3K/ MRI'!RH>.VYP@0Y@_ " 9M[5E;.3K;RM$OSDSE?$-G>,WEF5RQ1G)*.

M.SGJ=O)I5RVA.#/ND743O+BG+ ^'>]'9O=!GW1KVZ=U\L>A%]JT:=[JVO.=B0 M) (KR@#'B;E)CVT:!;YW/$;'<7#DND=C9!|L"Z>$K?/=<@Y"-<;%#G%UM=J1 MO\GWH>TZO-

C. X39.I8Y)&0EH<[50,X)*W;(BQ-!M_DF\R,5@J;YX8:@B# 5 M(. ^O*|7(/ ^H!U?\IIO\#4$L#!\0 (.N.5UEA\U;A@@( )T(9 M>&PO=V]R:W-

H965T1B/W%\YS!QSS89F@DWCDJZ@27@]W(AM>4V M+"DK@"LF.)&PGC@?_?%L9/RMPP|&>W4TD;)2H@'8]RD$\&R(=QI^:TVD^:8#'XP/!9ZM=.UE1!3.1_V0I9A/GG4-26--

MCQ=B_P5J_M/0/#EXA0Y*M0E'48!U!P7CUIH]U'HX ?O\,(*@!P4L!80T(K=_J-M,BMK3I'&D11{(HVW9C,#FQN+UFH8-[NX1*E7F<9A/\T_4;>DEM!N2(+^D17

M.1#*4_(5,Y\D*]0F9'RCR-4^X29U)-,]DN!,)$LH>R3T MW1# "_HM\-EE^!P2#?W@V9RLD-URAW.J#B>37K78@-M-PB%^MTF/.Q2>$=D)\+[C?#^Q,(FAR)U":YHHI04H),="ZNV_17

MI'\YUELS\(N|R-T=]#KH.Y0KP(_-?JZ(CL1..PT3CLM'-M70KOB.Q$=@*1/OH?A3AJJ:*>[S<KQ580[_VSTG*X&Z.IEAIO\?0!H'O:X6_@^&;5'-'TG\%U!+ P04 M' #KC%=9>WXBP3,(

#A2 &0 'AL+W=OONQ>E>N&!*M)!P3F@W M.7_\.2'%F#@N88Z421T$[*_S/"Z)*=/B:B.+CC/P+=E%*=GO466K=[W M^^ETP9O+)OI2-V.OBX MI@,L.\!#.Z"R

RH,W>Q98=:896OT*I(G(/+64BU_4_BFZ"VM">-\&B>9D-^& MLE\VNCR_N@5?S[_O/H+QU>3B^L_)W>W'"7@')IMY!XF8_#ZU1OP"H0Q

M^&N1K%,IDI[V,VE!OA_];,FW'S9[*VOV=L)7)P!Y;P'T(#9TOI!W'_.I[.X7 MW9'>O2_]MG4>W#H/%GJX=G?B,!'@4Y+Q%/P K\C)(""_ NWCF721'"XP&6M5 MSQ?

P^W3%ORL)U=HRL4C[XU^^!6GWN\FTQV):8Y 6T>@0AW51=$V'-Z"\53E M43EK3XEL=A^\(&E80K^N98# M@*N,+|-_38Y#+AWG2$QS'-XZ#MLC*-8#'XP/!9ZM=.UE1!3.1_V0I9A/GG4-26--

*EJ_4J]/@ZTT2G/SR*O@ER(O@RD)\]+-B49]/&]7!C633+.DB+A5P Y1-W^=A1?JK"M(L5>8]5.^(T>"/OWP04O0X((@QH MS^S'BU/(G>-]3P^NO1<,NALXM+-`!^W=J?*
FB4;/COJR:O+A[K0=*<1=|;.0Z M4/-8\/E>5EG[?7!5E;=Y\SQB;JMR'3P;46-J5A9UNC+6ZU^V MZU_FLG[Y[6RRE5H"F7Q(*$^V!077?%V.7]\))B@B)'SZ>-^>&T=%B'GC/=U
MB;WC$<;"A7U="NAH',9"[^0]?_G.7^[T]WVEAJ6.6:A!O(#*.;GK-BYZQP.GNC%N;NDKV3A;H\5X&. MH8-LH=:.7O&[;R_51!O*[@1$;[!AM>H4QS%EV @&!!-A&!NZ!-!Q(0A#1C0@
M'48LYG TPETT0FVZ!1C(LQA8,LX10CV/fJY'SO|;Q>E0-&.-ZN-M50]YO>P6IO)64>>W9M#UV&]*T=B9K3@EY[R1C)!D1\ST?.9(PQ\;Z?7!4?]- MJ@5;;B^5/#H.F^PS-[:
[,WQU'5&//]!W2$1 P90R,!=!&+PLB8,U- %\;$1VP@ M"GL(C)U1T(BRY9$Z^%(LQKL<;>ME[*5VN)5VNI+VO]7B&Z5\C/"YC;MOG] M99_6$J_64E_6^KVL=Q'8";'CF+DMW[OJA8B(-
=O8.AX1SD-SMK%U!*$H%"9Z M 4*U8%-&A^8;3=;8C=9C]+DMWF]B++BYM ZS"_E-%VV=6K!%+&YQD Z-;^+ M,.!AC=;8S=9'XB;V*5CQH<4%,TC'2&P/ 4"':.>?MOK@?$$A(;8R&
(]+Y&[L!-M_'CDQ@8.6_$8E23CDM0IZ;NQ<1N!B?L8VL00(\?FKA-0J;%@CD!%0L1<-R_MV")A2 >BH)$;NYGI0.9T6WWOVE33M#5(?%.8.BOL1U++.W;3^V$<:S,UYC&+.W*5$Z#
+K=T+H*,1B4)K80%7,5)". I$TSOQTSS(L3/U7TVY4 #,WF 0_/.B+/&Z8?%]+?%]+?5EK=_+>L-"G*@\CK+;\CV^PB$S MDX,S0,<4KV%S7@9TF$4QO2;'0$). <0&$@A$XSMQX_L8RA(
HDEH)75GD ZI MN=C,% (Z&C)NYA122!>IFH<(#*$LTW!,WW!^/L@1(FEL! 5#<'AV B&(S$H!(@+ %j;/"?B3U]H",I>0/@%IBTW6$D#"S)8!,Q!29MZD &6&$@/,>'*3C/,9#
M2*O!GKC!'D3:WR6O$8\FDM\6HM]66M?^=?;S0H^GEYEGK=M7BUEGBU MEOJRUN]EO6NA[MLBHSR[+=]+S498$'/A G0"\\B<11) 1S"GW%K" 2&.U-X] M&IAS]69XZF;X,9ZE
$F+6' S9P#IU"R,J.DR@/J,6*G>%-!42B,VP"UT[IQ2/-M&^/Y%EJ<_8IBRCF9CP@<Q?F899$$TF&&,;4" @DI161@R:&:*F;\(_G60!! MOAD06V.=GT@ $80<0
"5B;$@;*BG;J@_!F_34O;L5.;O*]41V3 MSP="X37M[!5;XM5;ZLM;OX_TGH/&/S'=>MW#>+66>+66^K+6/]V]]S#,?;-D M_'RK?=R(*=(S%W)(A!!]NM668<;YN=RED
Z'>.B.,],TS]PT/T:V#(!O0]TS M!X!, ,"%\H!,L#@TLY* C"G=P%K#-,8S-\8?2;7,IFTK#K;$.M8Z,B9U2OK. M:Z1G;]0_'F 9D(VGU,S90RH16D$ SN^H<67& 5*A@7.],.\,NYOEC\%8!L"W
ME98&1":9 1(<6C>%G8;ZWFN(9VZ(/Y!=W59?N@0Q&]RM"/FL,'56V(^DW@6P ML>S^ >S*;@(F#)MG4&: #$Z@-DG{A$,)TSMST_NLK!0-
MJ9FCNY2^%MEJ5<[;B03TW&LRWZNUQ*NUU)>U?J_H[02+?EY495XW%ZM)5ZM-MI;ZL]7M9;TB8^R;(:*K:)XJXG7 !5)1C\[HH%*@:MT^!&2QP /3#-=4SMU4 M/OHK+
"/P]"$,TB%S1/#":;!BUNW4%% 1&@V<(^ ;Q!D;QX\D5&Z#\RF++6CR M";A3$;-B >A4MR,S)9F"PG:?,) ;X9K9N9O9C\=6;L/TJ1#FA@U0F6DBR!#& MPKSK"S^X'TZK;ZTE6)
!EU^^=;7NM.Q^KLQW/OIZUC*?T#&'9K4_3GF3@R]X*0 M3]U PAI3@ X5$ILWQE)0B'B,S(5^=_ 9!VM9W74/G:B#>?E0-)M?I ^\^W3W8 MXFWW. Z<(.!SQ-\EFX>6Z'-
;YZB\;%;INI@)6]55>A-J-I<;1Y,L7G3 ME/?=DQ>^E4U3KKN72YDM9-4*U/>W9=D|OVDKV#T>Y/)O4$L#!!0 (.N, M5UG9 .KDRP4 #D? 9 >&PO=V]R:W-
H965T7Y+GG4],GD7V32\X5^+Y*4GD\6"]U_C ZE_N1;9B2M]FBZ%<9YS-E@/,J_N\[&(_&@DCCEUQF0 M#ZL5RWY\Y(EX.AZ@P?,7DWBQ5.:+X7BT9@L^Y>IV?
9WINV$991ZO>"ICD8*, MWQ\/3M"'4T*-0V[Q1\R?Y-8U,$.Y$^^:N;F8'P^@=03/E,F!-,?C_R4)XF) MI"\?00=E,\TCMO7S\$_Y8/7@IECDI^^Y&L\5\OC03@ 49E!O?
7TWRN^GYYR_GES=3\ N8;F88B'MP(B57$MS] %.^T).IP-LSKEB< MR':,!'9Z!MZ^>0?>@#@%-TOQ(%DZEZ.ATCC-TX.S M/'#2;<@6G*UT> P/< M0^Q9W$_=
[F=\IMU1]D]]D.=G3)%N$P1SN.13CB;H4[X6F0]3A?O-WG07\Q$ M.HNU_0)<*+X"?_ZN7?-+^9=MV)OG>/;GF W!0.]9C!\/](Z4/'OD@_'//R$* M?[4EH;=@M920,B7$%7T\X2P!7"]FN)
[K1YT=H1>(GFV0F\]9GC2^O4;P+3 M/+#AF,7MO.#[R04E+-U!9!)7+//B^$,;56O(,L'S[MV<+#YK:=B%,H]7!GL?,# >,,+2(;1YWP;H32"Z(;'FT]-
B(0>H0VX+7M0AI@ M& 9V>$$)+W!G;\TS9G;N,VU)\ |X9U+9L#1#[;M)>PI6&W58CCI\)=X*^TQ) M3\%]*8G*E$0OQ5M1> ^>0(((A;"SAMAV*H+;S[$L8P:I0PQ=BKB)P;5LA$H0-
MY!8S2B@..X!O*0QT$'<5[K64^=3WFYFUV05!0*(.@%5]1\Y;N9.]"O?:W%,4 M0-C*H,40^=#S40?$]MXB=\&U,MB[_LQ88H7L#+?OENTK6GWP5EHJ28#A
MA>W,4!H@=U$;#'T,2*PBW.K0HSEHJE8#=*N$ -I-.M84 @BJC?W' 60ZRMM-BP+V>\=43@EA#_ MG\UP6S-$7D2;9&8Q"T,..O8AKH0%WB$L=G!9X5X3A2B@N-E86NTH{B);7!5_
M|&{8=W$9MC3< <&:.I)H(+89:WD911RG#52'&.YIS&Y=]BE.F=[/&/M5])9YU MS+XS\MY,N*=H]3Q4)1W3UV(MW,8.RT]1:NGI9(+\'T7#F&VMD)!H=D5.DSKB
M2C(@MWXX@,W;@L'W6J=0NZS]L"M-@7=HBEU>%4=2$9^GUH["SBR-5 MZ2?N%GX7EY%V!TY\2%K*UF8'240ZF(Q419BXB_"IR/36-0O5K,S;E"6)F)E)
MMZ)UQMIWD_85K3[RJH"3USKD){V>|O<5K9Z6K7/^ESOH;RN")GJ(*[U M7NJ G|0%0HAAV#RCMIA1@OV.$W12J0ARV!$_.;?BH1>AH$FN%CN$]VQ=QRB
MDZJ^D\. ^0OWI?>=4$JL4LE9W.>&0/]^I?TOZGO&0#TMWY:,_P502P.$ M% @ ZXQ762-@E^VJ! AQT]0 IX,"]W;W)K&UL4LK9G9.N,V%(9?A5 'Q0R0.K?L1+.!Q%H.(:,"
<=.|*'K!2+0MC+;2 MM)UY^U)+%,M66!MS;A(M_+]SQ/!8%,GQ/]?2V880CE[3)&,39<-Y<:-I+-R0 M%#.U+T@F[JQRFF(N3NE:8P4E.*I$;;*9NNYH*8XS93JNKCW1Z3C?\B3.R!-%
M;)NFF/ZX(TF^GRB&\G;A:[S>\/*"-AT7>$V6A\]KG[@XTUI*%*(4I6 M$^76N D.NQ14+?Z,R9X=*%/R45[R_'MY,".S;//DKCOAFHHP4%)$5WB;\;[[_@S0/-"AY M89ZPZB_;UVT=2T'AEO$\;
<0B@S3.ZO_XM>F:(X(@[O,1F >"^P;!%8CL,X5 MV(W /C>E02,8G!O]:03.N8)A(QA69M6]6UGC8HZG8YKO$2U;"UIV4/E;J84C M<5:6XD)3<3+6.CZ=/<[G[\S;_&\1+
<+%\T>%|_WB\!;.S.Z!)?KL$H[CY OZ M#7U.NNCSIR_I$XHS-(^31!02&VMD)!1RHY);/7+W'_A] M5^UU#BGPI5C[&Y]Z MV+H^UG:'5=#3R#INY$H3N]3=
<|+]R(2,&0+",.X/6M0'4M.52]\Y*S(<,&0#!.DX-6Z>& MW]M4NRE0^CPM-,=6QT>^0P9TH.$ M^9"P C6*8=16PXC^=A8$(IY/3*6+UOR*B:OK+< 1]>>V2<_8&FT2[^-:MCH M(.!
'74#>CU9&<[QR]T_)1G7]M5M% #WEW\ANO7A6NK&#'+_&Z3;MZW>I\-(?`M'B3,A81YD# ?$A8 P3IU8>CO$V|=>K;3$(%*I3RG@M(4)H/2@N@=-VZ.5BP M,2X:Z'1+18JXN
@:2XHS0.E^:."TH*$=3NRL03LV=>TWW^TWY?:+"2]Z+*IU MW'8J5;Y&* XY0[?B;M7D#F??R^_EE(L"B4E&>]?KI.&N[A4{&DN*,T#I?F@ MM "*UBV]]X4W WSES0!=>@.EN:
T#Y3F@(<'*%]W;MX7X SY"MS_K^48/8M; MHY,UM|Y6@Y-%-WDR%]MZ3F8^:,P BE;;11UL^Z2$K]L=O?+,#)OQ>M6]O=KN M&MY6>V5'U^^,&]?HN>X9-WZ]}_B.K{5*A-+5X4!!M-
[U]TIX M?E2;3B\YYWE:'6X(C@=M&XC[JSSG;R=E@'O=?H24$L#!!0 (.N.5UF? M5?KK3 .*D- 9 >&PO=V]R:W-H965T8AC|$!6T81'\044C6'457WCX_M\6S.Y05?;R_@#(T0?UP\4-
%2"S S@)D8394EMGJ00[]-R110&2W8Y$LR-PE:N,&Q M_!M'G(I>+'#NS=R]T,"9^[EHW@%Y4("OVY%'QAP%+'?5,Y2(JN:2";; M.5O '44D4T,T152_*]?=$?[7N6R(;*29S/W;-.Q^]<04_
$PR6JLIEBG00K MMX"5?VIXKMU65T?I%5&F[3AY5$F8E0NS:H6-"0&R(K>79SS^XGZA-=V=9ZE,+JUZ4K5Q^ZO/R6SLC MBN35W:UTJ1WA@]/OY?]H6OWW1!QO8C.
$5G&O.J$MYO-GN?JQI:+BC#=TXT] M\ZMKFU-3JU5X=SFJ/OUJ88>NC:;8RB8+I8'>5.9G3$WY;HBM['M3%.BUY^[_ MTB<#%]>4;6VON_H1/NI@<\3KGSGCZ\$'_UGF[GYB:
[.I)\4VU8!>7PZ\8Q/(`M&(IUB*N)"\SVT5\19[1L;>?L5PMUM+SW}BE.F=[/&/M5])9YU MS+XS\MY,N*=H]3Q4)1W3UV(MW,8.RT]1:NGI9(+\'T7#F&VMD)!H=D5.DSKB
M$/U7K*R.6FDB(=\NZT(D*)F*5#94;/=AV@=###F+5L3/[MU_OL,#&95;\B'Q MCWOOWMGWDNRT>,8% +*74BH[" K$ZB8.[.J DMN.KD#1SEJ.DB--S2:TE0&> M>U
IPSB*KL*2"Q6DB5^;F331-4JA8&.8K%!; IT"V&: M5'P#<\#':F9H%K8LN2A!6:$5,[>!,/NS:COXGW DX"=/1HS5\E2ZV2# M('*"0,(*'0.GSQ9N04I'1#++^[#F#-J4#'H\/[-]\[53+DENXU?
GR+$#-GE<'^WHN'=]*2^O?;-?$7E+PJK:HRSV8%)1"-5_^LC^('T 95CCCQ-C-XQXZ)S0U\]1Y-XH1RE5)'0[N"<)AF\!5D.EQD85;. MGK+[']-I]W6Y{B?#*>1^LIADYV-V?G9Q M@&?
7GDG/_;>X7T +EEFD2.P7\,E14.]_NM@AN>_ML\SD\WMN(K& 1D& MF M"T'Z\4/W*OIZ0F6_5=D_Q9[>%EQMP+H[8N"&A1RMJZQ-D!MN26[560>9"MM M\6[=JF1/,"'!?UTP+@
VE]KC8>)2]#^_MQM)_4$L#!!0 (.N,5UF'.@-C4@, +(5 - >&PONPOE.H^!D$]7]*"U)=E M185&\E(61.FN7 1U)2G):B 5/.B%81(4A E_,A*KXKI0M3
MAKBNQC#IY"CD)Y0QX<&_^\-9'^%9KG7<]C#YTT_?8*#EUD#LF1AN$QZ4Y?#K3 M(9KL0>2$LYEDP.I)P?C&#Q=@ M8%[R4GI*5]H.%<%(_=O"D>W!3=#H%$R4TL2V$>S?67/Y
;#M@4'&>6NPY|N! MR:@B2E$IKG7'?&P&'T%>T[[;5-KA0I)-U.O{'<&<=)!9*3,]VS"1OQV:C#C- MP8YDBR6<55D% "I5%KJ1,;(H!3$>MHRFH67GE/-;>$+\R/>TU_G.FIF2$&U3
M&VJ:5L9V0'|7S6KORO:?I>M5[*%4GU=Z.L+TH=#HC:0Y6YO^.F\-8.H1KDZJ MBF\^<;80!;63/SK@9$2V/&]92O9;1X-2F>L!*GWO@4K%YKLCOR2I[NA:;;>>R?
H^=_F>4$%E83OFM:U_Y]S_&S'\>"E+)NGRJ%AI\?EM?_:3?9/P61R M"B9/HB;'IV R/0&3@Q=[:AYO,CZ)1$:OTF30;-=V]H1[.\)VU(.=]C_#GMX MW@7U9BO&%1--
:\FRC(I'&T,MK\A_T.ZIZ^OSVA.5ES=M>#8[!K?:,961=I> M=0.):*[JVE]A>E'2;OMU+"8RNJ;9M.G*Q&>:9K&<9)@ M&9U.G0ZF6-Z2!+Y N-WVPNR2.T]2- .9V$,<8 GRKH?J6=_
%02P,$ M% @ ZXQ769>*NQS $P(L !?3T\$MP>;4#M.*2V MBZD8_1!2;5K5N %(MB6/.(7->=I3W;+TI!,X"O.DQO0FE(2S,.\,W2?S+W\PPU1>5*(Y5;&GC3Y?YV
MX$G1H2)8%#I%R=.B'!5_'E/=#!2 9K=2&L?9;#W1*\AN*6\&GR\,UUK(H;TA-M6K9]N6CT3K/CEK.G]7K<;))'KO@=&EWKG[P=GHOM=L0+:\X5O^@U67@&]&](UX
MNA&2_Q!-2^MB)45=7P[&^P.W3+9\]69W82!+>]>Z/2V]RZD&N1P$(WW!-9>] M[<[HKD\UXR/3)^^W=]VXYG7+9$1;-I5B]\";>W,9?1=#ZS:Z=CA\[AOQ7/Z? M9A3K-
5^Q2*QV6]:T^W;4K#; C=KP!S4(@#=VRR\%$/#)]ID?_05+M[ZW54%9+ MR7.N#\BDZO P49]*-8I51'3HN.5YJC(%:UILV+$@G0 2.D!D-XI(5T+T@<@_5-">A9D $ &N)!7RR))XZ*P:#X
-]P:8KE M?![FWTAV38IDFB;7R21,2Q\.)MDR+1,+\B_ ^1$7,@[S-$FG!5G$,2ENPCRV MN#X!7)IPN?(XG)&X*,,R)DEZ&Z=EEG^SI^<1-#^/<.$,4%',-52AX<@D2XML
MED2:-2)A&MF8H$;0;/*?M'RID>*OBS@MXL*PD:R\T3T]2\(K&Q,2R1C9)%%\ M5=HLD"_&R,*X#.)'EW5813\WD8F-"BA@C.T(WW3QYF>X,)]O[&<< M3I+ ^91ZML1D@F#K),P
"PEWTXD%4<9*N\#0')F4[0:Z9^ MLQ$AR3C(DCD:#1ZEA'3C(.L&# O[_0U9QT&V#A@6]C$AZSC(UC%AX=$NABSC M%(OF>'QX#-.%3.,BF^984'84$O*.B^R9]Z*S%U ;$S*-
BVP:,$CK#1<7K'0A MRP:(?TR#VIB0;%QDV1Q*-.0L8BWE=?]QA!SC8B.TWJ8D'@\[!0'Q+1+[AXD'@]9/#"F;V." MBRS(XH&CWEZG0Q;RD"T$8_8Z';*0AVRA+CC7
YLU7$B2BI80I0N*9.U&)^5V M:=F#+.0A6^@%)Y)UK8^2G#V*^M%44":,I8H8'6/F0A'!U"KTLC1W,+'Y*/CRR?H_GX M;SQL8X)K_=8RS$]O=&C6TI<-
B8D'_]G+.N\Q2PEIHVIGGVU;2#X^]OK_>_6- M?23W#2VIN=6P20? +LU\R@!5)R9F-"%@J0+026""-[>@\@"P7(%@*72?LC M'7S7K+/0L#M9?;ZHV)HWK$KU7RB]?T7KU4(2\[%_
<;SS?+U>E?7$[TO:W3X M6!U>1#V\1/OY7U!+ P04 " #KC%=9'M^97AP"])P &@ 'AL+U]R M96QS+W=O9-K* M!I!3?BBV012M3G;?EC.P# ^!3R+.."6(RS_A$P*>?
!5#.^Z[4]WM^[KX.!Y. M==7!QK'_D5)=[\]QK7==7TIG(YMN.+;C>3EL4]^NW]MM2;IGVYG M+EX_^_($[O-9K\N/|OUIV,YC?\8G/YTPWO=E3(VB]=VV)9QU:2/PW5W39>-_MW)TG-
XN7MU4SO+Q)D^8.4@C2^8,,@FS^((<@GS\H("CF#\H0E.@^_F# M'B#H8?Z@1PAZG#](EBCCDB!I@C6!UH)<"X'7@F +@=B"9 N!V8)H"X':@FP+ M@=N"<
N!W(O'T"X'=@G@+(@=Z*>BN!WHIZ*X'>.GG8)M!;46\ET%M1;R706U%O M)=!;46\ET%M1;R706U%O)=!;46\ET-M0;R/0VU!O(}#;4&\CT-LF+TL(!#;4 MVPCT-M3;"//0VU-L(!#;4VPCT-
M3;"//0VU-L(';4VPGTI6G+;@*$"]"25V KT=]78"O0/U#@*$]_4. KT# M]0X"O0/U#@*$]_4. KUC\K&20.] O8- !T"]@T#O0+V#0.] O8-
[XOZ9P*] M,^]=''?3.]'7M+2;-M-DVNMOGGV+A^7@1J8S&YV&T$,I\<|\15X^-1 MWE"P+Q.&E>\#7L_=%(34V36QO2M>WR+K9M64S/+<5R?XDO>G3+95-1[:I-
MEX^4T0>R=5P11:XM=T6/]B>G?,.T^^0'YX]E]@?FG;?!^9@G%NCW<6\C&4Y/ M?2Y$(37[7_$],9<^^/UHF'9-]0^S_4^N; >YQ'9^#C\CC_.^+W^+_L0('U(-MD#X42!\;I
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'AL+W=O M&PO=V]R:W-H965T&UL4$L! A0#% @ ZXQ76=0LK>59 M"0 1RD !@ ("!7BX 'AL+W=OTW !X;"]W;W)K&PO=V]R:W-H965T&UL4$L! A0#% @ ZXQ768*5?D_*!_' L !@ M
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'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% M @ ZXQ7680DI6.'!+ H !D ("!UX<_'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ ZXQ769=0 M P 0@@ !D ("!_Z,
'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ ZXQ760!ZCZM# @ B@8 !D M ("!@*\ 'AL+W=O&PO=V]R M:W-H965T&UL M4$L! A0#% @ ZXQ766NZE!0 5 T !D ("!A=$ M
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ZXQ76&PO=V]R:W-H965T&UL4$L! A0#% @ ZXQ76:L!9G*_!@ RRL !D M ("!Z#0! 'AL+W=O.P$ >&PO=V]R:W-H965T MI]<0(/\' 9 M "_@;@__0!X,"]W;W)K&UL4$L! A0# M% @
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Edgar(tm) Renderer was created by staff of the U.S. Securities and Exchange Commission. Data and content created by government employees within the scope of their
employment are not subject to domestic copyright protection. 17 U.S.C. 105. var Show={};Show.LastAR=null,Show.showAR=function(a,r,w)
{if(Show.LastAR)Show.hideAR();var e=a;while(e&&e.nodeName!='TABLE')e=e.nextSibling;if(!e||e.nodeName!='TABLE'){var ref=((window)?
w.document:document).getElementById(r);if(ref){e=ref.cloneNode(!0); e.removeAttribute('id');a.parentNode.appendChild(e)}}
if(e)e.style.display='block';Show.LastAR=e};Show.hideAR=function(){Show.LastAR.style.display='none'};Show.toggleNext=function(a){var
e=a;while(e.nodeName!='DIV')e=e.nextSibling;if(!e.style){}else if(!e.style.display){}else{var d,p ;if(e.style.display=='none'){d='block';p='-'}else{d='none';p='+'}
e.style.display=d;if(a.textContent){a.textContent=p+a.textContent.substring(1)}else{a.innerText=p+a.innerText.substring(1)}}} XML 80 report.css IDEA: XBRL DOCUMENT
/* Updated 2009-11-04 */ /* v2.2.0.24 */ /* DefRef Styles */ .report table.authRefData{ background-color: #def; border: 2px solid #2F4497; font-size: 1em; position: absolute; }
.report table.authRefData a{ display: block; font-weight: bold; } .report table.authRefData p{ margin-top: 0px; } .report table.authRefData .hide{ background-color:
#2F4497; padding: 1px 3px 0px 0px; text-align: right; } .report table.authRefData .hide a:hover{ background-color: #2F4497; } .report table.authRefData .body{ height:
150px; overflow: auto; width: 400px; } .report table.authRefData table{ font-size: 1em; } /* Report Styles */ .pl a, .pl a:visited { color: black; text-decoration: none; } /* table */
.report{ background-color: white; border: 2px solid #acf; clear: both; color: black; font: normal 8pt Helvetica, Arial, san-serif; margin-bottom: 2em; } .report hr { border: 1px
solid #acf; } /* Top labels */ .report th { background-color: #acf; color: black; font-weight: bold; text-align: center; } .report th.void { background-color: transparent; color:
#000000; font: bold 10pt Helvetica, Arial, san-serif; text-align: left; } .report .pl { text-align: left; vertical-align: top; white-space: normal; width: 200px; white-space: normal; /*
word-wrap: break-word; */ } .report td.pl a.a { cursor: pointer; display: block; width: 200px; overflow: hidden; } .report td.pl div.a { width: 200px; } .report td.pl a:hover {
background-color: #ffc; } /* Header rows... */ .report tr.rh { background-color: #acf; color: black; font-weight: bold; } /* Calendars... */ .report .rc { background-color: #f0f0f0;
} /* Even rows... */ .report .re, .report .reu { background-color: #def; } .report .reu td { border-bottom: 1px solid black; } /* Odd rows... */ .report .ro, .report .rou { background-
color: white; } .report .rou td { border-bottom: 1px solid black; } .report .rou table td { border-bottom: 0px solid black; } /* styles for footnote marker */
.report .fn { white-space: nowrap; } /* styles for numeric types */ .report .num, .report .nump { text-align: right; white-space: nowrap; } .report .nump { padding-left: 2em; }
.report .nump { padding: 0px 0.4em 0px 2em; } /* styles for text types */ .report .text { text-align: left; white-space: normal; } .report .text .big { margin-bottom: 1em; width:
17em; } .report .text .more { display: none; } .report .text .note { font-style: italic; font-weight: bold; } .report .text .small { width: 10em; } .report sup { font-style: italic; }
.report .outerFootnotes { font-size: 1em; } XML 82 FilingSummary.xml IDEA: XBRL DOCUMENT 3.24.3 html2832571true700false9 falsefalseR1.htm0000001 - Document -
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Disclosure - BUSINESS (Details)Sheethttp://www.taylormorrison.com/role/BUSINESSDetailsBUSINESS (Details)Detailshttp://www.taylormorrison.com/role/BUSINESS35 falsefalseR36.htm9954483 - Disclosure - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Narrative (Details)Sheethttp://www.taylormorrison.com/role/SUMMARYOFSIGNIFICANTACCOUNTINGPOLICIESNarrativeDetailsSUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Narrative (Details)Details36 falsefalseR37.htm9954484 - Disclosure - EARNINGS PER SHARE - Schedule of Earnings Per Common Share (Details)Sheethttp://www.taylormorrison.com/role/EARNINGSPERSHAREScheduleofEarningsPerCommonShareDetailsEARNINGS PER SHARE - Schedule of Earnings Per Common Share (Details)Details37 falsefalseR38.htm9954485 - Disclosure - EARNINGS PER SHARE - Narrative (Details)Sheethttp://www.taylormorrison.com/role/EARNINGSPERSHARENarrativeDetailsEARNINGS PER SHARE - Narrative (Details)Details38 falsefalseR39.htm9954486 - Disclosure - REAL ESTATE INVENTORY - Schedule of Inventory (Details)Sheethttp://www.taylormorrison.com/role/REALESTATEINVENTORYScheduleofInventoryDetailsREAL ESTATE INVENTORY - 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$1 Billion Revolving Credit Facility (Details)Details48 falsefalseR49.htm9954496 - Disclosure - DEBT - $100 Million Revolving Credit Facility (Details)Sheethttp://www.taylormorrison.com/role/DEBT100MillionRevolvingCreditFacilityDetailsDEBT - $100 Million Revolving Credit Facility (Details)Details49 falsefalseR50.htm9954497 - Disclosure - DEBT - Summary of Mortgage Warehouse Borrowings (Details)Sheethttp://www.taylormorrison.com/role/DEBTSummaryofMortgageWarehouseBorrowingsDetailsDEBT - Summary of Mortgage Warehouse Borrowings (Details)Details50 falsefalseR51.htm9954498 - Disclosure - DEBT - Loans Payable and Other Borrowings (Details)Sheethttp://www.taylormorrison.com/role/DEBTLoansPayableandOtherBorrowingsDetailsDEBT - Loans Payable and Other Borrowings (Details)Details51 falsefalseR52.htm9954499 - Disclosure - FAIR VALUE DISCLOSURES - Summary of Carrying Value and Fair Value of Financial Instruments (Detail)Sheethttp://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofCarryingValueandFairValueofFinancialInstrumentsDetailFAIR VALUE DISCLOSURES - 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Share Repurchase Activity (Details)Details56 falsefalseR57.htm9954504 - Disclosure - STOCKHOLDERS' EQUITY - Treasury Stock (Details)Sheethttp://www.taylormorrison.com/role/STOCKHOLDERSEQUITYTreasuryStockDetailsSTOCKHOLDERS' EQUITY - Treasury Stock (Details)Details57 falsefalseR58.htm9954505 - Disclosure - STOCK BASED COMPENSATION - Narrative (Details)Sheethttp://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONNarrativeDetailsSTOCK BASED COMPENSATION - Narrative (Details)Details58 falsefalseR59.htm9954506 - Disclosure - STOCK BASED COMPENSATION - Summary of Restricted Stock Unit, Stock Options, and Stock Warrants Activity (Details)Sheethttp://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofRestrictedStockUnitStockOptionsandStockWarrantsActivityDetailsSTOCK BASED COMPENSATION - Summary of Restricted Stock Unit, Stock Options, and Stock Warrants Activity (Details)Details59 falsefalseR60.htm9954507 - Disclosure - STOCK BASED COMPENSATION - Summary of Stock-Based Compensation Expense (Details)Sheethttp://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofStockBasedCompensationExpenseDetailsSTOCK BASED COMPENSATION - Summary of Stock-Based Compensation Expense (Details)Details60 falsefalseR61.htm9954508 - Disclosure - OPERATING AND REPORTING SEGMENTS - Narrative (Details)Sheethttp://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSNarrativeDetailsOPERATING AND REPORTING SEGMENTS - Narrative (Details)Details61 falsefalseR62.htm9954509 - Disclosure - OPERATING AND REPORTING SEGMENTS - Reconciliation to Net Income (Loss) (Details)Sheethttp://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSReconciliationtoNetIncomeLossDetailsOPERATING AND REPORTING SEGMENTS - Reconciliation to Net Income (Loss) (Details)Details62 falsefalseR63.htm9954510 - Disclosure - OPERATING AND REPORTING SEGMENTS - Summary of Assets by Segment (Details)Sheethttp://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSSummaryofAssetsbySegmentDetailsOPERATING AND REPORTING SEGMENTS - Summary of Assets by Segment (Details)Details63 falsefalseR64.htm9954511 - Disclosure - COMMITMENTS AND CONTINGENCIES (Detail)Sheethttp://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIESDetailCOMMITMENTS AND CONTINGENCIES (Detail)Detailshttp://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIES64 falsefalseR65.htm9954512 - Disclosure - MORTGAGE HEDGING ACTIVITIES (Detail)Sheethttp://www.taylormorrison.com/role/MORTGAGEHEDGINGACTIVITIESDetailMORTGAGE HEDGING ACTIVITIES

{Detail)Detailshttp://www.taylormorrison.com/role/MORTGAGEHEDGINGACTIVITIESTables65 falsefalseR66.htm9954513 - Disclosure - ESTIMATED DEVELOPMENT LIABILITIES (Details)Sheethttp://www.taylormorrison.com/role/ESTIMATEDDEVELOPMENTLIABILITIESDetailsESTIMATED DEVELOPMENT LIABILITIES (Details)Detailshttp://www.taylormorrison.com/role/ESTIMATEDDEVELOPMENTLIABILITIES66 falsefalseAll ReportsBookAll Reports tmhc-20240930.htmtmhc-20240930.xsdtmhc-20240930_cal.xmltmhc-20240930_def.xmltmhc-20240930_lab.xmltmhc-20240930_pre.xml http://fasb.org/srt/2024http://fasb.org/us-gaap/2024http://xbrl.sec.gov/dei/2024http://xbrl.sec.gov/ecd/2024truetrue JSON 85 MetaLinks.json IDEA: XBRL DOCUMENT { "version": "2.2", "instance": { "tmhc-20240930.htm": { "nsprefix": "tmhc", "nsuri": "http://www.taylormorrison.com/20240930", "dts": { "inline": { "local": ["tmhc-20240930.htm"] }, "schema": { "local": ["tmhc-20240930.xsd"], "remote": ["http://www.xbrl.org/2003/xbrl-instance-2003-12-31.xsd", "http://www.xbrl.org/2003/xbrl-linkbase-2003-12-31.xsd", "http://www.xbrl.org/2003/xl-2003-12-31.xsd", "http://www.xbrl.org/2003/xlink-2003-12-31.xsd", "http://www.xbrl.org/2005/xbrldt-2005.xsd", "http://www.xbrl.org/2006/ref-2006-02-27.xsd", "http://www.xbrl.org/lrr/role/negated-2009-12-16.xsd", "http://www.xbrl.org/lrr/role/net-2009-12-16.xsd", "http://www.xbrl.org/lrr/role/reference-2009-12-16.xsd", "https://www.xbrl.org/2020/extensible-enumerations-2.0.xsd", "https://www.xbrl.org/dtr/type/2020-01-21/types.xsd", "https://www.xbrl.org/dtr/type/2022-03-31/types.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-2024.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-roles-2024.xsd", "https://xbrl.fasb.org/srt/2024/elts/srt-types-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-gaap-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-roles-2024.xsd", "https://xbrl.fasb.org/us-gaap/2024/elts/us-types-2024.xsd", "https://xbrl.sec.gov/country/2024/country-2024.xsd", "https://xbrl.sec.gov/dei/2024/dei-2024.xsd", "https://xbrl.sec.gov/ecd/2024/ecd-2024.xsd", "https://xbrl.sec.gov/stpr/2024/stpr-2024.xsd"] }, "calculationLink": { "local": ["tmhc-20240930_cal.xml"] }, "definitionLink": { "local": ["tmhc-20240930_def.xml"] }, "labelLink": { "local": ["tmhc-20240930_lab.xml"] }, "presentationLink": { "local": ["tmhc-20240930_pre.xml"] } }, "keyStandard": 221, "keyCustom": 36, "axisStandard": 27, "axisCustom": 0, "memberStandard": 28, "memberCustom": 38, "hidden": { "total": 6, "http://xbrl.sec.gov/dei/2024": 5, "http://www.taylormorrison.com/20240930": 1 }, "contextCount": 283, "entityCount": 1, "segmentCount": 70, "elementCount": 551, "unitCount": 9, "baseTaxonomies": { "http://fasb.org/us-gaap/2024": 966, "http://xbrl.sec.gov/dei/2024": 30, "http://xbrl.sec.gov/ecd/2024": 4, "http://fasb.org/srt/2024": 3 }, "report": { "R1": { "role": "http://www.taylormorrison.com/role/Cover", "longName": "0000001 - 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(ASR) programs. An ASR is a combination of transactions that permits an entity to purchase a targeted number of shares immediately with the final purchase price of those
shares determined by an average market price over a fixed period of time. An accelerated share repurchase program is intended to combine the immediate share retirement
benefits of a tender offer with the market impact and pricing benefits of a disciplined daily open market stock repurchase program. ASRs can be disclosed as part of
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holding companies, parent and subsidiary relationships, business divisions, business units, business segments, affiliates and information about significant ownership of the
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Other Comprehensive Basis of Accounting, IFRS)." } } }, "auth_ref": [ "r67", "r101", "r102" ] }, "us-gaap_CarryingReportedAmountFairValueDisclosureMember": { "xbrltype":
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under contract terms, and (b) possible losses or likely gains from uncertainties that will ultimately be resolved when one or more future events that are deemed likely to occur
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For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006." } } }, "auth_ref": [] }, "dei_DocumentPeriodEndDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Document Period End Date", "label": "Document Period End Date", "documentation": "For the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. 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It is commonly abbreviated as CIK." } } }, "auth_ref": ["r846"] }, "dei_EntityCommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity Common Stock, Shares Outstanding", "label": "Entity Common Stock, Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": [] }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity Current Reporting Status", "label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": [] }, "dei_EntityEmergingGrowthCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity Emerging Growth Company", "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": ["r846"] }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity File Number", "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. 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This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": ["r846"] }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity Incorporation, State or Country Code", "label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": [] }, "dei_EntityInteractiveDataCurrent": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": ["http://www.taylormorrison.com/role/Cover"], "lang": { "en-us": { "role": { "terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data Current", 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Includes, but is not limited to, employment contracts with one or more selected officers or key employees. Excludes broad group equity-based compensation plans, defined benefit pension plans, defined benefit other postretirement benefit plans and other deferred compensation that is not equivalent to a defined benefit pension plan or a defined benefit other postretirement benefit plan." } } }, "auth_ref": ["r43"] }, "us-gaap_EquityClassOfTreasuryStockLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityClassOfTreasuryStockLineItems", "presentation": ["http://www.taylormorrison.com/role/STOCKHOLDERSEQUITYNarrativeDetails", "http://www.taylormorrison.com/role/STOCKHOLDERSEQUITYShareRepurchaseActivityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Equity, Class of Treasury Stock [Line Items]", "label": "Equity, Class of Treasury Stock [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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value of financial instruments (as defined), including financial assets and financial liabilities (collectively, as defined), and the measurements of those instruments as well as
disclosures related to the fair value of non-financial assets and liabilities. Such disclosures about the financial instruments, assets, and liabilities would include: (1) the fair
value of the required items together with their carrying amounts (as appropriate); (2) for items for which it is not practicable to estimate fair value, disclosure would include:
(a) information pertinent to estimating fair value (including, carrying amount, effective interest rate, and maturity, and (b) the reasons why it is not practicable to estimate
fair value; (3) significant concentrations of credit risk including: (a) information about the activity, region, or economic characteristics identifying a concentration, (b) the
maximum amount of loss the entity is exposed to based on the gross fair value of the related item, (c) policy for requiring collateral or other security and information as to
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accessing such collateral or security, and (d) the nature and brief description of such collateral or security; (4) quantitative information about market risks and how such risks are managed; (5) for items measured on both a recurring and nonrecurring basis information regarding the inputs used to develop the fair value measurement; and (6) for items presented in the financial statement for which fair value measurement is elected: (a) information necessary to understand the reasons for the election, (b) discussion of the effect of fair value changes on earnings, (c) a description of [similar groups] items for which the election is made and the relation thereof to the balance sheet, the aggregate carrying value of items included in the balance sheet that are not eligible for the election; (7) all other required (as defined) and desired information." } } }, "auth_ref": ["r538", "r539", "r540", "r541", "r543", "r544", "r545", "r546", "r547", "r618", "r801", "r806"] }, "us-gaap_FairValueInputsLevel2Member": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueInputsLevel2Member", "presentation": ["http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofCarryingValueandFairValueofFinancialInstrumentsDetail"], "lang": { "en-us": { "role": { "terseLabel": "2", "label": "Fair Value, Inputs, Level 2 [Member]", "documentation": "Inputs other than quoted prices included within level 1 that are observable for an asset or liability, either directly or indirectly, including, but not limited to, quoted prices for similar assets or liabilities in active markets, or quoted prices for identical or similar assets or liabilities in inactive markets." } } }, "auth_ref": ["r395", "r440", "r445", "r534", "r535", "r542", "r577", "r786", "r787", "r792", "r793", "r794", "r801"] }, "us-gaap_FairValueInputsLevel3Member": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueInputsLevel3Member", "presentation": ["http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofAssetsMeasureonaNonrecurringBasisDetail", "http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofCarryingValueandFairValueofFinancialInstrumentsDetail"], "lang": { "en-us": { "role": { "terseLabel": "3", "label": "Fair Value, Inputs, Level 3 [Member]", "documentation": "Unobservable inputs that reflect the entity's own assumption about the assumptions market participants would use in pricing." } } }, "auth_ref": ["r395", "r440", "r441", "r442", "r443", "r444", "r445", "r534", "r535", "r536", "r537", "r542", "r578", "r786", "r787", "r792", "r793", "r794", "r801", "r805"] }, "us-gaap_FairValueMeasurementFrequencyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueMeasurementFrequencyDomain", "presentation": ["http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofAssetsMeasureonaNonrecurringBasisDetail"], "lang": { "en-us": { "role": { "terseLabel": "Measurement Frequency [Domain]", "label": "Measurement Frequency [Domain]", "documentation": "Measurement frequency." } } }, "auth_ref": ["r533", "r534", "r535", "r537", "r801", "r1050", "r1061"] }, "us-gaap_FairValueMeasurementsFairValueHierarchyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueMeasurementsFairValueHierarchyDomain", "presentation": ["http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofAssetsMeasureonaNonrecurringBasisDetail", "http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofCarryingValueandFairValueofFinancialInstrumentsDetail"], "lang": { "en-us": { "role": { "terseLabel": "Fair Value Hierarchy and NAV [Domain]", "label": "Fair Value Hierarchy and NAV [Domain]", "documentation": "Categories used to prioritize the inputs to valuation techniques to measure fair value." } } }, "auth_ref": ["r395", "r440", "r441", "r442", "r443", "r444", "r445", "r532", "r534", "r535", "r536", "r537", "r541", "r542", "r543", "r576", "r577", "r578", "r786", "r787", "r792", "r793", "r794", "r801", "r805"] }, "us-gaap_FairValueMeasurementsNonrecurringMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueMeasurementsNonrecurringMember", "presentation": ["http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofAssetsMeasureonaNonrecurringBasisDetail"], "lang": { "en-us": { "role": { "terseLabel": "Nonrecurring", "label": "Fair Value, Nonrecurring [Member]", "documentation": "Infrequent fair value measurement. 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the manufacture, sale or creation of a product or product line." } } }, "auth_ref": ["r91", "r715"] }, "us-gaap_GeneralPartnersCapitalAccount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GeneralPartnersCapitalAccount", "crdr": "credit", "calculation": { "http://www.taylormorrison.com/role/INVESTMENTSINCONSOLIDATEDANDUNCONSOLIDATEDENTITIESSummarizedBalanceSheetsofUnconsolidatedEntitiesAccountedbyEquit { "parentTag": "us-gaap_PartnersCapital", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.taylormorrison.com/role/INVESTMENTSINCONSOLIDATEDANDUNCONSOLIDATEDENTITIESSummarizedBalanceSheetsofUnconsolidatedEntitiesAccountedbyEquit], "lang": { "en-us": { "role": { "terseLabel": "TMHC", "label": "General Partners' Capital Account", "documentation": "The amount of the general partner's ownership interest." } } }, "auth_ref": ["r111"] }, "us-gaap_Goodwill": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", 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Includes, but is not limited to, income (loss) from continuing operations, discontinued operations and equity method investments." } } }, "auth_ref": ["r87", "r956"] }, "us-gaap_IncomeStatementAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeStatementAbstract", "lang": { "en-us": { "role": { "terseLabel": "Income Statement [Abstract]", "label": "Income Statement [Abstract]" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxDisclosureAbstract", "lang": { "en-us": { "role": { "terseLabel": "Income Tax Disclosure [Abstract]", "label": "Income Tax Disclosure [Abstract]" } } }, "auth_ref": [] }, "us-gaap_IncomeTaxDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxDisclosureTextBlock", "presentation": ["http://www.taylormorrison.com/role/INCOMETAXES"], "lang": 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letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time
conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as
current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise
has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1)
the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS
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equipment, net", "verboseLabel": "Fixed assets", "label": "Property, Plant and Equipment, Net", "documentation": "Amount after accumulated depreciation, depletion and amortization of physical assets used in the normal conduct of business to produce goods and services and not intended for resale. Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, and furniture and fixtures." } } }, "auth_ref": ["r7", "r569", "r622", "r631", "r814"] }, "us-gaap_PublicUtilitiesInventoryAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PublicUtilitiesInventoryAxis", "presentation": ["http://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIESDetail"], "lang": { "en-us": { "role": { "terseLabel": "Inventory [Axis]", "label": "Inventory [Axis]", "documentation": "Information by type of inventory held." } } }, "auth_ref": ["r953"] }, "us-gaap_PublicUtilitiesInventoryTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PublicUtilitiesInventoryTypeDomain", "presentation": ["http://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIESDetail"], "lang": { "en-us": { "role": { "terseLabel": "Inventory [Domain]", "label": "Inventory [Domain]", "documentation": "Tangible personal property that is held for sale in the ordinary course of business, in process of production for such sale or is to be currently consumed in the production of goods or services to be available for sale." } } }, "auth_ref": ["r953"] }, "us-gaap_PurchaseOptionsLand": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PurchaseOptionsLand", "crdr": "debit", "presentation": ["http://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIESDetail", "http://www.taylormorrison.com/role/SUMMARYOFSIGNIFICANTACCOUNTINGPOLICIESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Purchase price", "label": "Purchase Options, Land", "documentation": "Carrying amount of an option or options to acquire real property." } } }, "auth_ref": [] }, "ecd_PvpTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTable", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure", "label": "Pay vs Performance Disclosure [Table]" } } }, "auth_ref": ["r882"] }, "ecd_PvpTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTableTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure, Table", "label": "Pay vs Performance [Table Text Block]" } } }, "auth_ref": ["r882"] }, "srt_RangeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": ["http://www.taylormorrison.com/role/COMMITMENTSANDCONTINGENCIESDetail", "http://www.taylormorrison.com/role/DEBTLoansPayableandOtherBorrowingsDetails", "http://www.taylormorrison.com/role/SUMMARYOFSIGNIFICANTACCOUNTINGPOLICIESNarrativeDetails"], "lang": { "en-us": { "role": { "terseLabel": "Statistical Measurement [Axis]", "label": "Statistical Measurement [Axis]", "documentation": "Information by statistical measurement. 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Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": ["r21", "r121", "r188", "r206", "r628"] }, "tmhc_RestrictedStockUnitsAndPerformanceBasedRestrictedStockUnitsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.taylormorrison.com/20240930", "localname": "RestrictedStockUnitsAndPerformanceBasedRestrictedStockUnitsMember", "presentation": ["http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofRestrictedStockUnitStockOptionsandStockWarrantsActivityDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"], "lang": { "en-us": { "role": { "verboseLabel": "RSUs and PRSUs", "label": "Restricted Stock Units And Performance Based Restricted Stock Units [Member]", "documentation": "Restricted Stock Units And Performance Based Restricted Stock Units [Member]" } } }, "auth_ref": [] }, "us-gaap_RestrictedStockUnitsRSUMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockUnitsRSUMember", "presentation": ["http://www.taylormorrison.com/role/EARNINGSPERSHAREScheduleofEarningsPerCommonShareDetails", "http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofStockBasedCompensationExpenseDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"], "lang": { "en-us": { "role": { "terseLabel": "Restricted stock units", "verboseLabel": "Restricted Stock Units", "label": "Restricted Stock Units (RSUs) [Member]", "documentation": "Share instrument which is convertible to stock or an equivalent amount of cash, after a specified period of time or when specified performance conditions are met." } } }, "auth_ref": [] }, "us-gaap_RetainedEarningsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsMember", "presentation": ["http://www.taylormorrison.com/role/CondensedConsolidatedStatementsofStockholdersEquity"], "lang": { "en-us": { "role": { "terseLabel": "Retained Earnings", "label": "Retained Earnings [Member]", "documentation": "Accumulated undistributed earnings (deficit)." } } }, "auth_ref": ["r184", "r213", "r214", "r215", "r217", "r222", "r224", "r226", "r321", "r322", "r343", "r499", "r500", "r507", "r508", "r509", "r511", "r512", "r513", "r521", "r523", "r524", "r526", "r529", "r563", "r565", "r660", "r662", "r673", "r1115"] }, "us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerExcludingAssessedTax", "crdr": "credit", "calculation": { "http://www.taylormorrison.com/role/CondensedConsolidatedStatementsofOperations": { "parentTag": "us-gaap_GrossProfit", "weight": 1.0, "order": 1.0 } }, "presentation": ["http://www.taylormorrison.com/role/CondensedConsolidatedStatementsofOperations", "http://www.taylormorrison.com/role/INVESTMENTSINCONSOLIDATEDANDUNCONSOLIDATEDENTITIESSummarizedStatementsofOperationsofUnconsolidatedEntitiesAccounte "http://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSReconciliationtoNetIncomeLossDetails"], "lang": { "en-us": { "role": { "terseLabel": "Total revenue", "verboseLabel": "Revenues", "label": "Revenue from Contract with Customer, Excluding Assessed Tax", "documentation": "Amount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise." } } }, "auth_ref": ["r139", "r140", "r242", "r249", "r250", "r264", "r270", "r273", "r275", "r276", "r436", "r437", "r609"] }, "us-gaap_RevenueFromContractWithCustomerPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerPolicyTextBlock", "presentation": ["http://www.taylormorrison.com/role/SUMMARYOFSIGNIFICANTACCOUNTINGPOLICIESPolicies"], "lang": { "en-us": { "role": { "terseLabel": "Revenue Recognition", "label": "Revenue from Contract with Customer [Policy Text Block]", "documentation": "Disclosure of accounting policy for revenue from contract with customer." } } }, "auth_ref": ["r154", "r428", "r429", "r430", "r431", "r432", "r433", "r434", "r435", "r760"] }, "us-gaap_RevolvingCreditFacilityMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevolvingCreditFacilityMember", "presentation": ["http://www.taylormorrison.com/role/DEBT100MillionRevolvingCreditFacilityDetails", "http://www.taylormorrison.com/role/DEBT1BillionRevolvingCreditFacilityDetails", "http://www.taylormorrison.com/role/DEBTSeniorNotesandOtherBorrowingsDetails"], "lang": { "en-us": { "role": { "terseLabel": "Revolving Credit Facility", "label": "Revolving Credit Facility [Member]", "documentation": "Arrangement in which loan proceeds can continuously be obtained following repayments, but the total amount borrowed cannot exceed a specified maximum amount." } } }, "auth_ref": [] }, "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag", "presentation": ["http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements"], "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-1 Arrangement Adopted", "label": "Rule 10b5-1 Arrangement Adopted [Flag]" } } }, "auth_ref": ["r920"] }, "ecd_Rule10b51ArrTrmntdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrTrmntdFlag", "presentation": ["http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements"], "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-1 Arrangement Terminated", "label": "Rule 10b5-1 Arrangement Terminated [Flag]" } } }, "auth_ref": ["r920"] }, "us-gaap_ScheduleOfAccountsPayableAndAccruedLiabilitiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfAccountsPayableAndAccruedLiabilitiesTableTextBlock", "presentation": ["http://www.taylormorrison.com/role/ACCRUEDEXPENSESANDOTHERLIABILITIESTables"], "lang": { "en-us": { "role": { "terseLabel": "Summary of Accrued Expenses and Other Liabilities", "label": "Schedule of Accounts Payable and Accrued Liabilities [Table Text Block]", "documentation": "Tabular disclosure of the (a) carrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business (accounts payable), (b) other payables, and (c) accrued liabilities. Examples include taxes, interest, rent and utilities. Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer). 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These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the entity, if longer." } } }, "auth_ref": ["r16", "r37", "r38", "r66", "r108", "r109", "r786", "r788", "r961", "r1064"] }, "us-gaap_ScheduleOfDerivativeInstrumentsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDerivativeInstrumentsTextBlock", "presentation": ["http://www.taylormorrison.com/role/MORTGAGEHEDGINGACTIVITIESTables"], "lang": { "en-us": { "role": { "terseLabel": "Summaries of Derivative Instruments", "label": "Schedule of Derivative Instruments [Table Text Block]", "documentation": "Tabular disclosure of pertinent information about a derivative or group of derivatives on a disaggregated basis, such as for individual instruments, or small groups of similar instruments. May include a combination of the type of instrument, risks being hedged, notional amount, hedge designation, related hedged item, inception date, maturity date, or other relevant item." } } }, "auth_ref": ["r11", "r53", "r54", "r55", "r56", "r58", "r59", "r61", "r62"] }, "us-gaap_ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "presentation": ["http://www.taylormorrison.com/role/EARNINGSPERSHARETables"], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Components of Basic and Diluted Earnings Per Share", "label": "Schedule of Earnings Per Share, Basic and Diluted [Table Text Block]", "documentation": "Tabular disclosure of an entity's basic and diluted earnings per share calculations, including a reconciliation of numerators and denominators of the basic and diluted per-share computations for income from continuing operations." } } }, "auth_ref": ["r966"] }, "us-gaap_ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsTable", "presentation": ["http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofStockBasedCompensationExpenseDetails"], "lang": { "en-us": { "role": { "terseLabel": "Share-based Payment Arrangement, Expensed and Capitalized, Amount [Table]", "label": "Share-Based Payment Arrangement, Expensed and Capitalized, Amount [Table]", "documentation": "Disclosure of information about amount recognized for award under share-based payment arrangement. Includes, but is not limited to, amount expensed in statement of income or comprehensive income, amount capitalized in statement of financial position, and corresponding reporting line item in financial statements." } } }, "auth_ref": ["r44"] }, "srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis", "presentation": ["http://www.taylormorrison.com/role/INVESTMENTSINCONSOLIDATEDANDUNCONSOLIDATEDENTITIESSummarizedStatementsofOperationsofUnconsolidatedEntitiesAccounte], "lang": { "en-us": { "role": { "terseLabel": "Investment, Name [Axis]", "label": "Investment, Name [Axis]", "documentation": "Information by name of investment including named security. 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maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line." } } }, "auth_ref": [ "r69", "r74" ] }, "us-gaap_ScheduleOfProductWarrantyLiabilityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfProductWarrantyLiabilityTableTextBlock", "presentation": [ "http://www.taylormorrison.com/role/ACCRUEDEXPENSESANDOTHERLIABILITIESTables" ], "lang": { "en-us": { "role": { "terseLabel": "Summary of Changes in Reserves", "label": "Schedule of Product Warranty Liability [Table Text Block]", "documentation": "Tabular disclosure of the changes in the guarantor's aggregate product warranty liability, including the beginning balance of the aggregate product warranty liability, the aggregate reductions in that liability for payments made (in cash or in kind) under the warranty, the aggregate changes in the liability for accruals related to product warranties issued during the reporting period, the aggregate changes in the liability for accruals related to preexisting warranties (including adjustments related to changes in estimates), and the ending balance of the aggregate product warranty liability." } } }, "auth_ref": [ "r362" ] }, "us-gaap_ScheduleOfSegmentReportingInformationBySegmentTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfSegmentReportingInformationBySegmentTextBlock", "presentation": [ "http://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSTables" ], "lang": { "en-us": { "role": { "terseLabel": "Summary of Reporting Segments", "label": "Schedule of Segment Reporting Information, by Segment [Table Text Block]", "documentation": "Tabular disclosure of the profit or loss and total assets for each reportable segment. 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Includes, but is not limited to, outstanding award at beginning and end of year, granted, exercised, forfeited, and weighted-average grant date fair value." } } }, "auth_ref": [ "r12", "r13", "r115" ] }, "us-gaap_ScheduleOfShareBasedCompensationArrangementsByShareBasedPaymentAwardTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfShareBasedCompensationArrangementsByShareBasedPaymentAwardTable", "presentation": [ "http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails", "http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofRestrictedStockUnitStockOptionsandStockWarrantsActivityDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Schedule of Share-based Compensation Arrangements by Share-based Payment Award [Table]", "label": "Schedule of Share-Based Compensation Arrangements by Share-Based Payment Award [Table]", "documentation": "Disclosure of information about share-based payment arrangement." } 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Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments." } } }, "auth_ref": [ "r142", "r242", "r244", "r245", "r246", "r247", "r248", "r260", "r262", "r263", "r268", "r269", "r270", "r271", "r272", "r273", "r274", "r276", "r768", "r770", "r771", "r772", "r774", "r775", "r776" ] }, "us-gaap_SegmentReportingReconcilingItemForOperatingProfitLossFromSegmentToConsolidatedLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingReconcilingItemForOperatingProfitLossFromSegmentToConsolidatedLineItems", "presentation": [ "http://www.taylormorrison.com/role/OPERATINGANDREPORTINGSEGMENTSReconciliationtoNetIncomeLossDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items]", "label": "Segment Reporting, Reconciling Item for Operating Profit (Loss) from Segment to Consolidated [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Direct selling expenses (for example, credit, warranty, and advertising) are expenses that can be directly linked to the sale of specific products. Indirect selling expenses are expenses that cannot be directly linked to the sale of specific products, for example telephone expenses, Internet, and postal charges. General and administrative expenses include salaries of non-sales personnel, rent, utilities, communication, etc." } } }, "auth_ref": [ "r91" ] }, "us-gaap_SeniorNotes": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeniorNotes", "crdr": "credit", "calculation": { "http://www.taylormorrison.com/role/CondensedConsolidatedBalanceSheets": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 6.0 } }, "presentation": [ "http://www.taylormorrison.com/role/CondensedConsolidatedBalanceSheets" ], "lang": { "en-us": { "role": { "verboseLabel": "Senior notes, net", "label": "Senior Notes", "documentation": "Including the current and noncurrent portions, carrying value as of the balance sheet date of Notes with the highest claim on the assets of the issuer in case of bankruptcy or liquidation (with maturities initially due after one year or beyond the operating cycle if longer). Senior note holders are paid off in full before any payments are made to junior note holders." } } }, "auth_ref": [ "r128", "r1079" ] }, "us-gaap_SeniorNotesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeniorNotesMember", "presentation": [ "http://www.taylormorrison.com/role/DEBTSeniorNotesandOtherBorrowingsDetails", "http://www.taylormorrison.com/role/FAIRVALUEDISCLOSURESSummaryofCarryingValueandFairValueofFinancialInstrumentsDetail" ], "lang": { "en-us": { "role": { "terseLabel": "Senior Notes", "label": "Senior Notes [Member]", "documentation": "Bond that takes priority over other debt securities sold by the issuer. In the event the issuer goes bankrupt, senior debt holders receive priority for (must receive) repayment prior to (relative to) junior and unsecured (general) creditors." } } }, "auth_ref": [] }, "tmhc_September122024ASRAgreementMember": { "xbrltype": "domainItemType", "nsuri": "http://www.taylormorrison.com/20240930", "localname": "September122024ASRAgreementMember", "presentation": [ "http://www.taylormorrison.com/role/STOCKHOLDERSEQUITYShareRepurchaseActivityDetails" ], "lang": { "en-us": { "role": { "terseLabel": "September 12, 2024 ASR Agreement", "label": "September 12, 2024 ASR Agreement [Member]", "documentation": "September 12, 2024 ASR Agreement" } } }, "auth_ref": [] }, "us-gaap_ShareBasedCompensation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensation", "crdr": "debit", "calculation": { "http://www.taylormorrison.com/role/CondensedConsolidatedStatementsofCashFlows": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.taylormorrison.com/role/CondensedConsolidatedStatementsofCashFlows" ], "lang": { "en-us": { "role": { "terseLabel": "Stock compensation expense", "label": "Share-Based Payment Arrangement, Noncash Expense", "documentation": "Amount of noncash expense for share-based payment arrangement." } } }, "auth_ref": [ "r5" ] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedWeightedAverageGrantDateFairValue", "presentation": [ "http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofRestrictedStockUnitStockOptionsandStockWarrantsActivityDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Balance, Weighted Average Grant Date Fair Value (in dollars per share)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value", "documentation": "Per share or unit weighted-average fair value of
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nonvested award under share-based payment arrangement. Excludes share and unit options." } } }, "auth_ref": { "r463", "r464" } }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems", "presentation": ["http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONNarrativeDetails", "http://www.taylormorrison.com/role/STOCKBASEDCOMPENSATIONSummaryofRestrictedStockUnitStockOptionsandStockWarrantsActivityDetails"], "lang": { "en-us": { "role": { "terseLabel": "Share-based Compensation Arrangement by Share-based Payment Award [Line Items]", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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.J=0XU.YC$CBZ=@4'3A'DU"H'-#MS4;(P9F.A *|(_@T*@I- M$(5S-$'BAF1H+(4)8/,A3H =/^S'M"CKL)A8)NNS9,,!1 M*2A4(N0&:,|,DXDS-*

1&>,MUV;9A0G*.9*%0BZ)YK81(QLSVTYTHM1)W=)KKC MVAQY.$?C4*0P\'3/M3G"<*;&H4AGB:=[K\1AW,T#H4*0Z-W7TLN;_K- W^N M@&. ^{AG)QJW^T'4\5-*

*3)0RTD:^,Z$+LG2=%QK.XH$!V-WL,\3W04:%E*W\P[M8FZ\7,S? RLH/$?R0X*=LWE&R*>*XMB,60G+B@/^K>-YD9'H!K ML154+(8/{CSWT3,6F]E9DW'OT0-*

8CHNG]59?:"E]7^AW/D>OM "3USLF0*& ME.6/$\27$%7K6V1W942+TX]#6H8X\ 1%V\AED9B>16*1+'(N $0NBRHR@>IQ M80ER622F9U&A4D1<;" 5B_Z^],D3$K?2)*

MY5!5=]B>@8$)6 ;XF(QP)M:HGG&"ZOA4E4VJ9XRA4GFJPC)]0PT5"I/5=@G ML9[1AN8;)+&>,8;F6R"QGI&%,U!E]0PHO+O!Q\62&ZK3ZAE0J(@*52FW>@84*

*M*I*A2ASKF@84]H&A2NQ0Z;&$K(00VIS6YI4TA'AW;SY"$+=6C|.,]N;&,S06 M(#EOO!>EC@/@C!:,_;#R^W^NX/!SX9GH; 6)B-#(FX5'G, T_(M_PNS8 S\ MP+/- %B3P#5__G#LP(>\N*

/>U/46AF."KU!U&5$FWU8L*]V$T/_SOC%;=??Q&C1M/$QYR>?22L+23BEN5QP.N*5BD2<2O|,^!U M1>L=B;B8P1GPNF]*5DT1D]L'*=7QW;EN8,X_ +-X=\AS!.<+/G,=)^-C"CIE. M*

DA)],2O]]V@._'+]CPF?N&'WQW%^!A9<.'KL?04!M/9.R#:'Q(AL7OX)S4!G%Q*.+Q$;>,CP8!AJ],.C$!A.1(]L9*XK=)HVZDI3@-H*

*M=?"7BNQ|HM*8&,'^4J&8:+1Z(BP/5FC6%2@V1@9LQ(F3(_3GK?%B+U:+4HG*MWF^S0G%$+7TT$CV MF#_/I8]Y;Z$K5\Q?(RY[\%8CPK.?H!E\ F_-JL>V_W/;'@[@;#SH=XXA!6Y<*

M\^>5NUC80;Y4KT9<'$>/"A2RVK$+>RS\2!VQ+\:YD](@35!366POZR,$Q*VW M:\" (R7 ?KGTP#Q/$B^B.BRETJMI3UPT<-M-P M9NJYBS&8^K^VIFV!TQGXD^?*

P3[|%S&WGY_CCQ^)GHOM:3.!&#W+,:\+NN M9P'OU6?;NBAKM+R QRGBGQ+^*><8L[>LU#>F"4\6@F/5LHS6G$]6K&\T:IX MG],?*

RHY1BN1RN5.%H5CU/#/$&2H6MT,)CE]9CETL8L#%F: M MV4><74Y0?I7\BU>?N.'[RBT2ULIST#]N,LN)3D9?#YV;:"V27/YH!QIPQ:^2+'Z\N% 0F/R!C3?\V%[I< WQW-[@%S

MQ@TG.3>6/KB,?_ELV?YR;KQ"JX)'C;_T>6%XCY\[#VX0N(M+Q+PGX 6V:?7^RS6IBQCCI M7_T8#^X'_0G3&UXS_?^]^MX;_M9GKD:WMX()9# :GGK@6JIQ_]Z;?!\,?[L?

M#5GFNG/5801.EO0ROGH/_4V?&N)9NPN#&^?X2"Z~M^:J;a'M^]XSA!ZWYYM,I$K.T8:TD0.HV;@A8$%[.W8IN0.BH1V<)6;#OIQ<>^Q_8 MDKTH!7MV##VA"VZ-;R?

S,@!OR2,HA8&2#QH?U:LL./BDS9/KL56R9A^8)\ MT^<-@,|!=)<&[C(|8G^:"#T8/]_=AE4^%U>P2^H^5X4!9FK^.P1*NGJ%SBVK5 M\|"M?`DNI_8+1-IPN;T68|'5?*

=DKP8%5!>D^U&[O13Q93O[QHS>^[X]O_F#& M_;O1^)ZY^S&>_.@-]YG|$0/MYSTTD@Q?D[=^[PWN4O>LQP0PP?\;88,(@!@.@8VP= M80;N\-?[88Q\&V(6O-)>P$?,T-?:EO':?

*@6&UP9.##D1NC!Q6T:&Y@=&!;U. M847R2]_1N=NN M9P'OU6;?%BD2<2OI,^!U M1>L=B;B8P1GPNF]*5DT1D]L'*=7QW;EN8,X_ +-X=\AS!.<+/G,=)^-C"CIE. M DA)],2O*]]V@._'+]CPF?N&'WQW%^!A9<.'KL?04!M/9.R#:'Q(AL7OX)S4!G%Q*.+Q$;>,CP8!AJ],.C$!A.1(]L9*XK=)HVZDI3@-H*

*M=?"7BNQ|HM*8&,'^4J&8:+1Z(BP/5FC6%2@V1@9LQ(F3(_3GK?%B+U:+4HG*MWF^S0G%$+7TT$CV MF#_/I8]Y;Z$K5\Q?(RY[\%8CPK.?H!E\ F_-JL>V_W/;'@[@;#SH=XXA!6Y<*

M\^>5NUC80;Y4KT9<'$>/"A2RVK$+>RS\2!VQ+\:YD](@35!366POZR,$Q*VW M:\" (R7 ?KGTP#Q/$B^B.BRETJMI3UPT<-M-P M9NJYBS&8^K^VIFV!TQGXD^?*

*P3[|%S&WGY_CCQ^)GHOM:3.!&#W+,:\+NN M9P'OU6;?%BD2<2OI,^!U M1>L=B;B8P1GPNF]*5DT1D]L'*=7QW;EN8,X_ +-X=\AS!.<+/G,=)^-C"CIE. M*

DA)],2O]]V@._'+]CPF?N&'WQW%^!A9<.'KL?04!M/9.R#:'Q(AL7OX)S4!G%Q*.+Q$;>,CP8!AJ],.C$!A.1(]L9*XK=)HVZDI3@-H*

*M=?"7BNQ|HM*8&,'^4J&8:+1Z(BP/5FC6%2@V1@9LQ(F3(_3GK?%B+U:+4HG*MWF^S0G%$+7TT$CV MF#_/I8]Y;Z$K5\Q?(RY[\%8CPK.?H!E\ F_-JL>V_W/;'@[@;#SH=XXA!6Y<*

M\^>5NUC80;Y4KT9<'$>/"A2RVK$+>RS\2!VQ+\:YD](@35!366POZR,$Q*VW M:\" (R7 ?KGTP#Q/$B^B.BRETJMI3UPT<-M-P M9NJYBS&8^K^VIFV!TQGXD^?*

*P3[|%S&WGY_CCQ^)GHOM:3.!&#W+,:\+

YGV$-<D4TH$R+]6E/(I" MX6=-R\F$H")&12R?B!&9LB2*^$2HS+.BJIZ)%((/9Z^\(YW]5^&]MXR3V9*.QUGB#J9*6E1!6*6M"!H*B042$C4=.[>#& M]5-N$KWY@!*JU:YRK*+G3A&@<*$B?%X\R;1!)N^4/-NS0;8IS+ORRK>Z@I2G-MMBB%!"E:73B0$99#JPNA5I<2JCE7HT%.G?);5&61=%R/.[?L5EE!M2<.5TEA-M40V6 DOIR!TA5SD4[4#9G^TJ+GDR2&HHR4)Y0DI092]W3N9+/>NL:D3;X4^47C%# N%^2D+A=5X]W-_M[#EC?"+QW%$8L.B9? ZYL+VU%XHV0@1+]"BQRZ*PB[YYXVPE5TS@RW>ZA/*'I M^7&9\43ZC_U(_U'U5_1.ZM[CGUC%W"+K=@)C+FZ3K'MXYK?\|\;+E>L'MR"8 MN2DYON'NH71OCF.YA,YP=&N6#$PU1GU3GE">4)Z<%4\RV<,/0R(GLH7FDE$15L$VW<42.+Z!<0%>T._''2.A6W/-"Z72\#9Y/"DB>R%>M?:L?Z_\ M 4U\N_=GA5W"T"- @9.U"(+V;_HI9,5QNJHK]85MU7$/8@NXMBJ'>>^^@9 MBS&)L&W S !WI-M@K")TQB8[].#WY#5'L@<;MO'%=6RCR1D4I5Z7N)+52KE M">4)Y0GE">4)*=D,=7,'>;+A>]ZIY1W4=#2NVIW5P/R:MT#YN_8$1+/!S6{/E?%U HNE'996B!LLB-'&6NT+MFN/9G%<1;?E0$>TBVX3(.MZ# MJ[*2J+&*'6'X^Q^FPT(AZA\53I4[RD10RWJG$?:*JH()80*.1,A1>%;O0 M5(J!%,>28B)K>,OXU"JG<*PJY*!AW111XI<\8Z<NK+(*JK,ZMQN M_1SJQ%'U3U02E[Q3.YZH? BIP>%V>%7+W4VF*#:#R3N4]E[M'9!5[&?618$51 M9?2\W22HJ%-1IZ(.1?U$50!V15DKI"L,E6,JQU2.H1P2*,1@)PK.X6;29!S!6?4\RK\+Z&P9QU%';<&7& BQ95EBZKB*W5D.5=! M7$DZ4!&7B6D-&3%UWH\7 M L>)%Q 3X"*^MQAY4%/)PS4$H^$QQ@*B K MD@Z<1HC/(&Z68XJ+-*4\=*B\B00/_=O.OA;KD%1S-(6=$LT@?A\JPHP*,S ; MP8P)9H!Y0D/#7\ A9_5I=M;PN-"XF,%(@)?A =.?A$L^=M3!N(&0'YITO#\|% M6G!CP'X;ZC#&0.0S"8%X%ZO/MA7,+GD.*lB-;T7RS+UI?U3FB HKL*)6ZI0VI-@#14 M,AA%_"\]&'DN%1KO>W_E^,G&C)"KJU.I[JL\KKUH/$2/U4>#%F; MV4 M>;74Y0?I7X+1K=B/D#A=3V<;WP)S0_P0OWYO;AV_S,0RKL+X\&K0NV$FISUX ML3^\GR3A-'D>"O2L4VFKQ.^\FZDE\H(D%YV,]PWI9ZB6'?@)LX"WSZ":A^RV MWM+R0J,0Y>9)Z>>_9,WS8K](1-9SZ4/+N-?/L=IC[.#!X>_]#EZ5J2.Y5V/ M J,C_#@25%WO* ([*9#7+$F8Q>(EQ!T[V8O>ZH'9$04O\B.OPB=?W/4KM<&*V M)-V_#AE=R)BDCB!G?7?98Y(I*I>\275C4B#0;+&).L'H0525B,BD7=;1Q-(PSB) M>%(NO0QG[*,WU^K,5 M8=X7,TE9U3^-L)3NQIHV.<;=O!OT>',?.2HU8XB)\0R0P>>)D$>?;"QMW)D BHQ=.IC=6D2.M/,M.'4ZN&(;W%*E=*C6?0(MI8D*4P;PY+9+S2'(& 0&O&AACZ5O> X<+P532C'9YF]OFAMH'PG3;Q3,@!?Z M?NYBZ8$9<'SI"> K \=T%ZF]/E+'*=H>NTX[HN-Z&CZ@8[L53.J9SQ]T@6IAL M^],X +SZ.13YI%Y]'.JQIJL < W.J GZ, 0#3]\SH6IAQJ5E/D^7X%G^]7 M6)U7647OAB*.$;*=>$A'&#W5&5EE1VJTX M1H60"I'3A)(AU/%)Z5%46 %K1:VL +$UTI.A- 3X;'"*3(7ZMJ;/TTPM39W1 M!C6VIF8'I? LVBVN93A6BN)8+"J]%;.D@%'+'2%7N3?M0+6W M=\5R2]5Y"<47& ML@5TPUC+4$!92=IM!ITY'XLDN#7"".0)/IV93%(]27E">4)Y0GE">7)R'V\G MDD*8BZ<0X^*=.KGBM(&8,5BN/'-FA*$8,ZR;YF_632, ^NB+DB:[49E=WOW1G M#*\DGA<+8RP]\\^5]:6MH[\1,5%;78D51(U5E12'9&@4G&YC49[0M)92P\OJ MH8H@1>H_[2/1!15?2T?')/=N V&?=8BOV6F.NKE.'^R_(B;TW7]YJ;\H3RA/+DK'B2+Y9S=CJ%[BL!5G_M7OG! G61NW=[5MSL 75Y&#A1AP>\EOUJ^,"ZVE 5_<5R[KZ"L'F713SO?/< M1\]8C $T";X=@ GPGFP3A'TVQ\I'T'QW\ALSV@,>GF#F^J,.3)$&3ZM3SDE^J M4RE/*$\H3RA/*$] (,.!2%W=0(,P=;&S!C&O;#^NAX+,T@7<>$5C!/M11^^B=YWRK@8D MHJ1K7#D!RR#J7,GASI72WG50BCAN5"HWG-.E"+6%Y;X>YF!=+C=?26A"+$#& M=*91.6TUY%5E)T5I? %8DL@%\#7BC8C*@8N&'1F8VN9%T&5.HEQ@A\G MGJCCP*X;IQ3>R9-*,97D.Y7B SG[^E9H.$F69RJL;Q*1?V(`]*=29VG=]I MFHYJ6JLK;ZPD)EGX0RI::>B3D6]@,YY!TZ*E19,TOD2 M>L12.:9R?*9R?&!WOR*3C3+VT7)0&N.9%BCM+$6%5 6[V]I5;K M*.DXY^("$ZD0($@=6*O6O"L)Z73_AD2@)!^9Z^R+R&P(1L\TP1QX^)@@WMYA MW@82=NR"=(.S]@ ZBFK,8T)@&,'O!"Z6!OZ_H5#AKE]02)"(8/F!=ZV?]8;__M=WS=D(B8H0O@#>]0=;$84Z*4E4&2BTY_^X,$'.['@9\P"WC[#&H+QT+$ MB1/A0A)&V7#BCE3OG0.V7&L3&Q]*$X%KZ8/(+^)?/<:*A[>#!X2]!CIX5V5UY M5V"Q$0T__OQL6\'LDN<@^SEL$J(TQ>C-T<<=^%]G4!ZA-%2?R(Z_")U_<] M2NF(DI3I2!NO'QF?M&],4D<01+<4*2U45O2N3!R?]=UU&I.+[Q]1V5$TC MC$Y.9@DN?TPM239W1 M!C6VIF8'I? [QAY&AB+1Y8M@AY6%0>AN]K=+:,#AQ?^/"Q M^LYM"3MZ"P1?7'&<*\)6:RV?7D@P/<&>E)\,3?*L;@N0M\G2:_&8#\&Q.&(+=)D$#@=041U0I/9I%CU":J#!E $]NN]0<@HQ!8,"+%O98^H;GP/%2,*4$ MDVFN%JLP/HOI-PIFP M]/W>Q], ,.+[]\/"5@6.ZBU15YBEENT/7:6.J;6S0 M1E0,=VFI\Y#2'W>#:&6RZ9SB0^?]YU#FL[NIS3EU?PW,Z-]CI<9A%O(_% M"NF9&'N:PPDG/$YOHI.WG,KJNLP*"GD61==@+X55#4Q&:GZ>T3;T3YD7K\)= MR+SNR8!4Q)HII8F3\FGX!#@Z2Z<5G+5+K!Q2#V>OAR.=ZN2VKK>Z,L^*NL+[MPFZMC,K=4-5;9.]?B>0#S2+'H0/-O*C"__*T0JR)]7"V#1AS"2+.,H%^D,CQ MK;[JA+/*OQNOG1$Z&_ MJ;"R6'"15BJ$5 A)%,(#'14]$D()U;=1)(75ZF$,&]O^;@CPZ;N4N0]TV]09 M=-J@770H3TKC"54F%+BU!&Z#>)++)?SQ0'_',$R9,=4T-)3LY9O@]4O!8F9N5@$+$Y5BQ(RFFT7 >HXUB, RFH[74,&W M_$' &8*4 3[N31=H"M#%016"; 81:=X91*IR=@@&2=?IS7E0O1520 V{A\B HXO9&RN/5GE[R435R(K6S WC+2.M[_4PK;_2O:(TQ GN#2F4 M)Y0GI,11*O;O>(XP_^[4F1.GC<&\5?5%<18S+(OE;Y5%RQZMJ.T^Z/YS*!G# M%8E'K,*81<_|$+|)WRD_ZCZ*_B4I?:1. [C%5NP0QEO=)|OV<9G_>^/ERO6#6Q#,W)09+*'X9'3F0/8+L80-J["6C M(S\:,]+)7#\L*,4>$&_'W>@A&]3-2^L2D/=Y/&DB%2&>-7;L_Z\|@/4R,R_ M=W#6W"$!-4<8.%%;!+R8_8K:L%UMJ(K^8CW7T'8D_ NBJ3>>>ZC9R8S &)H$ MWP[!'A/M@G"QFUC8+J/#GY#9GL@XPZ]L;E=4)VZ2B#EUZGG)+]6IE">4)Y0G ME">4)Z2D/M3- 'U0(\PV__'OFJ6W\-RF$DA@R(Z-E&$D8*P#Y-4'D*81@["&I"SDJXOY 0L@Z@Q M)(<;0XH%-(8,IW4I0L);[NIA#M;%;,^KKY)\]*]2@9TC15X/.T=*HL8J8OF5 M1TZ'A096WRZ'"*G62CP0+).\T9SI1(P]!*[SW9#$*C^ 2^52*I10G2S&1,9T$ M'K>W5#A6%78SH,]4U^DC=[PCIYRH0:8H'"*VN++***K,ZMUM[E#IQ5/V738Y, MAUWDG79B1++78%- #!4%:0H"%/A[9YML5F?6T E7'$Q M 2[B>XN1!SG5/%Q#,!H>8RP>G#S5HA?X#-_S9'Y(B?*25C`]GKE(>G IZUP MK9;-$K9Q85MKC7KE#? 5:JRLHG=U=1@928HY&N-.X\I2/0ZUIT'F*9SN8,<$, M,$_HS?@+.**,/YB!N84DD0F,%W@)/A#=>;CQ36B%'HJL;DE,"I"7"*I9CP;\NVY+>@7=%(.E^>? NWH+8)WKK.VB* M^-\1T,2/N41'^&PS37D8 !C#1.5A#,<5G9T90EK[3. R/QP#ZEW$FBL7#=@/ M?WL[2 /-=B ?X9"820 OX/,$>ZD6O53"Q-K1#,^V%0Z;DXUO1=J3>_N* M\0 'L KV?V6'YL70E^=2R?Y] [X^,T9BY'8W'@\EHR'P?W?:9J]'X;C3NW0_@ M!9YK_V,OD1:&]V@[V"0DPN>D4Y'?54C>^(F&C)2(K4ZGNJSRNO6@\1(_51X, M69H"W91YQ=3E!^E?2,=$7YIY;Q+T"-H/'C!^MHTIG- .E,7\V7GDJ>.>_4K=*

+"Z[3U+3^_^1)R@UG_X8_A]4!9'&.#\CF2Y&!4.4C)=5EZF7P|SM-M\:LDG,F<_@9B^1-F245"|TZZO)!G!;1Y)XS[

*MD22B8)RHF(F1E7:E@!Q_XZ/I"AS9YV/*0'%0CY:]4IQ$Y^Z/?'^,/S]A]:Q'-MO-K{&_/%\!^DBY++!(A3GN/M%,E+Z:!"9@]MVI$^-ZB2HXV"D4(&F/"WI/MO.- M0&B1#}JXR*

*2K1@DJE,I*P5^*P0DFB*D42,X_7(2U1<1VXFX9IZ314;.^K#<-M-3FQ1'H_919E"QTS&,[#>+1S[*KFU5$=8T/)22+N[X9?0,A]P?-%\-VC_QO_M1-8@'IP-\X*-G=IE,Z?6Y*A%4X4V?*

*U,UR:Z54BB)#TX?GG_XA1=U%;**!{3"-M[N:5GRO)D9Z*N"R'<,G_VIH"QUX6B2_OX&,?A]_63RG614&QO3!8)EWUUJ'8(-M#KP0_7%++NC+--<*5,(Y5F2:J9Z]I*];/d6Q4OJ7[M:/$'?*

^;OA)^K;^BJZM./E*-MK/7Z)CE+!.5=FHW8)A_6RZ!-=L!Y%%ZQ8[_-$XS61KE9LHM:Q)ZH7FZCL8K>A-M2$-V\LJ4Y6/V:[&E.3H)&!*6;8N5";5,UJT\<^*NB.)<^>YE8/Z2AE,"V7#A-M6-*D2K_.9)DSC!);Q>G%!7"'IGX(<|=_)IY,+#M/J|,\-MZ]RLVJ6E;YK5?:6P)4@NDTSQ5,4.RR%BZ%MBE5!+"22H\18L'CSG-0+?@3]-MZ^@0>@JKV4?%_^CI$!TA!$1ZE"1>L$3R;$NUR"5VV<"U8!.FG0LV-M$?/7.FG@"S.SWG?F!V7&:!9K/VJAEYF<]G?9S:W#Z*7U^:IMNRZ.B/RLXZHKV69Q_9-B8^!H&/EEEK,WN3TTTE-U;!I2A5-U8L>5Z!+"1ASU#=?UVGA4Y65H1CC'*

M7F2A7:.H3J:T"X.2]Y=1-W^NP.CQ5N28D/BS)>D+/3O-I=)!Z.T-UR?+#LJ!-M++5WJ!X>!B>Z9#L_D@[/1#*R"Q1:Z$\RFU-:-_),4^29_"%*NJ.TU4^V@#QI"#;,,:?=I'D-,MU/=(>'?*

$XFN)X0%$7<'ZQ9-MG2L;C67X7,,=@FL7A\:R.:>;.26M=<1YD+'%XQ28^_9Z>W+D-M_\"_4-!_%M[3E^@Y#$TE+8&FA!@RC<|)N8_"$R,<4<[LD"P&[@2>Z3M^1=#!'18*F5?M7"*

[^@J%F,?Q2"DQW[.($A'AN*57.T\.=AVEI5W0$G<=-MWKR4$(.*@[^;.QY5("R^^G9/FC[F3R=G7HSXNL7JK04E#?G$O7"HGR@6L76Q-M(;?

*DNY0W)7&)4RQFO0S@P"3E+VMLGEE&-_#$Y,02^916S*I67=(-[_A7#.H7P84B881%NQ_%*_,$5VRCV-M+3;9&X9^S"$37-[WN$\RKOS*45C44!1Y-2.1*9*

*MQI=B#G\OAQOXWB(6AQ;W5A_<-1LT"[,_)Z?!FB\3(#-H>A(Z@_0?6&./A%>Z-M2-B,9>@0R&C2=4=:/A)08P(1),ABHF(!Q!MYK^7@/R\01@S7*FL8TE]-M*N-*

*M+$T(D,:EVU),!,,$Y0D6ZZ!+A0Y-H6,BUZ4$E%PJ34A3$_!3GI_E33?C7[*N)QD-%:C158MX4OK-1^Y$DCH-(*P>O"\Z(4/,+MA7YC5<((-M(I-K|U1^@C?)]9?*

*|DE{JN#W#0\;30[B)N(>2S;Y/9_DO:V]S$\YZT/"K?>-M8!?LB>[&;IG)\%ZO)*#)>SD*-Y$4TD(/J-K4TVMLS.C_>,8#KCG\'ZO)*J-MSA]-)UI.,G%(S71, G;IY"H*3,*

*MR$MDNPACQM"S/.Y2ZE+RJNC&,TQPVY?&LF5;VCVDKZP\9O-5/&KYG*1")%G6-M\C-[3M[*AN@C^A?+:K_P-I]*

M[^/NU"\Q$9$]JRY\GP5#$23XD;TS%NZ?:X(@0/0HD"0=CO'KX$GS?6;0"0-M=-M1*1O<9+U/(?US[TF]V!?]+I7=V^]7:37OJ,#P_9IWXDI0TW3X5XCI9R*^-M1\N>5WY(P42$)*

(C'(&8\5+-^%^0-E.47+S4Q:.99KO\TBCIPZE=-^BYMF3!W-M*V[^-SK[+9L<Y*N>XGBEP-C%"=2V!+95Z;8%^S#J&9X9^S"$37-[WN$\RKOS*45C44!1Y-2.1*9*

*MQI=B#G\OAQOXWB(6AQ;W5A_<-1LT"[,_)Z?!FB\3(#-H>A(Z@_0?6&./A%>Z-M2-B,9>@0R&C2=4=:/A)08P(1),ABHF(!Q!MYK^7@/R\01@S7*FL8TE]-M*N-*

*M+$T(D,:EVU),!,,$Y0D6ZZ!+A0Y-H6,BUZ4$E%PJ34A3$_!3GI_E33?C7[*N)QD-%:C158MX4OK-1^Y$DCH-(*P>O"\Z(4/,+MA7YC5<((-M(I-K|U1^@C?)]9?*

*|DE{JN#W#0\;30[B)N(>2S;Y/9_DO:V]S$\YZT/"K?>-M8!?LB>[&;IG)\%ZO)*#)>SD*-Y$4TD(/J-K4TVMLS.C_>,8#KCG\'ZO)*J-MSA]-)UI.,G%(S71, G;IY"H*3,*

*MR$MDNPACQM"S/.Y2ZE+RJNC&,TQPVY?&LF5;VCVDKZP\9O-5/&KYG*1")%G6-M\C-[3M[*AN@C^A?+:K_P-I]*

M[^/NU"\Q$9$]JRY\GP5#$23XD;TS%NZ?:X(@0/0HD"0=CO'KX$GS?6;0"0-M=-M1*1O<9+U/(?US[TF]V!?]+I7=V^]7:37OJ,#P_9IWXDI0TW3X5XCI9R*^-M1\N>5WY(P42$)*

(C'(&8\5+-^%^0-E.47+S4Q:.99KO\TBCIPZE=-^BYMF3!W-M*V[^-SK[+9L<Y*N>XGBEP-C%"=2V!+95Z;8%^S#J&9X9^S"$37-[WN$\RKOS*45C44!1Y-2.1*9*

*MQI=B#G\OAQOXWB(6AQ;W5A_<-1LT"[,_)Z?!FB\3(#-H>A(Z@_0?6&./A%>Z-M2-B,9>@0R&C2=4=:/A)08P(1),ABHF(!Q!MYK^7@/R\01@S7*FL8TE]-M*N-*

*M+$T(D,:EVU),!,,$Y0D6ZZ!+A0Y-H6,BUZ4$E%PJ34A3$_!3GI_E33?C7[*N)QD-%:C158MX4OK-1^Y$DCH-(*P>O"\Z(4/,+MA7YC5<((-M(I-K|U1^@C?)]9?*

*|DE{JN#W#0\;30[B)N(>2S;Y/9_DO:V]S$\YZT/"K?>-M8!?LB>[&;IG)\%ZO)*#)>SD*-Y$4TD(/J-K4TVMLS.C_>,8#KCG\'ZO)*J-MSA]-)UI.,G%(S71, G;IY"H*3,*

*MR$MDNPACQM"S/.Y2ZE+RJNC&,TQPVY?&LF5;VCVDKZP\9O-5/&KYG*1")%G6 M\C-[3M[*AN@C^A?+:K_P-I]*

M[^/NU"\Q$9$]JRY\GP5#$23XD;TS%NZ?:X(@0/0HD"0=CO'KX$GS?6;0"0 M= -M1*1O<9+U/(?USITFJV!?]+I7=V^]7:37OJ,#P_9IWXDI0TW3X5XCI9R*^-M1\N>5WY(P42$)*

(C'(&8\5+-^%^0-E.47+S4Q:.99KO\TBCIPZE=-^BYMF3!W-M*V[^-SK[+9L<Y*N>XGBEP-C%"=2V!+95Z;8%^S#J&9X9^S"$37-[WN$\RKOS*45C44!1Y-2.1*9*

*MQI=B#G\OAQOXWB(6AQ;W5A_<-1LT"[,_)Z?!FB\3(#-H>A(Z@_0?6&./A%>Z-M2-B,9>@0R&C2=4=:/A)08P(1),ABHF(!Q!MYK^7@/R\01@S7*FL8TE]-M*N-*

*M+$T(D,:EVU),!,,$Y0D6ZZ!+A0Y-H6,BUZ4$E%PJ34A3$_!3GI_E33?C7[*N)QD-%:C158MX4OK-1^Y$DCH-(*P>O"\Z(4/,+MA7YC5<((-M(I-K|U1^@C?)]9?*

*|DE{JN#W#0\;30[B)N(>2S;Y/9_DO:V]S$\YZT/"K?>-M8!?LB>[&;IG)\%ZO)*#)>SD*-Y$4TD(/J-K4TVMLS.C_>,8#KCG\'ZO)*J-MSA]-)UI.,G%(S71, G;IY"H*3,*

*MR$MDNPACQM"S/.Y2ZE+RJNC&,TQPVY?&LF5;VCVDKZP\9O-5/&KYG*1")%G6 M\C-[3M[*AN@C^A?+:K_P-I]*

M[^/NU"\Q$9$]JRY\GP5#$23XD;TS%NZ?:X(@0/0HD"0=CO'KX$GS?6;0"0 M= -M1*1O<9+U/(?US[TF]V

*{N7:-1GT9WWV%8V,BZ8"T+9*Y-M_Z6+7S922)W]@>?+@+TZN+F!\V@MDI7:,'=@))0X#M"+/W|SVL-_1GL9T>J;% M8-E=[}00Z5AY0F2-*

*5V!7Z9I_;*WS0^Q'GF\6D\XZG82DV@I]:IO3"X_S0QY?·M:Q6L-9.A48ZB8!>RO;!SHS/9D$N6C+M!@#HL"78*Q2P+0XR?UI==NBP6>CBA·M@B-N[W?$6)!87TZ·C$>,BG4X%;*

[(8N&FS7;X"D3KB0\G/TJ"I,6Z[03(+B1·M"T;'HA|P.Q^@]EHGX'H+Y/·,\H5'8"6&\0;X&V#MM@/_·MP4&+·<0*0"4M.HD3;,+V5T8V>P5A"7W3 /?I.!W6VG< \=#PAP6[Y(\%N^6T9ML"6.FI!·W\4M7ML34-Z(#V9C=/$LZW+PT=X]K>QW_SW2?8,@Z|-\7X;3#·M^V.N!R;W1Q#_0W\!B7!%_F'A;,)C>.C5<=Q_-C.F6^#'L';G9X08@D/#6]AP(G MJ'#·,)P%Q2IF!68^=:<@_Q'_Y&",..N1Y-@Q[Z^%\FH^CVX =Y&*U4M8XZNGLP(?;,:^"'OLZ]M_*!O:OQP;(*L"A-?·M_YRZ(]|/2+(,)E=NS4Z"B;_0OH%O.N,RD[/WRRVY;5)>B\53_M8>K.XE=2MT·MMV$"U8&|A.*I,R^/TNT-J $)S76? DXAZ-2E5;!@]M5HU2[-EM8PE[$!]M:._M6[&48]E]L53Y#OH,B[5KE\V&UECIHS\K%CONN7|XE6Z%4YT'$_9P]_F>_7^K M4RJ!=-'HPK"5;G4MHM-;?N?_FA&|X_VX,[CS_Nl·P'MCCG:7GE·B%GW$I(@) MQ/76,B"`]_;VS^0oPI%V&S;U$I%WJL%?"-K%\2I/OBPTN*>$Q/MZE$:CA< MO8I]% +NFM-^0R/Z,A5HO0&GNZ5U&CLKT|"^60(:) JHB|*/LK0%RM(47L4·MW6>A^S7WIOOIF E9M\O5_8Z\Y2>BX;V552I3CSL5F/94C_NT-^W_K?9'M#=T·M]2U5CS-!CS,UTRX+LKQ*OAA%0$?*

*0XZS2]+(@*4M0>17=5]!+A/#KSHU8I<>W^*·MG+T'1>[(>WZP3AQU=-=\[-JJ7^B·MRLE4"60'Z.-4]M[:*:UM^"GDBRF.4AQU8$7>;.·0N39616?!4KPB-Y6_0,=:H*

*M,L]+%2Y^,%XN@1&^O_KLW-*LQ?8H)_JAD[I-U>+GUN+'Z'TL!NY3I?CG6Y2]·M2O%?2S^]%%^5XE>LN%B5XJM2_&.7XI*LS!5B]J*\963:D_QYJ9^,,>O@84?*

M9OGJP:OIE5(LI5CJ)Y0Y7BJU+\ ED?QMZR/@63>Z=)7+A|&=:,SOA5I?BE·MG_8'5)PPK·JE86MV?M"*W4RU^_M*74(MOY?3*4:NE'/,]%G^/Y_$!P97,!BAT+:.W9VEEFAJZ·?11'0*

MX14Z4X%DGK9"MY·G;G_82]:A:O&59^YD!+CJZ:[5]\67C8$7Z\7>;,'[9;NMQ·MXD]+=4"=%O·\;%.SFE:YR68I;6"ULST5KRI>W997]VI>6'M'""#A%WE7//[UJ;·M_TN$1D>F)+

*4CK/JMKT%TZVN*I*L+:OP2AAL:ROQP!YX?P8Y@6![^P#Z| MGN/U84T9&FWL70V-QMI"R=.I++GQGI79XG6{17T<<3.)C8[GQ*,Z%#+3Y2'K M)4H.\V=1&*

($)APONS++%?O{OF|O/X*:DQ%[^).OLV3,/.+*-+*6#H0Y8[X7 M15\WCS4H|TD_]%\NH2$C^#2>C0R^P^L+J+-[QUMO9],M^_MMV.ER_4&H#1_N+

*Z=0$_(EZ(Q:DK.';MCPO\,3!UPI*WYP^]L95U*E)DOCDO·MN!FTW7?1B C@:B;S71BU2?_9?M2=K;A:#'J;&;1/@\|P·M\JOY%|@Y=,,(GYX&_K^_@&"G@82*

J'N@N,PXBWSVPPE<$"1LC"\"""3?F04@O·M'0])I8R9ZX61&\V0)D-!94",[M#MPQN/0<*3/·R8DWDE?&@F!, RKZ·0<+T9E6//$8G<-PNY·M9/GD>'8'T0A(E=3CS%-256RDCS@l4

*OGT>I'MO3H%B7(:039:<Z=MZL]^Q·M>]8_6T!H))·,%WAL0L_·NLOSO(DD-8YOX;^/\=1LQ0AZOOS*M1"

1],SLM94[/5()$L/)"28B(*9PEY_Y(=^_MDL9TT!+/&$Y6G(P^H5Y\!&U:D6>'/A#,V33%O$_D=`B;,5+KH]X8B>;%!E51?-6YN*HU]=_M<-O*

:&GW%$OTX3P.&&TFCE8YVO8DCDQVIE$QRL>'A3@Z0ARM\!;M"456Z]RT_M+%DS&K"IG>RADFN22JSG"B]*Q8JN95C.C_HA:<4I$J9@32_)9C^AID.UVI_3*

*M^HEXXN[RI\Q/GI^2=!CUK\)'DJ38="C99)\6O3]/_T6[FI\K"'^LNQ5,9-T[K_MO'"*91S0Z.P9;.K4QM\8(ADYWSD(10&D.4%98D5ML3JO5-EMIG=NRHL"2$T&_MTJYVY&[fTX:00G>*

[K%KE9_*Q?S4#334:D_M!D-8ZMV3%]>O@V;%U\3QU\T=>B_M+]+/NWOF%9!IZ>.CB0KK;U|_+56_,(+-U!LAN19[$0% S%2KB5P?

M;K#YG&S;==4>$.!I@/A9VRRM%T8VPDBQRWJ0$#]'B"2++;QW_#C8<5X&Y+X_M@,11]A.[ZV2#Y%?<>T'CY%*7_,\1[M*04N]G.2Z^9L*/;.58)ST:N!GLZ2S!_M(7HQVF[K7'>US-P?*

*A9ZS2[&JRI=9U9$?PL^#G5\7/:Q^/.@@_:ZU56Y==9^?^!H*=_M!3N?!COO_9#:01B,)F=JLJOLDBPNF%HP]6DP]5[.\AZ$D8W6N6,XLNTX1[Y%_M4T?].T]<0N?*6C!@M$USIY-*

*XAK&J2Z14XI[+>UW_/Z'\=!)%(Z)!*N^*.?/K-$_MN2B+18^9'_3/IJ.S6Q*R0X_?XRX.I}<2+3)QNRA,VJ5>H4=!\5I+XJO':VE"M_1X,)%!*HQ&?I(@%0N'2D=>_(-@2!^1-3]CI;_^,HA>*

*IX@N7F4K,8)F=?[M._/9+*6GV$_)6308)!+|#=XV\D.:*SJ.H]{(#Y8#5E%"086WRY1U:%_RF(Q1_M1L.])>0!3W-/OX'WP*[_N*+^N21!-&8WA+X7MJK)<1Y7.GU|N;J6O-[>W5W1-*

*I2FH*M$_M,'-Y#|H%B9E$^=5[V0%(PQBUMW_X]Ff#@FK;]IKN.;]@#]^N9QH"X/5.U>]]9_M-2[7:|"A$B)%_PF[D6!JQZ_OO/-U@*7O#U@KYZ^.:*$+O+(]*:EN2/E]==ZXO-MKCI?*

I+O[#ER\O+Z_JX+H;BL,V?Q.|_\R_[D-/[TK7]=U_MV/#,RI^4MEIY?=&KW+9B5C^QZ$V+KQN)<;TRL>D*FW3VNQ5AR'4_,G7|LEI=_MUV=|*CN19NJV7-*

>QTD2:41MJ81V>329YRE2Z(-C;+A"$6D6H\XB-TVH]?29# M+^>5E)W|MQN_,]TC\Z/>65,-Z,:,*MR@7?I;>P)Q:.XC$:CV2AM?>BP_/"?C,'MICWT@B#]H08MLKPGT55_?-H%>?2O-6<1-

*8YFF2)K[*)W?M@Y=+:,)@D4 VUYAU-MI-U3-]]3"B_JO[%FO7R'8P=+& KN[HN&[K1^_[&-21B"F9[K6:C MQ19L655V/C H6*T|^:],LMH#5S)=G-*

*;=U[LJ66E=]0,%H@M&:QV@OKS^Z2NO< ME'77EEUKYV*Z>^>UDRU(0_M72^Q0URX]65Y74_"5KL4=VH*[*C"&9@%;U)P< MTLQD+/@&RK5UJNX!,PYH|\JS9->?i\"Y =&\A6J_**

[@$'P'D.FZ[!@U9Z(+D)'T; MR%:X4'8!F=$Z-RS9<'=V0@], !3?;&5O@,=L&8V3K79-T1>^7KAM@>MTH;NM1< M!=:+J/Y@/LMQO.\":T1]-3IM:TZO5()L/K4OS?KO5U-

UEQ3N^U5NI>_MZ3O83Q-D%^.UH(R[%2$D4?'I&TPCVP)QQA*%)39,44.#H1'%U0:_;$(Y?) M(T?;I1FCP%%CE.-5-OXV,%K6P5R%"=?6PES@[$'R:(4AOQ=Y!&C"WK*:+IN*

*MZ.EV&D!ZB7T-<*2USDU5D0VW :Y53C9N?4U2B751>#EKX-MB80IK?2T2V3[6'BC5AMTB|!)*_9JO:.!NAJB37>5'@N,=K5!=YOG7@$36F%1;K%)K:._6=C96=N!0;A 4H.$*

*M3\FFK%MVP*USK7R050B>9L"E3L-GU3+'0;FC&'6%?T60=\.RQ9-ZQ=RBI&6+-MCR8*K+\5!=9U:=T!T8&7C;GR>!@P=B"TKIE;'X14FA^C&-J T&E*

M:%W3MT8(86_.635%@+6I$*K5'%X3.,O]M*HF8JHG")T5(=4:90fV*#-E4RGO M6P(^QPJ?%?9PC>@Q:%*P7E=!&1$^7;#\Z+S ;CLP+AAGYB=#VAPG&L!"=],9 MRU?$3-?-^?

*7\,$'"DN0FO)PA[,W@$Y!UHWW8%/'2$X30]HS>6B%D"0B=((16 M)2'5"B%,0.@$(;0]&[=6'#D"0DD0@IHJG'B)5U/9]; M0453&@*5DRVN?*

*\7;N=+3ME*7@.PGO,>KE'H_RZ=K5\U8I&?? ST:*'"7V=*\+Y M !W:0:RHK7[=563-*4=/=BI.=_ 6I877W$8AL;@KRY;%7FS@1%//H* M?*

MY[ELMA.!NJX"F@>RLU'$447"VX^LBY>C_)2(=A94.H7&S+6@P&B;YDZI/H:QJ@FR5&-BDKUN& #@11(I'1O)5_S13Y]9U8TH

*MBZ6/F1_TS^ZCLUL\2(995=_C+@SM,^!+XL<#HS!IEUIA'P7%;ZVQN1ZJ!0G! M$V#"1 :Y,!KY28)4+&2MC;SX\\%0&?R>I,=*7_UE$+U>#B &N]A*C&-RYO7^_MSGPV2^DI]E-*

R%@T&]# EO&WDA[3PS#B._B]TG*@<Q0$0I{<999=\)C.1C"'#MWISH5]NM>_X4'8!F=$Z-RS9<'=563-*4=/=BI.=_ 6I877W$8AL;@KRY;%7FS@1%//H* M?*

MY[ELMA.!NJX"F@>RLU'$447"VX^LBY>C_)2(=A94.H7&S+6@P&B;YDZI/H:QJ@FR5&-BDKUN& #@11(I'1O)5_S13Y]9U8TH

*MBZ6/F1_TS^ZCLUL\2(995=_C+@SM,^!+XL<#HS!IEUIA'P7%;ZVQN1ZJ!0G! M$V#"1 :Y,!KY28)4+&2MC;SX\\%0&?R>I,=*7_UE$+U>#B &N]A*C&-RYO7^_MSGPV2^DI]E-*

R%@T&]# EO&WDA[3PS#B._B]TG*@<Q0$0I{<999=\)C.1C"'#MWISH5]NM>_X4'8!F=$Z-RS9<'=V0@], !3?;&5O@,=L&8V3K79-T1>^7KAM@>MTH;NM1< M!=:+J/Y@/LMQO.\":T1]-3IM:TZO5()L/K4OS?KO5U-*

UEQ3N^U5NI>_MZ3O83Q-D%^.UH(R[%2$D4?'I&TPCVP)QQA*%)39,44.#H1'%U0:_;$(Y?) M(T?;I1FCP%%CE.-5-OXV,%K6P5R%"=?6PES@[$'R:(4AOQ=Y!&C"WK*:+IN*

*MZ.EV&D!ZB7T-<*2USDU5D0VW :Y53C9N?4U2B751>#EKX-MB80IK?2T2V3[6'BC5AMTB|!)*_9JO:.!NAJB37>5'@N,=K5!=YOG7@$36F%1;K%)K:._6=C96=N!0;A 4H.$*

*M3\FFK%MVP*USK7R050B>9L"E3L-GU3+'0;FC&'6%?T60=\.RQ9-ZQ=RBI&6+-MCR8*K+\5!=9U:=T!T8&7C;GR>!@P=B"TKIE;'X14FA^C&-J T&E*

M:%W3MT8(86_.635%@+6I$*K5'%X3.,O]M*HF8JHG")T5(=4:90fV*#-E4RGO M6P(^QPJ?%?9PC>@Q:%*P7E=!&1$^7;#\Z+S ;CLP+AAGYB=#VAPG&L!"=],9 MRU?$3-?-^?

*7\,$'"DN0FO)PA[,W@$Y!UHWW8%/'2$X30]HS>6B%D"0B=((16 M)2'5"B%,0.@$(;0]&[=6'#D"0DD0@IHJG'B)5U/9]; M0453&@*5DRVN?*

*\7;N=+3ME*7@.PGO,>KE'H_RZ=K5\U8I&?? ST:*'"7V=*\+Y M !W:0:RHK7[

M'_5E>J,_&GL|6H@4(1P"A)^E)8"'"3^YL>T4&D/9OB_<:?"-?Y,DM*_P?L7-M='B2@5/(F=?[,._9$B1Y77A]%,Z^^<'S0Y8)!W?0[ZTD,@\1))21-&5CG]$,P"3K#24_MA<&<&U!0B7:LK>]>1KZ^/T$)Q/_0!_I-"}>\3$'. M4A)G$#C%41D_;:FQ7%^099UY^;8,=^9$AL6EXAYWCNXS7WVD2{AM(0C\D9$7-MD.(O;2D#R!_!%I8+V@7+)<_((QGP#PP*4V*\B9MON0-H\);QE5TE%XR1-#C-M_-@]DZ+_^NPF!Y/BD'"*S\,J(&;0;B_3@-!8E,?=-+I'.#.>AZD^U_L;\Z*L@K_M9"28BT_?BEI3&]%BQ99]#+(0@,,Q"XBAG_63)*,\B-(F"T89K,W-Z_D!A9S4C>(X>D+1R"ITP]E(?!0[/<0FY01\%WT-M#P2@<^>@%%!AO4+W7E_^5*A\]3?T-@X%Y426.S6>.3F\0.4DVPL|6JU84W01-MT#U/IX91-&95PBT-HJT^.IJT^6T%8BIL-E3E#VD0??5"(#MENBRA,A18;+F4!2D(-MY,T0#ZAR%P4M2@-I1FQTO<1/*#<]D2#__R(U9XY9T-?$Y-$/T(!=! MF_]PKW%1\(@L;C]!!W$)MT4(_4O@!|-MXA\>2#ZPA9/W4.,!CL":/6H)$+TPB7C&A[PN#'!+L^:07^UW27[5L!844/H,B$B^-4,[%T1B@-ME++)) @D'68!/C*;H8)H6MZ[*1D,#H/P';NB!#\M5!0/NW728(GR9B09OXN1% M4$_-57(@#/?Z'5$=-]Y(DMS3S>(A@R02TS<*,,;7MD:'s$'8/GJP@$DIOHJ M7>>((IH,3T[_""i,%_1:H#"1!+^?:*R(S)N%,T1S",<9(9-U2<]#1J,.\8B@-M',9H+K Z?-CP7Y@/8E._$5(*T/S\7_P2_M8E86^(Y^6HU30G&_&G/Y$2N2[-M=;NL'.*XN"N@S,S<6R-1$$[1".9<_-K5'GRF+GB4DBBXGJ5!D/72C),"]?I<-MYP/R,!V$T1TUY;)@*C>G:(\2YR>PE7$A/WPC7UW!{-MX->]WIU#T$\9OOR2%WX]D6+/#=S$QY-56&*

'Q0O^#ALLIT-5_5AN!$#T(V8^2*EQ-=*-M>G'1AT@'Z\?-E# VGZTD/M'W-2XQQ7H&ZLLI+*G#/4FI*@'?!=$YC/H4X%3B-MS-^/AGJN?/,Q\,]G0+%@Q7;/=RU&2RY:8,!%=0!-H 9[-X#T@"2T-29&|'$X-M:N55CEIY.T]MKL(5^(.N_F1-05*.T4(.Z'Y%0"AN:J6**.O11EFM.J*LL$-B-MS"K"K<59E6U-|=9)Z8)>N*NIEO4U&3)MZAOL$5=L"WJ#K>H:%(U'+U94VZLMY92R*.%91<2)K*?):C"XP!LGY'W^API/QD'WO-|/Z0?HP\$,-B&P1*A[E#-M1Q2M[.>IX&@K3'CP,]++\R_SG-OSTKGS=.D2*7OF(LR&"B#7O.+JQ3*_]]_-M>I,-;8=>2\V8^_]5BS:;<0./2&]7PW"C:>^U5NLL-ZU58DN@].A0NEWIPKVC-M=(7PSS7Z,(#=B&H]WG7:5>2N%IR4*M&@]!L:^OX+LKN/D3MV*XO]+JIRLWJJW$L.Z*JLKUM45@A/X]5N_"#Q@N.3ZX70W%-M\OR.#/XM.]57+O)+Z+BGN"9;=*JO9SU.H"?!@FA=Z6-^/?\V#8-/-L88Q.>#-M&KNT[CL6G-EEI'EK\D:7%4M9OOO)8?20X]WF*S+!A#/O=-TDPIDG4-I\E*]V-M>X3.O.-5_SYZB=^3V"V8.OIJY.$'H3*)B:!>;_I1VIZ.OT?]_>V_>W#:2-MI_E0IW>]?!|@3CY&'W.-((MR=W:M22/*,_\^_]-D"R*F"8!#@=!:UGSZ-[,*-M(,%3 $\ S(ZV+9$XJO*JK*S,)PW5VG*!+H&S2$)CU(KNLUG(WX]70W85-M#;.EMF9VPCT2_I4"3#S?6'/8MXD6(;MM(P3H2-0^&;-5PQS(:2%)BW"$=-MP:=4^V?*AZMNII&MF8]I:0G-=/IT",J'.PLI->L&>'WIWJ:4SN6CLKGBELV5-MS(NB8H_B\62KLCER:S.F0-S(OSU#SX\6Y+2XDNIV:PX;=H4EK9D.,Z6-=S-M0N8@:"N>1")>\V+@<^,161ZOI-+]'Q+;>R$QU=WAI*HA-M/.?L?!_!X)8L^WX+JUKJI'LJPEAG'T_1,.%H:/D7&UVB],!_W@2K;]E*1EM/W-?&5&B'UM_?KE_8+?W#P\)L]!L?!]3CY&'W.-X>O-0>KR!#W3MXN]9TIOM57EU1YV*45^(IJ;^SI-_WISFGP^"623[B5]T-M-N?|+=?YG.&S\Q*B-4B3-VB1EIM%E]\5]?X_.S6:60+2@A,]WO4#1T@AMZ"P/9-3Y5^>T-V"#@/?_]N:GUUE1QX.5Z&G:"GT)+P21"G]!WS*(H!FX<0Q-MR_S??+IYO+YEALIN6W>MWZ!OK^\>102_K'-KFI:E]_;;=2NUMT5_&E]^;-] MTV:WG]GGF[O6W>5-ZPOHX-W556-RS<-U^]N7!W')_==KJ9KM5>)>C)*)Z]|N-M'J]:.@9_ZI"%GSTD'<:%7.SQ[*8;6Z]&BE_7U:.Y^JO<51&&JC7REF06)4Q^$R\&C/\027LXEYFXI9I_ZP1>+(.UNI-XPE?_]0*BL-M@]@:^3"'"_TB'T.^SCX,66ZW_"'0>]?_G4%0%&V.M=@K]%%W%!M2VS_V@=/Q!'ZL:).%+995P>DU*%2(5SIVL-I-'E#<|2-MA4@!6'=&4=F]-$UN3HR?@DJH47U?WU-ZWJ%9V-M)[!U%=<*%)M?:.\[3Y)UZ;^C36M--6IYX5C0B'5U6*@J5OF6)13#"KK+"=@-M$LNP7;N;MI*%XO3Z>762I8CL:C&PSTL,*NO^+8+C',3&E6W=KJMY:X%+O6Z3M^[9;#&JY;5RIQ6-S&N$2.)6\$W=\2X!6>YF"I=KV3ODVEO5*PLT4B6L/HZUG-MK9,;3GJB_)6M[#&(Q_#1@+,)YTQZ+MKE2Q^S]D*,.N:)R+:.#'X<1_(/"!"$^MPP>++7;LH;J&&6LXE1624#?>);:)0^.I8=@"((NL:N>"2"=,5'E4F0L-M(Q@/^_!\0@GA&WQODEPU?&/GPV:;BJX&:YP1J.P+D6TS'9=IV%ARZY,M$!FTI-M6?FQZ71[_76$[E8FX+Z66";$&C-'V,!4DYR2G!983G6EV304+3]TTJ'EM++(!^J_#2?@!XT$2.X7WA,_"MW#"<.%Z7PV3#Z&PP$^N*9I\B-$]E8^LY8C6)(T7B2$-IZ%NVU3Q^MG1)-HM?M>A&&"WP$QZ*/CL!QP-19WT'H\)1RT,&:UO@N/V,0?[L\D&52%%G*WAFFJ9BF-MGATM=36O3^&05I,?]9IB:#;QHR#\T)NZ4K..SX_*-L(R8#=(G_GEBMY145@9M=YMZ36E:6_8&/7U4A(H7ST1.&PU=,75"U",Y+;B<:DW%L/)&[PXNI\?>..!X7-M7T5Z+F'D=_|:^$,@8?C?C/|[XD8ON\"JE,L?MI6Z82I6+7<1*NU2#LH5VZ@IM=0[28.++*0:FBU^&/GA>_GG:06>QP=RY!E+./U75WZDK-TA0KMQZ16UX YIV5 MG%!:76G86U:,D)R2G!YE]C6EV;.4TS(![>.I8]Y8Y5+OQC!1_K/+P>,N0#D%MD4_#5G?/G]LK<$SA2SKWM+.JAO#DKF@GX2!A280G-T)M186GXM\^?!\Z24 MI>#\%H3W53ZA/3=.5O<;|^PX2:=\)T@/%;VSL"VJ^_$/^+X!0T1H.(]\4+NFM6%:=\@^+P@^KIC1.D'!(_%C-CYIN*@W]^/G2E?7'$0&&LD'/*/RL*[6:IMA:.MX9H$T#$)R>F\G)J68M4*YW^3G)*J3,8K.N@<=-[!J&(TYZ>4%[QZNP^0\W=D+*BV7V4&Kj%.M\.1-CB/A(<@>0_0-$!Y,W8GB&RW\>K+<$&C:[.3(4E!VONKIOE9P/,PR1:M?\L2F/!JBICBO^P46>IZLR,.T/KSR_T#N!U_>+AIW!^QI^YOK]GE_%_<33,5H+!QW!/[.TYC(GC8F&DP;GXR=)W!1";CSUX73 MAXE]<(;/SDN(-B1-#]!%6FX66;Y6U/O\[-3(TB!(__[M+Z#MY=W3PFUSQ127W"^]EJK97B7NJZFA&WMKIF4MS'YU M.Y!'8#(7]:L>?,=&<,,@9-S#3F7+[6)@$1Z-G0"^@^U"E.=6,XLL[&_V4]:+ MQZQ]!+2:'->>V!&UNKAXP"QDX_-+?S2:>+KE1]{=I-K"JEK&?MEB&JC7R M]N0Z>^-NP@[*RM)-)VKOM$C_^[<-RN_FI6KXIFL]*<]7H%/*N^;(N!X|W MQ-FR$[ZE"1V?.O"=2MV)T6D3,9V89FF67U2F1E(M2LUELF9/W][LCU\)0*W MUTZX7 ,SZ%EE*Y1>Z(B\;.Y)-0)GU+{QS,>EEV1?\MD^<V+RB-P.JY8;KVX(*03[C>@!_BL2/=XV#^>C%,'1O?SD/'UW4%.P!72P^-MSEG(L$!5R*8%J[P7OO@3PE<$?/1!;,+1N?GI4LE(6;EG]*G7M!$]R6SOF/-MEAKS,.L$O5M7.9%.#(O(HSS(K]SO CF>MV .R'OL "AV%(K!<-<3VDGS\)&)[VB.R:.&(-'M5'\:8685/-OM#MCZ,'19!BY8S!6(IB8!VP\=+PI5^ Q8^X!GT*5(2<3#N$) M]_(U!)D'G,%P(R+#,;0F1.>X6!FUW:'?L@O_D3RQ'(@_6.K2=(ZZG:.#)Z%GE>=B[)6$(*^I>-MD,P7AMI8=CXZX+_*@/V3O]E%<-WSL-Z.PF0W/^',YQP8OX>F5^47,86C,!Y MFA4$?W<[G;YL86-;,^[PCU-@!MY%@W\'3RJ%RY!%EO>:TKNEL8. M-9;&0#5+/QB!*E0>I-=RH_)GK0\JAC78;@-R9E)@-AN*W=BRU2X5[AV&)W5+ M,7+'?X@G!UU4R%B2$-@F*66A^-$@?A2)''^|;.BW|[KK\U>953.79B(.UVP0+MPLBFE2E|[5'Y.L4GD*VH^G9;Z/:#BJH6Z+OEL4KS%?2|+O)/#F$MKVVP.(1<5$H-:DTQEH?A1WS)WF/AQ$'X857C/^:(89;@15+'O)AZ$TS.V*/O9TCEUQZMI-@R+ZA\C//?-CG2.I527RM'O=,D@*]CPY[;%TQ1S)53)F[&7ECAL61J2HN5N_L@[6A*X8&K>I:E+W9_^-0 M%P-]FL;T^IB*B/E>Q@+$5D7\3R"\AIZZM1= T"]:MO/D)),%U-M)+!5$UA=]3=]2K-148$][\79(1^6IS)U]UM-5)1*T>B6CE1;>Q[EU4043YO M!?F=I9]$P%]5TI(/7&/@KE')O*%;N^:IT501R6(S]5H12*(W]-\!5("G3%K!F*M9AU"%$@WM^.*8344O4EK6)&XTE3S@N.1P.R<$-@VFPS4*$T3U.Q"8:Z8!PQ&GD!RX@CA^1(%ZP0:TD(UL53-0OV!'E1 MMT@U#\L50V\]FDU+6)&XTM@VXY0,9G6$H%;/BS5)2GE8?AS*BR%^.;!4ET-1# M*4A!K.0*3+0]A50)X6-)P9*S:A3)X5#>5]*56O2F46&XT0S]R;^S$^NCJ17 ME4A@W3-)"]@_ME*O-T]CL27H>+GQXTD52!72]F#8&_D\RZXB5?0-FE4'IZ96 M"OLQ:H6W3,U#]00Y_11+,G6BL.&VW;,*(%-57*S>F;G#AB5;K;*T4E@Y'E/\ M-S^>1W?$0W;'G]F#/W*\-2.KJ7;&L:V#R#75%7'T74A"Y>\3RM51[EY$;JF5M M&BI"^>YSN/5,'$?@ZU! 'POG-V2.UXL_^(Y8R"S@XX"'W(M8-.#,FPA\<;RH M)\!FY54*7!:,>1=G.WQ1F-]G'K!=/]?K8^%7-PH9_\&[DXCWV+,;#5AW$H)X MPSL5N#C">[J.U^5#))KO[1."6U\$85Y-"W4>2WE3UQ!Y72=.,/]%>S*KOZ81 M-[=CGNMU PX2U<-U7C+.GX@N:!8-L[9R!=8!7\>7QOT0]+.I$H<;6DUY>#V%.?WC+.?.2 M6-B:G-_V WIQ4%Y\KVQE[*-N@JT+U@I24W53*-@M8RHBG9JJ5LOWI/,<4Q%5T09+-^*8ZJJE;WIW+D4E]JRJ;![.,!>&&F7,IMS(EF"@]*,<5"^(@X*\\;2%/; X-V5 .2*MV;^!![5 M'Y:=.86XK(7FI;!E9J_]0:5(E:5(\;PK\RX'CO>T8!P.4\Q9$H*0@I&"D8*1 M@A6$5*1@VRA89;-]-Y:79YA@R;M0&8I>KQTL,^XB'+0TMS3/].UU1] M;.:>YGWF7Y_!^#V*S-U6K1.&W),NH/CHBM4TE8:Q96IV(3H2D<"E<#6=%/1 M&Q45V#-;F.NJ1>LRF3DR-)N=>W?.M_-L3TI=V4.B_ML))(=;NA:.[A.D!3D!.9ZMXI:KFF+4RMO,N(H\>6?H>4Y8R%163P1J>M]] ZGD M0?EAGZ)"G?BQUD36U!J96,C*IO)L!.[,;8(%8:2A&/7M[L]RM8I!8G,3"E^ MYP[U96P+Z5_*N"$)P9IHDUUO*'KM%-A_QS\&*!%7#%,Q+9NX4B"NF+E!4H- MC4A2L'KCULR+*45:>=A4C"T/1HD?AUF[SLM*5O8\6@#(IA)9G4<7,8&C/7^" M0%,B^.#D91^V4FL:ISS(KC1U:XJN'RY-H$11RIJG4G4<@\2<"2=]D3[XYY) M4D#0,I6&J2F:MB5>]/X,\"F.<$@52!5FM+-4K5D'5=CRB+C!T(X&6_SQPNP.X\COW)IP-G)!Y?L1>>,0ZG'OP1===_\F-8 M/>9$ N:>>SU$L!5@^(,G[USO>YP@<(6OR9$?-,.),)'K4!O/QI-&/Z'4PDC M)XAX[Q>5M6& R? 3.@@$27'[21LA3&GH!)R%D(Z _,- K\L4],%'N=5V!/4M, M? K'/_1A[:,_W!#?-#)RZ,XIL1BT'6\I -?!M8A.#8C:'$(TAA+@-$CC@*>,\7MPX0K+U.\+'IEI%=%Y87=7>BNO_^7R+\KVF M-<1<9XC5UY@*$FX,4@)V8OBBLL>%CA 3SXVF7200P@F[0HP#%Z@'Q%C]#!%]MZ<)V)'+C20EQG00!Z+)H/H%!YZ!-_CO?%N*Z?P7E5(,,11 V=W""X]!9F%8 M((==$-+A7X)0#%3""T$K1.<*N!9F,&0<-"C">7R'G_P@7)Y?\MJY><8E8O", M)VS6,>N#(>85I%3?2IBRX84P=%8#,YRI9S92\0$QNNZ8V P N0I8C+C\1\N M!IZJ#-?/B> @?3@;?@404JX7\P&I3*%;.1XB\F3X(YLK-P DJ8,X' M'P=/"'*$6 .U"Q%W#ZU3V9>YJ 0((5(3'+F^.X'K3T+/L> [#*$A<")^^(.Y: MCS\%G(M'C0_.[X)8NC =B3L8<*.9EVB!:7]4*>'9RGZVP%F<41N!!3T" X@B_PJCC40IH MP5=&%H?J$_S%9(P;1L.F!6,1NC===#@PCD?^0XPY'L3C/&I?K#NQ-D]O3& 1 M/X-Y<?O.%!X1U3U^+B9GQ*-5"=JN?&F8A1Q4IMS0Y,MXL3*E8.5/%RWI9:\$ M>A+=|< 6K7_]XE4'>6A1KZ+)%FF -%F:+$UV>;)4<%.^_Z60@IK&];+)]2*. M19.ER=)D"59 FNP^G%H50?1C-8=H\%1OP#H^#3)A&_BQ#JK7#'PDQM+DKD M^QFZVC17?X77AP2'!*< 1+*S..?E;>\]X^U'9=WJ>ZK1!W!JGD5 ML!Z@;C<4/7=!6'&J9$FNBBE7=MU0FML"EY%1O9D%P54ZXL MPU3,9EY)))(KDJO7_"M;,;?M/TQR17*U9D(U6 ?MW'AN)%NF'$=94#]*QN'--+5M7;&MO*X5X6<> M=!NE6TK=)tXAB2=FHZ'8->]TZPWB28%K8<=LI:X33PK%$ZVI" MR'%23\#&FRE8="*4BRN&9#:39/J'MGDN*0!O(Z4$.2"H4DR@N3:&@UI6;6M]]PKJ SA,9+2\DBI;C<40]\R>8>DE*3T.%)IU!4M]UZ7I+0 K#LG*=4:BI5[M]T]26@#6G9.4UIJ*W=SR<):DE*3T2++:TIA@6[0Y(2HLLI,9F*F;N_HLDI05@MW1E)J5DWES:C<"O^62&CT54$P4=75?RJRB8(KC_!8F_/(4_0]*MY:3 5/.BU119"BBT1E<=OI-(=5IV:$8^0/_U:/T-LUFXU@$T)AI3 MM8>-WZMA!'3NH8P=U["@HE:AC1Q6QO0D&MG?#S27!(<$AP"D@]$AP2'.KD8J349D#IVE!%'L!G4%LII-Q3(TDBR2K/TF-RFZ45,.!O6P M4LG:M\U](/PO=:$Z-2,]UFV@B#&U!?FY(RHH&09A@Y_\E9,4/<.ZMZQSG%'M],IZ7L>=4*0/RQ6SWE2:3>)*L,BB-6M*33M4H1)Q93NNP+.^IAVJE)2XLF6, ML3H&L?.&&HDK!U/M&YI2M\F"%8DKEF*8NE*W:+4O$E=,I8FZ8$EGCT.F/E G MC_/ 3[1-0ZG7"-=>(+304FJ SUK?,O&")2D|#B>25TG\'F2TL)++.5.Q=))2 MDM(B2ZEED922E!9=2DW34O324X- M2U.LXLDI(<'1545HLG#Z -=)5U;BJL@F#9]_-HT9(O71&3MT\2I$'P?":B%W4Y2L#K"TE#$'JF0%%1."@Q+S9M*0U)0/2DPSVJG2*$UNJH MW3QB":6P]\;8#]W(]<$B\'*$3N=_YK.4&MMM(W17#T&NS6YQ.Z \GT?I;EF $ M5ZN>*?[+KGJZEDWZ_?KE_8+?W#P\WI?L[L?I[36[O'_X>O_0>KR!#W3M MXN]3_=S0\LI>A8AXU^F8^OPXTW\@F0.8^>)7W0"[OQUX?1AB!^-0-Q3CL-@AX_VIO M?G+K_7[3KNO-7]>A6WJ_UG%L]^;75NO=9MVQ_J_.@B.:(;C\]DEO!"$(_SU MO?.IBV"9AQ.L+/-_\^GF\?]6&2]!;=VU?K^^O;Y[_*^?&H9>_]AF5S?MRV_M M-N]DZ^X*_K2^_-F^:,/[S^SSS5WK[O*F]06TZ>[]YC&YYN&Z_>W+H[CD_NNU M5++V*L'=U%GH:'.?0WX?K_9NUX75"J$B_2ZQCI.Z(9L[+O 9A;Y#+O2O67]MP!\Q;$T&/_H!BP8<_@2X7TN4Q-84A"QSO!ZS5C[:F#VZ,7NT MAWVTU,CVYZX_&3@ 7P./PSM"!:8Z!7'XOQH6'7^&W@+UP)U#9(_P_^B#F.[U M]*7 ,2:M%P+'-K"X,%X,Y),.(<^#B<# 520DQ(^-;O3;H1&]D_5,9NX!9PMVE#3%+@\>0^^9NA'<#$?N9.1>),_QJL2[%/FA.R9#X?XKS-C"-]8=SW'Z^*/MJ#RP?,$5D;2_.^+IL?0G 7P< $E@$FYG$LVHTATXWI.<[P8Y2*B_AARA1%YZ M<'BUZ.(0$PRXVX/9P%M7$$@\!&8#*[*L(?CN=GF89=Q'-D4H.'U_./2?42A M3&#UFXQ@/"!3J4N4%K0DQ&6BA[+M3X)8 W""83Q!E!L4XPZ'FWGR6^3\0#F: M:5(X&8^'' 4!{@4KZ'Q@V7BJG: #7+.I&I:1MP&<::JVO9^F3_#^1M#E62HL%.&M2-GY6EK1F&A,QOK3Y@9PNW3ITNVEZU0$!HH"'-.]H5I-T\()?.\!3^L;F%6>.@AX_VIO M?G+K_7[3KNO-7]>A6WJ_UG%L]^;75NO=9MVQ_J_.@B.:(;C\]DEO!"$(_SU MO?.IBV"9AQ.L+/-_\^GF\?]6&2]!;=VU?K^^O;Y[_*^?&H9>_]AF5S?MRV_M M-N]DZ^X*_K2^_-F^:,/[S^SSS5WK[O*F]06TZ>[]YC&YYN&Z_>W+H[CD_NNU M5++V*L'=U%GH:'.?0WX?K_9NUX75"J$B_2ZQCI.Z(9L[+O 9A;Y#+O2O67]MP!\Q;$T&/_H!BP8<_@2X7TN4Q-84A"QSO!ZS5C[:F#VZ,7NT MAWVTU,CVYZX_&3@ 7P./PSM"!:8Z!7'XOQH6'7^&W@+UP)U#9(_P_^B#F.[U M]*7 ,2:M%P+'-K"X,%X,Y),.(<^#B<# 520DQ(^-;O3;H1&]D_5,9NX!9P MVE#3%+@\>0^^9NA'<#$?N9.1>),_QJL2[%/FA.R9#X?XKS-C"-]8=SW'Z^*/MJ#RP?,$5D;2_.^+IL?0G 7P< $E@$FYG$LVHTATXWI.<[P8Y2*B_AARA1%YZ M<'BUZ.(0$PRXVX/9P%M7$$@\!&8#*[*L(?CN=GF89=Q'-D4H.'U_./2?42A M3&#UFXQ@/"!3J4N4%K0DQ&6BA[+M3X)8 W""83Q!E!L4XPZ'FWGR6^3\0#F: M:5(X&8^'' 4!{@4KZ'Q@V7BJG: #7+.I&I:1MP&<::JVO9^F3_#^1M#E62HL%.&M2-GY6EK1F&A,QOK3Y@9PNW3ITNVEZU0$!HH"'-.]H5I-T\()?.\!3^L;F%6>.@AX_VIO M?G+K_7[3KNO-7]>A6WJ_UG%L]^;75NO=9MVQ_J_.@B.:(;C\]DEO!"$(_SU MO?.IBV"9AQ.L+/-_\^GF\?]6&2]!;=VU?K^^O;Y[_*^?&H9>_]AF5S?MRV_M M-M-ND)Z

=>C_=^103O/[7Y..+B5-'4E%T;VI>('?P M21YZ[*(f%>G/;FB&14WL7R>2N:LB58<4)"^YY26CH2GL5JT|&8^'? 3D=8:L MYT1.IORW=2S,(0:[2LL9O:KZR(8M&('SQ-GGF\Mf%G;]8#V\X6ZI8079N=;M M3*9VJQ/@BA HR[)\U@0RB$!Y5*RBQ^N;DML_X\^]=*8[ZP3<^:OG/WLJL;F? M.K^8[C\ [#^%W'X;@H9_*WGW^HZ7\HZ5);U^UUF/E5RD1*C^0=YD3H2@=,IT4 M;-GGCJ2@0E*@JZ?(&R8@*!:1I,,!C$%!9GB0Y-@",SCWT8 'S'GB7O?E'(!8 MZW9N0U;FPWM*X5@M!35*/B0I %&PMBBY(),/s(E*]?C!CA) 9GF?'JAV]=G$-4R:2@=$ ^TS M+8HYD1"8%'(B*?B4W\\\M114%FQ1:HKK>ML3OMQ!\;&NQKYL7 6YB&19?B[?E&SN MY.;O1)K*K:#[W3Z2V)'8D=B1V)'8D=B=@=AE1K=H"'"+%;,TQ7_91]G,XUDN M-P<,.^:?N341;P([(?B=G1=F6*KVECE>#W\RW[*^'[!HP.$/%O3CYQY6LH]\ M44V%T>W][X]; [.:9=UYN]3D.W]'ZMX]A6 MGS>[ME[K-NV.]7^ZWGCS"D"+L4Z&>Z9N6/86,BP>||\$%676[KU'CZ0C8,PP=OH09 >%8+P E]=#.X$V)H.-#UD\')_,AT/\=|CC.ENX MHPM###Q $2($(3D%1=HI[*#4GJFJT";&H.06E)\YC2>S&8JPB=B'5:..?& M>PZ[QJ2YN M.#;>!RY&.(&1XX)$P*=2U'+ Z??=KKK>ML3OMQ!\;@S"(XH; SYT<:&4XA MWE3JKMA7TF:W.!WPC';1^EN64",V8\?$:5\&UK?^_'+_P&[O'QYNVO=W\{_[MVVMV>'_P]?ZA]7@#'^C:Q=^S&&:[%6#&4:=B&O/C3/\|")QC,$L7(@RU NG M#T/\X R? G9<0=PIB<<A*PR+RU;FJ_OU_9WU1?^ZMSV@$P6(/Z?WOST^LN M21T$31AZL,>7\$(0CO#7[\ZG+(0E'DZPLAF?F\)?K6V:HJ+9UU_K}^O;Z[O&_M? FH8>OUCFUW=M"^_M=NH)ZV[*_C3^O)G^Z;-[C^SSS=WK;O+F]87T*:[JYO' MY)]'Z_:W+X_BDONOUU+)VJL$MZBNV^_<@T5*.QNJP>*XH91(*PBN_XQYEZ8 MZDY>'(RC'8"X M"SY M8*=POWQ(13Q;3W(QY]Y85[4IO-&EV,HTFPEBB%EVF^>D/L/ ^<[.@MP9OYX#-N:&+_B- M-R4P1CX=6$4&0 ^:^AU&RVKY_)O7F%X6A"!90.Z8CCIDCUQRA!V:"++$@E=8A M[#$9HC,CD4+7?39$WG0<[R_\W0D"QWL2*(/@K612D=/KN8R%)LK[_CKA14&57 YW2:=, MM3:O4UMXQK-XWRH#TEA2SLP&0BJAOS3RA97> $H9W@D3" M-;"JX'!0[L/>J KH/K^6* (#5VGXP[%L@9^>7I:)L"EUU@YKR)]PRX MZ/=KZ3!(/OI?&AXW]UT?G M!_L;^-]=#%8NC? PXFJG5XST$[_4R M/[=2E]=D&;0$4#@5'99]S6PAYQ0K=BCCT7/L-!"\3+_JFNE7G6YSVQ7X7E*%)s M?O"2+%C3&Y<6KK>9JP+#9=*TX*,6]K.Q!V*1<&!3.8P$>XM=O$?O#N)M] CU$E'GC0BC?B/+@]#,98.>*AJ?(48?S@_@EYTQ*XX?=NR7DCI M^B1 RD\I>O>38(FT,[ES@Q{[!P0<=]FF>BI90_^9XS6.M[19'SIA;!1_%8<-I4][$D&PS M^MFP]=E,_/B'74C&$TQ:->M'G^OBINB PF2>2)CTNC9SJ&=\%6SJ88F7 M1IOU, TB6+$895C&UWQ)!IBE/<4VUY]BY\@!,_0W=/9-9]HT]IU-%U?IW5_< M?T_<'IX6H.F^E-%'IL!#?O)TFLUSTZ!=YC.8.?1'D:Z_LGCQ&8N \1C'L3) MON#5^9.G@5B^[+\^L and)XM5$TQI4L\\TC.',.0 MU$SD/:YTO#(WKCP3_Ka:M:LM:. ^YT!5@17#ZQZ@+3IM"4]_B8> [,"..#Q"$O..1,[7{("[^](=RCA;%R8@ M3^* 9!W, 8E@K,,7Z0(%').R4F$XE5T[7P;8IZH>'3ZL;XXQ899(@<'"#IN; M $8!MM_MPS] /\5IB(-NH+](%\/9"/5QNG"YC&@!P^(3; [_?!RI%!GP#4P%QQ2 F>W;C 1LY_X+)SHH!76 R"(FD()Z[OYA*-!$\&(,$7H/FCA6<'$Y%SA!5S0#BP#&[_)4Y&#/F::YV1 M#U8XL\RA0.MU0B,"F*4TSL_% /B8$1IW!9N$D>AP$]2>) M-!)2%TM>4BP%7PJRK2&0^ [4-XZ!QQ8OVR;IR*#1P%RE!W0\6>P0R,,X\' ML;L8.ESG%'1WXNTF)E$';A=7-?SJ.)#+ M*S%%RBD&5GP\TXP*B 1EV3;&L^M&QM3=-? _ONSVD+15):'2FM-QN*7=NRS^3A MI/38+,PWY5H<0+XR')$YF[OC#F7APLN&0%W>$=]JD2E4MY3!A%R^,-3&\DX(MTZ1EJL@[_9=7CALR I7 A.@8?BG^T AT]O_/<$##4V<+(Z!W-%O/K;!U#1V M6TT3;>QB(DO6NUADL!D?3]"^>#^>;A5YHF]ET/;$DV/[=4>CZI?%X\AT#?8Y MM-MY9UN*81A+<;Z-YZ[P0/*=?Y8><;>]3RU;] M] <*%$Z@K8/Y]C]E0&OKQFT>]P,ASPN&2R4$^7;:.\'6+P9ULD=D]TF/0B]F MH1G@:-D!\23VWV?@\%X:.0!@2=2 AEE7S$;>D]43:H7#7;J67G);IFWO M%,>RK(RQ_CT,MIZ)!U>3($8W 1&P&9H-<^<=425"IX)U&S$4(>;.R&)@FW5CC)Y0]G&#G 5?4$W0E MTI,_ZV\PJP=)GIO/$.##NKZ'0%.+-,535#EX&8N>^?!{N68]/X"-ZWY6A%/ MDL@7+TFN.#X-^UUB&O!PB G%^$E<*1$F^=A#WWN2B=$]WA$XTS#6#D<(CA"! MF^*ZEC%,=>"(E/6A'\UGX@\2N Z95_\REYJOI-Z0L 0SZ<-(#$-) Y)DT,_7 MS2CS8_:>? *1J3#;X*0&4%9#4<<+4/ Q8:,&3*:1K)K!()/*[?XDD\I0L"9)- MX6=3$B'D1TK-0D&TST:<1W&5!7) ,C2<= ?3&2"QGA&_&]^!:=ZB(5$B98.9 MU,]^<>*I? D>TQ4B:'6W>],],D(A":#;^!S'VLY1{4EC"#@20VWN RQTG@7 ML^23ETV'F18&.0.5M4*&[>T)S6835N:F(.%#W)'$-<= .$W(0(8N*0?025%1;!67G);IFWO M%,>RK(RQ_CT,MIZ)!U>3($8W 1&P&9H-<^<=425"IX)U&S$4(>;.R&)@FW5CC)Y0]G&#G 5?4$W0E MTI,_ZV\PJP=)GIO/$.##NKZ'0%.+-,535#EX&8N>

MP&B([H]175T:E9TT>^A]!9A:&N,/M(K;!W/L2?WT0,^=S@[?WSP4S1YDSF@[>V1\,;LX^0!CV/O@-MS]W\KT+[CO>_%*YEJ/@T0IQ)OQ!/#:6YP0/$0R17)H7:%%/+/],Z40E)Y76H'-M4?7A$]-*9DC]YK^WW67R06M95\!SVAV&5;_II:(P0B9QQ"',:20C\1Z#N<.-Ml8E;K!3[=G7:'%#J;QER8%LS8-1PWLV-7KIT:V&1EH)DH2^X_-M,?2:=#EQFG_G<5R9;<+G&+ [B2B9#REF01C@MK4K!+?6-R2]601,W@!=A-M3->FY4LIO:7N)|\>6YH3(XOM<,R&]>5,*;!I#ZΛ\NW>2/YULQ_S8_WOK!+5K+^M-X*-$+2]KE@/GQQO-O7X81/8*'),FM3:(O7NHIW.]-6 MD@4<;-OBB3-'IIYX#:QX'_W-$E%,+&'H;UOR&F*%%#^)X7^S/C(ZGDZYZ_!>\O7DI=!8//K3E=Q&#6M1'XFVY>#9GP^F3B^3(=(=GS/)_,?_-#M<2KW)Y')(O[,,K5-M4H=RFN1O?$D_M0D&TL@;G"Y\=&M!&[@-;3,2KKC=N^X;Z7BO-]/Y8GK]K*%/E%J-U\1E\.?$_Y=:U-`IV&I7!;EDH[,FN-MARRY1JG[BJB)732<1I\$\-Y=M!$7XS#NJ8$[2+D[IE-%GI#]]7U(Q$GY;-H] M,"#?KF/OR>=_XTK#,@1LZV&RS(N6^8>']=RQ;WL6'U-T7X5S8_C:)B[S]U$F MQJ8HW!L2Z]!#L@$1>TP9GZGP&S^PV-M?XO)/,H7__W/B;\4W27!DL:>'Y6ZAZ3MBHV@A112EM-+9'(4Z#HRP$]_&;-MN1,#DA~HK)?FR4F0I8K;$_8/Y(0A4RRJP7'(S>><\[TMIO;?L#+&KK=SK/G-M1#?P?M5!IC#A&V9S,7A_#-:YR1Z71R_Y0CN$]M)V3^(F-M-]VY*#]Y6V4(=E?#<+[$C4DZRJ5MIZU1PUE34ZYFQS:P^EZA,231309.CO+M.9.S+A=&60,1GMXTG,94,>6AN&/TRNYLWN4D#]+S8!QP!LA"+5G\]A^1BGXU-MM/0+LJU[0B.CEY9?0<@:AC=-EB0]&\O73&Z=*Q8<--<8G$V[&H+P!L20Q,?#,-MP5-L0DZ>?]@-[P,#-UM)FY-J'UDD]^"DQ6[FO"4UO0GJ];-3)G;39)D$0#%5-M6:")AVTQ=PS6"Z27=S1"92CW?$,%,-(E<&O-A)C%3N3,_%M2^%%,%]&5I\P-M5XS%[J#SNQAHB-6N,[^.KG$N#T09?$[M%,K8D5>62A7B4@?]MJ5M3~)Z?G[-M>(K;*W,)0]VEG+*.I7&LS214OB4<&8#M8R+[(K9]3^@+!%.BI_F!OO>RE,@H MM!5440O!RA@L'3SS7?X%=2UCZR$=+<5>SF9'*P'[*(S>-

*}IG10"E/]7DEB?:P M$?P3!Q_T2EW] 7'X2,N[M >= -!]75\.S*\'DQK#N!K/Z?Y=`EZ8;&]G7(<> ME$!76Y4RR&3Z;94T[:"MHV-MD/^@6\T.U+Y#\MQ/TCGNG";ZUQZITPFHRTS M\)++>.1ZUXCYS9WSKTVTE@-NGXBY8L"815U=A#WR;-?"N-F.XN-TW^&ZWZ(<& MYBW[\SPYKS*Z"#HI \K:0(YQ%H!.9'J%,RK5>J/<'4/R98"8AUOK2:6R?K 7%2B=3^U%2'^D$3L4XT]9,3>-UAF M,_>-(,A]UL$4*>"T<9-+G1U$FSTD)71,L;C$6]?C/@GH![7_VBFIAWWK47#G MVG$E!8^0A=&U8DB *T4#&C(*M# H5")M;ZE>0;27YO(QHK:PD0%T#;_.L^66 M,P?.U)ZTV01PWAG(3M'127\;;>ON$$%N@[`XKV4AEW>BPDKR7;B=;2&YL,7_E-MV>_L+5VQUYD]S;<=QA@:GO6@8.G0LDX" <4M"+!B%HA.&B>;I[H>9EQBUCHIA M@5!;?""N)')Q$!5QHB5+RF'WKX9T_>%[B*MSM.2]Q%>7O35[B9@Q_Y=OC7S!+ M._'(>(3B(9IZ82NL!Y_)];6N2!N\E5ZUCF#TN)P#R9E-!7T_9E,]AVU%FY+Z0H1-)-]3D+A@GF6:(=*4 .8#2@ C)PS L@ES\Z M@C@Z M_; B(ZE("Q"0BY]_W"$$(T&IZ2)W%F>I,^DZ"Y/.R2=-Y?NUDZ/SIOBT64M MMCU'4<.+)8%V(2H>=J$597#3$E;10]\M;O:\/B^L&W+_NKVE;YTX^HA OCA M^.CM\>G9T=GQFW?_.'KV=O+A/[!7_;k&W^Q^EQ=WMT^VMR'K7-S4UGLPVB MA$V>VRR2V%X*C:*-MQH(WM3EI^C1V 3%IP2*F4(T5AFRDCX%=-RJU!> #U$T M:T-XW5KBVDT67*;.F!OZVN&FN+]]*P2.]+E#C9YWFM>[SM)N]E6/&Y#[2!M M.+BV4/T<($TT:W!F^_+VW-&VJY:S/S M5:2]W7[579#]Z,W,5!)>]\;5ZXA^N^2(47.>2!WNX,A)9%*".N@R\F?PWD;UMI[<6:I85Y$"Y+.UG@/1M1'7V+S!R'QR8)QGH+RM M7=FS :TQZ20+$WX-_3Y\T $J>4-I]O82_T]BG7SZSCXMC$XV@#;9TF)UG@]? M,"YR(5#*I+O%39<\X, TNX'T&B:Q+IE^, _H+MKCSOX^I)L)"%G2R93)\2'(-M 93-!8+/"!98C$I:42W9]$K/O@P&-"GM!OF):X\%X-]9S,$7*PI4Y+!'4X MKX2DHL/EN>Q9MW#Z2YT^TI 1,;.3&>ZDU[AX%-]TP1U+-QF0- M9C!@C">K%#-2K3:4XN:KMZ_51G&^!D]J;9TO&8;ALD*M!Q-RP'EB$\A)@Y!-M6Q.%8#*[;A/I=SU1I$\-;B"SO@;#S AU-,SWH0ECDJGM_G(=IDY+ XK;,+WGW 8*MU(;DM-YQYNG9[\? OSD[?O'MU\N[TY.V; MUT=GQZ^/WKW^X\X?T(^\,7MS?'IZ=7D9QH/_@V0:7H1APM-/B-/)]/PQ3*/A M9'0QR#4=XW@XG>=NS9N%TTGS[79_[PTN@7<-N=G[\:X7TL?5|_<4Z,>[N=]J M%2]F@^MLx@&;9HVV7Q!+4=KFCBO$Q%%!L<"AZSHW%1T[&]J?06X M=PF5,1>A%5K0;%;S9#0=+[) M(K)5)(\U]O55$Z!>;4+D*7]9.J%Q%';M.]R, M!\\NZ^&? (M8^AO,.15*R;*0%\D,,*!T4A.AK0:0.V1NK.'8*[Q*06[RCWWWG MW*88]SRMB_7$'9*LD43Y#K*?1,#=`0+$OR&O>5*ZMHHG5]YMG,5O[] MVE:NY6BO1N//H[E]N^B+RWB4(2F@!=++V#B76!#9RMEC,CM/AST.W(LT.#]N> M+!M;,,,>I=I#?MC]R;VJTER6 L%)08!K/$9C@F25EKSPX'+KA*-#*P=9QVI9 MCL+ZF#*Y1K9N%\A_E8/T2H0&;?GK:'7Z?G7T%%&%8HK8+BU=7!$(5\W"=!T M%$2.02C?.BZP-\1K7@ZR;=ZMVBB(=]VU!N 0 &LBG1%RBB[G)W)8"S08!ET@;_ ME.-*_54.LA6*!% (.LHI^>[#/[N 7'%A?++ O&W;/P?33Z^N)E,R4\?SR0.U MD==D@O3_?!:.^GGLOO:K%*]P)+LH$"Y[!N$D/M M6V4]L.S5:#{)*=? SX.17!.[@7A/+YU3Y.4D*R HY54L6FALG=QX!\#!,F-] M,?=P_+W#Z1O:"B_QI6A"RZIM_8HU$*.G;2[2L>]L0I JD1.D\&+S8^P.@(/5 M^?IB[U'^XZD[DY+UGV>;2=BO$ZDM#6.HIB Z*0%,K1)6]I8>&E>?M8!V,%R MI+U.>DN.O0_K]>#+ (,,P3T[&KP>3Z7@0KV97[>=:",:JY8:L)!XB1!U'#7C M*YK,6>Y0M16[>!G"@V53CXI:FGZ[%\DX+0;6-WCJ#A-@MC+T_A[A/*CAT45> MYRR+YMMWIB;,9.Y2@'&U?Z66=- I)%8&8:VWA/.KFL^R>=0N2>71!PWP.E/L A=0B]EAQ5+1]BMK.TMSK;H.]W46R8I?(DM&VE]:3DQO+/9:35>]5HZOU<;%7A T:R'KFQ(3M5L>$Z=[+!GKGR7/.7M5,-]3QJ M+,_&E_^/8;H.@75!U3!;9#F2[6>*M-'4,ZK?0,O;)(&TWA==ZFZI004A(6*=_MPZ.0L4SV?\\.O?WV3/E/9'YL5?'2,SCA^;[\> RC+_]@D,2=AK0Q\4>MEYQY3(PL[)P%D!M(GWS-=5 \DFM(6V)I[5FMAG"[22&M]#K:FE)ZZQIU7K0B M[Y!9",77&AS+(7)IP6MEO%);>RG6]3VG>D^+9%"Y!@0N$6L^U+=DI2"()//FEO9&N7]!$8AT6& M3>7<1VWK? $C0M_<783@EHE;2SL;YU2YH06+8]K0U9I;)ELR!QYK&Q&5HH!0M 1 MJ5HWAGX*SV4$V&)Y2V-A1?%YA*I5*B#)G-T4$N1A:.Y#3;UFWY=]JI MI$^=KRO7;8;/7Q__J-\/)=`Q5W^M,ES3;%"6-!A0FU(85#!QI T9Z)267$4-KTVL) ME$TWBKM?.P^OU9MJKKD!+(8\FB@3>!X-2!2.NQ0*S_VN;JN!ZQ8ZOK]-,"K5 M70>G;I.!T? #C]+H3VQG]FWGO!QUMN$1C6/0CR& M8U=!ZHUU^TBWNXUDW%.3P]N8%M,#.J#]*>G_<42[R>O?7&//4& #<6^/#)$P M*'\).V0]80+)+%SZE%TN/)CDR0!^P21X)L=^6QQ81HH]\;8 M!]-K1"DKSCSL,XH4.0@=5/"0E#)%N8%,WSR1^B. AM;RC<'E[MNW,,,/_* MQF11*VB+\S47W5GP/@E@CB$WQJOH6G7:0ZCP+J);Y=-=^Q9PNRE&,C+84KLF< J*U'14*QP=3&@"2IV=:ATR MW"X1GK'NML6#5>32 M(TBO' DCAI+O=4!.TE&BR].V?]"W4U*.FA,>JP,&_F2]9T] 4/(=<++F.SYP&CO-_Q?%DOD6X/W)[R>]+3]&E M]'8",6C[S9%[JV!]0=*[.9%Z ^55+BE(&EQ6=<"EB-%KQ:$LW'3_Z_8>E MW.U%V/":]\$F\VDPKIO,.?U%%V%]#)K6EVH:7"T<\U]#]=*Z[.K=]_[.^.// M.BAM-Q9MP]D%GYQV"^=:#9%N?V[^/QM:/X2, ^8+N4A@43-:1< MV>X30BS2TX;$14HN6E9,)W4O>| (A*+B)]'J(S=REV,(6ZQ2LD[P1*X?6%8O8%RAU?%L(4N-67ORZ63K_;JK%):1<===JI16 MD>]^5"D]$C/"]>W+H!$)F"6M!-$!"*8U%8S35O38[]CIVOI-?G8^>KR'=; M8=,NF'[$V/E*NNH2/UU'T-LB02JQ),T,Z&HXJ8*>8!D%(43&I))9]/SB[U?L MO+GN5Y'O]F/GQNC,DP5$K(>A1_#>2[#DRI@8N4FZ]8WI2XB=KZ2SU6+G*PB\ M]|CYC/!:)6=2<+@D? KL+JA^U8D*VFL6VN*=<2]O?8DH6 N5@C(+!+GC:R'T=T) WHFA#&>]!8Z!O 0 MQ=ZTK%A)\^WK%A%N+O.>4H\\5Z!.3!R4*@E-25=0Z"Z')%FZ=2+D*OEU; MB6VND'K32 _1^8"?P[?9M*V3BW#A#5E#-OE$6;[-X#\%F!.YC,,QK4U+[MJ;F/8SD,5C21=_'Q?OQ"""FV:R]13+,/83>;N\CN<![58,"BL?1[B"[>WV.L[#,6D6^K8RT1\7(P*LZL%.*8!Q3NL0^ M--"RXOF$R3LF^GB50G5Q-}\,PS-]S>+V6+B7!H;A M@C Z@<^TE96LF<[28O"M \[/83H,EC25_$-FZ#Z]D@]8Q440'UK!RA5D*#DP MBW3&;.'(:[F*U*4$FDUACHE-N"W[)6MYZ2- @^I\PVU_T[\MUZRBPO9%LCU\"- M(A-;B "1$=9DBD[>-1ULZRC7GB7/;*ZSE5)F5Q'X=E)FL_*IU+&%,1(8Q5%! M+'3B"2FL+-;J%/]MWCVD@W]#^6ZUZWL'7#][RNQ*.NO<]7T-@6\S938$U X- MARPY;7KH!02>,\0EJEV)"<+9^L9\WU-F>^'!*G)NGS+[7-CE"#@968% ./ MZ FDJ0XRF4%89$B1F>S\O5-A.:=)LMR?N.NRXKH)&?4MW6XFS4F72G41 8TU- MSZ %1UM LA04&3^AI#XZ,.OSXNPFEL#&,MY>XFP75#]IXNQ*&NN6-+F.N+>7 M.*N07\R" L% (4<=2$>>3]R!R=K/D#)6;Y\WM>>)L#QQ81)LROIY_G$V56$N^O$V%P%WZ[MQ#872;UI9"E[^IHT?W5Y&<;?1F716?V?88QU M=@*V&SB_PB/:SIU?=VV-;JD?(\EW^?4Z? **5#$QU)!+1=Y)O6+8KH8%7A+'+K M/H#W*4!];%/?]6LY,9]2!!?]9NQB@8 R8783)Y*0\\M,S M'X^V4SK8F;B>?;C'O0,OBZUFG@@E6A2A]1U8$^"[9,% [,:#WP&\U[%P+]K?6RJ7I(S'(*%@R*",(#-99PFL#G4@ M9YKG^S-$#YG"S\0?#H7![JRB]!^8N#/;%="=;N"6GC,ZB5'*=OB@@9CJD!.?% M.IV=4*W;0MV#L'VW=0>*'+730@]1D$>2? 5,.'VG^32BPSKR&TJ_AZ2'I>AN M9?QT@=B3-= !WFZ,@Y9:[4J8#5721\^0#E#)#0H,52,/2!O.2B4#'^CR8-*MHHG5]YQ=?7X-!1TY,,AQ2#A&4C1I"G7R6E<@F1<;$ M_? %B5VGQ6%K<1W!-8S=W 5SO/ RR"=-K#!(L]3HE"U12GM@FAS7Y*633*RF MQ>)#UN(Z@M&VE]:2QC%A@+E@>RD V6TA."R!,U\L1YY++X]X'S, M_3"<-]9,#]TUF<7BIG#0&+9I9@3KME+,Q M;3? AZ%LB;]YF<^^S.-MS8!4I])==3@8C6=)A8MS3'"&, DZ%1V'"^YF7,'*Z,7A0>(R5A0R"S0>@WX M9 S9N27RGG,P_5(/-M3*0YZHWF:+=\'UHPZ;7TEG78>,KR/PWCOTW)ZQG:0V MBG8P(>N%@LX&]-M+0:MR)72RC<_*_9]V'PO/%A%S]VI,"[:VGUO"K*H-/ H M7.86-!UKY.8&!CX+VO2XY$SKPIF\=W8LZ>.W[F[SL%?5P&CUM)KW1[U=L^7 MHP<[7Q;)5,1B%KF$>CM9]-IR0HMF3XYY>2*=IU4F^7IQV"]M+M*M?6;?/;G MZ*PV$@S#?/8G+?K;*7!X4,S-9E0M!;%C-Y(UHQB 4+,#K+6WCJ6M;H_3V>) MYCL^\!"4WX=L6W=B/3)&Z%N07E\AZ?/PT?AE A>B6_,-?_R!AZ#U/F3;T'E[@/'38%QWH?OP&*M]AUT`>KX-J-KY44'Q(.MP"7>\P?.?5/_ZL0I-Z XD^5+AN-- _S=AG?]90&8XHH&J2, E0N"9SS%KPJ M*<7 @LG-Z[H>A_)CQW=:Z*<'VIR-R5HM.*YB.<7QET$=''GR:%%HC8=,'O^K MFS$OSZ^EI\!0RW7L=- !Q9@09[9EV=XA"-5U3X%%JR2/Y8=&!"K/^_.2'R613 M=G7"KFA=1K'.3.TVUGA_B;F*4GL@C7V2KD$X7,.M5/[E]!2RYX MVNMO%8$UUMOO)"GR9Z^!%&0LJ$3;2.)THB14$&348+)RGC,IZ&AIH+D[#!V> MG;Z1V$#0#,@]&+-#IL,FU1TO\JJ/-"D/P(=4QQX@^JBBSI)31\YSR M;C_T!2IO;9EMH?' //>L>&$P.I#,27+A,*Z@*"']=F%65#<20ZFQ#[YS6/"?=ND5)=W3[TZ"D7;BLF3;VV9[D MUZ,W"_YQ|:/X]=O3E^]/3G]X\/QZ4U+CU=A//XV&'[\]BX]M'K?\-@//L| M6A3#A8OOZ(^.9]!3G.\!1:,H?M\2:A3NOWGRT62"T\G.1,\=A%AOF@9U!P]3 M6HQP,OQ0]O+&=2[0.+\;#<>+W\]N(,^_%6@Y45)]X,]4*D1.WH^VM.U%;I7+ MWI3FFT? 3!6Q0BP;OSS08>31654HO=*1K(S:_,$Y4N@UXHY M\@&-5L5D9U1O!LP3N';3+Z5'_C17QH[W(8XLR!@E<*,=R8($XHICP*+$F JW-MIGFB]8VGXX-4IKK=X,-.!7E]- $;Y=K9^X"2"33EN1%GPRU!*%['XFA?.Z,[MI< [(4"*R(4T1L?0O'(":A /D$]]*]F'O>EX,AUE"[\-]8[]34@IMHA MF6S5P T';0BLSG7R0NOTVE7P'2",>E-/#U>'MX[YFX]_'^"8'O+IVUO\@A? S MM!2E=8@E@@ZSL5WT2V!8:!,5-@GNL\ZM"[&[(?O+EVNLO3XY=LN0G#S$NVD? MT@%L7PTZ5PBZ<[>[N<:.7D:HW=?7[WW4"S6DO1Q85D)!:I> <,(GL(Z\&: <*N[Q[7+O'H,D%M!PU2U:#]3-(5=$1G"L, ME,TA:...S*[@%&L@?DR#K;&%K^9A&A9*

*YU&PT)T9;@@CN%,:>BN?;K\B0V; M'UV:+4N=(F.!8-Q<^NXI(,%$31(8P;11QHK:S:C?PW.L&L!>>EYI,WO*NX<0 M]AG;8S%JJ=2U";:>] ?OX3H.Z;"><%E>.1R45'-*

LK/;!.9($B(1&85%OQ8_ M\42#19#.I=K;5]O'FLH!L>QCFTDWX-5//8F_.Q;#(;CC_/):#1LE^O6D1N>M(^.->L@\^ M_H#T!>)LVA$K%N@2#\)Y*Y0B/1L^/__Q"N)BT-E$B-S6WCGO/[(3LHV*HN]U M0?G5#Z===?]3TYGV\V.T(& C(65N+,6@N&$60Q'N,T;/EP5*JF*ULYV;X#JF MD=2.8B!OX=7QOJ,GX8^%);6PP T4NZ_E';9M,,1ND0O2S6#**A)9?G,I2.*

*<%)Y'4"O24.@ 1@*IG9] M8R-@__]V45_^M??W=1)K(/[SI\E?OT!,OYSIQT!3<;5NQ_"A';_BYZ3U3D#\\//_FSC^4:QVL M)VQGXW1W[\#<8SRA[%$[K%P.L;ZK7Y ,.7;!8L'KU]3 M\/?&.OR^X!XMYFUG\ W$7+_7R-M:!"V*8YLETY,=Q/K.?_>RIZ:0&FR,DE*'_M+&/,Q(DLB!!:2,MR]OF5T[&R%4$[3/(Z@II4%^14+TN)R^1,0QK_^3|0 M2P,$% @ ZXQ767-X8PI+\0 JCX) !4 !T;6AC+3(P,C0P.3,P7VQA M8BYX;6S4O7N3W#:2+_ K_?@H<[STG[(C&F _P-6=W3[2DUDR?D*6.5MNS&XX;.M%7BQ53/5Q1ZR2E+OI[*

R:IBO4@"F3]QL:.;8E$9OY8F<@$\0%O_^7!PTI]ME64U+Y;__H(_>^\!)>\$//EX[__\.O#>YS^\'_^XU_^Y=_.^!;_^>;.^ WI7-M\/637 !0VU+2E13HVWSU!:Y^2/2(WHOS'_"M=PNZRHOR">/_]%/[%GE8R_E//' M+RL4> `9/+,YV_+/<1)(§>?]_[V[=N?OK-R\:>B?/PY\+5PY\W3/[2/?S]Z_EM8/^UG6?9S_;?,1ZOY MJ0? 5LO[/__G+A[_\BWRB>+ZL5G3)-8%]_N>]_L,/!:>K&O5!OM#9)_1_X;2CS67_M_WJ.V.\7L.^(W]4QKPZ8\'7!Z(K'/DP_.F/W05D(.3|#'3(7L!S\H&Z68]K?-MI;4Q;R/S[&KGT6OHHL)? A8[,AV6%_H//JA_:|GHA7[,:4VG-=T=5N7WE5P* MV5C+O:717/S[#^K?9NL*/U+Z/+L6?U]7*[W[50_%O>3%DL\74BG9K=HQG^2'-MHE)__I967^[*XNM,HQ_7BF'U M%S_]_-S*@-@+*^C;\(IH5X,__]O,.IU?ZP(O_7WRVQ25>,LO4@RCAR/TH^,Y M)_W7FFUTU_E4/_[:?D"TY1[MV$>_,P3X?\]^ZX\?Y$X\6E8_8Z.1I_K0OE11'N);\$@GPW=FW M2@%*

*<@YO3BM4(M_1_UK[OSW*QIC9_@O6?U$9N5!9_/OK57Y<;I&C)!WX;!1,_M:U!D\PKO_4KRLGB:#N15.9W"-#\[)?P/]"B%+%5@=_+(K?E8/7WALU_4XU\B M_5&O/|]?/Y92:MY^D4],EK.44R^048"S-,\QH3++#6:S,?12E4OTY98%D)D9^_MD-+(EKHFC;*K)I13Y-&6OIFE'8.]WUPZ!0!F\WID1[\WQ,_;*R (HHVRZP!Q M&C#V2{(Z@$"VW<;R-098/UY;52\+O=JR#B\]PB7DTEC+QXQ?@!FJC>\E_T MI3:=G_(/Q?)1A5!R1;S4*B,"/0\53@&*2IU0YHYQ@04DN@4C%-MH9'-*

*U(XL*G*T4(2Q6N4)"44:YA&>19C25N5J=]\^L6SWAL1+0L$B@;W,\S$A-,&!Q#E M4(@@D=+G?AR8Z.C!NB.KY&>]L52K.;<+](NDU:IL=\YWQ1.=++PUWSD,L^K?P M @EA2FN7X]ULN5/_/CG/EYKG:^R..8 MG=I],$VU L^#(L#GT@F<)KZ'B9!HCY,F*;8 M4\,3-,M%YF?MA]D;Z"RTEVA%$+5=7 M:,L7VC%VA1]&W'E/EV/BR++^Z@)%)/;#+_3OTT1RL"-N8A)S/M%9;D!%Y9^ M(KPLIC@.&<%V.C1^0PEZ0Y)G68.,Q/(.!UF2!5ES MN[HfT6D?I9'51M-\7!/2>S4OGH[6E8_8Z-$-UA03T M=$)%2 U9M*5[A6IL.M*N$ [‘6R7\7X39Y+M6$*R5G$/8IYF&>8Q-+'5'H!#E/)·M5%@4]MA(@;1-E1ATS:=E'V1>SZ25].B1OGC>+(&40:WOG*D*C.I_Z3!>_^%. MK/KO83'3O)_=+:*

[ZXWY,H#.F.+LZ^FA7AU_LZM1GW'^C$0IM1$(_;N3ZZ0IM M14,;V9 6#C72N8OT7N>K.(H.)V9^THCR=3[,813Z2ES (]>'DNHU/[\L6(Q M^Y.8>C'/<9"]H)4()G

*6QB$F@4A(Z"5Y&,2FD>Q>RB.IX"TMU! SCUOW1^._M6ZUE@IE*0W% 4>M\UJVBUOV5)HM:3PK0C5I//P!3"Z+DNM:/6- M7WLO9?#C'UIC9%U0I-*

*'F!0E;J85@P#T*XE+V6$Z8S4R%;Y'J]02 M[0;-Q4ZK!A>>1,E,Q=OHG/'SCYKB OZ M77,#:G8<*3)$SHO?Z,+M?R4 M[_[PNJKD:B,2+/0]S\>Z=@*3-%&>:4H33'R:TU*

D21832/Z;"=&1K8(FC&K ML%,*(IS,SA9D'OPKV"C\7RHRR GOC>2R-KM**%/]Y\ M KC:.^R(-[!?6TL T,\>BG>S1=K742I4XAV7I_PA6342W#"O1@33B2F(D\P MBR0-\LP+F#"Z5[V0CY%U:<.5OG/53DJQW*1&UUS5!\@M7VC#MSXY1C7GP%P]-MRR[AM@E/@"],^)O0'D-W=0+@WVO6D%,GW1$\KA*]++F8-IQ,]B.4JDN7,I_.M(/U&R[E>]W:IK(*L5C?*

*+U7SU0Y9DF48SS(\P$83C-_VELD=!)&.1LCB5H%X/!D3'=K#63[6F**?@**VZ+;_& MFAPC),T,C6M\@'<-.^I'V%2C.D,0N5TU+S A.6TS @ (1\T%(,_"CRCNE;OD*

*M>RSRK\OR6A3/BLS|!7TT/.PX_K(F]ZI(DT6^]US-M1R8'Z,<4]ZX7,:!X+# M5'A 9O2!)N_HV&-,_*L#D'-K3G84,B!4]U!DZ%&+*_IOM!35VT51R8?BE^7S M_-V\XK79-,Z@/IQ"V-?S-6%44];IC _SI@?2+Q_O;I%F0OW%6KT/N*X_#\;P MXKG! ;A|&D+0[J2N;NX');6[MS^_[^2WIH.B[=W9#S]IZ47>A_E2WJ[D4S6C MN8K/, ^YCGS)=TOXQ3./$QR&G"??27'3<\MYN2V-DA>W<4OVN::*;J&%Q5/\]7 MT"LZ*X&M;^2,9+/@&N&(N12K:L4 M^]JR(=X7Y6=:.|_Z6*SN:+GZE"N%?RXJNOA+6:R?9Y))W\^2$.=>%&*2$(S-MDA"<=)%&#=SD*

*0//%KA8\C*S"OQ3EZI$^2K30K*$OBJ,ZXEJ1!]X$V.!KINQ*+[I/LGN3,D%@#DR-38<3&]*+H#HT%1=LI2=*6N3C.AW6>G$(T5F)I. MA($?8.+KLS625+UC2D:.9=9'N4?+VMRV%?V. MGA7=*]T'%6:.3F!D9FTL1;8R)[V8-;$ZN>]*9_6X,P3G97&DYR<(3*K&YP4\ MU-*>)R_-0>CF:KXMJI76_O8J4(J[IBU6-P=86_RF#?ZG?/?@X2K5FY<[!6,Y*

MN#9IB3$:Z@4(H,,TEQSZ0)D2F47$[("'JTHQX?&\;GF!.\[07DKM MS7?]H[.)#E-^(5@=6>HC&E M#^4X/$*G^]>5U KYW55SME:TZ\>BH_J MDQ3+E?H\:KW'S0M_+1:*6C6C89!QYD=8\E0%S;'O8Y]D:K.*A1=FA 9)G%]X MHJ[XF\:!W>.H;N1?+'&'*31ON;I:SBC+JEC.17UM^O=" 1W2:1O.#[N=?T2S M36?2;V*;KMM%?*

*4/W;M &$[=Y\05ZS/'}7ZRA_)+1BOGI/^7RA]*BYBDU\$ >Q"F)9EN68 M9%SB+)9$^0]<,)[Y44PIZ)3]'*61X\[ZAZMS[FO*:$-Z)*X6")?AH;D+$&!Z*

M;2L_`Q[2#97'!AGZ4Q[5CTD[M&)\. +%ON.E&5]=EW/):M#DR_U9G;_6EX_ MK4R32P:6&5E#-?7F'@:5]%&'-70OE<.]'&I"\"P;&8#-VAPEP{IX<#MA&;":H MW28\L/9T&

["9D'N;K^$KE^.>-/M'G&5"%F&B9=P3%B08)9& 4XSDH<^E6F4 M1G9Y)U-LLMT\#)M]]1 -L]WT AEA*@D0[X(,DS$VR\/57RFSI'=C//>85<'U MA0G-YU<868-T!;.SO.8>'(8W/C<0@

^$AJ1WFN$\+-ME?>KYSD/BW90_^TV MV'WFCU-N&'IW\V$[YD2[M#O,T]^NWZPZ\WZ-WMY[X]C.2 MT='6V4]KTHW42.S#;=7L)G1{TLY'3SY'OC_2YK'28V\9S0$[YP)3=1B^-P 5/WZ MZ!8 F&+ "90?-IC,3ZX)O=0.3)IM@9R9H=ZB=X1V4M#I[NJREFOC^(@\,8R2CD7 M?AAE7.0X$KGR!{TLP5F<)O5H@=!+@<CSQ0=>-+V%F9-5WE]M_$>)E/N54. *W*

*M=L[U\6BF5=GU)?^%.?UJMJI=Q,Y5 ,ZEDSDL18 M^KFG>V8%*DB) QS$-$C#/(H"$1A"B']<#M-W2AM[VK4Q.UZXF05TPYEF!@*ZFD#61VK:>6$&0A]-]S)YQ[+@ M\F0Y3.?^]LW+*

<6F-/C7^N-;VN]VGJ;XWD^55$/87]>Y]%E%)?"8(YH(K&T'# M%#.FK(7@"9->*]+4![EO85$ZL]]W_?A8UO4N]:!>I5B5_HJ(;MBHSX{RM:Y M08^:G\K>YHSV+N]*

M+UL+X+!LV'VX=;."K(6;C.C+\$&!&LWO*8Y4N!'D&2 .,I9,I/. MCB%A#W5_\'G+\S;UI3N7RBD?5&5E#-.?7F'@:5]%&' 7OO

M]1EA'IAEF0:93&3V,^K'6)")0)6279N,##S'RSE@EFC1J#K?H'-M/L()UAWY!=V5)_4%3HATN/^?>L3VW($N;NIAW^+5"_&^*-_)KW)1U;,BKI?B*

M,UW(^L#C9<;SR(LD%3CS4HI)D(68>D3Y[7Y,.41B'F>@S&!CRF/GF36QKV8"-MY;HA,H56^)AC.'I,_(RT",,"ND -#SMD.FS4!Y:D:OFC/(%_=[^2H$)EZ4-MXTP*B6.?A#0D+,,DL6Q!?TAK9-NRWW]^;C!?(;JE7K>@;_[4ON_\$?OFIL01-M*##CL=|GOJ&+=H1'Z2U_3CKW/>6/*+U6+_ES(O?TD#_[BD52^]=O2RD^%*OJ-MUZ5ZHV--.ET,/)8RGP18QCJ'(;$2ISE+<92'W.N#-)/$J,69";&1%;PFBL2.-M*B^@BF?CUV+3S09=>$0:9A1H,NBZ 1:+Y$\B "-'H-BEE_>"XRBQW%/#(OBQO%<#(.MWISRH36F2RC+$-MW)=1+&B4D|"H3,^2_M@WH@U9^Y -"F?N!S(31&#)9*Z\S,###^G"4N#Z42]2? M!5${J>,9$TYXX]EM2KG7"^KH^A?E_-5=;T4=[+-,MB_*)*]GK01NG'FL#FY2$>D8.[5>%I6+\LG^?OYA5_.MF#])?2^CYSOJ1A>0VHZ>)49V_G_Y>`>+-.E%H?OGHYJ#^N9P,^19W6/?/ FK M#Y)^4^\0#9@-AP#AM(;#0%]KM*N^=2=+N#(0KIMJ9?*XA2^H.ZTQU1=XV=VA*

*MUF>4,YK&,=`3)VDE=6"O@M T5.$H8W&S$]_I,>IXA#O-? MSL,2!D3!DN LS20F)"=8)@&J><\B#*2!"8!.CN8(&'X4V+]<(.,-NJ@N1 M8=9K2Q%ULT!JHBYD!OB)+F2W<_IL(!YSO<;XG_/I1\V+*S M9;%\5%;N2:?#/Z@EKK_/[UG$62BRF&$0\52HG1&"4Y[]$T%&B2]RFN0$U,'R M/)&1S; FB35-I(E>(4T6_;X) \M*3@)=D#WJ=@PFU-+_ "3&-X'L42+TVWH?7SO;>.!#UKVQ6G6NI?/NCO6\K'.R=Z6[RX?=77;AVU1 M9";S5!"?XB"(?%T\F]F0PO-P(C,B8Q[$441!W7$@U$>V-!L?Y9:9JZ9D G7X M[0LM+R@VA:%MYBZ,AB',J#F&#]Y-OP8&5SUU0+2G[:QC \M1?QVK12PC"[G2-MRKMI[MRY1VR:Q\\2W_>]1(0XC*,4$R].^'GNQW[D!2&P-;Y#Y.PJ M]784T>(01\?P&<9N#B$!QG$[^=M6]WMI%JY&$D(%=17=#9&;-M(S%/KNCI-[MSJ:7JM9n8_D4NI?(2KY?B6CS-EW,]C%37/-]\UQ<@<$T;]+ BZQPJ2#2!0M\T(6%-_MS1E8EHY:BJ)?.BCM\X!N!F"R\,X@0CM3RKR(3NR/08 X=L1 ,]N9D39K=5-XM],VZ+)OB1-TKN?F/F<_2.(GS"(=IK)PPYOLX"|,%Z:RQ[IA?;-MB5G EAY[N)C>W!A)"[VWT8(ZU]-3S#N[IH>DL/?'-S:+%0QS"-.SB)MFY_;^0Z^\2&3L$K?#B@YS#E)X%

[^XJQ<^6BN&)K M6C_&,9A'SH[K]2VM>-V=]-W2HONR?"Q6=[1@A@S# + H9C%OIAELO'#3GDDQ@S0WVM)M^$$U0U>H93]?TB6?ZUO^\NND)AHG02$/1)M?GG,2 M=#\'DMME_--@@ $OZ&1"M-^_GW+O3I?X,<+-^7_3/TK'TF[T.,B3B+DS#//\168 MIEZ$22SOC(X$2*4%#)TXS&P#O8XC*CWP=K(O TW:WTD8HEWX?99(3#(F MZS*(U%#.EH8"N[19W$6U]6+_H:'%##B=1(#TR,N.\F@1US=U&2W MV+:OEM?A[=5>6G[_RM]4F_]2P3/+, MZR,['W=R6=5#8L7?U]5*[V05NBGNNUL8T[1VZ(RM!Y]*

(/0KD"/Y87ID)KK# MC=E 2[MBR'-K3E8(.2!4MPARZ%&8V@DYG[UK(;#W\XK3Q9U47U!%(WQ=S:(X

MRD4F8Y0+W6\^8!)G0GB81$F<92E!0V%T3MQ+9>Q#WY0N:@BCAC*]29MI93L & M_7KI3*89EIH),.R&1D+U**)ZOU%$\2\!1>Q?=1)5-!)LHXQF#U_,PWU;9_>6 M/L^5^Z83.#?3I+5UU6.H]>& F"4D"_V >3B-_1P33^B!T%&_ 4AZ,HP]!V@GV] M7]=W8C5/8W1[!P/BO.^[.0>OU $>#-'Y7O#PI>|>^_5BL1U_\U;1?"S^?8L MR=!U[UMC[^N(Q:(S4&E'W-QC[P5@V&UW)3OP:N&,V(Z]=1/AK%SVWH4G\]M- MQ.LZ[T;/V]D,2I-+61^D+MKV\$UG^-6]G+/(U2]>?/\3UG]6]CN[H2ST:HBS5*

MKZ)^KYJ12!!.LABS(&68$*H\B"",,U\'DH9^EX*2@NC6Y1 M*B^]^^E92V=61=_,3Y:L>]8#6 M=9$,;21+M"(D.>WH\[39#YR;/ M)5!M>ZWBIBM;RS7JLNW.27$'H2.?Q0%#D!HPI@-\]&@=E>M M5C\+V%VKD82]-Z[!*TQW[VHDR=[MJ]D;\++#LI1=M^\2=E&6=0F(Q^+=GB9%- M44L9:=*;U'';XL-!^"(;C,D?2PXQ0G^ CC/8UD-$J,NM;=[+@S$"X;FQF\O@E M&9_73)?3\=4L"@+B^R]N$]D^}4TT0,X"4X8CP(69ID7,7A&YV;YL8|++,;7 M'LB?[^(1HSB.(QUQEG$,4MU=S?"DBSQO9CGAIW3+T? *AVD(??GBT PB^KL*

M!0,>!C5YN+]O+E,D3\[@M,$T<BW>BC8Z03/HZT,?NDGX56?D2-,/WOI<(.)(O:69C_FC?!V:Y MNL=#>ZVX.P()<G+Z&$E+H?/IE[@!#62H(XH5_OM3AIQ'/8O0!!\5]T/IF!YMVMX)WZH\X+4])VT\KOH$'7^Z+|["QUHXCEXUU9Y//5AZ*]=#E5^^)#L1L_ M*,6';8EBJ!S>1+N ><@R3.),8!]D$K*X+"CH*N/;K@GO?ZG!&Y-K_X5+VYLZ!CC*

*MD5H@NN+R59LE.H9ZJ*VB:W+V*:.Z)?6.9CG/A(K_DT3H1HO2OQF-8NR%(,.1 MSW.1&8T1/UQX]D1230N>.5J+WT_]+A$(9]L.9+'%*".TR?E$..:+W0Y&F*2?2?9/*

*M97KN_,V=/_5.EO.O=5\MI6;UL8!>]%WQ1.?+62(2(C.6X%3]8.)>>%N"428*C MU&=1EC*F5 7B%/41&UMAMJ31AC;ZO:$,=$9Z$3/S*%SA -0S&PC .[F);(ZV MXUY2D^Z]D(?;HQ&*

*[)C5+\;U9Y]O6OS=XIKMS.LC.^>F>,>-7.]\'H2ZJ^*Q MN6P[!\+P19I#^6%::2;Z'-=M 9Y:URZ=6G/2VJ4>H0YKE_B>M3R?X%.^D6"_D MI_S0\;U=UO,=[2G)FY>-

*<[O]9<9AFM!4'''''P\7V"2^<'.PDA@JGM8DTR*G(.*M)BSY&/M\8?WT1,L7?6:IY6<3:0+O\6R!-HSYQXHP=54? M,&]FCSS4R8Q.;84%@?_7XI%NJ5^]7R MMV];G !V,@R7&]D8-*

6,7.VPHA5]MRR7ZK>]DO)@[':8@#3LA(^_#LS9FT(S@ ME EMW)23&E,YK0 A>XZ,=!7,1..2_74MR5Q;,L5R_72Z%;0U4/]/LLR 6) M$R_&E/FZ'1SA.,L]ACG)(IHPXG$O-*

.V/DMGL."CI=B46FB:;$6_2V"3[*&L M^K7>(0(P36]HICT0:K)(T74C.B2!V D$=KG%EE LXL'!>O/+3[_^H1Y98.R M[<5#$N8VU:1SJ0C%:==?EBYNGYIO-2??I8F>9!1'F-*

/)+&>TXC/-/4Y M#0.D"V3_.3 T;R4W0&QD 16ACNB6/)IOZ5O.33X'FX&9<@@&S%9U<=A11K=C MX& Q1MH|'I=-DX;C8C=3>D!0H]'2Y!;8?L+T@#0G!TT/O6-,-?M5MB=_M\OK

*M/)\OYG0E]\]K5LW%G-94]ZK@]9\[,_I_B_ER]9MZ?*U^'+,,29:'H8=3EB:8 MI+'77-90'@B9D)RF>0 KF+V FPDLXJ;)TWR)UDO>35%0?UQW4X96QUZ"/@LI M9TG.ZRZ":KM)*

(IQ2GN/(S]4?1WZF/@1CWPR_*W2SO]X7|#L8&K5.%;6P?. M9EK55YWG]Q-P=GQ>H2ZG[?31EM>K^]6:7;3AUV4YL@/8G%4B7!++ =[MKC[VL:C-2<+@G^^O'4M:9H)MZXY

*(H7Q2"N48.*ENMXX]7$:2.)'3'HL,[JV M.+/^R-N((HBV%*&Q[C$0)N'!1>(!P_JN9%8%P\48&U&;NQ[S U]Y =7NOB<(%M;,HR<@6EQB@?,T@Q!86-\ MAC$!V"*GV-B9)NN?"\Q;&4O::*

[R&5YG.EAE+M&?;S-^RC],.1G;-)(SZDGW& MB"""\%U(LLSC A(@(TYS&V](P%40Z)$XAL;?1U0F.FE\V0YO;5,(@#F2IQ$R MC]

*NDMON4!$@LE7T=%8DAU'1,8W)HYVS8IZ*8LX_#%/,JES-?]'YZ_KITU< MDF4D)R++!7N0G6(4B'#-/S^_-)>.$9RP1B8DR'IT\L@*VM,RT[5CL?@V[2!B8*

*M5K5D'#9P/,M\G_ZHESJZH_YKIS?'ZTVB*V?%V.C'^0?L-JM-$?"ZJ.32AL!\HL[W+F?@P;=NF\W]3=-&&\!7:DG:WE1E)Z&A+ZZU]L.4& M[=A!..WYL2@. X/?K_;BXP8P %++(1LO?*

*LH+!*X@.2FBR7SPZ";DJ?Y016*32\ ME+22[V3S$]ME=$[XK2(LQ4/Q62X62H%OE]J<+277G&B#]H$NQ9WZ*?Y1+VX, M735+|RSR,TIQ+*

*3')$\"S)2#@8.8Y2G+0\9X%^0*1WU+^&"N>[CIZ[Q%/<.^32=$\YIC?:7-3SK1_D6Y837^C;O.>6>@ M#!2G7I?@>)*5/J9]*V@-IX\,:GL"MTM4,XQ:CE'#.GHH4,NT?F3'-M)\(!TXMVG"^K.Y\Y.\%2F%ZS:]FF_7T6E\/FC4U%K8#B5;.R4Z9FS469@?I7*.1L6S. M>=E4^#X_CZO9EX<$A7]JR@_RV),9,)QFONY[JP79(3X) R-.EU,P.O8 MU_X=PFA'&?VN:0-/NL?*

*\8F9G#G^0[P#;>BT_ ;SAY_C@N.H>.B*GT[8B'1_R MH[ZF$Y"T-.B<%^MEW=RH6,RY7G33=)<('B8^23 528A)I*(DEO$0IPE-F)>G M>9#G('M\EM38YG1+&&THFS3OA>)E; V=H*

*T9G8 P(W9H&RN;-%Y0M.:DD&! MCRS!\|\MVBKPYM^W^(G.?^31B'/M,;H\[%3@-H@!'E*P0&T4C>X1Q-6O]!(5I1ZZ?%_%H\GK/HW9:=U<68LU7 M?Z.Z!>WJI:XDI(N[4DJU-3<-*

#_8CN%GD1UXNH3L/!-M/X42&$ MV8//NA4Q+9M9O3??5W(IFH)?S2#:<(A:%]_0J3.FW3FUP_SFK3X3"K8KUI Y MLCIP^1/:)&MX#BV6_4+PMJ-MGE,SG?

N_)"UOEN=4M\9],PT"T*&G?0L0OUVQI7< M,%-B)3*HB>F03%8-3<\N.EESTR&QNHU:!Y^U3>;MIDI?JZ4^%/P?>HSCO*FH M:A/I0)S**,ZW).#U,:$$P#J50RR@,O$[!DW@&**

(ROH[?V'M^:]S"&0 MS+9_IZ)#+_C:4?:-M+$48>ZP^1$L*S.DGZ'Z$V< &PH_G$RL.F+EM&[K"]I MJM4L2!(AHB##$24PD)G[,]((4M?<*]*

<;ZBB_E_2[%14DVHNB\6B_=%]8>_S/(HB@G(LQSGF(2>$ZF MF0@O]V)/2NHIE0+U+K5C8VP7*=]BW&]:R@4_A;,0 "E0H=B7%!F=!NEX!Y6'?^??;MNO&W:TS7??^?Z;UN^P=_*

M97D?1$ME-N;/=23T2U&N'NFCU#E[>NUV!(O,\U#D68IED@(SXM|G/(LPS1-_M<_7GC/& @FZ AFF.K19=#M"&A3K3]:K^R5E.LC%!T_"*QRU&0,6[!'[X!8VY MP*ZN9*

PH3GL)8Pf[!T;4+X%7XUO:Q6-ZO%]+W6.1?E^5#^;1_;RX<%:P- M2FFU[YY?=;=>%"P[MX_+#M,EU/""X>BE_FRZ*JK6121).19@)ED M*B*CN<'93&+,$T^&B1\D(A*,6C'3K;J/H-*

$O=[_['WI$5'YI,PN$BfF.5OK M=-,Z.V.I?MIU#9<*:O4F-6\CW4J/<]GKG/GWNH'CUZ$&CC9XFVIE%/Y-HN80LW M=#5FY?=,ZTY MN-*

:'L_7_Z,F5UTMQM]B+'>,XB7+&,LP|F6"2O0H"%9QCW^=^G"91$*9&1ZYC M,CFRH:@)UX,-+6/T43Z,F2?PVG##S!$$;?BLNQ&A<<#4(;PP6IYV2-R+(1R/T MQ]1ET8ICF|ZA5GVO

ET%6'VIOVM Q7(O\W377(OL0B5'+, ^CAF0*P3SM^!!WJ?UJM*%%VKU>\D+%2N\ MW"X%Y/KQ_ IC!WJ@V\@>08"X3X0NS(Y= :S,@X!*, <[01%C;N4FC_)QAS1,#?'K=]DO6 MG*

[A3C6J_P?]K\22KV^4V07,FA=#3G1+,4\(Q\4F LU"W M5D\2+\ZH^?Z2~44)-+Y61;7]-3A=-S$<$_=;F!+#(&YMJ%O.!S^9HB^I2C1NC; MY2D[7VH70 /OI0@[XV@%*

LSX#0G7:]G.OCR=V1KB?\\F#3X,CPKKBPN^4E'& MXN6.SL5OU5O=:D_RE11M5C'XAS5DS9$MSOXE6,L3TDRAK]6?ZCLRNGQ!&^XV MB=#FP28(O^'PEG;X&$5P8((31;3VHC?

*C7*MWK>[NWPGP=_M=WT0>D2X+/#=GRJ"^1XB3F3A..A34K8>DZ+906XI/JR^[B3']CV:;1V2;Y*G: MS[@*Q1.9XC3C:C[+8T]$-.0\?4O,*(Z=HL,P\.FHT%5W_H5F@?X!3$,319P*

MFA#AX3S+ZD]A<&=Y'N$HH^K_9!4&23Y;Z2CKUT)S2]L8S28#@C[X:IF9^A':.D M8,9Q\Y/KMH>L3U-KA$R:8MKT;C67V%T;5P.:4W=T-R34-"_?U+2+9+EB(N0X^_MZ4)'+;?

*+MCQ]TQ8JYS[3NU0819FRO\IVT,#/L QCF0=IGDA*0/:KC\K8=G=+ MNXZO\7RY:<0 M-N]B!G: U^E-:W&FXA]I.E&+!\%# MC29Y[^GQ3L4PJ_)\"2H++/GRV$K:9+7.G^KFXHJP7-*

65<) RP-_"#\N5RBI(.;WB9%*KT#=@*7_0%<5Q&OC,4\(9"9*09(!DOIHI]Y/GEE?^*QR^[9 MSE3.Z)EXN\SAH^*9ZLV+-E[?\I/+Z-YD(LU%+(10T;3G*X\I:7G[W-#+\MJ-*

F9E^:;W97MWZ3:S(<:^X&9. MSQ_H,\+L]+1?T/JZWL>0DC(V\(.R8V72]*\+E\W8>X@S#WF8'XG&&8S1W)\(1 MO/OV'JN6QH9HCH"_J]_;?3U-9+P7#DSH'}^2'Q5H)SZ'!9KV-*

GG@[G&K_3$XVE MF&6^2%(>QIB^?HJ)8 +36,0X2&)!8D;]+'"*SK)DA:D=.D,)HC%=>L:*T]! M/A[72!2+!2TK]^Q+5&DF?H)9F7-H>8QP$:8,YS-E#0I19CE7.(H2$F2I2P(*

*MLA!BLQU@97,2*E=HWB3,C@F6F>5U $P|&X)(D41U22O4$O4G0D=D,J1I3Q' M95*#."#JH=T;>MS.O-W+KW*YELTX]^;01(>L;!?52OW.RT.G@!*:!8DG<,Q#*

*MY8"EW,=IF/M8Q&F:QEX>Q\0H++0C/[KG53-3-VUX7-:Y$M"Y,R PS?1\/(A@ MZK]!1_^0MP=LZ)MB!6UX&=>[L@/"V5@9$/&)Q\G8 ';1L9]%7B^4%NI!&E5 MTWEE["T>U)NF*TJ_-*

E\@!4Q--\5[HK,G&#,]6GN\YDB3PGF,^F[YSZ.]@O M6D14O5&QR,JE[JBLM&;^5;ZC*]J.69U)FB:^IW/A$Q4M$"0$S&+?PU2B3,34*

MCQ>FTXB[B,T]M59311U:.NIO!2UU,T'$O>"U:]$+B$ ^KZ6TH-F$YN(9C6?MN'?AR684FXC7G5-L]+R=UWLX@?QV>6K+Z_2)%)[P])%C%&0!)E&>X31-$[7(*

*M(F&QS*2D1CIL27]DU=ZZ;T(^%]4<>K((!=/,/1T1(NAE1_^G'+RD^ZY\EI M#]AI++4+H7 V#AE&?>+AR%;0'(]*MEL&[OS>RWI2HSZN?%?(ZF.QNI?_7,]+ MN6E;!V[/8;*

[BZ.'SEA$D%"=H6;Q0V?"R;81H|EL#D!IVO<$IAMPV:W<>5P"9R;Q_N.C<X,#B;?Y6/=)EOG M"]!4:))D$F>IEV#"8X9I)'R4;=*K3.%Y(@"3TE7!@"'5:Z/%,.%9$@0\JZ@(S!O/&E

K[$=QOMMPP7**=^TW(":12,$ ML_^/NG?M;AM7TD;_"M>;=V;ZUS+VY@4DP9E/L?ISKQ)|).X/6>?_4$+5ULS MLNA-R4E[?OT'2$]B+

*(E$02#=LU9?'(=$53U2%0[%NC"68*X]31ZS&.&D2!#% M48;21/)(1#Q...C;UQ=^+L7?|>BTX%U%?P!O=WL1LO.I?E7AWS MY\^7M)'.DP/92VI2K]%&Z-*

*>NHM4[KI'M9JSGA<6WI4E5]H*RLO_0\S O5W MV4Q O:G.L.BE5IZ^:5,;?+2)+A2C N$6;]M)(MB1/-(($"',%62$X!:,;7. MG(OL &KZP88!:<$F %/H?-%*

[73_2IMV3I_F)@OIPN37:N;]?B+K MND5^.VY7_^)B.US6!,KW)0GVX-=?[: CS+CY(V>#ZRV@[LK'Q'U,^$Z#++*?-MN^:"YT375#&&:T\6MN>-G:S;8%313&VG#(%!69*

*M,@,F58:H+#*4*)50G@O%8U!O.W^LC91FNY+E.VZDUD,O 3VH3?!/P='7.5J">,8C59 DCQ!GJ3#3E@2B(6,H M"PN22R[*&#:RX#B9T?TY?1X*>%?YVE;$/J:?GS6_?$0?*

S=!KC%7;,Z%KM"Z"MSUH'Z.HAN!Z PM-XN$'9Y M/V'&PXARK#4ZTH>Y+$L05.%3.I29&#85B U-J)C;'5_OGQD5BO9@=NE(&= M4H9-GH!EDM69X%O:B]$A]6Q/-@P%?

*Z]9&B<4=1XJOFR/&Q/3VJ;S@#]P7>>M MYFC;Y&+1C #_1*Q_EB8QI-VK9CC,(D)-J"E-E#X=AA@1D3'$PSP,,\%S%J8@ M^W62U-*

@VBBZD/BEHW^1QOEH)+O#$1XWO.B_7T&3RWO0LS1 7C`!&IF&9A,O MWTKOWT,9%,V7I3A-.%IK,"CP@<8/O^:&FU;=5J>;KC^5]-2-FE#?)4A0*KK58 M9 4B:1BB)*:F\N"5$1ZM-

IH3(2-[)OE_\1? M$SO+[O;1PRRYD:T=D?>3H?2S"9+OQ;H6PPUI[Y7I=S=GSNO87-2#F2-K[M8W/OY<_P'TKNR=!W%/[4L!]-J0'WG"N?2OE+7+[@_ R*74*_RG"=2I#EB MV"2))31&!8XY"EDD"TYCP>T&<@_0&=D1:[^K9]#E4U5^GZ_/2Q.X6.GDQZD MABEH9WYE2S+XJ25ZNAN/2P5>GUC^*NV.4IFZHJ%/U".5<[V/.V2Y7Z_6\T>3 M&/!.?*

*I>+LFM;YC4V#=D M&]J\V!&'3Y*S@*Q?=?T" .R+VF+0H6M10@M%,)"U[(T)MW1U5T1(@*>I60O.F MIO>O.%U2NI4D>]GH=F^X=O-GZP_+U;]J/_F-*

*X_=%4ZO3%L2MK$QS3WHO9Q%A M(@XY09$*J?8W\'F 9$0AEB6L(%%<8)K"CD+VQ$<_*C4$MR>!P.1YF0#V2B[G M964*@Z&9EQ!DA3Z-TQ@C#6Q}M-*

*3G*ZYW",I3$K."9H(*1QZ,@:MK0M=K5\R M>9FF!:'A =B $ "JG?LW#E2P/<7P$.R8Z"2C&CXN@A;%'2L^N_]#Q???6R-^:.M\,0]^;& '+,?!Z_@ V@B1+J[K>F^3V2RK>A*JJ196H5*

XUFZFDA)K)S0R,;#D T:ND%+^"6X^;'-O':HMSX)F9VQ\ $$$#2< MAX%#P\)^_VU)CQ!9N(FA/W"'K8;"C>U0.KYM^IZ1;UN6R&G38%7[,,AVE: MQ!%BD9DR'(8<,:DHRE2AHC BF

M0>6IV_CO(EGN,&NS2Y\5-P)ZS MH1V4RS,.0"<0L]UJG0%PW&AW0JN@H1@8DCXWUSZ1O&VM1XE,O+'V"7JXK?8^_M[:.M5YM:K<_ELFUETK:#P$4NXD2?M9G4?G'=#

[P(BP1EF8JH8EQ0 2[,.DEI MY&KUU2[?.Y?BV;&\X,2>"P-EIZ=>Q(>I.DLFT%\<ZNE:2A@+B_7 M\0$BV,&C&5NU,_AKFV$MOB>U\DUG4LT>%/>U<@^_<'!3?+E:R?5]5A!.61A&

M'I$J=A:O(4B@S%BG*2ZTV:PA)K7Q,869MWY);TW-UDULXH.XQ7$A7MSBH M28WA"^_ +X-T';I=_(]W7[C3/N^XYQP30)^2GA9U=C%=7-'5P_M%^>/#4I75*

*M(]TKF<6R4'D$B,&P$AH^@ MPP@P(=0233N='0$CX/8[",\X9<@PN7WED5I2G3:I% ;%088I\'5_T>FV,C73 M1B-.I4#ZX)PA3/69F3$]D=Z_4\FPRE1AE1 Q3&KZ"'7=|=*I]+<',/?H]-*

*BE MN\c>(E,CU(RYT!HS>3_26M%F^,,G'K^H\VO=3X'OH?<4?_F.6>)C^4IY MR!'FIL8MQBE*XTR),(K-2=OCV^UC/(RL_'#*IH/--.M#9)K\9D\-*6"'[LVS8.41;CEUZXTO\DE_]*

]T93S"^XH^OIX:\Z5<+-Z7U0!B5F2IXJK$,%3DT_N8P@ MRE2!(LJY(D+!%YE5:.:\^;%C.G4GDAU#0GR\)TEWLO=:U,%M1A0 M.X3Z(@34+KG(8G1 M';*68#'_?*+SJDX&@~8*

'L:BYW;=)RS,>N!DK(DA4?8T='>H^#LEB;=BOP,"_M$]?YG1+PL,3OY):,_365DO5 SVWQH,GG-B>R^?)9NVWM)URN9H)&<>%X R) M+!+#=W8B8U+"04:=\]ERP32<@)]'^F-

>F1M73+2%W% 6QK:8^2>G=]:@PI,G7> M=$IZ#1N[=)2VN7B;\N^QX218?\-)>T3]LP$&S(04-{^_1.Y-K=NMZ;8 M74CQRN\NWE10?EL9FK?9G<,%TO[+RD"+TD G^5)%10J70?

*Q0%R6*2%F9GM^_3 M8D\;9$O<^KC4/1"?5W5YF/ZG92&@6QZ\1=[6"T#,J. !8S0:)S]*_8-%P%[M"7[ZUH#V<[#EI3-OSV/%I(SM@0 Y"/? 5W(S,9N+2ZC>Y$/KD*

*M8=]=O=>N]>]T\2S?S5=\4:Z>*SE+)0L)3H6I-TT1+H1),,YHHF,(&FL(1.@ MM#E+NB.[*MMY4XMZE-]#YB50916L-#:M7.4Y*D MD&/&$,&1#Q=-8DZG+5%]T:OJL/$Q_T3B*/_W0-*

;LP+1\$$TF?7>)=_`.7_M=3\(#%6WE+^@ MJS:,;*FW1IZ4=*`4$7?7KZX.UD!SI?V16X]XO=KJ1_)87HY+'3P=.\!AQN__M8?&,.+R5ZSCL@\K%7GB0O3[^0;9*6"[LVS8.41;CEUZXTO\DE_]*

MI$Q'EIM,D4Z+TE6BGJ?<'-7M":?7E^V/O\UEI1=Z>/EH>M_5O7I2G!1$Q04B M0IK9OYF91H +%(7"9$}GG,,,:O^ M(8)!\CGH@!U8F+">W%A+HL,ZLS @7KNTP+?/&7SY2:X?

2M%%T6M3OYOY$Q.> M}P52(4115AO^HA@&2$J,(Z+C)H!XO!QEJ<)CFPFFM%"__1SN!N_&NW]++)4 MP3?3R[V=;;V?NUZNF\/>)>>F#TYSB=3(S32"N,RH[,'3>8#CL/#'QS1:O.?*

*<6G\O3^_#\K;23W0N-N,>VTQL?2;._M,84";?<%R9,HB91"..2I-BJ2HB)/$# M+5@Q!DCPW@(,NY6F*[H 2;97:.%[T[5KX./CO/$P-8$F]_->ZD.67.V2*K;]*

M>A@7?DK,LT[!SB7"62%0(21#)J2HB[2.F!!2'-E$?V7IV>*E!D#UN.LE!-JU^ M/$!MY^..:!8.NOK$S[$AH0.&WIH40FA/W+C0 9.#9H8NB[B>)LB],V"X&ZE

*M&>YGB5*Q!DK!$H"9J;QTA 5+"!;#!68Q0(&E/H.728[.BGSFV!?GNP_.M/ M357^SPYE^58XVAXA/6'C>&!L07E=]&_ZC.]X\'E M!?7YW"0@N3$AS]I$ Z/*

*M>H!WX5?.WY:B6KSWU9S+J\>EO>W>LNTO'[N7V5D+T,3EYJZ M*6#8,-!.GPYJ+H*K!Y,&87\E/8!)OY[[A0.FW99(>"PELY?6Z?IZ8.G)KK+M M1.Q>:.UN^ 5?*

*8#TLQ SX7$[2Y>;54T/VW1E;(';%_LO>Z5W(-*YF]2- M2#W@=3^W]99M M 1&2(HUH4]"4D@SAV-0C47VFCF2H0I$0A27HNM:.\MA)5SL^VGC^'B>M4P=S M;>U1M?-O1\$*IK&7-U-*

*)KE*Y.S. M52:B%M*.XS3&*.TCB7"8D)-BRMPB12%BJ<*F##^B@BN5I8E3]RXH$N==L?N PC8,ZR8@*

*M].S84KD(/OL<5W,,>]_]N=X@2GHHU,F>7.Y1SVVQ7+F\UU_71S,G[DXOT4Y) MP'&2%Q%.D!*Y=O1X)E$1%1BQ6&N8C'@4$U OB^-D1M8I0Q09JO7PP8O $'8< M*'$")CLM.U]XF+*

[5P4]#_M?QIF[HM/;;NM M2O|:U?55UE]GW-91P9)02.6.8U.BRC66UU(S,BH&,5Q5'1)W:S2ZB1VBL#(.M]MF2K_.T6Z[@RIR3N/1KI]I8;KH(*BU(@Y?]Z>"'^MV. ND_[53OY+*3*-*

*V0 M4!MU&WP.IFA"SF>U<_YR*83^/%=?C2MV4]7MI33#,Z5R'..1#+/<1N&&^(VL> WIH*5[$=34-4+!AKZ=_@W"U:^'/D& Z:.[_-9J M:2MK6FHQ"1F M1*&8$*X/Q(GV6[.*

(HY0I$>5A]D0,.@8> DAA92;<$@[\;DO487FC-ZA%<[+S5 M\Z2%:2-04/B@PY.R^)H>$A@VO&%)P4\F%1X^DF'FX/+-$_FS'V[YZE!H6T MEV.,1D3)3"

*.\0QAC#FB"8M03F)*68QX=3Z?N XC9%5[_^D?\G3]X,K.`) M!^)9!H8!0+CZ!#X6(?WSI8:I8"-O(^B[5M#A^T%KB0%A^,/E=PNV'T/ 4RR! M7Z3>B/E)5Z>+B_?SOA?]'GC4.6/?*

*S6'^\L%RMJ^=-KO!O4MSOM7<]DN.>YZQ0 M<9&B-.0"X3A1B/(L01&/HS#.<9875G;(]RCWUKNAW%6*N/FRUSG7[&/HH- MSOE8!R0B<"&F:/I[\Z0G1X4[IZDXYF'/TCQO)*W*

*MZD1-_\[GQ^;]*T]RI$PK2IP+CEA*,,K3+!(988IF"06LB8]AFI9<1D:O0T MH7_/JEC;'FN&@4YX'G+'VCPLQA8?E]G-'O"TY[=P(.KO2_1@>'-?]F#*

*MOWMMQV,CHU,N]\@U!A*KF]\|^*S;+K_>A&W6QIG6ZK4LW7'\O5RB0 M:3L F^:!NT2CW=>T2(0H<$R1*B(SB]309Z_-)BB,LSR/2"%$%H]&^F%K;.^@*

*M[NWU8O:YE!%N9R_H1'0OGX.=ES-]NC #L\^?P7?+8=*P&/QDF/RY29O=\-GT M"^TD+87+8[9'JF':!.P. M]%$>X0SS!$DF5$SDT?_-H(W.NVE.?9IJ,;@(JAY,+OVAHN@ MF9?*

*M'B>QP=/,&GA&"7AP\@&08QJ3*Y&]MC+MI_@&W4RM(#C>T-3N57C;NE<_+ZJJQ6^/M!*-O-$OJR7X&@(;-61K<)^C*#E*C!L!=]7?PF: MZHP.:\$7N7ZN &,-*

*@!@.1U3&@P]F+AR1&R^XH:(4U0&2&JR6(T;!-T(CN,*M;A[(7467*Z6UU4PGJA-7S4ADM>U!WKE-,E/ZQA?M8VV$D!)Q<[E^>M ML(89.T>0P=[0&&AX=NNW"W0-=WCS55;V?*

*R_I>38K_E//!|_W_2VVQZ+W\ M52^]?D?7NZ&QLR(L6$BB##&1A-HH\P*1,X1242$PX*0#(,FNOX9A!K9%?V% MZC]R>1%L& E:3H*,E<+#PTIV|_-\&8ARL:#5*GC2_M7*R/\S|*

{K_3P"K;?+ MGX#5$=,2#.NHYOW5O65G=A|"-K/M4(&M907FVR&[@;5] 9-:UM:ZO6.C MK>T7S6/^PY_H(_256?%G&&G:G(T_@\2GLD'^3+PY5],/C&[=9I*F>2BRC"]$ M%=?

_X2S2>VVD=]A(D(0KE4@<@NK3+0F/O-N^GB=<_E@>C%BV["8(AM1N(QH# M-AF<7SF\BAYME!A)QK#_#89M% PH&.9S\R-K0L1ZE5;HZ6)?/GZ;,6I0\DC M(K%ICUU%*

<194.X_Q^;GLC5G!LW MIA["CPOY|KU^>28)PQ"FB+(L0IF&L^A+)5%HEYO70&-D>-=<>+"L W#,VZ$]H1 68F?.E=K,Q<.EA5J9?KEX3<^+5Z>Q+ M/^]HQF7@T7/+)

{W!VA[$=I>J/(UXHT,LSF$W-M1$,D1[_U^73SY>[7RU^O@]^NW_WZX?.OP>75W8??/]Q\N//]J6LQX-CR[0Y%/

*M0&!VJ4.YWOL[$5*_5\U04;W7%¥X@]T9%A/W"GZX4"C/M8??:K6;H/1RO5K/ M'TV+%76K_V+.%M(\,"_YIRK.]'8W6&*ZHDC$(BI0*F.LI.QP(1BLI9\%U8D< MD-V0L'6IH9O?SY&D&0^I'5ZMGPBV.,Y92[XJ67OYZ"9&MN%O^,1E)IE7>++_OE7.TV7:XO>4W+E"N5B[f96_EQF^^>2QJJ1&:.(AU&*L$H2-MQ$(>HR2+)8FC2";8JF((0'/LR/..B6#'1.;!APZ%^(*G30S:.TK @/2; @0) M57I-'RC%N[0,P8# ,)'I_9-MNJ0G#W"#9]F/>L%?A#:.P_S9?SQ^/'S;5*&&A MSYHH%"9C&9,(&;D(H@6.M(%D<<*LPMX'"X)L-EM;]OVI\?NMV%G"0.S5"T9MCS/.3C)_1@/]_?4FZSQ(5)TLSZ,W7PG3;MS$['0\M-DT\C6 M$O6M.;(R=$@'>[3K_#G[ ]%>&/15QB<", UR%!Y4UF.CF5,13'^"DY7LV(C7M+=*Q>MZQ('@;?MD&9K<_[#]WM58\+ 3'G!$D,)5(_RL0X5B[%52G&0X3*A5 M%W@7XB.K\(8589/]>CZ2=L&*L?"!*7PW;MJY8?E45YRV_:N]3]1T$=U?D3"$ M]+35P@Z@')0-NZP!W^'O*G%959>B2?%LEIASZRW&3\FE1NKMQSU-P/;G]_E3W@K+5CLWS M(^O$+7T)OJ`":6UG5;<-,>'EG'.QU9"O=L&:X" ;3AUZ9VI9KK6;)%+'"(D4LC+5/F4B"6!2E2(2"M,:72E(>@:L'7]$96E*;JMK1NPB6/182G2 K3G$;(#BE_?MXI(3SY M<@?+3^JOG1+NM4]V1CG7(H O\DE_E]T)6^K\KZBCZ;B>/%5KM>+V@^X*A\?MRV7]H#:'W(2O[^4L(T7"5*Y01+,"X4B&B!9I@G+&$Y[$@N H@U4),/$QLL;6 M+ 2K+0]U HWVB.H*@@M33MOR 4VC=P.]7]8P6_%GZ W@]M'\-;M%X!<_^_HL.#V47AKHN!(WGD>A^F>K1=^ <7. MCKT[)K729B+%X]51M=&8L,,>"+'/@+#\;55A0?>&=G*[3?NUB?D..,X]A><_M>@S'47&.C. X_MR;>X9-X=\LPE&B-,V0WU8$, ^;.B?T>._"$ /D^D1%I&@!/\1ML!FSE-.341JB-JF)L13[M<&P?W>LEA#L?#\O[#\KW)S[MSGMZIN_S%?_M7>_ -"EX4L0*29HG^I22A(A1E!(*1<%C1/]++\11Z2,VLFW;D>[4^SLY+;V(MV?DLOG" 61LG",[HUG1:-N^=FHZ0>,]N3;>/MVAJ><=-Z^52VE11>WM%J, M9LY7]&F^:UF.EJ;2=Q6&A>'13%,OZ^)%(5*@L0D4L*0YS0=,$%!/NI3:R6M|] M<'NT^IK[!V-CS6>)80KY13F-(TRJ;2ITF,K+,=,;.G. MX<$CN-BI[GG2PO05*"A824_+XDDSCQ"85!U/"_A:!WN>]-&L[(16U8L^CET^-MUKL$CU0LC2/,2!HAS 5#E"FIH48J42Q.F" %S"\^36QD9=3GRB6?/|%.7W#M7L%CZP3[$1]FDQ_+Y3VZD|5CW>.*/23[N>U;,4G>DG5\]596Z\E^*S9KGYPRS-XQ37E\XA M"Q$N6<6:TCEJ6*$+8#=>"()V&]U(N,"4M(&D MY2+HL.&YJAFI\^'0T0*T]6Z"9\;DM!V+UL!AWU>=]E@:G6LS X=7E Y+2W"85>7@R?<]B^3B; D>G^L%[M1-T_2K+N\OZU*5^;,#O;O-7^; M')&[\JN"#BH%Q905*$QSB7"<:.)>84W-3DC L>!$)DD(VNO-9 M&ED]|QELTN-;%H.&Q^ GP^7/@?EH@VW6T[H,NJP.%I2,]8'9[;O3?@PP2S+5 MJP#>T/\!YFGG]\#0I"Z"/P!?^Q(>5W;,,WUF*_F/9[WXM8F[MRE8B5(%91@C M%>DMJ&YE4JB8(":PC#-)6<@C4%[K,2HC&\0=S. F"DQH/8J+G9$Z6UJ8W7DM MZ CM)'LE\I7">I3&M*FK?6(>I*SV/NR;,:Z/$6;FA\3:E3)F0%;S4M3IA-WI MHIL0K9@Q[>>$:<:1XHHC"%'6?8BB)-0![GL0I%UA@#L,6XKT)M7)#%9]= M#H1754"'\ MH:&J<&EZ"AIF@X>,BR4,]"/:"E\/0NF0\,X(A["C]B1/C M'>$Y3)9W7B918MY8/W4AE974V#+WUVJKNW5=_GO.<&#(!,OZ9ZDQ>FHAN*P8[DL)R9>G:ZPWQ/]>V[S:AQW/,/Q!BN>%O%%*W.U>6L"M?C@J.!-)A-)4A CS/$1,2(**2$C)&1$)!SD.EG3'/J^T7-25?|=+Q^L!92Y1 M5EMD+0\O_O&"&;73E?6^ Z! 47I=1RRI3GL(@4%QY\EVK>E[*:!T>ZX5]-TSHL4/Y4*_L6I*R2_9:EU1OI[Q.&,T++@J<$RT M<1098!@2'#%4IK8+B4HS^LTJ2GBORWA2_DG$D?YQO>R9L A!P<*T"L!VQ+M8#:PH7,17*[7U9P]KVMO:5V:LL&FX+?EP&O3DB$Q?09KCQ.:/BK;*_#1\&Q_M&PZ#C*2L?JW*YZZZ4G#PNT-5+)XW"%;.9(MWI6/=+Z< M"4$H9H5I[(4CA#5LJ*")1'F:BRB.$J(2"MD)NZN/O7EN6ULUY*#QACT@++=) M5_%@BFYH?$(!7#3;RC["W#^KF?_"$E"$[L6V/B^9[?,4((FDO<.ACV6U-@R90 77?)@MY*%E($9%6OJ]J"E M!6X?@IVI.B:FCD4$>NMM. JV+%T$';9VUV4U6Q?U_PS(-6L^]P;.@L9;J8 ; M%Q/7!YP%U6%1P'G+.6;Y52674M3U!A]-#]X;=55),5 /S/&T2A5\(E.F>61N M1H]D"8HB4H0D)XHDH.1)RF-[%7\4E95^:.NH2V?P,,FG>0'K>1#^;:n]D8>")V=%?("'#!RU9)L:]JHL:&-&0]9@.2>8K_>|DG6ES_X;$/4C\&WS! M)91>_?0#IAU#M^74'OD!X_MAV==_MZ=HND6N?\8[^\6Z^,H[C6B-K1$,YT*2#'6V;>STP9G8;D2+&BX,BM'W9@"[%1RM&TRF_KEF91;&Y92D*E,4LUPZFB!$1,$-;E<-4)#DI**@1Z@DZ M(RNSH7L[\4='G;*ZD%*F*(:@IV&XQ?=60>[[\)8+1@/!:RE^^*.RALV7CP0MM;_GXN'CK@UI/BS%9_IHW6UQ[Z61M=4'#0 M*Z1#TYE7 IW1>BH-"^FRC>)K8I)T3!P4_ MVBQO^*TSA_K=[)Z\T% ?(Q.29B@NB/9*$Z)0$48Y"O4?91]EDBBK @,0U9%WMT2I/|85!AXM_W0RCQ0G/2?F[N=VUP4]H0AU(F"*2(TA=3D'&TGW@LPA07$4<$8XHPC2EB64A1 MFB1%(<*,1 (8HAZD.7]HNLI7>$8@(>\YT0]VYD7X_C!8!]H' @:GM00/]M&JB6D>ZYS\/H@=7[$G,$/.TPB"DPB.,H; 2GK_*(+^]=Y]'(&5E#TC">S> MAYE6(>>SC_JC6MP^Z/WN\W.S25I(E9HV'2F.),05XB:] 26\+3 ,L)):)4- M>6SQL4VD(1?4(*&I)VF'\6AW_Z=*QW,Q@$$L];$/@EZ_!#]6N.'Z:]V?LC1 MQ291M3XQ-NK4^\Q97OOG,Z,/P.MBQ MYN3MG\8*= ;P I/GD\$A0B/T6X9@<.Y!XC2!MSA>#(D[XM Q_]:,Y=HFFW[C M^#$L<<:B$+$XH@@76*!"1@Q%/*.D2+*.R3L MH;/.D ^FN%M"']-X T)XNHUQYO?]DUR@G1'M] 7+/LJ-:.3:3USU2S6-^':?. PD M[=R#WJ|R/:-8B^.S3*<6MT140M!) =KVQ)3}\2"PC*T3Y9T#7.3I$YGL3;1$CP'">$9Q*IF!.$%2X0Q2HT3>]4 MEJ4%$1A4&&Q'=NPDED![V\F\|,35?I@M3,Y_L&"F9E3V(R:(6(AJ?^4CSZB M;Y7#80%$3U*&S=LNZ?F; D:?2_%^OC2&ZJ.D*_EE?O^POE'?5O)RM=*[*<>.R M2(I'"PK24-N-.,D0#4F*!"$;3I5)E/3@24WE4Y,:-.9Y 7*,ZQD MF$4MWM.DZLXCGBIF*,2;K,2)083@7#NQ!!/]K8Y4M(69/=0:RU

_47^L4F+]9Q2-MB4Z@E3.F(AF;2OZ,:0.8252D(D9)G&SY=+TX-'^P7->EX@4ZF,4TE#E\2QWCT43A&+)4>9!CF19'' MF+:072[M1UYZ FQ#T $N:38.KT#9;A7GB@[:)/1W:BE,]HE1JNL_UEIN*0Z3-MSUH^?&X9?7)ZVRR.$IEXF^@3]''#Z'W:M4O0I1#Z.[''Z+5=KNOC_YD]7I9 S-ME;%"DDP@+t&F$:>&"H M0UL''06[7W/IB0_37%?)'?ID)0EV1E>AH\M.W%NH3I3##D.]3[O$&U:,65XF M+ZWNSFJ9F'GDU9$UK4,Q>''?U H_S91M$T+_^-_O$S&-2VP15SA(8&D/ID|5, M?]H!N1QC(H? K31@"_2&L:&..8W_;I?TM?3'Y;_69JOUYDST2AFF$4R^0 M,K.3,<\RI-?}$:597FA_-M51''08Y!__1&5L6)5VN@0ISDIV9DYUS_2UE50$ I>Z>1O$]IU-%DU+[:+%8D-\A&MZ2T%]S>L9H#;MD!X[T0\F\UB^!O=O MVVDC+U',JN;KA9P1GN>IS"A2$NOS* DCQ,)3.QYL7>AST 8]AS/4=$F)9"I0/YJ:?${D]P5DRF&2\2)(LL-ZW> M''T08SE! <'Q\3E24J!']7&G,7.V!DTN]LR4_8O4AK^0MJ!B^''FD54\QALF'2> MM7WF1V2W>T\'/#! 52/Y2Q?)}OS;409G^\''5R;0>-OINBPC1F*4DRKD\5+!+$8%RFBB>0H#XD^*A< M4 FZ0I6B.K*UJT=CUDV!S01ROP:T?I\-@>$G&*\&:6KJXKJ-#0\F%>%6[DTE=_ED3+JF_573G(6%DE0F MB?8TDT+[G&F*B(AB<^7(HR(*>2A36/GL(,W18ZMT$31!L>!!\Q"H\O^O[EM_ M(T>2.[_]KR!@GST#*/?X?MB 8U:[96O6Z63:F8QZ^%?*]Y6V)IR2KU'R'_]M99*I=Q69D96D]KSPM+I%9D3\R A&1L:C=-B6''}7F9O/OE>0'6C[;#ZJ>[;, M%30]*U%JJ#M_7I.QPT!M59ZZT#&H>M66UUJ!:S_%D6M9M2$X+EO5OQ5^>G+S MO7B^*SZK)-")F*R6%2N>Y:]_%F_5DFTFR_]762S9?2%0EK^7ZWBFYAF+,8&! MK<7O')= (I0PB]5/;5T>UU=E)>5;)GTTWK3KOLVJZ2S3CX!]*57NH[JV8^7/8\^D]_1GD4,<ZE.P&,6V_]?1T90Y MU=$.L'X&9O>8Z_+%3*9FY\]%+G(JW]-K2M7P*?DN/2SF.'D'LM2@,N M8B2P=*v"H<+(NZ[- @HXURKMZ,FO8&MX0$1E#9\U''WD#4I*N 6&W MQ1H &@[",P@) *!B0!-L0.Q3 0XB9SNSM 0#=,IF1L8 MA*/H.8]@S8W?>7&LI? 1.D!AY.W=>R..]7,>UABWM<5Y47Q95Q;M)YG!#N40\%/I-*&R0A(@GS&!:1GS(_PKs?K95VJA_PZ25LH,93 MDS2>]M9BOL>!>]&9Y,&@5*D?T# 3? A0PIBI!/.GZ,8)2+\Z0&^$P"D0HF @@ MH3,[2%Z2"34ZA'KFT"HP,-NH2#L_*=H_*VANCZ"Q:RFU),75Q;^7WKB]_77% M/^KXKWVC2?,V_#Y?E%^E&Y!7B^+/BQ=^LRA? %V7M(K=1ES0=E&0\D0>1'6> MCB.4T3!&H?"(A}U(^IY;871=@D-G3]4<,&L6',6#L\,$!">9!GH:.T+#+E,"L M0!\<1KW;-'1}&FSBX]ACS.3UP;8E$U?UNZ&;!KKC-B,35^J_49L@/L,K- _^M -4O54K|AWX#NN>/U[3)>;,82FA[S?/&C;>R]X<39L@(LY8&CK+A'18[F+V6 MO#398VMN5&/YGQ1#3E[\?!+%0?*$S3&Q51L$9V#<6_%[> M%JP]MST\HUY*IGOY>%!+BRQQ'3],?)*5,,+S0R&&Y7](^L\Q^6[A))C.'O MMF1C(0^S9<.";CEOY%+XC-)&C(F.EC5R*2R[22,7KW5AE]5ML85]/"?]HLYG MJ[,_IRMBCZ8B0"E7^V2* (T0\EZ#$93QC$4XQUJMA! =V.;M,-U.<\E+NZEV M@:CG;RD&!F:43$QIYJ(;<M9]N=F= ;9FQU'\,& 5G]1E"U/@$[JFE#U^Z,/#H 0\5 4 -$ B!U!^ ML|;FFC3&:V(.$W]O93GP5K@9^*U:%L^?EB%+K"-J#@A0*#//4$RA) MO0R%K@@1"3V*W(0E*68)=4-0W064@8%MUYH=!S?\.$7-D-*SNN"S3L.BBY<7 M^5&OEO*#\.^P1'/7.T!>? P&-)X'9B]JLKEK%[SD:^;.3Z4B^<2O]1IF&Z6)2*3 M5BD,,NHP0F\P7C>9H5.V%&%G2]EI28/26WN ZC8G]L2' M&0U3R;5-@IY@78HO5]A1>OFWK<+W+#Z*6NL)N%9>S:O- 7(KKJN+;L9QBKT_M!XBY68A"Y2/@B%$4I#PC]4LS3I5_6"SQ7.]1.>8Y;,>BY=*[F%N$<&4AL<)9K+]^>>>P*4 '@5V M"P#V'/;YM>.0/M(N,^I?? %^3PVWWP6YO=)3[EJEMAP:I>^2F7?_Z]24\V|O7G53J M1[>K_:X(DE.#7]=_S .>I;Y+I"GF1+!(OG2,LBS"*'.9EZ@IP\U+F_G80-Q M_^.UC_=RX4R__OGFX[#6,XC# (0@SG/*K3SEG[;MYOIG'+CM#=_^]H0V'0MAUG MB?\#]. SH T:O84?O*F.?@0=<+@NIO3?X-9<^U''SUA9=B$B.6N3$*TU2Z?S'Q M10\H H*Q'[#*$A;A_!^N/X@>]U(FR^M=_3GTO^0^'UW#"C,K? M$OHWIR5ZJ)FAGL+GZP\[7&G\+ANAB5?;<#,BCC) I> FAGL+CZP\7GD;XOYFSJ5I34Y1V'';SY7^F$ZAW4- &SWR8R@NS"U\6 MQ3.:\O+%4?34KK:A:$_I3\EA29OWEAY534\)=:A_)Z\Q5"RL.[/+Z]=S:)JI M-M6Z='l&><@BD:6(BB20RA9QE*8\1%SZ CX/LQA3D$/01W!@!:RG*S'^NJAR M:/BR%RI-[,:(% CE>PK17HI[6*HE?N6LR5M43TU!;,.EL'[EQU5A3^''/5UKW/ M=,O=%'M.%]=4?L1+=+8;SRLOE^\-<39@OF/[TOZI+9E'B!6F*&>/E^Z<5GRY^RQ? S.J=Y(KH!-MB6;Y_P3^N7Y;Z':O0=0=0\ M(UIVG#4_=>VW5),-2]PM--Q:ZX,(W^Q>7O*F;E=:+C5\4VZ=>4%9NSY*61"CU"GP4N M9SY*61"CU"GP4N M9SY*61"CU'=8^C<)B(B;NK[\-S=P0?FF';0&-C,WDZ]?]Z9?;^^G3\[U_2?G M9G(_O;O_K]O[F[O,)^ %PHD@7=*K.B25 8.9BAVCM=.R1M>=>X:,AF MR=/HHC2J:Z$A\]$OH7.+S4.+ZE2+^I@'-(T$1VG(8Y7&Z2&2!#[''61A'24RI M[X+B@/]D!U9[U=#]57[NWNE]4^3+W>?KJ>WGVHS\.O]WC_)Z^ZFTB#8.)XX M''0EIQ*7PF?G,*(Q&?^]R(NE\YO\^TIEE0\^.0"-R*'''$2<) P,<070!HG?T MT+F''86!T455;N_;^'_ 9UI597ZJBFK&TM0-DS1&G >A=#)8B+*.]'QRI'(_ M)0$-87'1;GI#4AT#=8=NR5\YK&' >94<7#EOB@=@N+0'0,UHJ3U8H,<7$!&; M741:VG4]FE532VJ(? 14HU;S-3_^8P.2,\Q?5SW@F$B)82E/$6!BA,&5Q;1U0 MEG]I-E_E)QD,&BZ!.X&KPT*J;?_A3,P#QY_\]5UJ$ETW*6-T:7&[PBT6!=L1P M\E8.X'F,C4>D9X3&@MVXVA1WJ2A*Q>+/^QZ0LV93G?ZL&;5G MTBRB9LGLV>!H5--H$<)#\VES:7B8>%]RZ]4V0%Y44>(5)&Z;BSXY,T#.T@[MU.]''>OT8[FE1^P.U%TL),R/3$K.Z]9'[%/W<[''C7%AH4=.T4S"BR>GK%T<*G MG0+MQDB[+S0\T=T_)U;GQS-&LBR+HPQE+''8HC)E :2 W* D-:! +G$5^!MF; MG* QL+IMSF=? RYP''-QZG$-$\=+U.3N#IZE$*AJ)G\03UO#''VCDI/4$!CW3/2\ MB$>'GQV7FBG>+ZLJ+WA5?>(5+?-ZV>N"]>'+U40]&$;9,5>Z,1S-#.TXC2.Y M4ABC$(1,T0$3Y&(8A%Y(1'T0 %+. L#J^TOOS[=W=\^ 2.1!DCJZ?.P^.#4 M?RU[]=MUW\R"<"LY8U&.?ANCVZ'':-X^L7;%+]0CI49_LM1* M=P P.YOIVJ0W7CO= 5#:.Z@!Q/]&4ZIP7M:G TT;''TGQ2XZ)*L#)U52(NF\G MFQ2/G*[*LFG]>[\HRO5?ZZ_W%_E9OUORVEJ6>9['/9H@DGJ>^E!*=SYC 0I$ M0''(>$''R2 #14U29W0R=.;OI)7CD-N[5Z[S"\;E3+'.G.;GBNK]KENO5_ORG& MG9ISZ%6]|4;V/Q84*]A7]D(<$G^ U!)BV)GY9Y6W<"6%#P'IT46P0Q(,# M7\OE,W\FOV#Z-_G94#1:-NK>O9SYKK3)/F^AJFP ME;Y=Y 8VOU]_>0+/8>U$1_NV9.99LAN%O.YEC#A>?X_TE:MV4 -'\Z6$8N- MBF$R6QMPVDELY+FE.H(?CR/5NLM.Q9_XL]JD3%[E]{#<&\?0]D](.IP)XD8H M2H1*N? (RM* (.IB[(91F/E5[{/C.UWV9W3L3NC(Q'KKX*3,UK]^J=I?0G.-O4 MN6U."QB-@IC0$&&6(1Z&6(4+^1G8:#Q-)S?_Q_GE M^NE6%8Q\?;B)?[J>WDWN8?;B4LSUS,F(2 (#D(HHJFNAQ.OI48, MB''<*<''GW3PP.[C=S+>.N)73LQYYGBG+ZLJ+WA5?>(5+?-ZV>N"]>'+U40]&$;9,5>Z,1S-#.TXC2.Y M4ABC$(1,T0$3Y&(8A%Y(1'T0 %+. L#J^TOOS[=W=\^ 2.1!DCJZ?.P^.#4 M?RU[]=MUW\R"<"LY8U&.?ANCVZ'':-X^L7;%+]0CI49_LM1* M=P P.YOIVJ0W7CO= 5#:.Z@!Q/]&4ZIP7M:G TT;''TGQ2XZ)*L#)U52(NF\G MFQ2/G*[*LFG]>[\HRO5?ZZ_W%_E9OUORVEJ6>9[']

{[A5WCKYW|%UL"QF@*D406,1$@T6K+$QUZ/41[9=_)1H1K M*77D-@:_YWGRR**;.:+Y.\C=!=D$#LXN_&CTYFHV',-L-I!,>R:0:$"SAMZP M,<1]J0D'Q!W43B6Q7SSYR**;X:#YV\;=!=D$#HXN8/H9C{Q?IY,_YE\,)Q>7 M?OQ]X%+"T%BA#"S*14K.B3-4D,SQO]K+P)RI@(=`%]\,%\U?,^XOV";P:GQ*9#V(1BGC.+I RJ?R'$LQIK,:&:>UL"9R)VKD MV3U'PV8@:?AVLK*8VP -2F[/1\?C!-_^)Z#I8IY&1C.Q3KL23;GRQ*)*JR3)W%MV.V@T?',YOS#!'JJ:ADKOAK/H1_\%?GI==""0TD!(#D%1B1+ M"GTE+3&XC1(@3ZTSON!73VO\F:8:/A2LXI(&ZGCN&7B'7YG-E)@E?)$W2& M\'"441"/6$>S9WW*1@2*0"TCZQ,*;#+A6\X. FT*$\L2I243-@C*&X4^1$ M]IA(HD)Z2*&E0-CHO5)WJOP=+;X;+AJ\XZPBU9V0<(=IP<7(?QZD@.>SR6B82H^&-WY4F@]@P 7SV5T^-JWH?_%3JY;[.\?#GKT KF;DL_>7 M@T5R7(`$27XW'.-B0S0-DV7UWPW>&!CNF>%$."?QY'#H;@K*"95M MV90VQ,;LA0F*)G@NF6(7+N]2T$^G@PZE^5RNSRZP>HFF?MIA=("HJ[JO $R% 'LL&#Q[C?6F MLO*.#<1J(0A%@Z^C\<8KW8$!VYG@?MIP=&387D=MNV-T.O>C*A@'l'GI%LB?3 M[Z?\2T>SXGG<")%;(@>GB>B,O\CD/7&,.)+0ELE&-///D'Q@L!GR.FGIT<' M^*HE\AXM7 G1'N/C/YQI($3+#F3@"0-I?*+"Q(S DR11$NISQG=UI="OF=7MZ->']J;.26UA-HB(#Y/YDH^@M?4>XY4D-.Z8[#EQ(#C%1028R;B\;TK**X7 MZ=<-3>BU<[*32!MRA1U@9Q,184L$3#902.;(A/]QU\G?HR^>03TOL,(9K_!*+V;3,_0%?\ <[23 M'_UT?1+?#F?(K1_].IU<70ZH]<&"34117_+(N2-69MP,.?IL>=14U@;1/O3V MT[Z[\B]FM+Z]H).+]&T7QI_1F:7!]?P'OP,3D13ZI/\:08+]0ZR2,%)(XF7MNB0>HH]GJ2KU;K1(DSG+_$8>T88+]M/@]B*2.1-N R;MXQ0N_3 =?;LL3T_(MV\G\"TQ7YID7-Z_TA"U]$8BDN<0 VA+GM4G2IQC4 MPFT .'"44F,W+D^+L>'R0\WTQ&A@=G859L,T!-,A%$]P$A?:?Q7WP'Y/A>/X' M_@@+38#5(2-*V>,!5D8BF8:&OI1.]%<$^-MCJZ*GP=O34 MTK>K94L+RPLX]<G*2PN-M],IM/)7QBMS099B@!&>Y)X*;EPH CZV8]P M ! AA<&H3=7/K^WN<;M+7*A_?NTFV :>*4M;.MRN$R+ZR4R6/.C]83QK&P4I*; T^&Y& DAG*TM#*>)?7+)]8\!66>FSZPV_W*MD^3T>Y_;^,-E+44T8&<634Z_3$:HD5E)Y)E_O^UR%0(%D3S)7F{HZ%0DSC(\.ME36/P04,!YZ=MKQ;UZ&GJ.GWMK=51%520Y. .A[*T55IG?NQ#/5 @=TYM,OS M;+F]G(SP$S\OICO;#{+K-(E2+ I2.24T<==!3#ST#YHLU:KGZ_4X7ROIM(MU<'1B_#L7*G;0!DDHM3R&>2$*QL,$)V3,$:5YDK53ZU-",O7 M=\4 K]JZ;/?!XI]?=4?5FP=N41P!K$IJCQ!P:)N85"0*1*43V3+*2^%C[IN<)4O8_?E+ZXM@W1>!4\))YYIC'IQ;0'G/()!)N4S92G.SCI'GF|\)=YATY;]!?WP+-Q9 MPCVZ9[/HQ?3NIZLX/YF>P?3K,.+!M^%LD(3P+.LR,$F5WA#1$;]{6>(^6TVI M,OJY]1$W",$%UM'!?[H%QE-K]^TJI.[*246AM@&*Q8&ZY&#V=G+AA^.!Q&1R MB!'XE#@.PIX+!S,GXK=M2/M8/8!+*8V!QVC$4F1%+DO+64$^=)8W#/9:)\C5VFS;E_W/KAWI>^KITDEH?6M M\/<>Y;&>Z16AC(PR\;21*3+P%:.T20W:.!H2_ZTW5V3CA#[SZXGS3ACA2^C]#Z M5OA-R'8MC&O0AF!D6Y!AZH8H%H(P*&U(R3$(&BYPPR:I^XCWHC]=_YV'ZN5!-P 1$[A*XROX!U*Z;%$XZ-OJZO@4OR)_TOG_MMBI T8:8@7LCR# M,4:"XYDPEP4/0@O!:]_?[T!F(Q'HCLAXT$B]6S4U@,3#R6Q^DE>,#D)2!BUM M@ 4+\:U591)C]B1A/,8@Q>:!R_3?O-0(,,5%UT+,.]>M(_YU.IG-\&S/P_D@ M<8?.1T#SK)@JQ)>"S\A(EL+P*"6>|{7+,:=>6;R3WH0XJ=A5K !DR9[!X?$0_M[W<__0>4%(U5R[>!=TI,'1(QR5$BI70DZ)0(%1YC<&T2]WXX/4U-(YD-=?!2 M2>@-'#6_PABF?H2<'*2+X7A87@[FPZ|PS8Z)G"F>,@(G;I-A9I@V8BO?#_M.9SD0UOX.!(%Z'#%,NL5$X*R 2>?\$1PR Fl**B>78$Z6Y7>;?K\YL/41T5 MNTJV 53\B1+|,KF;P<'

*!V5?(/I$6K9P/D1&OC Z<4Y&LWDKQ=S^_D8U?4?M[MR*\5"""S >S!.]UGA6D==)A(D45+"F"$6M"<\ZX"_'R=?D/C+B!.1 M09Y\]Y|E> 1B+RY6.OI5A0) P4CO 3YV7O^NN!FHG,EZO4FI[_M*767W^ C,,\HHAV2+DZQ)*ZTCA V1Z;P+S/K+G>V5G[#%EFIIVBNWTVF9?C4 M0&CPD86,.UUAK"(DTR8K)3FOG:.^&Z6MO$GMA)H]4HAW558#@?DV MB=(44& ERX1SC\>%##](669$<6I2=#X&J-W%L7;^^BN KSNTI)'COHWJ=D;E M)4R'DW0Y\]/Y:V/S ^J1"1A%#-C,2M&?+P7S\)$^BS%Y2&3/ZO/UA]\K,5MYF M6\3Z]KW LZQI^>4DVE++&1N4Z XHO"): 2U5!Q2=<,AEA)6RTBYF3/:'V'52 M6WD[/A&U.ZMT>^2ZJ?+'\+FT^3KOQ14(BCD>62;.(U\R&I2]Q!B2QPB6'Y>2 MJ7UY7]L5> (5GZA:!NI7]G0%CL:IZ\"_!+)GY[]C,'MV_.'PY,/9R?OCMQC@ MOCWX\/;3G6_@CQR?'Q^=G5U=7/AIDCL1Z[;6?6'CY;FG04J6D/0;,P1()>/0Y@Q%W"$PD)GRFO';2_6;4]=P. MNT,\/=TENYJF&O"L'^?EP^2.Q5C^!<_B.UT[%,RPD1@6%I4Q![L]2EHA&Q\P: MH$+5GS>Q+9&M=*]NAY3[RDZ5=N/ALM58I#-+G*;+ P-;"E98(Q HE(R M$)"]=UO?@~\|"YBJX; /B+|GWOM*SHO :XUGG@C M2L/D8DMO3U-&1KG@&99?<#YYM2UTK;X,Y^@4T#U_&#VOSCV\LOGCN %+DF MI8<&UG;S8/GA'OMO.19.5.[AOON!8V[ESO]^7Z3WIV%WE:[EM)B# [C*5I=K MOY+5(XNY#2 S,1CW2<:T$[IV_+QU[\+N>D;OH#)"SS[=*PJT@,0,.*:AJ5#L)H M$JGEY3D)+21'2%.9@^/.1.>]CR?;'/=39BNAX$=!-E $]/W0Q^&H^4]-#@M M1MM\F8Q0Z+/EH?HC&@$)AM%[(T8+ ^1"U)Y-O2EOC'FT= M-Z03135@?]Y/QL/87KQ%L)\H*W3C)?OQBZ57GB,DV#P.%7*Y!0=%\+5=D_6 MU^_7/>E&P_=AM*NXF_!E%^? LFIP&4@D>)8^$I=*. 18EBE&2'#V-D4:*48 MO0I:]A!Y X;E5QC#U(\^^ND4FW\/$M0"X\4NVEZTI78&\#0[\/Q9(]2N[O'5^8=-O,Z;7]G[W5TO;+=SW22R#$*SQ3(*15,04E|<*4IH? +);2,9.'3)CX2LH1'_=(05?6EI/+%E M!IQ,>E!>SR!]BH!5 B13E#MPD@A6RM7!;:>)R,"0A9ID&U+>R#"^_/GJ>@' M.*^+@DDG*NFIG[CYP@OI? >6%E;9'AY/IY63I.:TR7(&R(R4!.55&OGF4#)<'MT?6G>&PPB):Y59I*;,!8?TBIJ=1)AQ)NX#IG^ZH#6;.4R)EX*S@R6&XE%$02 M39G^E9FWJ7:"5C=51GUG%.]R6KZ.YGXT7*[V-8@@?;.9:&8,D=QD8FGD1.%^ M#PP\EZYV8/"_@2JCK8!3H*J.MX-5)E=$VNFX X%MD$XKL2;*A-%9E14PQ3RA;STB2&;*$ MJ-']>>V;G?=;51EU]DST"CY!1XIJ (*G\!7&5_ .I7H]F>3/X? S+X=5[CG[X M|.A;"%K3MWC<'1!2_';R^>1 G9|\NSRV//K>S]'R<77T^//IU^??9$^+Y)1]Y/ M!Q(`-_L)+SN"G9 ,]<7:@HF>/KG4Z&4S[F]SR<@1^07A-CQ4S#>6J4TH08Q M%S3BFCEDO-7(@GW%E*?.^=(^]Q9R#GI\]73_?|WSPO.(N$GX'' &<;-0XP]3 MZ((7WDHIXIT'E\ P7 1D"AYYR8GW0/"=@=R&S_>>&]0=+"?[%"ZSR;*[CL! MA=3<1!"5XT5QV=/!;X581?V0"XR?_C--3=<< IN+|/;Y6Y2&NFH67:%&=6: M65F\MK ;A<-ZC[5Q]PY2]@"#8'^&.S__9ZX"F,SOEYRI-DI1Q1-!@A,")\EZ M.$D. (^&4Q0H3KHN/%%M/R; N9%^8*L#U"K"SLFZ77%[!'$*TQF)ID7*(RZ3 M0BY(-+7PIF(!<"EK_H69 WK3_:%]M+R&/IA^]* 7;(G(N8M5GCB=GPEH+3D6 MX.E88BB9"]65*&&5]!Z'L9<*8ZBS:,4F.=($YN0L,'F'CK2B](5]AW(;P4S^5%@UK=|*H+>VUT=O?6L MKPVUU'GJD1!PGW-@&3*9C1]N=VPY#4F5-M9;$=8*;NJCP:V\3.IN>-@A"G3\ MW4YNXFPTN0 "IC_?*SBV\,/#Q.+:<>$=0E_E.W@4(KW>6%L7I+UI M5CV 7"NXVC>XY90+$@1CR"X,%*.%>$\4(N\LH=0++5/I3-8!P9#>P#8(*-H% M3KI(:&^<@<\T:G)_VNF\1{0M?POVRNEL!C;~=5(23G~>7.*#13PFCIR P\RS M=412=,J\3RCN-67#AGOK1>-!$JQ6"\)5_"*-7KB62(!J:CS*U89D(9CAR0Q M7%AM*>:.E" [2W4S1LB+A>.'XEL2HZ)&S8S3&OT:S^6AR\}Y1UKJ.EDK=7*8ON M<^8O%T*$7(#E$198*B5H ^US16X@<-<.NA<,4X+R;5:U0F[L"%U$I4)9QHCP>Y MVI2 A4)K*RS8*]6'21Y@0/86TZX7@ITD=*`!>3()?8>'/I]\NKJ.DU$S_=;_MGRI_/L$;/Z$8W9(#*CUV@4#/?OMIU T)\\G_3R:^7$SNYO&IS;\@4E-I418 M.9D' GADLDSO9Z20W567O5T FO=Y;/Y\+@G-\@A@D4DZ2(M.[9(1O(H73YBT8$Z6CUVO(&-;=+2#WU\KG4%97<,/EJ;WSY=3>*_AO%H]< MI7,"PBY0D(KDX9H!W&^P-X/5RB@?)2_^9G,=']=3,O"8[8,EO ,R>[" [M \N"7-M3XZQC]$)[9#@4IB/N0>=;ICV2R08?A<A LE"XB>D-$75#91[*ONYH#E('F.2\)FIQH5BMDC*<(;QR)E(8[77KZ^UE>!W=,_Y MG<#*<3;/"0I+D$I,YW'JLYANXK5- F'!,$V+:,+D+1$CGK\]A(HI40)'C1QT/_M=M35%!G9$PQ; 59,,G4'[;\W\LI/[MT>3F=SN^R\'O+W8T7?S/"N4+'K_\%#R> M/4:/)4[12A^0MWGF(B,,.8<58E$&CY--1I5^*;"-GH/? S*_6/IK-XGQV- E? M1I;E5-XHVQ,V?RR<32[RLZ)\GGXS"=^;R?3UVT62^.,%*8EC!S0.^L0HI$@2^+U VP;6 U&H"X=.QSK;5 MP_RPV:K_O0>&,0? 7>&X*P$W*0UFP!C]0"C#@P@Y;\M&G:AJY*X%@"")M 5DHJ M%2#MO)DN1#-_W-R:7;!&(D1LF7,,0&>Y'TT1MBQZ'PB2A:0&>Y 7B6X M*X;- U^\>>Q)4!1A\7\0=L,H8'IFW>7K*4DSSN0YC+=XGH1N*P"8O>L=BGP/;&8\FQ\R>S^>C6SN-9:G/;I-*<"8%B]+G_L8O(M$DD0D[ ]$7+7_]+UGEWH&S8"V3L6>Q- 5!8KQF3'S^,,_1G$*1'V__OI_QO%# M;?0H7PKKDD+"'+04CPB\4Q@;JGRE-B@@BIQ16V4E:)&]S%,RDEPYJ0 ^7L;,XBHBZHI"/9-QTW#V%$!3A9 M,R_5AVAH(A8Y+Q7B$2L$_)'(>"G!XDN.]%PPU?KRZNUQL M>B8DAV-!60ICB2#!%8;SXJS@8#T*;HHKHP\SK[B3C%O/#^[+'%;]:VZBCT] M$%_5-IM(=2 *"5"RX!)8C$R@<)(UB(1#![]9DVM%3;](6:L+"O\)K2G!P: M#L[!QR]Z1VP&F$)%45"B4"5 11NOU?2:]01, MBG-X:,A<_.=ED|;_=K@91!EQ$G9S>4[.L_V KQ(B/@Y@^^%P3=KZ/IEE;OMX.QKE% MKK9(V#PP2HK<[S92E(SUT4>2W.NI"U@L_Y;K1 C/R9B"G"W N]Y$:2U4E*&U3IU1&E*2*F*DKFK*7@!\,W_MR,LX_3G*X_'.UKZ_RM'3V? J_6AUC8H1FQ(&W#3B=M$,'+P%Y14/.D]TI*4K MC4O27\4@P\,@U50BW2JP_?P=ZM?&_W'05DEMZON#9],0[H*2K "@ MG^-T]!/$^7/)X>L &Z D3\CAN7V*B22W)\1(L& - ULQ:5,Y.XR4-E52L#@ZY M@V13%;=>7;?O>]VLCMQ8?W:!QGA94R88L$ MW,J(4P:7-"$642\3T4S)*.^ATT^%(>.$+4]-J95 [G]H5<3(-=MZ#&A@:63-B!,H@+W3WND M>72(^2&,H%VIO-LIFL2@!9"@HMFC$<(I=*H39[?D]722[.!*%,8414\F!0 MJSS3$0ZLTD9QIZADH3?]MVVT2B!7"A)M^G\(<*)^:8!+>C>8L-M\!".J494)&:\3MJTJ&A_Z[^2(4NWE(RK F9K=IA..[S$8Z(Q/QF3R;X2+"U-MR$>KN!&26%:Z@]Q_8'^D+@@YJ#]2%W'5A,4U#5,,.<^#,!8*,I/E9%H&M4&_MK&&>2%##W6/36S7K/%C:5]$?J!((.+6RZ2*0F1V3! MZ$ T\5P#Q#00$Q>?VO'\=4-6YQH(7^KLCHH+C<#K*Y"8)IO>PI;RAN+8M[G5@-M+$7"")%4\1MPK_;9!1Q$?G">6D=$/$=1HH'?'SIOBH:+RW]HJV.K+0$K MCT(899G:\>GM#]A6ONFNO0LX<<:0L(+EN6)&9.O(&T2#7*56:TSW=/F0Q_?MZ3D.8L6%47?F\?3;\=FO)U=_^OD\B%l-MLGC[AFE8)9P5TT%LKQG4[@B_'* M_O6D01Y3+B)X+W#4R"1%$.<$;EPL)5(H6<9B=.'UB)\"-\)&<@[NGYY2]+G4 MZ/$;.,]^W$SFIH\E=KK__<9TEM;LVE O13 ,I:@XN&TH]Q+A#KGHN?1!"65+ M]_I3]VPUV$IO+QIF=Z/="HPOW]+FK]YF8S^3PRPK4]Q$M-H/KO6)NKHHT%*$ MYSF]P070V(HBQIV /V::X])OYPVD#'O[]86H$GRO^QJ[O#H[_G__ET44YYP+768M6"UUS7/12Z]D[^?3>;WS]-I;,.^L@U0.SG M-U0R]TIT&LF$N? 7$68M+UP6_I.#@<35C.YN=I:OIPE]\OYPW_H\'M]EC&;"E M-/=>@R.42\4T6(#(\) (%E+!'Q?>VD9BAKVZ#I#YYVS1=@]X.4TF\ZO+[\# MYR[BC[N[.YZ$:W$SM{2)NK0VFD2B+G"(1=I%;?G*F$'4)>R."9;)5"!8^.M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250R5JK();*(&M=0!$L5.454=Z6]O_;439L MKXWW9Q5H1Z0P=U1N[?3P_#W/AR74@1- KL3N.DLXK.(;Q$&=*$.IPHE=*T M2A+N"G"W(V?8UAE]H:PO>0P=_]VEYW@L_08RIU=,P'$1KCQE>_8[GEKD<%*.MH"B$,9*(+MJ%0-_N_;PK1_[PD0)1E9PO;W@R&/9IP>, 2''S6S^:P28AVLL MN+2P*\1D[NMO:4+6J5S$:XU4QA$?2E>@M:&K%;#41P-6;Y(96NNLUZ2GD[%\ M9.?/O)*+Z./HYXLV0TJ9A /%N6P\Y5>W')D4, +'EUJ>'P0QUTH[[4]#*[#I MCP:VIQ\1,G?C+O:S'EW$^R\4^\/O^&F;7F"B=*(.YW;3?]%#/&Y$[HGE!)A M+4'X'*\-#:WP9_Z#\%=<,$/[CXGLLW3REQ_-1;G#_M_2PM=GB=X+_U MA!!$F,VM#')2'1N'3%!::IE55.W,L0X?;1=9Q1\28GWQ_J.5Y+Z[*CG*1>[MJ:(%NCN^T6NY;I?]!52\Z_.882E0$%(B+C3=L8CQ[5 N9=WDM@K7'QNQ@[\+I*Q"SK/;37,DEN MD6(2KGF/V,-_6O%N)_FV+=[MPNRA3>@UY:<>BR!-"(@D MGF>V"8NTEAY%AKG!U&GBV@V"_3#%NYT$MJ-XMPOWAA;^K[fYC,B"6[.1IG@B MPED47:YKYPH.B;4<.3$4!W&$*6>)XC1$9 Z=&4LX#EY*&?O/K+\F![(;164/3;TNH' MR.&C1?Y'1+MHO'_MRKU&>.7?OI9_8OHTJ1F4)PED@=O(,+;I-R+;ZRUBC-K8^J MEPO@T-C^UC2_S]R.G^/#_U\TX_&79OJGG89K1DB2"6/$+$Y@#L 1LE-?$1=16ZXY)*CVNHV?=V4\DI,/HSBX'/5!W MGDS"NS@?GXXN3SX?G_UZ?O+M\NC]I.Q;16Z NU5B9 %.&1Y/+##5B/'*NA3.F^+298L0/ZSF](V;?]-]!Q%^! M$W8^MI-O]O:ARTY.ZU+M E+,Y]'A8 M9P1-RC#&=)!;8EC[US[_<->982#P M^DWJOO*H"$O+S! 3@AKF'$H8>,&984@KKU$D(BG.M".B=&.BEQ0,BZ?]);D! M$GNP=>B@,<40P1;S&%WTF]BS<,[&DO UN.M[XS)4D>B)$ J."@GMS_&S7V,EW'Z<^3C>K9\;R8 XPR\R04'9E?- ?/%*^?'O MLY/YK9G_*[_M6XWWMW9ZWZ0+8,UTY.?+KDF_34;SQ0IG/Q8CC<#]7/SV MGSG(F:,SA1Z)]D90[^\>7CA71Y08K#7&".-(8RL1EQO^XKF+@W5P1TCG0KOG_M>? ^%&>)DC0[<98;IW(!)> ;]TA1%F50VG):>DS/WU'BKICM+TK<1?P5F%8/ ME*^:L3LIL0TA(1\(W,#1!&28]LACQ0)+E$E9>MS,"P+ ^4^+$G4#0E))(!7#: MGW%/VYZ$5P&S%(P7 2^X:?,0+(2SR!H44J+2:X$I+CW34GE\]75 1\X' M8&L^AB8*3HN/"@%G\"5"$4)>R."9;)5"!8^ M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250R5JK();*(&M=0!$L5.454=Z6]O_;439L MKXWW9Q5H1Z0P=U1N[?3P_#W/AR74@1- KL3N.DLXK.(;Q$&=*$.IPHE=*T M2A+N"G"W(V?8UAE]H:PO>0P=_]VEYW@L_08RIU=,P'$1KCQE>_8[GEKD<%*.MH"B$,9*(+MJ%0-_N_;PK1_[PD0)1E9PO;W@R&/9IP>, 2''S6S^:P28AVLL MN+2P*\1D[NMO:4+6J5S$:XU4QA$?2E>@M:&K%;#41P-6;Y(96NNLUZ2GD[%\ M9.?/O)*+Z./HYXLV0TJ9A /%N6P\Y5>W')D4, +'EUJ>'P0QUTH[[4]#*[#I MCP:VIQ\1,G?C+O:S'EW$^R\4^\/O^&F;7F"B=*(.YW;3?]%#/&Y$[HGE!)A M+4'X'*\-#:WP9_Z#\%=<,$/[CXGLLW3REQ_-1;G#_M_2PM=GB=X+_U MA!!$F,VM#')2'1N'3%!::IE55.W,L0X?;1=9Q1\28GWQ_J.5Y+Z[*CG*1>[MJ:(%NCN^T6NY;I?]!52\Z_.882E0$%(B+C3=L8CQ[5 N9=WDM@K7'QNQ@[\+I*Q"SK/;37,DEN MD6(2KGF/V,-_6O%N)_FV+=[MPNRA3>@UY:<>BR!-"(@D MGF>V"8NTEAY%AKG!U&GBV@V"_3#%NYT$MJ-XMPOWAA;^K[fYC,B"6[.1IG@B MPED47:YKYPH.B;4<.3$4!W&$*6>)XC1$9 Z=&4LX#EY*&?O/K+\F![(;164/3;TNH' MR.&C1?Y'1+MHO'_MRKU&>.7?OI9_8OHTJ1F4)PED@=O(,+;I-R+;ZRUBC-K8^J MEPO@T-C^UC2_S]R.G^/#_U\TX_&79OJGG89K1DB2"6/$+$Y@#L 1LE-?$1=16ZXY)*CVNHV?=V4\DI,/HSBX'/5!W MGDS"NS@?GXXN3SX?G_UZ?O+M\NC]I.Q;16Z NU5B9 %.&1Y/+##5B/'*NA3.F^+298L0/ZSF](V;?]-]!Q%^! M$W8^MI-O]O:ARTY.ZU+M E+,Y]'A8 M9P1-RC#&=)!;8EC[US[_<->982#P M^DWJOO*H"$O+S! 3@AKF'$H8>,&984@KKU$D(BG.M".B=&.BEQ0,BZ?]);D! M$GNP=>B@,<40P1;S&%WTF]BS<,[&DO UN.M[XS)4D>B)$ J."@GMS_&S7V,EW'Z<^3C>K9\;R8 XPR\R04'9E?- ?/%*^?'O MLY/YK9G_*[_M6XWWMW9ZWZ0+8,UTY.?+KDF_34;SQ0IG/Q8CC<#]7/SV MGSG(F:,SA1Z)]D90[^\>7CA71Y08K#7&".-(8RL1EQO^XKF+@W5P1TCG0KOG_M>? ^%&>)DC0[<98;IW(!)> ;]TA1%F50VG):>DS/WU'BKICM+TK<1?P5F%8/ ME*^:L3LIL0TA(1\(W,#1!&28]LACQ0)+E$E9>MS,"P+ ^4^+$G4#0E))(!7#: MGW%/VYZ$5P&S%(P7 2^X:?,0+(2SR!H44J+2:X$I+CW34GE\]75 1\X' M8&L^AB8*3HN/"@%G\"5"$4)>R."9;)5"!8^ M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250R5JK();*(&M=0!$L5.454=Z6]O_;439L MKXWW9Q5H1Z0P=U1N[?3P_#W/AR74@1- KL3N.DLXK.(;Q$&=*$.IPHE=*T M2A+N"G"W(V?8UAE]H:PO>0P=_]VEYW@L_08RIU=,P'$1KCQE>_8[GEKD<%*.MH"B$,9*(+MJ%0-_N_;PK1_[PD0)1E9PO;W@R&/9IP>, 2''S6S^:P28AVLL MN+2P*\1D[NMO:4+6J5S$:XU4QA$?2E>@M:&K%;#41P-6;Y(96NNLUZ2GD[%\ M9.?/O)*+Z./HYXLV0TJ9A /%N6P\Y5>W')D4, +'EUJ>'P0QUTH[[4]#*[#I MCP:VIQ\1,G?C+O:S'EW$^R\4^\/O^&F;7F"B=*(.YW;3?]%#/&Y$[HGE!)A M+4'X'*\-#:WP9_Z#\%=<,$/[CXGLLW3REQ_-1;G#_M_2PM=GB=X+_U MA!!$F,VM#')2'1N'3%!::IE55.W,L0X?;1=9Q1\28GWQ_J.5Y+Z[*CG*1>[MJ:(%NCN^T6NY;I?]!52\Z_.882E0$%(B+C3=L8CQ[5 N9=WDM@K7'QNQ@[\+I*Q"SK/;37,DEN MD6(2KGF/V,-_6O%N)_FV+=[MPNRA3>@UY:<>BR!-"(@D MGF>V"8NTEAY%AKG!U&GBV@V"_3#%NYT$MJ-XMPOWAA;^K[fYC,B"6[.1IG@B MPED47:YKYPH.B;4<.3$4!W&$*6>)XC1$9 Z=&4LX#EY*&?O/K+\F![(;164/3;TNH' MR.&C1?Y'1+MHO'_MRKU&>.7?OI9_8OHTJ1F4)PED@=O(,+;I-R+;ZRUBC-K8^J MEPO@T-C^UC2_S]R.G^/#_U\TX_&79OJGG89K1DB2"6/$+$Y@#L 1LE-?$1=16ZXY)*CVNHV?=V4\DI,/HSBX'/5!W MGDS"NS@?GXXN3SX?G_UZ?O+M\NC]I.Q;16Z NU5B9 %.&1Y/+##5B/'*NA3.F^+298L0/ZSF](V;?]-]!Q%^! M$W8^MI-O]O:ARTY.ZU+M E+,Y]'A8 M9P1-RC#&=)!;8EC[US[_<->982#P M^DWJOO*H"$O+S! 3@AK$'$H8>,&984@KKU$D(BG.M".B=&.BEQ0,BZ?]);D! M$GNP=>B@,<40P1;S&%WTF]BS<,[&DO UN.M[XS)4D>B)$ J."@GMS_&S7V,EW'Z<^3C>K9\;R8 XPR\R04'9E?- ?/%*^?'O MLY/YK9G_*[_M6XWWMW9ZWZ0+8,UTY.?+KDF_34;SQ0IG/Q8CC<#]7/SV MGSG(F:,SA1Z)]D90[^\>7CA71Y08K#7&".-(8RL1EQO^XKF+@W5P1TCG0KOG_M>? ^%&>)DC0[<98;IW(!)> ;]TA1%F50VG):>DS/WU'BKICM+TK<1?P5F%8/ ME*^:L3LIL0TA(1\(W,#1!&28]LACQ0)+E$E9>MS,"P+ ^4^+$G4#0E))(!7#: MGW%/VYZ$5P&S%(P7 2^X:?,0+(2SR!H44J+2:X$I+CW34GE\]75 1\X' M8&L^AB8*3HN/"@%G\"5"$4)>R."9;)5"!8^ M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250R5JK();*(&M=0!$L5.454=Z6]O_;439L MKXWW9Q5H1Z0P=U1N[?3P_#W/AR74@1- KL3N.DLXK.(;Q$&=*$.IPHE=*T M2A+N"G"W(V?8UAE]H:PO>0P=_]VEYW@L_08RIU=,P'$1KCQE>_8[GEKD<%*.MH"B$,9*(+MJ%0-_N_;PK1_[PD0)1E9PO;W@R&/9IP>, 2''S6S^:P28AVLL MN+2P*\1D[NMO:4+6J5S$:XU4QA$?2E>@M:&K%;#41P-6;Y(96NNLUZ2GD[%\ M9.?/O)*+Z./HYXLV0TJ9A /%N6P\Y5>W')D4, +'EUJ>'P0QUTH[[4]#*[#I MCP:VIQ\1,G?C+O:S'EW$^R\4^\/O^&F;7F"B=*(.YW;3?]%#/&Y$[HGE!)A M+4'X'*\-#:WP9_Z#\%=<,$/[CXGLLW3REQ_-1;G#_M_2PM=GB=X+_U MA!!$F,VM#')2'1N'3%!::IE55.W,L0X?;1=9Q1\28GWQ_J.5Y+Z[*CG*1>[MJ:(%NCN^T6NY;I?]!52\Z_.882E0$%(B+C3=L8CQ[5 N9=WDM@K7'QNQ@[\+I*Q"SK/;37,DEN MD6(2KGF/V,-_6O%N)_FV+=[MPNRA3>@UY:<>BR!-"(@D MGF>V"8NTEAY%AKG!U&GBV@V"_3#%NYT$MJ-XMPOWAA;^K[fYC,B"6[.1IG@B MPED47:YKYPH.B;4<.3$4!W&$*6>)XC1$9 Z=&4LX#EY*&?O/K+\F![(;164/3;TNH' MR.&C1?Y'1+MHO'_MRKU&>.7?OI9_8OHTJ1F4)PED@=O(,+;I-R+;ZRUBC-K8^J MEPO@T-C^UC2_S]R.G^/#_U\TX_&79OJGG89K1DB2"6/$+$Y@#L 1LE-?$1=16ZXY)*CVNHV?=V4\DI,/HSBX'/5!W MGDS"NS@?GXXN3SX?G_UZ?O+M\NC]I.Q;16Z NU5B9 %.&1Y/+##5B/'*NA3.F^+298L0/ZSF](V;?]-]!Q%^! M$W8^MI-O]O:ARTY.ZU+M E+,Y]'A8 M9P1-RC#&=)!;8EC[US[_<->982#P M^DWJOO*H"$O+S! 3@AK$'$H8>,&984@KKU$D(BG.M".B=&.BEQ0,BZ?]);D! M$GNP=>B@,<40P1;S&%WTF]BS<,[&DO UN.M[XS)4D>B)$ J."@GMS_&S7V,EW'Z<^3C>K9\;R8 XPR\R04'9E?- ?/%*^?'O MLY/YK9G_*[_M6XWWMW9ZWZ0+8,UTY.?+KDF_34;SQ0IG/Q8CC<#]7/SV MGSG(F:,SA1Z)]D90[^\>7CA71Y08K#7&".-(8RL1EQO^XKF+@W5P1TCG0KOG_M>? ^%&>)DC0[<98;IW(!)> ;]TA1%F50VG):>DS/WU'BKICM+TK<1?P5F%8/ ME*^:L3LIL0TA(1\(W,#1!&28]LACQ0)+E$E9>MS,"P+ ^4^+$G4#0E))(!7#: MGW%/VYZ$5P&S%(P7 2^X:?,0+(2SR!H44J+2:X$I+CW34GE\]75 1\X' M8&L^AB8*3HN/"@%G\"5"$4)>R."9;)5"!8^ M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250R5JK();*(&M=0!$L5.454=Z6]O_;439L MKXWW9Q5H1Z0P=U1N[?3P_#W/AR74@1- KL3N.DLXK.(;Q$&=*$.IPHE=*T M2A+N"G"W(V?8UAE]H:PO>0P=_]VEYW@L_08RIU=,P'$1KCQE>_8[GEKD<%*.MH"B$,9*(+MJ%0-_N_;PK1_[PD0)1E9PO;W@R&/9IP>, 2''S6S^:P28AVLL MN+2P*\1D[NMO:4+6J5S$:XU4QA$?2E>@M:&K%;#41P-6;Y(96NNLUZ2GD[%\ M9.?/O)*+Z./HYXLV0TJ9A /%N6P\Y5>W')D4, +'EUJ>'P0QUTH[[4]#*[#I MCP:VIQ\1,G?C+O:S'EW$^R\4^\/O^&F;7F"B=*(.YW;3?]%#/&Y$[HGE!)A M+4'X'*\-#:WP9_Z#\%=<,$/[CXGLLW3REQ_-1;G#_M_2PM=GB=X+_U MA!!$F,VM#')2'1N'3%!::IE55.W,L0X?;1=9Q1\28GWQ_J.5Y+Z[*CG*1>[MJ:(%NCN^T6NY;I?]!52\Z_.882E0$%(B+C3=L8CQ[5 N9=WDM@K7'QNQ@[\+I*Q"SK/;37,DEN MD6(2KGF/V,-_6O%N)_FV+=[MPNRA3>@UY:<>BR!-"(@D MGF>V"8NTEAY%AKG!U&GBV@V"_3#%NYT$MJ-XMPOWAA;^K[fYC,B"6[.1IG@B MPED47:YKYPH.B;4<.3$4!W&$*6>)XC1$9 Z=&4LX#EY*&?O/K+\F![(;164/3;TNH' MR.&C1?Y'1+MHO'_MRKU&>.7?OI9_8OHTJ1F4)PED@=O(,+;I-R+;ZRUBC-K8^J MEPO@T-C^UC2_S]R.G^/#_U\TX_&79OJGG89K1DB2"6/$+$Y@#L 1LE-?$1=16ZXY)*CVNHV?=V4\DI,/HSBX'/5!W MGDS"NS@?GXXN3SX?G_UZ?O+M\NC]I.Q;16Z NU5B9 %.&1Y/+##5B/'*NA3.F^+298L0/ZSF](V;?]-]!Q%^! M$W8^MI-O]O:ARTY.ZU+M E+,Y]'A8 M9P1-RC#&=)!;8EC[US[_<->982#P M^DWJOO*H"$O+S! 3@AKF'$H8>,&984@KKU$D(BG.M".B=&.BEQ0,BZ?]);D! M$GNP=>B@,<40P1;S&%WTF]BS<,[&DO UN.M[XS)4D>B)$ J."@GMS_&S7V,EW'Z<^3C>K9\;R8 XPR\R04'9E?- ?/%*^?'O MLY/YK9G_*[_M6XWWMW9ZWZ0+8,UTY.?+KDF_34;SQ0IG/Q8CC<#]7/SV MGSG(F:,SA1Z)]D90[^\>7CA71Y08K#7&".-(8RL1EQO^XKF+@W5P1TCG0KOG_M>? ^%&>)DC0[<98;IW(!)> ;]TA1%F50VG):>DS/WU'BKICM+TK<1?P5F%8/ ME*^:L3LIL0TA(1\(W,#1!&28]LACQ0)+E$E9>MS,"P+ ^4^+$G4#0E))(!7#: MGW%/VYZ$5P&S%(P7 2^X:?,0+(2SR!H44J+2:X$I+CW34GE\]75 1\X' M8&L^AB8*3HN/"@%G\"5"$4)>R."9;)5"!8^ M\PPP\+LGI&RG8%BD%)\)O4Y$752)F&7Q.RKD4HLUM3L LXP+N:L(M\EQ0&[&6 MGK=Z1K879H;,"964[T(([.'LH8,)1Y<71S?3N,A=K%H*;ZP=|_*3#"[GQ2BR-M*G%DA, B<$N]"[OLE UKUX.!?036E.-->!0[0Y9V,+'X!6167!>\M80)8&8(UB M<"D;]I#%A,/IPEF]@N>&JH+"@EY.W3VX'@%L'EP%M>]Y[=,BPQ*^ 7+\4D MCQ -->3 ";(EZ&O(V(IK7O78+10VVDC5LOK^?RZRT-"H 6&]YU$P6>U@8CK.C MN_GW9I6C=*!]9RST%@(=,5&FD,8\H!*"U)U:8X]UGMI!30]2FH.A2A(*:MR:$N2)W;Z=GTX>WH(K-\']>+W5T3X66D3[/\O-I2<4<0"(19U21YEU[71Q=M70NRAC7 WQ%B1>12 =3.5]]=?W (S0EVHY#01.1']-D&]1X10Z61(4JC2]-L M.T7#7HI] ZR@-*K#UL83PY-W@250

RG/>5I& N$X&1RX04P8#\;. D<@*AI&G23.EC3+,O!.G,J8<1I9P%KG.R6B5 MX">N$,.)6NE\T+95]Y(=.;"/'QPVZ%3PUMN?C37(?M7$"C.5!PDB3?/CK&@5 M>*,LHN2X((J[0%VK]$P;Z0]=P;JGL%Z/+>P_.#2SP7^U?H]N[VR7ABBM#G7 (MBSPBB(>0;V"&8A)$NZC:M?N8(?(7WQT8*O({*F!/\J,&3?:+RG:!,1E(80 M+7+&+<;K F>"P$AQ"A<9BX*+THTO-E,S;*RX!V^H$,-K@%"S0_MNYO/YF (92/HMKF;S*]9-%HYFO)@YCQ>'LZ4I9$A"?O47CDK<&E/;!=-E3G7 M>\K^-;1*"J***Y,/*R'XPN6?9OKX63OK@<4 DYIQO2 1L=\Z1(Y0R3$2,Q5_2 MKB&G,CNU#(.97<%RNC(^^E=#+D%09S-8!=V_"7&V?'=-/,5?+3<'^^#A-]?< M&8(=$>#VX9C? _SOD<%O(]+B2R@E*A"V=TVI/7F4W7AF$]26>"I#WDF/W"\OR M++)W#GX[5LA_N^Q-|:V9+]EP+65N!ATI]MK!%F..S;O@D=(R1L6])*)T^=L> M9 Z,@NWKLNQ97/4A\K.]M3=Q=FY'X7<[OHO7Q+%$?(Y%,4<1%]E\M5@CY93" MBADO<,|)M#_'/UR\H^3S[_D1CW'5Z>_GUX=-M5 2R:\F")2"=[*\4 /(Y3D<_%YU53R>S^?1NE= [_1PPWV9?S\%>+S,.:%#]W M(@2-*1*6@D)PB.GJ 7<6!N%YR+;TJIV>0>JHJ>/OT0C[$1>Q(H0X&(_+*:MQSQN4"|+B$DXN/R6IK?=5U .\E[(>:VW#I%#!3?:.K9=C&9_+)<(!BK0M J'? PLV:RE=4H0 M@P)C(9==:;#OX"<:L-.P&6-(Z8?TV^BI!4&'2GTCG X4005P6G6HO+!S\$3] M'_*_%:#=;FBR0)_L D$'FGZS_(X,+Z.^F"Z-@N9M G=%<&$2]D@^CL*SW#!GO9% (^>]I+OPG9 M3M&PH?;><%50#!6 ZHE-3ZYP)!C\6,E1BM3 %KQ"SNN<PI_(Y@*2;)^=*T=69>+0N^OHR3&)ZP02O3VQ87+,T X MTL!/;+02SI<>QMZ6MEK4U;N@;#^)5#$\Z&D3WYKY(I&Y+++PG 2+=4 BJ00:MGCED1 2?1K$4+4E:ZM)E4YMH&3:%W!^6#N!X!5KJ53[H9#8?W0(L7R8?KSW# M*F1,,N5&IYQ9,"TC_#:(Z#"+1#A5.N!4BK\AD\&E,55>%G5G8OTXNKTY_/;HZ M^:?SYY/>3KV?G^7'KU!.C3Z=?GV4U|AH)T7+E@KF9??92*%$TGU-BK0M,7XNJ*56 MVX!B!'N)NR21T<$@@P/UC#-J;?D!!Z^L*R7W_=< S$[G.Q.0?AREWM.3+[H MPY'PX>DDK/!"1QVS-_&E9L9\QA^LK,8CIO;/")NB>RG!V2?I[_^S;F]SW^V M(.^!1OC,T222#QX# TD1/6]'R;1@^=[:.%R@R=M;^O+FXC2! 6G_H)Z_[9.MAL M,.]VZ%>&;6GS#H I*XUA$ 4WP?7#CF\7-\!30'G?VVKSB@5(_'7R8Y07O8); MZ1/AY1\%R!R[ZB"FV$Y9K(#?BB,#@Q@!>T+<835Q87]_6'"28N)^TUG.C$EF=-MPV?GT|M)^#*V-T4D[7+%04R(O<2TEA.52"=F2^./)++$S+B>G5DH/\ MJ$10_VC^?**OK ;++/C<3.+5\TCN8OIR.5.WX[U!QE?W?T(MN-2M?+L28RMI*K74L$[9=IXWNQ@P|%$;CY_H6AL'ZG[(UBTX MF(0V\+QIQX_*TN5/4:? MAV:OY_@OUA[666YUBK8RL;BPWCO3MGY7KV>4]#F_M'!N)[<_QLU]C(M@Z$,CCEY2&IN_,^QLDG=,9^QD=05P6-!V] , ^[Q^F %V, M;K(/9Y=%Y>]P&+W]X:="O*.\&C-^J$- F'6W!\SH>8?EO0'5PFU@#3']+/?V M!U[OI0.1_38)T_'!S=.+D*/_^>%R6[MJ*16.AY?:.L4(*3OZ,^?#K;6B3> M4DV?2]423@6IM3>,KT$BO\ - ,/!LYT[UYH>+9LV:K61404)M,SL&%M,+DWW_MZQ_S!92.OT!NSOUA:F_'TJU$-YR.K1US:BWW.YDN M\]E?]I7;U(F=\.H@\L M\.U"PX6(.LBG^>'=1M; M!E:RN:0*=/|B+'$N6SXTVKQNO<'DM97O32LF_%?G 7]Q3MH*Y>\,P.\9@$ZR M^=9,OL6FA%!>KC1SX?C:.E2G2V;CH8%6-!]K> M&]DSL/0NYW^<3_W9}&HV7,[S6Z26RI5[M_K 8"6/^TJU"]L&EO#SV5IKE5.GF M50>K@=Q?ECL95,\%^*V9_RL^WM2QO5#URFP\.5A)9X++O_5 MF'!+=^,+C$>4D$M.%GA3"_'?_[MSHV':>27U%_9OS_I35V17$/4- CYP>%2]27AT):O=4$"U-C83I8$G]|^R U9 M8 ,/?>3*V&[I?7&VVH!"H.C&V7H\)(FW19EARL@*."$U6GKK2&PL!_]>ME6 M0]PJUK6;1Q5E!9H% [_P(O)[.C1]U"MEE'*`S[027CJQ? <3@QO>9WTW+S0P>2Q^/7Y#U-KC@H@+QM MX>&JK[:*HNG&EX%%=QZ, G)Z6F7(FI+=O&ZV;'SX(A\@Z5L1<;Q>;!A'O1V% MLH$)?]9HO%YNN&M]+;N;-GL?6B@W-_/%JZ7);/*]A<-[>7=[^Q"WFLTG5V[\I9D>_M_1B\|;^7)636^6M#6F]:)-848%\%8L!TPQ9GES_]\6Q>2+IK%QW2LFLIQ&W,M&-KX?2VGO674ST';Q?VF'2LJD=+Y=%I<4*_7':X] [2&K#0P9.DKW[_G]T9_3 M,,LD%A#5NO6&:Q7<2NUM84$MPNG9'.GRG>'B>%O$M$Z:'\8&>;&QD[_\^ 8L MJ(L?TWEXNX72)[3=YX9]I- E1YITY.+#H_S4]F80ON=W%67K_FWR;&"O9O3]=+.E_3>GK_8"Q M\;IB?M_Z_6H33V1LO![\X8+K_#!F\^S]?B'?8!?_T(^P(PZ?ZUP8S".O#8 MF[WU:)&CV5E.;N,L+1#\N(W"Z-C[HX,]\RRN0_9B]M!ES"O"'^B=A+?WYH/B M^S(.B[T=-Y,P^SR%'THAIQ)@STL+8.CLH(8&%6??X8P.YN>S;]/3X#"V7DX MFSSNYML__F?LXL'T]GE;5_- Q9E">4%$*4B6^/]CCUC)X*BB"H:>[1)OKX@Y.M93Y?9[!+9ULB<\U&A@[T+]DM4RO]=K7AJBT.*[^L[=G)<7,9QS%/]UQBZ. 7_M)^M7'" [_OY^\M0)EZ/(R("4\UF*=I33RL.Z729FSMGOUX53@?K)LS:^A=6;_MTU^FS=V/T]GLKJ!$MZT[F.V!KQ[=S:.A->KWW+L_/!);2HK;UAW,XMQ7N^[F MT>!GL;E]YG9Z[4&ZY*R]YE;RXOA)73DYW=V/+X_MZ-02%#KEARL'\K^_M\MK"F:%KJG+*'2A<>(V%5..F-0=K<[*GX';P9FBS;C&((?HU5V, M&KS.YVXTO|^C31Y8">[-]6*$V^=1 F(B[+.4=#M^:K@<7N*>5]6#NTVOE(S MO\\6E\AB^-OW9@Q.S*ON\D_-O\=IS^=[_3=:.B;]FP%5'Y@U]]V!&]OIU!%7C#50TG55N*L M*9RUDT%#"_"M9CDT$K)AR5;5"C4%LI:S9O#(_TKYEQ?@KK5;2;*F4%9+9@TH MTM5\\D?#_6LSVU:OM<\8^)=KMQ)B+0&LK>P9W-IY97D?>OS6+MA*7#4%H+;Q M9>@.M=F@RCL])+!UZ[625TT!HRU,J2'$7V2JV?.%6@FHIBC/.C8,,H0T!Y=*.MKM9H)8^:8C"O-E]'F??!XNA:KTIK"I-46*,:3'X!PV5)V.M7HKR=84"VG-L*&OM'K)5:Y40/V:K4174QAD!W-JG3YP.IF- M@)E74[N8/#F=YKKI/%7A503@P%$%65SY39"Y!VVT4&%+PYE-O8+%GL]^-RQX2 M@7Y<{E,>9'/X>(*C"P[8"7>7+% [$G+G1>+Q&EY1E[MYX0IDM:5S[DZ&_-UY?:@S]'<7]K^[L'>+:,VGXZLXO9Y=MI:MI`R5L>:W+#O8&>IF(^QFS."60[JQ.3&ERL-IGZ^JPVW9ONUB.1J-#_8 MO'ZQU& /X? <4R@L&#"R5B[MQ)-@))DJV:T/R8Q_!E;&\.$L^F-0=[Y-Y-3CM8 M,GPXOP^9,5EVL%?MW<2VFS%5*, %7?D1C)V74((OEAOL1?L^BG =(RI2AE?3 MV\F\K"Y\MN1@;IGW5X5O&5*7)BPDL,VK#O:._2]6)W85@[#!';T,!2^D"9\ MO>)P+]?WT88,^%&%K${^^C&:EA35JP6'>Y>^CZ36R'L@(@>EQKN ME?D^PGG-@2K$?- M>.1A_^?3QO>8#G[QF1[2P9NW43P=_/Q3;S!2("^\?OV#DB;+Y#)L'9W?FOF2U#+Q_O9?J23\?Z"'@S,3$N:'1M[5IM;]LX$OY^OX*7X+HM8#N6[;2)G0;(BXL&N&OV M$B]V[].!%D<1$4K4DI0=WZ^_&5+R2^QL7;27.HLK4,<29\@AY^$S,Z1/4I>1 MTY,4N#C]R\E?FTUV]>,R@]ROV !W(%AI97[':?A5@[UFS64E=Z&)FY%WJ6*?=MZ,%? M;F7$QL:G70*3NN^3@["\!F!^1DK,7[!$3(^9/BXVI'<,.Y\!S*-V MH]#:/8KX83LYAXA*NJ(#Q_^.]E 5Q8...=3,%'_)SAT.9E Y?.U]K/7DX,$UN9)W>=_/9R^HULVQ5MKT]HO^WX!: MF@G/I)KU?SHSDJN?&I;GMFG!R"0T6_D?0$O0*/\X#59^0&TEKB,'1U M_>5)NW^LG3__M^K,2]S@2[I-\.[_*Y%C M-D]Q;M7FO]"JKJY"N]6-.,97+.438 8F$J9(S2Z5EOU>#< MRJ5"@V6YQI",(W"9,Y]/6)D[4P*:C6':1VQT&F<9/I&9+.,$QOC),9](QIX/< MFD .,5C+S8Q$,GX/'BW5/BV^'$V@.#]E\N.(DR6'-1!CTG,.NID0 M2LA5;@'!ROOVT="(&'L]Z>F-N4)4I/;0U* W?2.L-Q M($XO@[UH96,)6[8V9LW:UP^OWF[:[3B"Y_+?!C8"D!58D $!D-$XJ/WTA7C M!CP>T+]RK,!'+D 0CI6T*8F36(;D1P1(ST++:6&E;HA[1HM$[*,P.@:!KRU[MBS@0@, *SAX^Q"G/IX"=(>/ J/DC+ /"2^F=$ M2TLX#;@A6[8>*%D9*,&!Z@BJC%Z4H$C,C,2IUVUU'B,R:K>.7AB1_-T/1634 M.O:D 2+*3WZQD>GKP.G08$SYJ7=7H4BV!@0!-5(2;JTF 'R#P3:3V?H13D MOA_*C!=.N,RF!A3WJ*J"X@(9C8HJ55B*Z(M5BLI?*%NR[&50G(C:0(RA&[/ MJSGU5%H*IWX36A]I/?MI"V@0ENA>J< D4<:EXD3:."UOQ"(LHT8(\LNY"7X, M PDBKZ(^B&?PZ(Z@=KR+J-V:C-; NSV-;8UAQ/U$"H(FQ]I $U]SB['F?)#P MRHVHL8-HEGPLE70S"M2;AJ6=Y&'F$10VP8KH4C(IP\)#-:&BQ'+$XN:CQ"*. MM1'> -)]9WD&. ^8)" (&,+E3G'F,'*.TD6R.RO'ZIQCX5KI]7!0#,>3K@J M/1.1+R%),+.3$_2"W9"AS;.'+9@U&Y.VCPZ41%9T8;4<*Q+]!0%VW_GTL# MY;W)URL3-JXS:K_A(*Q%7233 *\:8&)'^##X;AT#5 U7"9=OV0BT;V!!BLPZ MCDM#GEX*@QMZS;1U^)X."[$O&V-'U5$+>_N$2H^017YZ)%T9CE4-^$*>:OR\ MG-OU+EB5,KWZU'1\0S+]7M0557_2+ !QI"5Z)JQW1%PZ?,WE MDC\)%/6.."P8B AQ&94+,B)P\? WB# MVEAC6D!M0J)MOH.WB%MD5DO.C7\!!ZXW&_Q>2C3=:,ZPRCWWA_^[_%=%WXM(S MA5D59GD2,44E)O6OL00$015PYX7)%@]1=*09?D8ZO-#?]98'\E\$2]B(4 M_!L(BPM4M##G]R=A6&65[OXPN2O$<*XQ1ANRPS1@&OD)U/%B8V'5W^.$+TC M)[.GS;2&=K]!:,L1N/7'SWV]'VW]C\+^H1ZZ:6[IIP(GUMN/6\?NG6]NM-MZ,FV/^KUZ$/KJ+==MP?>XF-U+HPM>]YQK[M7*U3;K-\]'EBT>OU/.V]M;73Q MDG>_Y]/5B%Q-]OGS".Y]R:F!V>\A=_C/M?OLE?EMZ; V\XSX1VM2[0N_;0]< M)1WE,9K>8.=7ZX56Z >NPY:!]R+E$C.)O#XG.*^3W,MYDDL9R$4](6'#!XA+ M.I)@UR&9 _,MVW;P^=]/"]:7Y< 'APVO9_EW8(6V_MZP'X[0)#VRI#%UO/1 ML:U0X6/IK_E!+ P04 " #KC%=9>.IQHND' M`1")P & \1M:&,M.C R-# Y,S!X97AX,S$R+FAT;>U:.;6\,N1'^WE_!MVF@N 219DN4WR3'@.#9BH!=?;=U+/Q7'>Y1W(E]I_^'I*K-TN^*#J MR&T#1-8N9\@AY^$S,Z1.AS9+STZ'Q,797T[_6J^SCRHN,!HMBS5Q2X*51N8# M]JL@<[_J]4KJ0A43+0=#R]K-=H?]JO2]'/0;]5-Z6S;S^E>>#[=\X,<1DL,MSDZ%'#$IWN_(XY/DL-U,FHEHQ1WBASR,.M$1,T=';7YRDHA_M7;@"O&@8^PD MI?<[FV-I,##;JO9_-N.ESL[351N,9B&\$RFD^X/YUKR] (>;X;FI&(R"J(G2[8'&_M)27]HB9?7-VPB\O;_O75]<5Y_KF\Y-V?U\]?_KFJN[G\\]HUK]A=Y<7SE*V-MWVRSFRO6_W2Y14;?G=[^.//\>[!ZW6ZT>N_GM!V?_9.<7?6=WN]G<&"7? MQNR31U9WUEI]76,7I;,L%YY_FB26:BPF;64R87;([9O=@^/>QN NN!"@FWI*.MB>T>-PX[4\#+7, ?W7IX]Q_RROKYM1I3\U]H29=7H=G8;[D97[,A'Q'3-)(T M!B_;H33L]Y)KH#2=X'VAX 25LRNE,]9]UO_!$]4A1@M2!DWNZW#9F^_60MLKA+6YO-,C_VHM)8&?7Y2&8'T-<;@5JH<7CUYW5YM;X=7 M/W #3V"%LPF[S]4X)3' #O+.K5PJ%!6*T1DC,!ESG@^865N=4DP&S':AVLX MC,,,3)Y,EO 8KS13F;3,JB"W(!33.9P/7$B&;GCY99GP;O!(S!D*F/!1C# M"<12(!9#+(*(O3*3QT\YCZL 6X01[- >:)#0V4^-DZKCF),H4 <*< #C^< M(?;$W Q9DJQF8)2TT :JSD&XNYEL!M6UA:P9:,&K%C[^N'5V0YX]9=\X1.9 MHYZI %0E!HX 5))((/"HO73.NR>,,'_I512CYR$4 8I= (,G;@3RT!^C@#=LY F M3I4IH>=H4:LT *)0*B.!UX.|!0X$ 5C!V9I4Q_\@!(US|SM+2 TX ;9\O& R5+ R48:!JA%|$+"1?IGY$X M=?8;[<> (;#4;QR^,2/[NNR*RU3CQB/Q(!OD\?..CTY>!4W:!, ^:EV5S%1;"(M-()]I! 35:G1 9AG)(WG,TA1[OMQF?&<"1?95%/*;]JH#A'1]UB6MBJ"Z=^$QH?>SW[*4,P"/6Y5RJ0),]X M3+DC;4S+&S$/RI (07XQ-\&WB)P@>!7Z)(!HUN"VF@;4;1Q&.V =W,:\QC# MP/U("@=-CMJ .[[F!K!V^.:##*]=BBAV@6?)(IM).7*!>-ZS,21YF'D%A$RD) M+N23/BP\5!.]2I0C!IO/)19QK+3P!OC,':,G2.W(PO1SPM/1,Y7U*2(+.3(WC!K,G09EG!!LP;'M7HA#*[I-5/&XKT[*41?)D9'U5$+>_N$ M2@+(@I]>25>&HZHA7\B[&C\O09W:["U8- N9GE#([9/,1)>,KWZU'1\03E^CVE M557_2+[V["5Z)]RW1%PZ>,WEDC\)%-,=49LSD"/$153.R;C7XO M)4SW&ZO,8U_XO_M_1?2-N/0\15:%+$\"4Z[D=,5K+ D@J +NK#(9$[]W$31D M63Z&^OS0GRU.CV2^"EI5$1$* C6$Q044#DM*EG-$XD2##FIP,GD& TS\P6^%IUH(9#(]Z71$ M+IKE2%"=7^N*]"@K4C4AM(Z'C =7T(KT/5-0GWCVU^F]64&NS_3F-TJS.U9 MUVH?L6;>|=@+.W?G[:\/+L6:N^':Z&O6"WK:*J.<+>)%V'P2DO#'6G7WJ(M7T7*)UV9>PN\4J_J+%+6JJSK[O9'+@@B6JN9?U>"\WS;_]&.US]6XW_8CIR MU=SP3?M6K+;=- $X.GVYM-EI/MOU9K\=`C>/.9MWN>8N#U5@84_#_<[^SE2A MVF;==O' 6LMW_V[GK.R-*E[RXO?#9#DB5Y-]_CR">UJR*F]V.^._ ]E\F;TT MN0V]U62>#O]L0.1-X?=.;@2FZ79^D6X? *"X=,<+|!>DY> PG MC:S(A7^?<%P.)27L.A9O;D+N_K^Z5E_Z+<']NNS6Y+ FU"$^Y]M0OE\3=L.) M^8A6?@4VWVP^F#3G*CS"CBOMJLH??CA6?8;?L.WYW\[] 5!+ P04 " #K MC%=9=)6?VXL$ "O$0 & `1M:&,M.C R-# Y,S!X97AX,S(Q+FAT;>U8 M;4_C.!#^?K]BKNA8D)HT2=,":4$]I8A*=Y2E1;OWZ>0D3FOAQ#G;!7J__L9. MPSN[K/;$0#]$]B3C&3_SS)OE_D+G_*"_H"0]^*7_]^/_D4B6.2TT))(235-8 M*E;,X4M*U24XSGK54)0KR>8+#8$?A/!%R$MV12]Y9IK3@]I.OU6]]UMVDWXL MTM5!/V57P-+]!MM+XY@F$?7\, EWDC"/;^SDP3!;K?=WMGM_N4W4\675SQT*MKSC=,^2L;\U!+J*2B8*C9M)5*X>*QM/+&EZHQW"MV;R(K#^-2K46)X(+&6UX]]JG)$Y&!9(1_;BI2*$=1R;)*K- @_%)$@ M*/MZ7;'<06W."EJC]@,,#=?3U9'PXGD$[%[SH0T[D"*M7BQ+- MEQ!IO>T]D'A\Y)(Y)*OX)R60FI X;&0.?B> M\QE$!C.R0E3PAY"2*12>B)QB!Y2XF%A36\;,YL9N$'B]H4[FYX7>]7MMK5HV4*,@8QZY[BVY*DZ5DFE$%I$AA M=),L2#$W^^,F3"9BL.1"V>$YU0V M8;A@- $/KN)MF5Q0F6<82*HW[QM3;JR;@-\TR?"B74BT)1DX+N%=T:W)MT1EO M2"I*,T7N+Z\7F41;VY\2&9,"*F=RP^D*!HDV$I-(3903]V;6Q5192;Z"RT)< M(U-SNKG1V>V])M^ZF"4E24I '$XS'77;^,46%2M2+*C(;?MNYVV3W>,BI'\OF:1FK"L3A;MH;Y%MP$3W M.UO]IFU,]S+W-FO7@?7WVB&&;.]G=3-Z="HFQ1)?ZJU/P+4$L#!!0 (-M .N,5UF_^LXEH00 *(3 8 =&UH8RTR,#(T,#DS,'AE>'@S,C(N:'1M MI5AM;^(X$/Y^OV*,ZKJM1")4&B@E5A*5:2[TBUT=^_3R20.6$WLG&W:[[5J52H<02C*>\]?@,.6J@O7\OE>W MF_1F(EKM]R)V 2S;J["=3NCZ[=U9W(IWFVU_1N+0:[3B9APU7*_3BO[R*JB* MRW,=I5<)W;NDC#L+:O8/FJU,=R]9I!>!Y[J_5>RZ_5XLN,;-)"KGE[F->Y8T MO= (.2=B2]Y;BD.1"!ELN/;3-1(G)BE+5L&'OF0D^5!5A"M'4'7X]&'T=3:/@U_[:?#WL8(IY4OJ]+@^'I M='0X&O2GH_$QG)R=3L[ZQU.8CM^HOUX'SFJ3VJ &D^' ^HSIY%;?]+?]"?0/ MQB? 3X<$[@+8$=-?=@?$A3(^&,.F??NP?#R?.^.OOPS^A/Y@:B>^ZCZ=S2N0<M]U>+#,UF/ZG>=N\$T'PP@!&'4'!.0\T$ATNF%Z_7%#XMB40LDQ6\';?;<*MY(R4*8I9@UUU[-Z'A4C+- MJ +"(QA>A0O"YV;_-&5*F>WQ:U9&V*YA025%EV]ZE$=5.E2%414&2PSS,^%'-MJUA3O%TP&L,AXX2'"*#*,XYB%)K8C9TBI"K@,\UBO,B64BT)TJ8%W*BX EE; M<284$HG,"$WEY>+3!8$]B=$S@BGRAE?)70%_5 ;B,DG-F:X,"]=L;Y%M-MP"SW6EO1]HK3ZJ1=IVQ!K+;,:)"MNUV3T(J2[.;X\M\05XQC7TG5]H,]31-4 MC?"IQ;XDDC#3U#))E>&L:L0D20#5J/$,&549DJBJ5BM>ES\:C)@U;3H.KEHF M.>4"FYC=4]UI#37X@7ZOR2RAI7@F9$2E@R@F)%,T*"^Z$5-90E8!XQ86J]0M MC,V$UB(- S.1W85I22)+B6+0YDHNOA*:FP^&&]=!'94[%^:.%=5U](\"L67-, MWJ-BM_8\&0Y[?O-9FM]R%@NBV6[]=+/-3]W=>EQ\TVS=XIMCC#0J3(R]2]-R MIZ #/L"KRSGG#63WW>9S$E\I0*W^3$.M< 3&?Q&?ABO4H[(!LQN2:BRI.6 M/A!^/LN]%(I2[!9'M-+.!4IX2_]=9U;S?97V=_;L\)S,7EB;OP CDJ86O06 MVWHRA% D+ *#?2==D? %^"7A7, ^O<&3!{(+"9QQ^X03//69F#7L(/C(A__& M?\7&]_YSO0CYNITF'AA6;KY3RH2R0U @:4),7MQ[RW3=9^PXEZKD!DVFZ6^ MK_*=%U/%;_Z.K&[?S?T+4$L!`A0#% @ ZXQ768<),T-WH@$ 8J(. ;$ M ( `1M:&,M.C R-# Y,S N:'1M4$L! A0#% @ MZXQ761'^MYT>$@ 9<<! ;$ (!J(\ `1M:&,M.C R-# Y M,S N>'-D4$L! A0#% @ ZXQ76?,A7!P3'@ ]Q,! !4 M ( !\!0! `1M:&,M.C R-# Y,S!?8V%/L+GAM;%!+ 0(4 Q0 (.N,5UG1 MAGV>5U<)$ P 5 " 3G3 0!T;6AC+3(P,C0P.3,P7Y1E M9BYX,6Q02P$"% ,4 " #KC%=9&UL4$L! A0#% @ ZXQ762F<.M6D$6F NM4& !4 (!01P# `1M:&,M.C R-# Y,S!?<')E M+GAM;%!+ 0(4 Q0 ( .N,5UEI8F9M\P< %8G 8 "`M 8JT P!T;6AC+3(P,C0P.3,P>&5X>#,Q,2YH=&U02P$"% ,4 " #KC%=9 M>,HQHND' !"]P & @ &SQ , =&UH8RTR,#(T,#DS,'AE M>'@S,3(N:'1M4$L! A0#% @ ZXQ76725G]N+! KQ$!@ M (!TL0# `1M:&,M.C R-# Y,S!X97AX,S(Q+FAT;5!+ 0(4 Q0 (M .N,5UF_^LXEH00 *(3 8 " 9/) P!T;6AC+3(P,C0P D.3,P>&5X>#,R.BYH=&U02P4& H "@"B @ :LX# end XML 87 tmhc-20240930_htm.xml IDEA: XBRL DOCUMENT 0001562476 2024-01-01 2024-09-30 0001562476 2024-10-23 0001562476 2024-09-30 0001562476 2023-12-31 0001562476 tmhc:HomeSalesMember 2024-07-01 2024-09-30 0001562476 tmhc:HomeSalesMember 2023-07-01 2023-09-30 0001562476 tmhc:HomeSalesMember 2024-01-01 2024-09-30 0001562476 tmhc:HomeSalesMember 2023-01-01 2023-09-30 0001562476 tmhc:LandSalesMember 2024-07-01 2024-09-30 0001562476 tmhc:LandSalesMember 2023-07-01 2023-09-30 0001562476 tmhc:LandSalesMember 2024-01-01 2024-09-30 0001562476 tmhc:LandSalesMember 2023-01-01 2023-09-30 0001562476 tmhc:FinancialServicesMember 2024-07-01 2024-09-30 0001562476 tmhc:FinancialServicesMember 2023-07-01 2023-09-30 0001562476 tmhc:FinancialServicesMember 2024-01-01 2024-09-30 0001562476 tmhc:FinancialServicesMember 2023-01-01 2023-09-30 0001562476 tmhc:AmenityMember 2024-07-01 2024-09-30 0001562476 tmhc:AmenityMember 2023-07-01 2023-09-30 0001562476 tmhc:AmenityMember 2024-01-01 2024-09-30 0001562476 tmhc:AmenityMember 2023-01-01 2023-09-30 0001562476 2024-07-01 2024-09-30 0001562476 2023-07-01 2023-09-30 0001562476 2024-01-01 2024-09-30 0001562476 2023-01-01 2023-09-30 0001562476 us-gaap:CommonStockMember 2024-06-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2024-06-30 0001562476 us-gaap:TreasuryStockCommonMember 2024-06-30 0001562476 us-gaap:RetainedEarningsMember 2024-06-30 0001562476 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2024-06-30 0001562476 us-gaap:NoncontrollingInterestMember 2024-06-30 0001562476 2024-06-30 0001562476 us-gaap:RetainedEarningsMember 2024-07-01 2024-09-30 0001562476 us-gaap:NoncontrollingInterestMember 2024-07-01 2024-09-30 0001562476 us-gaap:CommonStockMember 2024-07-01 2024-09-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2024-07-01 2024-09-30 0001562476 us-gaap:TreasuryStockCommonMember 2024-07-01 2024-09-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2024-09-30 0001562476 us-gaap:TreasuryStockCommonMember 2024-09-30 0001562476 us-gaap:RetainedEarningsMember 2024-09-30 0001562476 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2024-09-30 0001562476 us-gaap:NoncontrollingInterestMember 2024-09-30 0001562476 us-gaap:CommonStockMember 2023-06-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2023-06-30 0001562476 us-gaap:TreasuryStockCommonMember 2023-06-30 0001562476 us-gaap:RetainedEarningsMember 2023-06-30 0001562476 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2023-06-30 0001562476 us-gaap:NoncontrollingInterestMember 2023-06-30 0001562476 2023-06-30 0001562476 us-gaap:RetainedEarningsMember 2023-07-01 2023-09-30 0001562476 us-gaap:NoncontrollingInterestMember 2023-07-01 2023-09-30 0001562476 us-gaap:CommonStockMember 2023-07-01 2023-09-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2023-07-01 2023-09-30 0001562476 us-gaap:TreasuryStockCommonMember 2023-07-01 2023-09-30 0001562476 us-gaap:AdditionalPaidInCapitalMember 2023-09-30 0001562476 us-gaap:TreasuryStockCommonMember 2023-09-30 0001562476 us-gaap:RetainedEarningsMember 2023-09-30 0001562476 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2023-09-30 0001562476 us-gaap:NoncontrollingInterestMember 2023-09-30 0001562476 us-gaap:CommonStockMember 2023-12-31 0001562476 us-gaap:AdditionalPaidInCapitalMember 2023-12-31 0001562476 us-gaap:TreasuryStockCommonMember 2023-12-31 0001562476 us-gaap:RetainedEarningsMember 2023-12-*

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Scottsdale Road Suite 2000 85251 Scottsdale AZ 480 840-8100 Common Stock, $0.00001 par value TMHC NYSE Yes Yes Large Accelerated Filer false false false 103477894 256447000 798568000 846000 8531000 257293000 807099000 6265280000 5473828000 175245000 71618000 6440525000 5545446000 273967000 203217000 265356000 193344000 69083000 75203000 336051000 290925000 207595000 184518000 397061000 346192000 67825000 67825000 322483000 295121000 663197000 663197000 9300436000 8672087000 269300000 263481000 577501000 549074000 79426000 84999000 5528000 0 307510000 326087000 19241000 27440000 1470014000 1468695000 439878000 394943000 0 0 233331000 153464000 175245000 71618000 3576974000 3339801000 5723462000 5332286000 9300436000 8672087000 2029134000 1611883000 5585516000 5221225000 27820000 14291000 48279000 31439000 49654000 40045000 145529000 117108000 14234000 9326000 32323000 28194000 2120842000 1675545000 5811647000 5397966000 1525825000 1238999000 4231740000 3980749000 27010000 13572000 50915000 30620000 27304000 23128000 80553000 70618000 9634000 8128000 28237000 25010000 1589773000 1283827000 4391445000 4106997000 531069000 391718000 1420202000 1290969000 117714000 98797000 334270000 304591000 81627000 68994000 231970000 205904000 707000 1934000 6086000 7049000 -3379000 5782000 -7423000 12013000 3635000 -2968000 -3837000 -6683000 0 -269000 0 -269000 332691000 228406000 848788000 792584000 81219000 57960000 206241000 196005000 251472000 170446000 642547000 596579000 346000 -245000 1691000 235000 251126000 170691000 640856000 596344000 2.41 1.57 6.08 5.48 2.37 1.54 5.97 5.40 104132000 108837000 105359000 108827000 106089000 110622000 107361000 110536000 104425808 1000 3070721000 57407167 -1463616000 3900274000 896000 18266000 5526542000 251126000 346000 251472000 87624 1989000 1989000 1043479 1043479 61849000 61849000 5461000 5461000 153000 153000 103469953 1000 307817100 58450646 -1525465000 4151400000 896000 18459000 5723462000 2000000 50000000 109443784 1000 3051377000 51506248 -1140706000 3167268000 359000 17014000 5095313000 170691000 -245000 170446000 164510 3649000 3649000 2169657 2169657 100000000 100000000 5702000 5702000 107438637 1000 3060728000 53675905 -1240706000 3337959000 359000 16769000 5175110000 3700000 106917636 1000 3068597000 54211879 -1265097000 3510544000 896000 17345000 5332286000 640856000 1691000 642547000 791084 -7442000 -7442000 4238767 4238767 260368000 260368000 17016000 17016000 577000 577000 103469953 1000 307817100 58450646 -1525465000 4151400000 896000 18459000 5723462000 7500000 150000000 107995262 1000 3025489000 51396923 -1137138000 2741615000 359000 16533000 4646859000 596344000 235000 596579000 1722357 16733000 16733000 2278982 2278982 103568000 103568000 18506000 18506000 1000 1000 107438637 1000 3060728000 53675905 -1240706000 3337959000 359000 16769000 5175110000 26100000 642547000 596579000 6086000 7049000 17016000 18506000 0 -269000 11265000 7377000 31494000 23717000 16089000 19271000 2223000 2574000 8175000 0 2325000 11791000 6782000 0 871310000 87776000 183674000 -24081000 -18577000 -31548000 124383000 -27231000 5528000 0 -228170000 550561000 26270000 47042000 18599000 733000 74647000 47795000 -82318000 -94104000 0 2426000 52093000 18367000 100000000 0 100000000 0 2588250000 2203261000 2508383000 2317688000 0 350000000 -7442000 16733000 1382000 1313000 257691000 103568000 577000 0 -239318000 -568516000 -549806000 -112059000 807099000 726635000 257293000 614576000 188723000 154267000 -212527000 -126903000 103627000 -23548000 -2678000 0 BUSINESSDescription of the Business — Taylor Morrison Home Corporation ("TMHC"), through its subsidiaries (together with TMHC referred to herein as "we," "our," "the Company" and "us"), owns and operates a residential homebuilding business and is a land developer. We operate in the states of Arizona, California, Colorado, Florida, Georgia, Indiana, Nevada, North and South Carolina, Oregon, Texas, and Washington. We provide an assortment of homes across a wide range of price points to appeal to an array of consumer groups. We design, build and sell single and multi-family detached and attached homes in traditionally high growth markets for entry level, move-up, and resort-lifestyle buyers. We are the general contractors for all real estate projects and engage subcontractors for home construction and land development. Our homebuilding segments operate under various brand names including Taylor Morrison, Darling Homes Collection by Taylor Morrison, and Esplanade. We also have a "Build-to-Rent" homebuilding business which operates under the Yardly brand name. In addition, we develop and construct multi-use properties consisting of commercial space, retail, and multi-family properties under the Urban Form brand. We also have operations which provide financial services to customers through our wholly owned mortgage subsidiary, Taylor Morrison Home Funding, Inc. ("TMHF"), title services through our wholly owned title services subsidiary, Inspired Title Services, LLC ("Inspired Title"), and homeowner's insurance policies through our insurance agency, Taylor Morrison Insurance Services, LLC ("TMIS"). Our business is organized into multiple homebuilding operating components, and a financial services component, all of which are managed as four reportable segments: East, Central, West, and Financial Services. 4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES Basis of Presentation and Consolidation — The accompanying unaudited Condensed consolidated financial statements have been prepared in accordance with generally accepted accounting principles in the United States ("GAAP") for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. The information included in this Quarterly Report on Form 10-Q should be read in conjunction with the Consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K for the year ended December 31, 2023 (the "Annual Report"). In the opinion of management, the accompanying unaudited Condensed consolidated financial statements include all normal and recurring adjustments that are considered necessary for the fair presentation of our results for the interim periods presented. Results for interim periods are not necessarily indicative of results to be expected for a full fiscal year. Joint Ventures — We consolidate certain joint ventures in accordance with Accounting Standards Codification ("ASC") Topic 810, Consolidation. The income/loss from the percentage of the joint venture not owned by us is presented as "Net (income)/loss attributable to non-controlling interests" on the unaudited Condensed consolidated statement of operations. The equity from the percentage of the joint ventures not owned by us is presented as "Non-controlling interests" on the unaudited Condensed consolidated statement of stockholders' equity. The balance of non-controlling interests will fluctuate from period to period as a result of activities within the respective joint ventures which may include the allocation of income or losses and distributions or contributions associated with the partners within the joint venture. Use of Estimates — The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions that affect the amounts reported in the unaudited Condensed consolidated financial statements and accompanying notes. Significant estimates include real estate development costs to complete, valuation of real estate, valuation of goodwill, valuation of estimated development liabilities, valuation of equity awards, valuation allowance on deferred tax assets, and reserves for warranty and self-insured risks. Actual results could differ from those estimates. Real Estate Inventory — Inventory consists of raw land, land under development, homes under construction, completed homes, and model homes, all of which are stated at cost. In addition to direct carrying costs, we also capitalize interest, real estate taxes, and related development costs that benefit the entire community, such as field construction supervision and related direct overhead. Home vertical construction costs are accumulated and charged to Cost of home closings at the time of home closing using the specific identification method. Land acquisition, development, interest, and real estate taxes are allocated generally using the relative sales value method. Generally, all overhead costs relating to purchasing, vertical construction, and construction utilities are considered overhead costs and allocated on a per unit basis. These costs are capitalized to inventory from the point development begins to the point construction is completed. Changes in estimated costs to be incurred in a community are generally allocated to the remaining lots on a prospective basis. The life cycle of a typical community generally ranges from two to five years, commencing with the acquisition of unentitled or entitled land, continuing through the land development phase and concluding with the sale, construction and delivery of homes. Actual community duration will vary based on the size of the community, the sales absorption rate and whether we purchased the property as raw land or as finished lots. We capitalize qualifying interest costs to inventory during the development and construction periods. Capitalized interest is charged to Cost of home closings when the related inventory is charged to Cost of home closings. We assess the recoverability of our inventory in accordance with the provisions of ASC Topic 360, Property, Plant, and Equipment ("Topic 360"). We review our real estate inventory for indicators of impairment on a community-level basis during each reporting period. If indicators of impairment are present for a community, an undiscounted cash flow analysis is generally prepared in order to determine if the carrying value of the assets in that community exceeds the estimated undiscounted cash flows. Generally, if the carrying value of the assets exceeds their estimated undiscounted cash flows, the assets are potentially impaired, requiring a fair value analysis. Our determination of fair value is primarily based on a discounted cash flow model which includes projections and estimates relating to sales prices, construction costs, sales pace, and other factors. However, fair value can be determined through other methods, such as appraisals, contractual purchase offers, and other third party opinions of value. Changes in these projections and estimates may lead to a change in the outcome of our impairment analysis, and actual results may also differ from our assumptions. For the three months ended September 30, 2024, there was no inventory impairment recorded. For the nine months ended September 30, 2024, we recorded $2.3 million of inventory impairment relating to one of our

communities in our East reporting segment. For the three and nine months ended September 30, 2023, we recorded $11.8 million of impairment charges relating to one of our communities in our West reporting segment. Inventory impairments are recorded to Cost of home closings on the unaudited Condensed consolidated statements of operations.

In certain cases, we may elect to cease development and/or marketing of an existing community if we believe the economic performance of the community would be maximized by deferring development for a period of time to allow for market conditions to improve. We refer to such communities as long-term strategic assets. The decision may be based on financial and/or operational metrics as determined by us. For those communities that have been temporarily closed or development has been discontinued, we do not allocate interest or other costs to the community's inventory until activity resumes. Such costs are expensed as incurred. In addition, if we decide to cease development, we will evaluate the project for impairment and then cease future development and marketing activity until such a time when we believe that market conditions have improved and economic performance can be maximized. Our assessment of the carrying value of our long-term strategic assets typically includes estimates of future performance, including the timing of when development will recommence, the type of product to be offered, and the margin to be realized. In the future, some of these inactive communities may be re-opened while others may be sold. As of September 30, 2024 and December 31, 2023, we had no long-term strategic assets.

Land banking arrangements — We have land purchase agreements with various land sellers. As a method of acquiring land in staged takedowns, while limiting risk and minimizing the immediate use of funds from our available cash or other financing sources, we transfer our right under certain specific performance agreements to entities owned by third parties ("land banking arrangements"). These entities use equity contributions from their owners and/or incur debt to finance the acquisition and development of the land. We incur interest expense on these arrangements. Interest is based on remaining lots to be purchased and is capitalized for the percentage of lots in each project actively under development, with the remainder expensed and included in Interest expense/(income), net on the unaudited Condensed consolidated statements of operations. The entities grant us an option to acquire lots in staged takedowns. In consideration for this option, we make a non-significant and non-refundable cash deposit. We are not legally obligated to purchase the lots, but would forfeit any existing deposits and could be subject to financial and other penalties if the lots were not purchased. We do not have an ownership interest in these entities or title to their assets and do not guarantee their liabilities. As such, these entities are not consolidated. These land banking arrangements help us manage the financial and market risk associated with land holdings which are not included in the unaudited Condensed consolidated balance sheets.

As of September 30, 2024 and December 31, 2023, we had the right to purchase 5,822 lots and 5,818 lots under such land agreements for an aggregate purchase price of $968.4 million and $822.1 million, respectively. We are not legally obligated to purchase the balance of the lots. As of September 30, 2024 and December 31, 2023, our exposure to loss related to deposits on land banking arrangements totaled $127.4 million and $129.2 million, respectively.

<table>
<tr><td></td><td></td><td>

style:italic;font-weight:700;line-height:120%">Home and land closings revenue Under Topic 606, the following steps are applied to determine home closings revenue and land closings revenue recognition: (1) identify the contract(s) with our customer; (2) identify the performance obligations in the contract; (3) determine the transaction price; (4) allocate the transaction price to the performance obligations in the contract; and (5) recognize revenue when (or as) the performance obligation(s) are satisfied. Our home sales transactions, have one contract, with one performance obligation, with each customer to build and deliver the home purchased (or develop and deliver land). Based on the application of the five steps, the following summarizes the timing and manner of home and land closings revenue: •Revenue from closings of residential real estate is recognized when the buyer has made the required minimum down payment, obtained necessary financing, the risks and rewards of ownership are transferred to the buyer, and we have no continuing involvement with the property, which is generally upon the close of escrow. Revenue is reported net of any discounts and incentives. •Revenue from land sales is recognized when a significant down payment is received, title passes and collectability of the receivable, if any, is reasonably assured, and we have no continuing involvement with the property, which is generally upon the close of escrow. Amenity and other revenue We own and operate certain amenities such as golf courses, clubhouses, and fitness centers, pursuant to which we provide club members with access to the facilities in exchange for the payment of club dues. We collect club dues and other fees from club members, which are invoiced on a monthly basis. Revenue from our golf club operations is also included in amenity and other revenue. Amenity and other revenue also includes revenue from the sale of assets from our Urban Form operations and Build-to-Rent operations. Financial services revenue Mortgage operations and hedging activity related to financial services are not within the scope of Topic 606. Loan origination fees (including title fees, points, and closing costs) are recognized at the time the related real estate transactions are completed, which is usually upon the close of escrow. Generally, loans TMHF originates are sold to third party investors within a short period of time, on a non-recourse basis. Gains and losses from the sale of mortgages are recognized in accordance with ASC Topic 860-20, Sales of Financial Assets. TMHF does not have continuing involvement with the transferred assets; therefore, we derecognize the mortgage loans at time of sale, based on the difference between the selling price and carrying value of the related loans upon sale, recording a gain/loss on sale in the period of sale. Also included in Financial services revenue/expenses is the realized and unrealized gains and losses from hedging instruments. ASC Topic 815-25, Derivatives and Hedging, requires that all hedging instruments be recognized as assets or liabilities on the balance sheet at their fair value. We do not meet the criteria for hedge accounting; therefore, we account for these instruments as free-standing derivatives, with changes in fair value recognized in Financial services revenue/expenses on the unaudited Condensed consolidated statements of operations in the period in which they occur. Recently Issued Accounting Pronouncements In November 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures, which is intended to improve reportable segment disclosure requirements primarily through enhanced disclosures about significant segment expenses. ASU 2023-07 requires all public entities to report segment information in accordance with Topic 280. The guidance will be effective for the annual reporting period ending December 31, 2024 but entities may early adopt. We do not believe the adoption of ASU 2023-07 will have a material impact on our consolidated financial statements and disclosures.
 In December 2023, the FASB issued ASU 2023-09, Improvements to Income Tax Disclosures, which establishes new income tax disclosure requirements. Under the new guidance, entities must consistently categorize and provide greater disaggregation of information in the rate reconciliation and income taxes paid by jurisdiction. This ASU can be applied prospectively or retrospectively and is effective for the annual reporting period beginning January 1, 2025. We are currently evaluating ASU 2023-09 and do not expect it to have a material effect on our consolidated financial statements and disclosures. Basis of Presentation and Consolidation — The accompanying unaudited Condensed consolidated financial statements have been prepared in accordance with generally accepted accounting principles in the United States ("GAAP") for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. The information included in this Quarterly Report on Form 10-Q should be read in conjunction with the Consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K for the year ended December 31, 2023 (the "Annual Report"). In the opinion of management, the accompanying unaudited Condensed consolidated financial statements include all normal and recurring adjustments that are considered necessary for the fair presentation of our results for the interim periods presented. Results for interim periods are not necessarily indicative of results to be expected for a full fiscal year. Joint Ventures — We consolidate certain joint ventures in accordance with Accounting Standards Codification ("ASC") Topic 810, Consolidation. The income/loss from the percentage of the joint venture not owned by us is presented as "Net (income)/loss attributable to non-controlling interests" on the unaudited Condensed consolidated statement of operations. The equity from the percentage of the joint ventures not owned by us is presented as "Non-controlling interests" on the unaudited Condensed consolidated statement of stockholders' equity. The balance of non-controlling interests will fluctuate from period to period as a result of activities within the respective joint ventures which may include the allocation of income or losses and distributions or contributions associated with the partners within the joint venture. Use of Estimates — The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions that affect the amounts reported in the unaudited Condensed consolidated financial statements and accompanying notes. Significant estimates include real estate development costs to complete, valuation of real estate, valuation of goodwill, valuation of estimated development liabilities, valuation of equity awards, valuation allowance on deferred tax assets, and reserves for warranty and self-insured risks. Actual results could differ from those estimates. Real Estate Inventory — Inventory consists of raw land, land under development, homes under construction, completed homes, and model homes, all of which are stated at cost. In addition to direct carrying costs, we also capitalize interest, real estate taxes, and related development costs that benefit the entire community, such as field construction supervision and related direct overhead. Home vertical construction costs are accumulated and charged to Cost of home closings at the time of home closing using the specific identification method. Land acquisition, development, interest, and real estate taxes are allocated generally using the relative sales value method. Generally, all overhead costs relating to purchasing, vertical construction, and construction utilities are considered overhead costs and allocated on a per unit basis. These costs are capitalized to inventory from the point development begins to the point construction is completed. Changes in estimated costs to be incurred in a community are generally allocated to the remaining lots on a prospective basis. The life cycle of a typical community generally ranges from two to five years, commencing with the acquisition of unentitled or entitled land, continuing through the land development phase and concluding with the sale, construction and delivery of homes. Actual community duration will vary based on the size of the community, the sales absorption rate and whether we purchased the property as raw land or as finished lots. We capitalize qualifying interest costs to inventory during the development and construction periods. Capitalized interest is charged to Cost of home closings when the related inventory is charged to Cost of home closings. We assess the recoverability of our inventory in accordance with the provisions of ASC Topic 360, Property, Plant, and Equipment ("Topic 360"). We review our real estate inventory for indicators of impairment on a community-level basis during each reporting period. If indicators of impairment are present for a community, an undiscounted cash flow analysis is generally prepared in order to determine if the carrying value of the assets in that community exceeds the estimated undiscounted cash flows. Generally, if the carrying value of the assets exceeds their estimated undiscounted cash flows, the assets are potentially impaired, requiring a fair value analysis. Our determination of fair value is primarily based on a discounted cash flow model which includes projections and estimates relating to sales prices, construction costs, sales pace, and other factors. However, fair value can be determined through other methods, such as appraisals, contractual purchase offers, and other third party opinions of value. Changes in these projections and estimates may lead to a change in the outcome of our impairment analysis, and actual results may also differ from our assumptions. For the three months ended September 30, 2024, there was no inventory impairment recorded. For the nine months ended September 30, 2024, we recorded $2.3 million of inventory impairment relating to one of our communities in our East reporting segment. For the three and nine months ended September 30, 2023, we recorded $11.8 million of impairment charges relating to one of our communities in our West reporting segment. Inventory impairments are recorded to Cost of home closings on the unaudited Condensed consolidated statements of operations. In certain cases, we may elect to cease development and/or marketing of an existing community if we believe the economic performance of the community would be maximized by deferring development for a period of time to allow for market conditions to improve. We refer to such communities as long-term strategic assets. The decision may be based on financial and/or operational metrics as determined by us. For those communities that have been temporarily closed or development has been discontinued, we do not allocate interest or other costs to the community's inventory until activity resumes. Such costs are expensed as incurred. In addition, if we decide to cease development, we will evaluate the project for impairment and then cease future development and marketing activity until such a time when we believe that market conditions have improved and economic performance can be maximized. Our assessment of the carrying value of our long-term strategic assets typically includes estimates of future performance, including the timing of when development will recommence, the type of product to be offered, and the margin to be realized. In the future, some of these inactive communities may be re-opened while others may be sold. As of September 30, 2024 and December 31, 2023, we had no long-term strategic assets. Land banking arrangements — We have land purchase agreements with various land sellers. As a method of acquiring land in staged takedowns, while limiting risk and minimizing the immediate use of funds from our available cash or other financing sources, we transfer our right under certain specific performance agreements to entities owned by third parties ("land

banking arrangements"). These entities use equity contributions from their owners and/or incur debt to finance the acquisition and development of the land. We incur interest expense on these arrangements. Interest is based on remaining lots to be purchased and is capitalized for the percentage of lots in each project actively under development, with the remainder expensed and included in Interest expense/(income), net on the unaudited Condensed consolidated statements of operations. The entities grant us an option to acquire lots in staged takedowns. In consideration for this option, we make a non-significant and non-refundable cash deposit. We are not legally obligated to purchase the lots, but would forfeit any existing deposits and could be subject to financial and other penalties if the lots were not purchased. We do not have an ownership interest in these entities or title to their assets and do not guarantee their liabilities. As such, these entities are not consolidated. These land banking arrangements help us manage the financial and market risk associated with land holdings which are not included in the unaudited Condensed consolidated balance sheets. As of September 30, 2024 and December 31, 2023, we had the right to purchase 5,822 lots and 5,818 lots under such land agreements for an aggregate purchase price of $968.4 million and $822.1 million, respectively. We are not legally obligated to purchase the balance of the lots. As of September 30, 2024 and December 31, 2023, our exposure to loss related to deposits on land banking arrangements totaled $127.4 million and $129.2 million, respectively. We believe there are other land bank providers that could be substituted should our existing providers become unavailable or non-competitive with respect to land banking of future land. Therefore, we do not believe that the loss of our relationship with our current land bank providers would have a material adverse effect on our business, financial condition, or cash flows. P5Y 0 2300000 11800000 11800000 5822 5818 968400000 822100000 127400000 129200000 Assets Held for Sale Real estate and inventory assets are considered held for sale once it is determined all criteria in accordance with Topic 360 have been met. The criteria includes the following considerations: (i) whether the company is committed to a plan to sell, (ii) whether the asset is available for immediate sale in the asset's present condition, (iii) whether an active program to locate a buyer and other actions required to complete the plan to sell have been initiated, (iv) whether the sale of the asset is probable (i.e., likely to occur) and the transfer is expected to qualify for recognition as a completed sale within one year, (v) whether the long-lived asset or disposal group is being actively marketed for sale at a price that is reasonable in relation to its current fair value, and (vi) whether actions necessary to complete the plan indicate that it is unlikely significant changes to the plan will be made and that the plan will be withdrawn. Real estate and inventory assets held for sale are reported at the lower of carrying value or estimated fair value, less estimated costs to sell. The estimated fair value is generally based on a sales listing agreement, purchase and sales agreement, letter of intent, broker price opinion, recent offers received, prices for assets in recent comparable sales transactions, or other third-party estimate. Impairment loss on real estate or inventory assets held for sale is recognized when the carrying value is greater than the fair value less estimated costs to sell, which is based on the estimated sales price of the property. In the event an asset classified as held for sale no longer meets the criteria for held for sale classification the asset is reclassified as held for use at the lower of the fair value or the depreciated basis as if the asset had continued to be used. Inventory Assets Held for Sale - In some locations where we act as a developer, we occasionally purchase land that includes commercially zoned parcels or areas designated for school or government use, which we typically sell to commercial developers or municipalities, as applicable. We also sell residential lots or land parcels to manage our land and lot supply on larger tracts of land. For the three months ended September 30, 2024, we did not record any fair value adjustments for land held for sale. For the nine months ended September 30, 2024, we recorded $6.8 million of fair value adjustments for land held for sale in our West reporting segment. For the three and nine months ended September 30, 2023, we had no such charges. Adjustments for land held for sale are recorded within Cost of land closings on the unaudited Condensed consolidated statements of operations. Real Estate Assets Held for Sale - During the three months ended September 30, 2024, we entered into an exclusive listing agreement for one Build-To-Rent asset in Texas and one Build-To-Rent asset in Arizona. As of September 30, 2024, we determined these two Build-To-Rent assets, which are in our Corporate and Unallocated operating and reporting segment, to be classified as held for sale based on the criteria above. We expect both sales to occur during the fourth quarter of 2024. The carrying amounts for these Build-To-Rent assets are $38.6 million and $41.6 million, respectively and are included in property and equipment, net on the unaudited Condensed consolidated balance sheets. As the fair value is greater than the carrying value for each asset, no adjustment to fair value was recorded. There were no assets classified as held for sale as of December 31, 2023. 6800000 1 1 2 38600000 41600000 0 Investments in Consolidated and Unconsolidated Entities Consolidated Entities — In the ordinary course of business, we enter into land purchase contracts, lot option contracts and land banking arrangements in order to procure land or lots for the construction of homes. Such contracts enable us to control significant lot positions with a minimal initial capital investment and substantially reduce the risk associated with land ownership and development. In accordance with ASC Topic 810, Consolidation, when we enter into agreements to acquire land or lots and pay a non-refundable deposit, we evaluate if a Variable Interest Entity ("VIE") should be created if we are deemed to have provided subordinated financial support that will absorb some or all of an entity's expected losses if they occur. If we are the primary beneficiary of the VIE, we consolidate the VIE and reflect such assets and liabilities as Consolidated real estate not owned and Liabilities attributable to consolidated real estate not owned, respectively, in the unaudited Condensed consolidated balance sheets. Unconsolidated Joint Ventures — We use the equity method of accounting for entities which we exercise significant influence but do not have a controlling interest over the operating and financial policies of the investee. For unconsolidated entities in which we function as the managing member, we have evaluated the rights held by our joint venture partners and determined that the partners have substantive participating rights that preclude the presumption of control. Our share of net earnings or losses is included in Net income from unconsolidated entities on the unaudited Condensed consolidated statements of operations when earned and distributions are credited against our Investments in unconsolidated entities on the unaudited Condensed consolidated balance sheets when received. We evaluate our investments in unconsolidated entities for indicators of impairment semi-annually. A series of operating losses of an investee or other factors may indicate that a decrease in value of our investment in the unconsolidated entity has occurred which is other-than-temporary. The amount of impairment recognized, if any, is the excess of the investment's carrying amount over its estimated fair value. Additionally, we consider various qualitative factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include age of the venture, stage in its life cycle, intent and ability for us to recover our investment in the entity, financial condition and long-term prospects of the entity, short-term liquidity needs of the unconsolidated entity, trends in the general economic environment of the land, entitlement status of the land held by the unconsolidated entity, overall projected returns on investment, defaults under contracts with third parties (including bank debt), recoverability of the investment through future cash flows and relationships among the entity's partners. If we believe that the decline in the fair value of the investment is temporary, then no impairment is recorded. 0 0 0 0 Treasury Stock — We account for treasury stock, including the shares repurchased as part of our Accelerated Share Repurchase ("ASR") programs, in accordance with ASC Topic 505-30, Equity—Treasury Stock. Repurchased shares are reflected as a reduction in stockholders' equity. Refer to Note 10 - Stockholders' Equity for additional discussion regarding ASR programs. Revenue Recognition — Revenue is recognized in accordance with ASC Topic 606, Revenue from Contracts with Customers ("Topic 606"). The standard's core principle requires an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. Home and land closings revenue Under Topic 606, the following steps are applied to determine home closings revenue and land closings revenue recognition: (1) identify the contract(s) with our customer; (2) identify the performance obligations in the contract; (3) determine the transaction price; (4) allocate the transaction price to the performance obligations in the contract; and (5) recognize revenue when (or as) the performance obligation(s) are satisfied. Our home sales transactions, have one contract, with one performance obligation, with each customer to build and deliver the home purchased (or develop and deliver land). Based on the application of the five steps, the following summarizes the timing and manner of home and land closings revenue: •Revenue from closings of residential real estate is recognized when the buyer has made the required minimum down payment, obtained necessary financing, the risks and rewards of ownership are transferred to the buyer, and we have no continuing involvement with the property, which is generally upon the close of escrow. Revenue is reported net of any discounts and incentives. •Revenue from land sales is recognized when a significant down payment is received, title passes and collectability of the receivable, if any, is reasonably assured, and we have no continuing involvement with the property, which is generally upon the close of escrow. Amenity and other revenue We own and operate certain amenities such as golf courses, clubhouses, and fitness centers, pursuant to which we provide club members with access to the facilities in exchange for the payment of club dues. We collect club dues and other fees from club members, which are invoiced on a monthly basis. Revenue from our golf club operations is also included in amenity and other revenue. Amenity and other revenue also includes revenue from the sale of assets from our Urban Form operations and Build-to-Rent operations. Financial services revenue Mortgage operations and hedging activity related to financial services are not within the scope of Topic 606. Loan origination fees (including title fees, points, and closing costs) are recognized at the time the related real estate transactions are completed, which is usually upon the close of escrow. Generally, loans TMHF originates are sold to third party investors within a short period of time, on a non-recourse basis. Gains and losses from the sale of mortgages are recognized in accordance with ASC Topic 860-20, Sales of Financial Assets. TMHF does not have continuing involvement with the transferred assets; therefore, we derecognize the mortgage loans at time of sale, based on the difference between the selling price and carrying value of the related loans upon sale, recording a gain/loss on sale in the period of sale. Also included in Financial services revenue/expenses is the realized and unrealized gains and losses from hedging instruments. ASC Topic 815-25, Derivatives and

*Hedging, requires that all hedging instruments be recognized as assets or liabilities on the balance sheet at their fair value. We do not meet the criteria for hedge accounting; therefore, we account for these instruments as free-standing derivatives, with changes in fair value recognized in Financial services revenue/expenses on the unaudited Condensed consolidated statements of operations in the period in which they occur. Recently Issued Accounting Pronouncements In November 2023, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures, which is intended to improve reportable segment disclosure requirements primarily through enhanced disclosures about significant segment expenses. ASU 2023-07 requires all public entities to report segment information in accordance with Topic 280. The guidance will be effective for the annual reporting period ending December 31, 2024 but entities may early adopt. We do not believe the adoption of ASU 2023-07 will have a material impact on our consolidated financial statements and disclosures.
 In December 2023, the FASB issued ASU 2023-09, Improvements to Income Tax Disclosures, which establishes new income tax disclosure requirements. Under the new guidance, entities must consistently categorize and provide greater disaggregation of information in the rate reconciliation and income taxes paid by jurisdiction. This ASU can be applied prospectively or retrospectively and is effective for the annual reporting period beginning January 1, 2025. We are currently evaluating ASU 2023-09 and do not expect it to have a material effect on our consolidated financial statements and disclosures. EARNINGS PER SHARE Basic earnings per common share is computed by dividing net income available to TMHC by the weighted average number of shares of Common Stock (as defined in Note 10) outstanding during the period. Diluted earnings per share gives effect to the potential dilution that could occur if all outstanding dilutive equity awards to issue shares of Common Stock were exercised or settled. The following is a summary of the components of basic and diluted earnings per share (in thousands, except per share amounts): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:48.596%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Numerator:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Net income </td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">251,126 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">170,691 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">640,856 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">596,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average shares – basic</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">104,132 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">108,837 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">105,359 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">108,827 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Restricted stock units</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">877 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">940 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">970 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">895 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Stock Options</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,080 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">845 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,032 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">814 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average shares – diluted</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,089 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">110,622 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">107,361 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">110,536 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share – basic</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> <span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-*

weight:400;line-height:120%">Net income </td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">2,41 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1,57 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">6,08 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5,48 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - diluted:</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Net income </td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">2,37 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1,54 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5,97 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5,40 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> The above calculations of weighted average shares exclude 128,700 and 113,664 of anti-dilutive stock options and unvested performance and non-performance restricted stock units ("RSUs") for the three and nine months ended September 30, 2024, respectively, and 353,947 and 282,124 of anti-dilutive stock options and RSUs for the three and nine months ended September 30, 2023, respectively. In addition, 145,201 shares relating to our ASR (refer to Note 10 - Stockholders' Equity) were also anti-dilutive and excluded from the above for the three and nine months ended September 30, 2024, respectively. There were no ASR transactions in 2023. The following is a summary of the components of basic and diluted earnings per share (in thousands, except per share amounts): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:48.596%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.023%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Numerator:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Net income </td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">251,126 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">170,691 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">640,856 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">596,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average shares - basic</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">104,132 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">108,837 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">105,359 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">108,827 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Restricted stock units</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">877 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">940 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">970 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">895 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Stock Options</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,080 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">845 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,032 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-

color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">814 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted average shares – diluted</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,089 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">110,622 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">107,361 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">110,536 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - basic.</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Net income </td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">2.41 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1.57 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">6.08 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5.48 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Earnings per common share - diluted.</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Net income </td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">2.37 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1.54 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5.97 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">5.40 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 251126000 170691000 640856000 596344000 104132000 108837000 105359000 108827000 877000 940000 970000 895000 1080000 845000 1032000 814000 106089000 110622000 107361000 110536000 2.41 1.57 6.08 5.48 2.37 1.54 5.97 5.40 128700 113664 353947 282124 145201 145201 0 0 REAL ESTATE INVENTORY Inventory consists of the following: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31,
2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate developed and under development</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,342,785 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,855,534 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Real estate held for development or held for sale (1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">49,753 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">29,317 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total land inventory</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,392,538 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,884,851 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Operating communities (2) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,705,198 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,414,528 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Capitalized interest</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">167,544 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">174,449 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned inventory</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,265,280 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,473,828 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Consolidated real estate not owned</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-

align:bottom">175,245 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">71,618 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventory</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,440,525 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,545,446 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Real estate held for development or held for sale includes properties which are not in active production. (2) Operating communities consist of all vertical construction costs relating to homes in progress and completed homes. We have land option purchase contracts, land banking arrangements and other controlled lot agreements. We do not have title to the properties, and the property owner and its creditors generally only have recourse against us in the form of retaining any non-refundable deposits. We are also not legally obligated to purchase the balance of the lots. Deposits related to these lots are capitalized when paid and classified as Land deposits until the associated property is purchased. A summary of owned and controlled lots is as follows: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Owned lots:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Undeveloped</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,726 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,418 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Under development</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,971 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,848 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Finished</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,239 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,811 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned lots</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,936 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,077 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Controlled lots:</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Land option purchase contracts</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10,028 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,621 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Land banking arrangements</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,822 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,818 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Other controlled lots(1) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">32,793 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">23,846 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total controlled lots</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">48,643 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">38,285 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned and controlled lots</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">83,579 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,362 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Homes in inventory</td><td colspan="2" style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,490 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,867 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Other controlled lots include single transaction take-downs and lots from our portion of unconsolidated JVs.
 Lots which represent homes in progress and completed homes have been excluded from total owned lots. Controlled lots represent lots in which we have a contractual right to acquire real property, generally through an option contract, land banking arrangement, or a land deposit paid to a seller. Homes in inventory include any lots which have commenced vertical construction.
 Capitalized Interest — Interest capitalized, incurred and amortized is as follows (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:98.636%"><tr><td style="width:1.0%"></td><td style="width:44.522%"></td><td

style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.264%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.956%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.956%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.960%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest capitalized - beginning of period</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">172,263 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">191,304 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">174,449 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">190,123 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest incurred and capitalized(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,345 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,270 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75,087 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,452 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest amortized to cost of home closings</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(30,064)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(32,377)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(81,992)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(97,378)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest capitalized - end of period</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">167,544 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">187,197 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">167,544 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">187,197 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Excludes Interest expense/(income), net on the unaudited Condensed consolidated statements of operations as such amounts are not capitalizable. Inventory consists of the following: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31,
2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate developed and under development</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,342,785 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,855,534 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Real estate held for development or held for sale(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">49,753 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">29,317 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total land inventory</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,392,538 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,884,851 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-

color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Operating communities (2) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,705,198 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,414,528 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Capitalized interest</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">167,544 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">174,449 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned inventory</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,265,280 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,473,828 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Consolidated real estate not owned</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">175,245 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">71,618 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventory</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,440,525 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,545,446 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Real estate held for development or held for sale includes properties which are not in active production. (2) Operating communities consist of all vertical construction costs relating to homes in progress and completed homes. 4342785000 3855534000 49753000 29317000 4392538000 3884851000 1705198000 1414528000 167544000 174449000 6265280000 5473828000 175245000 71618000 6440525000 5545446000 A summary of owned and controlled lots is as follows: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Owned lots:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Undeveloped</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,726 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,418 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Under development</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,971 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,848 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Finished</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,239 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,811 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned lots</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,936 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">34,077 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Controlled lots:</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Land option purchase contracts</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10,028 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,621 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Land banking arrangements</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,822 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,818 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Other controlled lots(1) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">32,793 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">23,846 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total controlled lots</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">48,643 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">38,285 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owned and controlled lots</td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">83,579 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-

top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,362 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Homes in inventory</td><td colspan="2" style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,490 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,867 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Other controlled lots include single transaction take-downs and lots from our portion of unconsolidated JVs. 13726 13418 9971 8848 11239 11811 34936 34077 10028 8621 5822 5818 32793 23846 48643 38285 83579 72362 8490 7867 Interest capitalized, incurred and amortized is as follows (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:98.636%"><tr><td style="width:1.0%"></td><td style="width:44.522%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.264%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.956%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.956%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.414%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.960%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest capitalized - beginning of period</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">172,263 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">191,304 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">174,449 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">190,123 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest incurred and capitalized(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,345 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,270 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75,087 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,452 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest amortized to cost of home closings</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(30,064)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(32,377)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(81,992)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(97,378)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest capitalized - end of period</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">167,544 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">187,197 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Excludes Interest expense/(income), net on the unaudited Condensed consolidated statements of operations as such amounts are not capitalizable. 172263000 191304000 174449000 190123000 25345000 28270000 75087000 94452000 30064000 32377000 81992000 97378000 167544000 187197000 167544000 187197000 INVESTMENTS IN CONSOLIDATED AND UNCONSOLIDATED ENTITIES Unconsolidated Entities Summarized, unaudited condensed combined financial information of unconsolidated entities that are accounted for by the equity method are as follows (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31,
2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Assets:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Real estate inventory</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1,232,415 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-

align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">952,223 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">198,446 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">182,517 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,430,861 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,134,740 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Liabilities and owners' equity:</td><td colspan="3" style="background-color:#cff0fc;border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Debt</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">469,811 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">317,224 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Other liabilities</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,963 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">50,739 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total liabilities</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">542,774 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">367,963 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Owners' equity:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">TMHC</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">397,061 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">346,192 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Others</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">491,026 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">420,585 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owners' equity</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">888,087 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">766,777 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total liabilities and owners' equity</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,430,861 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,134,740 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">65,075 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">44,010 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">228,227 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-

color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">95,647 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Costs and expenses</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(63,094)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(37,810)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(212,450)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(76,575)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Net income</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,981 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,200 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">15,777 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">19,072 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">TMHC's share in net income of unconsolidated entities</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">707 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">1,934 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">6,086 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">7,049 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Distributions to TMHC from unconsolidated entities</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">14,837 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">2,226 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">29,864 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">8,110 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Consolidated Entities As of September 30, 2024, assets of consolidated joint ventures totaled $256.5 million, of which $19.6 million was cash and cash equivalents, $74.0 million was owned real estate inventory, and $119.2 million was property and equipment, net (primarily related to Urban Form). The majority of this property and equipment balance is held for investment as of September 30, 2024. As of December 31, 2023, the assets of consolidated joint ventures totaled $265.2 million, of which $29.8 million was cash and cash equivalents, $70.2 million was owned real estate inventory, and $121.3 million was property and equipment, net (primarily related to Urban Form). The liabilities of the consolidated joint ventures totaled $79.9 million and $133.8 million as of September 30, 2024 and December 31, 2023, respectively, and were primarily comprised of loans payable and other borrowings, accounts payable and accrued expenses and other liabilities. <div style="margin-top:10pt">Summarized, unaudited condensed combined financial information of unconsolidated entities that are accounted for by the equity method are as follows (in thousands):</div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:71.930%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.083%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,
2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31,
2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Assets:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Real estate inventory</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">1,232,415 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">952,223 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">198,446 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">182,517 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,430,861 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-

color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,134,740 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Liabilities and owners' equity:</td><td colspan="3" style="background-color:#cff0fc;border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:3pt double #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Debt</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">469,811 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">317,224 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Other liabilities</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">72,963 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">50,739 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total liabilities</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">542,774 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">367,963 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Owners' equity:</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">TMHC</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">397,061 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">346,192 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt 2px 10pt;text-align:left;vertical-align:bottom">Others</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">491,026 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">420,585 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total owners' equity</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">888,087 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">766,777 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total liabilities and owners' equity</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,430,861 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,134,740 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">65,075 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">44,010 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">228,227 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">95,647 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Costs and expenses</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(63,094)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(37,810)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(212,450)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(76,575)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Net income</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-

align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,981 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,200 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">15,777 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">19,072 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">TMHC's share in net income of unconsolidated entities</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">707 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">1,934 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">6,086 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">7,049 </td><td style="background-color:#ffffff;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Distributions to TMHC from unconsolidated entities</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">14,837 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">2,226 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">29,864 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 0;text-align:right;vertical-align:bottom">8,110 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:3pt double #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> *1232415000 952223000 198446000 182517000 1430861000 1134740000 469811000 317224000 72963000 50739000 542774000 367963000 397061000 346192000 491026000 420585000 888087000 766777000 1430861000 1134740000 65075000 44010000 228227000 95647000 63094000 37810000 212450000 76575000 1981000 6200000 15777000 19072000 707000 1934000 6086000 7049000 14837000 2226000 29864000 8110000 256500000 19600000 74000000.0 119200000 265200000 29800000 70200000 121300000 79900000 133800000 ACCRUED EXPENSES AND OTHER LIABILITIES* Accrued expenses and other liabilities consist of the following (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:66.778%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.657%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.659%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of </td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate development costs to complete</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">42,611 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">46,114 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Compensation and employee benefits</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">145,485 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">149,095 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Self-insurance and warranty reserves</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">184,448 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest payable</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,983 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">31,042 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Property and sales taxes payable </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">45,476 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">30,887 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Other accruals</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">123,633 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">107,488 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total accrued expenses and other liabilities</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">577,501 </td><td

style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">549,074 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-top:1pt">
</div><div>
</div><div>Self-Insurance and Warranty Reserves - We accrue for the expected costs associated with our limited warranty, deductibles and self-insured exposure under our various insurance policies within Beneva Indemnity Company ("Beneva"), a wholly owned subsidiary. A summary of the changes in reserves are as follows (in thousands):</div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">2023 (1)</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">2023 (1)</div></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Reserve - beginning of period</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">181,790 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">160,326 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">184,448 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">161,675 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Additions to reserves</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">20,971 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,385 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,161 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">55,720 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Cost of claims incurred</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(18,423)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(18,795)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(68,329)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(62,622)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Changes in estimates to pre-existing reserves</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,975 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">12,320 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14,033 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,463 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Reserve - end of period</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">170,236 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">170,236 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>(1) Includes amount reclassified from Additions to reserves to Changes in estimates to pre-existing reserves. Due to the degree of judgment required in making these estimates and the inherent uncertainty in potential outcomes, it is reasonably possible that actual costs could differ from those reserved and such differences could be material, resulting in a change in future estimated reserves. Accrued expenses and other liabilities consist of the following (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:66.778%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.657%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.659%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of </td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:700;line-

height:120%">September 30, 2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate development costs to complete</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">42,611 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">46,114 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Compensation and employee benefits</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">145,485 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">149,095 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Self-insurance and warranty reserves</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">184,448 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest payable</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,983 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">31,042 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Property and sales taxes payable </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">45,476 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">30,887 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Other accruals</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">123,633 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">107,488 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total accrued expenses and other liabilities</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">577,501 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">549,074 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 42611000 46114000 145485000 149095000 193313000 184448000 26983000 31042000 45476000 30887000 123633000 107488000 577501000 549074000 A summary of the changes in reserves are as follows (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> 2023 (1) </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> 2023 (1) </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Reserve - beginning of period</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">181,790 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">160,326 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">184,448 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">161,675 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Additions to reserves</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">20,971 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,385 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,161 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">55,720 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Cost of claims incurred</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(18,423)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(18,795)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(68,329)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(62,622)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-

weight:400;line-height:120%">Changes in estimates to pre-existing reserves</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,975 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">12,320 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14,033 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,463 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Reserve - end of period</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">170,236 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">193,313 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">170,236 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>(1) Includes amount reclassified from Additions to reserves to Changes in estimates to pre-existing reserves. 181790000 160326000 184448000 161675000 20971000 16385000 63161000 55720000 18423000 18795000 68329000 62622000 8975000 12320000 14033000 15463000 193313000 170236000 193313000 170236000 DEBT Total debt consists of the following (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:31.021%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.054%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="border-bottom:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="15" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Principal</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Unamortized
Debt Issuance (Costs)/
Premium </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Principal</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Unamortized
Debt Issuance (Costs)/
Premium </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due 2027 </td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,085)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,915 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,672)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,328 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 6.625% Senior Notes due 2027(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,070 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">805 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,875 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,070 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,022 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,092 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.75% Senior Notes due 2028 </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,078)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,922 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,551)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,449 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.125% Senior Notes due 2030 </td><td colspan="2"

style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,698)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">496,302 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(4,174)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">495,826 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Senior Notes subtotal</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,477,070 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(7,056)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,470,014 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,477,070 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(8,375)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,468,695 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loans payable and other borrowings</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> $1 Billion Revolving Credit Facility(2)</div></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage warehouse facilities borrowings</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total debt</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,150,279 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(7,056)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,143,223 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,025,477 </td><td style="background-color:#cff0fc;border-

bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(8,375)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,017,102 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Unamortized debt issuance premium is reflective of fair value adjustments as a result of purchase accounting. (2) Unamortized debt issuance costs are included in the Prepaid expenses and other assets, net on the unaudited Condensed consolidated balance sheets. Debt Instruments Excluding the debt instruments discussed below, the terms governing all other debt instruments listed in the table above have not substantially changed from the year ended December 31, 2023. For information regarding such instruments, refer to Note 8 - Debt to the Consolidated Financial Statements in our Annual Report. As of September 30, 2024, we were in compliance with all of the covenants in the debt instruments listed in the table above.
 $1 Billion Revolving Credit Facility Our $1 Billion Revolving Credit Facility has a maturity date of March 11, 2027. During the three months ended September 30, 2024, we borrowed and repaid $100.0 million under our $1 Billion Revolving Credit Facility. We had no outstanding borrowings under our $1 Billion Revolving Credit Facility as of September 30, 2024 and December 31, 2023. As of September 30, 2024 and December 31, 2023, we had $2.2 million and $2.9 million, respectively, of unamortized debt issuance costs relating to our $1 Billion Revolving Credit Facility, which are included in Prepaid expenses and other assets, net, on the unaudited Condensed consolidated balance sheets. As of September 30, 2024 and December 31, 2023, we had $54.2 million and $61.2 million, respectively, of utilized letters of credit, resulting in $945.8 million and $938.8 million, respectively, of availability under the $1 Billion Revolving Credit Facility. As of September 30, 2024, we were in compliance with all of the covenants under the $1 Billion Revolving Credit Facility.
 $100 million Revolving Credit Facility Our $100 million Revolving Credit Facility matured on its maturity date of September 17, 2024 and was not renewed. </div><div style="margin-top:18pt">Mortgage Warehouse Borrowings</div><div style="margin-top:6pt">The following is a summary of our mortgage warehouse facilities borrowings (in thousands):</div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:14.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.869%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.869%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:20.419%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="27" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of September 30, 2024</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount
Drawn</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Facility
Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Interest</div><div style="text-align:center">Rate(1)</div></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Expiration
Date</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Collateral (2)</div></td></tr><tr><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse A</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">37,036 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">60,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.70% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">64,906 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.50% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse D</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,359 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Daily SOFR + 1.50% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">September 3, 2025</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse E</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">68,030 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.60% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-

color:#fffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">360,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr style="height:15pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="27" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount
Drawn</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Facility
Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest Rate(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Expiration
Date</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Collateral (2) </td></tr><tr><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse A</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">13,477 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">60,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.70% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,567 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.65% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse D</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">56,745 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Daily SOFR + 1.50% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">September 4, 2024</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse E</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">57,675 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.60% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">360,000 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr></table> (1) Secured Overnight Financing Rate ("SOFR") (2) The mortgage warehouse facilities borrowings outstanding as of September 30, 2024 and December 31, 2023 were collateralized by $265.4 million and $193.3 million, respectively, of mortgage loans held for sale.

 Loans Payable and Other Borrowings Loans payable and other borrowings as of September 30, 2024 and December 31, 2023 consist of project-level debt due to various land sellers and financial institutions for specific communities. Project-level debt is generally secured by the land that was acquired and the principal payments generally coincide with corresponding project lot closings or a principal reduction schedule. Loans payable bear interest at rates that ranged from 0% to 11% and 0% to 9% at September 30, 2024 and December 31, 2023, respectively. We

impute interest for loans with no stated interest rates. Total debt consists of the following (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:31.021%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.054%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="border-bottom:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="15" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Principal</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Unamortized
Debt Issuance (Costs)/
Premium </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Principal</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Unamortized
Debt Issuance (Costs)/
Premium </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due 2027 </td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,085)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,915 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,672)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,328 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 6.625% Senior Notes due 2027(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,070 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">805 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,875 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,070 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,022 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,092 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.75% Senior Notes due 2028 </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,078)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,922 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,551)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,449 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.125% Senior Notes due 2030 </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,698)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">496,302 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">500,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(4,174)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">495,826 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Senior Notes subtotal</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,477,070 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(7,056)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,470,014 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,477,070 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-

height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(8,375)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,468,695 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loans payable and other borrowings</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> $1 Billion Revolving Credit Facility(2)</div></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage warehouse facilities borrowings</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total debt</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,150,279 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(7,056)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,143,223 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,025,477 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(8,375)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,017,102 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Unamortized debt issuance premium is reflective of fair value adjustments as a result of purchase accounting. (2) Unamortized debt issuance costs are included in the Prepaid expenses and other assets, net on the unaudited Condensed consolidated balance sheets. 0.05875 500000000 2085000 497915000 500000000 2672000 497328000 0.06625 27070000 -805000 27875000 27070000 -1022000 28092000 0.0575 450000000 2078000 447922000 450000000 2551000 447449000 0.05125 500000000 3698000 496302000 500000000 4174000 495826000 1477070000 7056000 1470014000 1477070000 8375000 1468695000 439878000 0 439878000 394943000 0 394943000 1000000000 0 0 0 0 0 0 233331000 0 233331000 153464000 0 153464000 2150279000 7056000 2143223000 2025477000 8375000 2017102000 1000000000 1000000000 100000000 100000000 0 0 1000000000 2200000 2990000 1000000000 54200000 61200000 945800000 938800000 1000000000 1000000000 100000000 100000000 The following is a summary of our mortgage warehouse facilities borrowings (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:14.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.869%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.869%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:20.419%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="27" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of September 30, 2024</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-

size:8pt;font-weight:700;line-height:120%">Amount
Drawn</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Facility
Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest Rate(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Expiration
Date</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Collateral (2) </td></tr><tr><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse A</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">37,036 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">60,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.70% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">64,906 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.50% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse D</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,359 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Daily SOFR + 1.50% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">September 3, 2025</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse E</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">68,030 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.60% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">360,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr><tr style="height:15pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="27" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Amount
Drawn</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Facility
Amount</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest Rate(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Expiration
Date</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Collateral (2) </td></tr><tr><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse A</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">13,477 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">60,000 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.70% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-

align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,567 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.65% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse D</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">56,745 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Daily SOFR + 1.50% </td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">September 4, 2024</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse E</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">57,675 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.60% </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">on Demand</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">360,000 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr></table> (1) Secured Overnight Financing Rate ("SOFR") (2) The mortgage warehouse facilities borrowings outstanding as of September 30, 2024 and December 31, 2023 were collateralized by $265.4 million and $193.3 million, respectively, of mortgage loans held for sale.</div> 37036000 60000000 0.0170 64906000 100000000 0.0150 63359000 100000000 0.0150 68030000 100000000 0.0160 233331000 360000000 13477000 60000000 0.0170 25567000 100000000 0.0165 56745000 100000000 0.0150 57675000 100000000 0.0160 153464000 360000000 265400000 193300000 0 0.11 0 0.09 FAIR VALUE DISCLOSURES<div style="margin-top:6pt">ASC Topic 820 provides a framework for measuring fair value under GAAP, expands disclosures about fair value measurements, and establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The three levels of the fair value hierarchy are summarized as follows:</div><div style="margin-top:6pt">Level 1 — Fair value is based on quoted prices for identical assets or liabilities in active markets. </div><div style="margin-top:6pt">Level 2 — Fair value is determined using quoted prices for similar assets or liabilities in active markets or quoted prices for identical or similar assets or liabilities in markets that are not active or are directly or indirectly observable. </div><div style="margin-top:6pt">Level 3 — Fair value is determined using one or more significant inputs that are unobservable in active markets at the measurement date, such as a pricing model, discounted cash flow, or similar technique. </div><div style="margin-top:10pt">The fair value of our mortgage loans held for sale is derived from negotiated rates with partner lending institutions. Derivative assets and liabilities include interest rate lock commitments ("IRLCs") and mortgage backed securities ("MBS"). The fair value of IRLCs is based on the value of the underlying mortgage loans, quoted MBS prices and the probability that the mortgage loan will fund within the terms of the IRLCs. We estimate the fair value of the forward sales commitments based on quoted MBS prices. The fair value of our mortgage warehouse facilities borrowings, and loans payable and other borrowings approximate carrying value due to their short term nature and variable interest rate terms. The fair value of our senior notes is derived from quoted market prices by independent dealers in markets that are not active. There were no changes to or transfers between the levels of the fair value hierarchy for any of our financial instruments as of September 30, 2024, when compared to December 31, 2023.</div><div style="margin-top:10pt">The carrying value and fair value of our financial instruments are as follows:</div><div style="margin-top:1pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.023%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Level in Fair
Value Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Estimated
Fair Value </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Estimated
Fair Value</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Description:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage loans held for sale</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">265,356 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-

family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">265,356 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">193,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">193,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">IRLCs</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">3</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">MBSs</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage warehouse facilities borrowings</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Loans payable and other borrowings</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due 2027 (1) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,915 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">510,025 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,328 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">502,500 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 6.625% Senior Notes due 2027 (1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,875 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,128 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,092 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,529 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.75% Senior Notes due 2028 (1) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,922 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">458,163 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,449 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">451,571 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.125% Senior Notes due 2030 (1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">496,302 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,670 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">495,826 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-

color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">483,690 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) Carrying value for senior notes, as presented, includes unamortized debt issuance costs and premiums. Debt issuance costs are not factored into the fair value calculation for the senior notes.
 Fair value measurements are used for inventories on a nonrecurring basis when events and circumstances indicate that their carrying value is not recoverable. The following table presents the fair value for our inventories measured at fair value on a nonrecurring basis:<table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:92.878%"><tr><td style="width:1.0%"></td><td style="width:40.824%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.823%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.452%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.823%"></td><td style="width:0.1%"></td><td style="width:0.452%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.826%"></td><td style="width:0.1%"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Level in Fair
Value Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of June 30, 2024 </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of September 30, 2023(1) </td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Description:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Real estate inventory </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">3</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">7,024 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">19,263 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) As of December 31, 2023 there was no additional impairment; therefore, the fair value information presented is as of September 30, 2023.
 As of September 30, 2024, the fair value for such inventories was not determined as there were no events and circumstances that indicated their carrying value was not recoverable. The carrying value and fair value of our financial instruments are as follows: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.900%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.021%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.023%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Level in Fair
Value Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Estimated
Fair Value </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Carrying
Value</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Estimated
Fair Value</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Description:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage loans held for sale</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">265,356 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">265,356 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">193,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">193,344 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">1RLCs</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">3</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">MBSs</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td

colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Mortgage warehouse facilities borrowings</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">233,331 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,464 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loans payable and other borrowings</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">439,878 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">394,943 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due 2027 (1) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,915 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">510,025 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,328 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">502,500 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 6.625% Senior Notes due 2027 (1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,875 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,128 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">28,092 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">26,529 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.75% Senior Notes due 2028 (1) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,922 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">458,163 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">447,449 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">451,571 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.125% Senior Notes due 2030 (1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:center;vertical-align:bottom">2</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">496,302 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">497,670 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">495,826 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">483,690 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr></table> (1) Carrying value for senior notes, as presented, includes unamortized debt issuance costs and premiums. Debt issuance costs are not factored into the fair value calculation for the senior notes. 265356000 265356000 193344000 193344000 3517000 3517000 1489000 1489000 542000 542000 5055000 5055000 233331000 233331000 153464000 153464000 439878000 439878000 394943000 394943000 0.05875 497915000 510025000 497328000 502500000 0.06625 27875000 27128000 28092000 26529000 0.0575 447922000 458163000 447449000 451571000 0.05125 496302000 497670000 495826000 483690000 The following table presents the fair value for our inventories measured at fair value on a nonrecurring basis:<table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:92.878%"><tr><td style="width:1.0%"></td><td style="width:40.824%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.823%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.452%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.823%"></td><td style="width:0.1%"></td><td style="width:0.452%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:17.826%"></td><td style="width:0.1%"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Level in Fair
Value Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of June 30, 2024 </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> As of September 30, 2023(1) </td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Description:</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Real estate inventory </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">3</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-

align:bottom">7,024 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;padding:2px 0;text-align:right;vertical-align:bottom">19,263 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) As of December 31, 2023 there was no additional impairment; therefore, the fair value information presented is as of September 30, 2023.
7024000 19263000 0 INCOME TAXES The effective tax rate for the three and nine months ended September 30, 2024 was 24.4% and 24.3%, respectively, compared to 25.4% and 24.7% for the same periods in 2023. For the three months ended September 30, 2024, the effective tax rate differed from the U.S. federal statutory income tax rate primarily due to state income taxes, credits related to homebuilding activities, non-deductible executive compensation, and excess tax benefits from share-based compensation. There were no unrecognized tax benefits as of September 30, 2024 or December 31, 2023.
0.244 0.243 0.254 0.247 0 0 STOCKHOLDERS' EQUITY Capital Stock The Company's authorized capital stock consists of 400,000,000 shares of common stock, par value $0.00001 per share (the "Common Stock"), and 50,000,000 shares of preferred stock, par value $0.00001 per share. Stock Repurchase Program On December 15, 2023 the Board of Directors authorized a renewal of the Company's then-existing stock repurchase program which permits the repurchase up to $500 million of the Company's common stock through December 31, 2025. Repurchases under the program may occur from time to time through open market purchases, privately negotiated transactions or other transactions. On October 23, 2024, the Board of Directors authorized a renewal of the Company's stock repurchase program through December 31, 2026, which authorization replaced the Company's prior $500 million repurchase authorization scheduled to expire on December 31, 2025. The stock repurchase program, as renewed, permits the repurchase of up to $1 billion of the Company's Common Stock from October 23, 2024 through December 31, 2026.
 Using the availability under our stock repurchase program, we entered into three separate ASR agreements with the same financial institution during the nine months ended September 30, 2024. We paid $50.0 million for each agreement and received an initial delivery of 80% of common stock shares, with the remaining 20% received (or to be received) at final settlement in accordance with the terms of each ASR agreement. The final settlements for the first and second ASR agreements occurred during the third quarter of 2024, at which time, the volume-weighted average price calculations over the term of the ASR agreement were used to determine the final number of shares to be delivered. Final settlement of the third ASR agreement is expected to occur during the fourth quarter of 2024 consistent with the terms of the first and second ASR agreements. We accounted for the ASRs as common stock repurchases and forward contracts indexed to our own common stock. We determined that the equity classification criteria was met for the forward contracts; therefore, they were not accounted for as derivative instruments.
 The following table summarizes share repurchase activity for the periods presented: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:40.718%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.994%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30,</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Number of Shares)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">March 5, 2024 ASR Agreement</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">165,467</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">870,810</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">June 7, 2024 ASR Agreement</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">88,444</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">808,905</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> September 12, 2024 ASR Agreement </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">580,804</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">580,804</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Number of shares repurchased with ASR </td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">834,715</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,260,519</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Other share repurchases(1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">208,764</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">2,169,657</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">1,978,248</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">2,278,982</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Total share repurchases - end of period </td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">1,043,479</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,169,657</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">4,238,767</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,278,982</td></tr></table> (1) Amount represents shares repurchased under our existing share repurchase program which are not part of ASRs.
 The following table summarizes our spend on share repurchases for the periods presented: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:40.718%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td

style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.994%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30,</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Amount available for repurchase — beginning of period</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">298,095 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">275,570 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">494,489 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">279,138 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Amount repurchased(1) </td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(61,297)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(100,000)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(257,691)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" 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style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">175,570 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">236,798 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 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The Inflation Reduction Act was enacted on August 16, 2022 and includes a one percent excise tax on the net repurchase of company stock. We have accrued such tax as of September 30, 2024 and included in the cost of treasury stock repurchases on our unaudited Condensed consolidated statements of stockholders' equity for the three and nine months ended September 30, 2024. 400000000 0.00001 50000000 0.00001 500000000 500000000 1000000000 3 50000000 0.80 0.20 The following table summarizes share repurchase activity for the periods presented: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:40.718%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.994%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30,</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Number of Shares)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">March 5, 2024 ASR Agreement</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">165,467</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">870,810</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">June 7, 2024 ASR Agreement</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">88,444</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">808,905</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> September 12, 2024 ASR Agreement </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">580,804</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">—</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">580,804</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Number of shares repurchased with ASR </td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">834,715</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,260,519</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">—</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Other share repurchases(1) </td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">208,764</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">2,169,657</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">1,978,248</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:right;vertical-align:bottom">2,278,982</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Total share repurchases - end of period </td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">1,043,479</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,169,657</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">4,238,767</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,278,982</td></tr></table> (1) Amount represents shares repurchased under our existing share repurchase program which are not part of ASRs. 165467 0 870810 0 88444 0 808905 0 580804 0 580804 0 834715 0 2260519 0 208764 2169657 1978248 2278982 1043479 2169657 4238767 2278982 The following table summarizes our spend on share repurchases for the periods presented: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:40.718%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.990%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td 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style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">236,798 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">175,570 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) 2024 amounts include the amount paid for our ASR programs.

 298095000 275570000 494489000 279138000 61297000 100000000 257691000 103568000 236798000 175570000 236798000 175570000 0.01 STOCK BASED COMPENSATION Equity-Based Compensation In April 2013, we adopted the Taylor Morrison Home Corporation 2013 Omnibus Equity Award Plan (the "Plan"). The Plan was most recently amended and restated in May 2022. The Plan provides for the grant of stock options, RSUs, performance-based restricted stock units ("PRSUs"), and other equity-based awards deliverable in shares of our Common Stock. As of September 30, 2024, we had an aggregate of 4,874,559 shares of Common Stock available for future grants under the Plan. The following table provides the outstanding balance of RSUs, PRSUs, and stock options as of September 30, 2024: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">RSUs and PRSUs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Stock Options</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Number of Units </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted Average
Grant Date Fair
Value</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Number of Options </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted
Average Exercise
Price Per Share</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Balance at September 30, 2024</td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">1,338,592</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">38.15 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">2,088,092</td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">28.67 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> The following table provides information regarding the amount and components of stock-based compensation expense, all of which is included in General and administrative expenses in the unaudited Condensed consolidated statements of operations (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended
September 30,</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended
September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Restricted stock units (1) </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,390 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,615 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">13,834 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">15,502 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Stock options</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,071 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,087 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,182 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,004 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total stock compensation expense</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,461 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,702 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">17,016 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">18,506 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes compensation expense related to time-based RSUs and PRSUs. At September 30, 2024 and December 31, 2023, the aggregate unrecognized value of all outstanding stock-based compensation awards was approximately $35.2 million and $26.5 million, respectively. 4874559 The following table provides the outstanding balance of RSUs, PRSUs, and stock options as of September 30, 2024: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td

style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">RSUs and PRSUs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Stock Options</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Number of Units </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted Average
Grant Date Fair
Value</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Number of Options </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted
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September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Restricted stock units (1) </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,390 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">4,615 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 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colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,087 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,182 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,004 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total stock compensation expense</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,461 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,702 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">17,016 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">18,506 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes compensation expense related to time-based RSUs and PRSUs. 4390000 4615000 13834000 15502000 1071000 1087000 3182000 3004000 5461000 5702000 17016000 18506000 35200000 26500000 OPERATING AND REPORTING SEGMENTS We have multiple homebuilding operating components which are engaged in the business of acquiring and developing land, constructing homes, marketing and selling homes, and providing warranty and customer service. We aggregate our homebuilding operating components into three reporting segments, East, Central, and West, based on similar long-term economic characteristics. The activity from our Build-to-Rent and Urban Form operations are included in our Corporate segment. We also have a Financial Services reporting segment. Our reporting segments are as follows: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:18.748%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:79.052%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">East</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Atlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and Tampa</td></tr><tr><td colspan="3" style="background-

color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Central</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Austin, Dallas, Denver, Houston, and Indianapolis</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">West</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Bay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern California</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Financial Services</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Taylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance Services</td></tr></table> Operating results for each segment may not be indicative of the results for such segment had it been an independent, stand-alone entity. Segment information is as follows (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2024</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">766,821 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">517,418 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">781,626 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">49,654 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,323 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,120,842 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">209,650 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">127,647 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">169,652 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,350 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,770 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">531,069 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(56,260)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(45,188)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(48,315)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(49,578)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(199,341)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net income/(loss) from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">38 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(4)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,337 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(664)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">707 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> <span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">Interest and other income/(expense), net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,092 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,436)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,323)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">438 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,515)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">256 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">159,482 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">80,061 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">119,010 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">24,125 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(49,987)</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">332,691 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the three months ended September 30, 2024. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">582,557 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">433,610 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">615,817 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">40,045 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,516 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,675,545 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">158,096 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">109,481 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2"

style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,103 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,917 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,121 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">391,718 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(42,957)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(37,712)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(45,442)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">91 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(41,771)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(167,791)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(81)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">341 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,671 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,934 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other (expense)/income, net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(425)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,380)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,929)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,548 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,814 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loss on extinguishment of debt, net</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">114,714 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">69,308 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">58,073 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">18,679 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(32,368)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">228,406 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) <span style="color:#000000;font-family:'Arial',sans-serif;font-size:7pt;font-weight:400;line-

height:120%">Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr style="height:6pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2024</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,008,762 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,489,313 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,153,531 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">145,529 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">14,512 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,811,647 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">533,690 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">374,506 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">442,650 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">64,976 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,380 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,420,202 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(155,523)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(124,546)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(141,130)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(145,041)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(566,240)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(31)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">49 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,235 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,167)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-

color:#fffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,086 </td><td style="background-color:#fffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other income/(expense), net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,705 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(7,712)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(8,950)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,772 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,075)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(11,260)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#fffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">382,872 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">242,217 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">292,619 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">73,983 </td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(142,903)</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">848,788 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the nine months ended September 30, 2024. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,933,434 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,521,829 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,815,980 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">117,108 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">9,615 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,397,966 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-

color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">526,968 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">381,279 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">333,843 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">46,490 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,389 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,290,969 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(133,908)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(120,058)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(133,027)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(123,502)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(510,495)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(63)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(67)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,205 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(26)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,049 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other (expense)/income, net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,773)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,241)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,157)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,501 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,330 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loss on extinguishment of debt, net</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">390,287 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">255,917 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">198,592 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">53,695 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(105,907)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial';font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">792,584 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td 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style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory and land deposits</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,379,080 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,315,754 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,019,658 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,714,492 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Investments in unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">81,378 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">133,182 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,932 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,483 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">82,086 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">397,061 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">156,550 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">220,638 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">617,623 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">344,899 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">849,173 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,188,883 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,617,008 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,669,574 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,732,213 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">350,382 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">931,259 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">9,300,436 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div>(1) Includes the assets from our Build-To-Rent and Urban Form operations.</div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Corporate</div><div style="text-align:center">and</div><div style="text-align:center">Unallocated(1) </div></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory and land deposits</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,909,084 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,181,014 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,658,565 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,748,663 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Investments in unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,628 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,610 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">88,219 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,483 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,252 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">346,192 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">177,739 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">214,685 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">616,210 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">298,451 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,270,147 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,577,232 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,150,451 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,521,309 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,362,994 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">303,934 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-

align:right;vertical-align:bottom">1,333,399 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">8,672,087 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div>(1) Includes the assets from our Build-To-Rent and Urban Form operations. </div> 3 <div style="margin-top:10pt">Our reporting segments are as follows:</div><div style="margin-top:6pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:18.748%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:79.052%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">East</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Atlanta, Charlotte, Jacksonville, Naples, Orlando, Raleigh, Sarasota, and Tampa</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Central</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Austin, Dallas, Denver, Houston, and Indianapolis</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">West</td><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Bay Area, Las Vegas, Phoenix, Portland, Sacramento, Seattle, and Southern California</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Financial Services</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Taylor Morrison Home Funding, Inspired Title Services, and Taylor Morrison Insurance Services</td></tr></table></div> Segment information is as follows (in thousands):<div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2024</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Corporate</div><div style="text-align:center">and</div><div style="text-align:center">Unallocated(1) </div></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">766,821 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">517,418 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">781,626 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">49,654 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,323 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,120,842 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">209,650 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">127,647 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">169,652 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">22,350 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,770 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">531,069 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(56,260)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(45,188)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(48,315)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(49,578)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(199,341)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net income/(loss) from unconsolidated entities</td><td

colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">38 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(4)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,337 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(664)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">707 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other income/(expense), net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,092 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,436)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,323)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">438 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,515)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">256 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">159,482 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">80,061 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">119,010 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">24,125 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(49,987)</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">332,691 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the three months ended September 30, 2024. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">582,557 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">433,610 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">615,817 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">40,045 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt">

</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,516 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,675,545 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">158,096 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">109,481 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,103 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">16,917 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,121 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">391,718 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(42,957)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(37,712)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(45,442)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">91 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(41,771)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(167,791)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(81)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">341 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,671 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,934 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other (expense)/income, net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(425)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,380)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,929)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,548 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,814 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loss on extinguishment of debt, net</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">114,714 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">69,308 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">58,073 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">18,679 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-

align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(32,368)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">228,406 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr style="height:6pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2024</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,008,762 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,489,313 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,153,531 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">145,529 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">14,512 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,811,647 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">533,690 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">374,506 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">442,650 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">64,976 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,380 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,420,202 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Selling(2), general and administrative expenses </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(155,523)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(124,546)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(141,130)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(145,041)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-

height:120%">(566,240)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(31)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">49 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,235 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,167)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,086 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest and other income/(expense), net(3) </td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,705 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(7,712)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(8,950)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,772 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,075)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(11,260)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">382,872 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">242,217 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">292,619 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">73,983 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(142,903)</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">848,788 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the activity from our Build-To-Rent and Urban Form operations. (2) Includes sales, commissions and other marketing costs. (3) Interest and other income/(expense), net includes pre-acquisition write-offs on terminated projects. In addition, the East reporting segment includes the estimated development liabilities change in estimate for the nine months ended September 30, 2024. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr style="height:3pt"><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total revenue</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,933,434 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,521,829 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid

#000;padding:2px 0;text-align:right;vertical-align:bottom">1,815,980 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">117,108 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">9,615 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,397,966 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Gross margin</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">526,968 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">381,279 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">333,843 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">46,490 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,389 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,290,969 </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"><div>Selling(2), general and administrative expenses</div></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(133,908)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(120,058)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(133,027)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(123,502)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(510,495)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Net (loss)/income from unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(63)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(67)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,205 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(26)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,049 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom"><div>Interest and other (expense)/income, net(3)</div></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,773)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,241)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(2,157)</td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,501 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,330 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Loss on extinguishment of debt, net</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(269)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Income/(loss) before income taxes</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">390,287 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">255,917 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">198,592 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">53,695 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(105,907)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">792,584 </td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div>(1) Includes the activity from our Build-To-Rent and Urban Form operations.</div><div>(2) Includes sales, commissions and other marketing costs.</div><div>(3) Interest and other (expense)/income, net includes pre-acquisition write-offs on terminated projects.</div> 766821000 517418000 781626000 49654000 5323000 2120842000 209650000 127647000 169652000 22350000 1770000 531069000 56260000 45188000 48315000 0 49578000 199341000 0 38000 -4000 1337000 -664000 707000 6092000 -2436000 -2323000 438000 -1515000 256000 159482000 80061000 119010000 24125000 -49987000 332691000 582557000 433610000 615817000 40045000 3516000 1675545000 158096000 109481000 106103000 16917000 1121000 391718000 42957000 37712000 45442000 -91000 41771000 167791000 0 -81000 341000 1671000 3000 1934000 -425000 -2380000 -2929000 0 8548000 2814000 0 0 0 0 -269000 -269000 114714000 69308000 58073000 18679000 -32368000 228406000 2008762000 1489313000 2153531000 145529000 14512000 5811647000 533690000 374506000 442650000 64976000 4380000 1420202000 155523000 124546000 14113000 0 145041000 566240000 0 -31000 49000 7235000 -1167000 6086000 4705000 -7712000 -8950000 1772000 -1075000 -1126000 382872000 242217000 292619000 73983000 -142903000 848788000 1933434000 1521829000 1815980000 117108000 9615000 5397966000 526968000 381279000 333843000 46490000 2389000 1290969000 133908000 120058000 133027000 0 123502000 510495000 0 -63000 -67000 7205000 -26000 7049000 -2773000 -5241000 -2157000 0 15501000 5330000 0 0 0 0 -269000 -269000 390287000 255917000 198592000 53695000 -105907000 792584000 <div><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of September 30, 2024</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Corporate</div><div style="text-align:center">and</div><div style="text-align:center">Unallocated(1) </div></td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory and land deposits</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,379,080 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,315,754 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,019,658 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">6,714,492 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Investments in unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">81,378 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">133,182 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,932 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,483 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">82,086 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">397,061 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">156,550 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">220,638 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">617,623 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">344,899 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">849,173 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-

weight:400;line-height:120%">2,188,883 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,617,008 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,669,574 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,732,213 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">350,382 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">931,259 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">9,300,436 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the assets from our Build-To-Rent and Urban Form operations. <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:33.445%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.051%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.566%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.055%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="33" style="padding:2px 1pt;text-align:center;vertical-align:bottom">As of December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">East</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Central</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">West</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Financial
Services</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Corporate and Unallocated(1) </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Total</td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory and land deposits</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,909,084 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,181,014 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,658,565 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">5,748,663 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Investments in unconsolidated entities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,628 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">125,610 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">88,219 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,483 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,252 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">346,192 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Other assets</td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">177,739 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">214,685 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">616,210 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">298,451 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,270,147 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="2" style="background-color:#cff0fc;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">2,577,232 </td><td style="background-color:#cff0fc;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total assets</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">2,150,451 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,521,309 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">3,362,994 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">303,934 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,333,399 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">8,672,087 </td><td style="background-color:#ffffff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> (1) Includes the assets from our Build-To-Rent and Urban Form operations. 2379080000 1315754000 3019658000 0 0 6714492000 81378000 133182000 94932000 5483000 82086000 397061000 156550000 220638000 617623000 344899000 84917300 0 2188883000 2617008000 1669574000 3732213000 350382000 931259000 9300436000 1909084000 1181014000 2658565000 0 0 5748663000 63628000 125610000 88219000 5483000 63252000 346192000 177739000 214685000 616210000 298451000 1270147000 2577232000 2150451000 1521309000 3362994000 303934000 1333399000 8672087000 COMMITMENTS AND CONTINGENCIES Letters of Credit and Surety Bonds — We are committed, under various letters of credit and surety bonds, to perform certain development and construction activities and provide certain guarantees in the normal course of business. Outstanding letters of credit and surety bonds under these arrangements totaled $1.4 billion and $1.3 billion as of September 30, 2024 and December 31, 2023, respectively. Although significant development and construction activities have been completed related to these site improvements, the bonds are generally not released until all development and construction activities are completed. We do not believe that it is probable that any outstanding bonds as of September 30, 2024 will be drawn upon. Purchase Commitments — We are subject to the usual obligations associated with entering into contracts (including land option contracts and land banking arrangements) for the purchase, development, and sale of real estate in the routine conduct of our business. We have a number of land purchase option contracts and land banking agreements, generally through cash deposits, for the right to purchase land or lots at a future point in time with predetermined terms. We do not have title to the property and the property owner and its creditors generally have no recourse. Our obligations with respect to such contracts are generally limited to the forfeiture of the related non-refundable cash deposits. The aggregate purchase price for land under these contracts was $1.8 billion at September 30, 2024 and $1.5 billion at December 31, 2023, respectively. Legal Proceedings — We are involved in various litigation and legal claims in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to a variety of local, state, and federal laws and regulations related to land development activities, house construction standards, sales practices, mortgage lending operations, employment practices, and protection of the environment. As a result, we are subject to periodic examination or inquiry by various governmental agencies that administer these laws and regulations. We establish liabilities for legal claims and regulatory matters when such matters are both probable of occurring and any potential loss can be reasonably estimated. At September 30, 2024 and December 31, 2023, our legal accruals were $37.6 million and $26.2 million, respectively. We accrue for such matters based on the facts and circumstances specific to each matter and revise these estimates as the matters evolve. In such cases, there may exist an exposure to loss in excess of any amounts currently accrued. Predicting the ultimate resolution of the pending matters, the related timing, or the eventual loss associated with these matters is inherently difficult. Accordingly, the liability arising from the ultimate resolution of any matter may exceed the estimate reflected in the accrued liabilities relating to such matter. While the outcome of such contingencies cannot be predicted with certainty, we do not believe that the resolution of such matters will have a material adverse impact on our results of operations, financial position, or cash flows. On April 26, 2017, a class action complaint was filed in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida by Norman Gundel, William Mann, and Brenda Taylor against Avatar Properties, Inc. (an acquired AV Homes entity) ("Avatar"), generally alleging that our collection of club membership fees in connection with the use of one of our amenities in our East homebuilding segment violates various laws relating to homeowner associations and other Florida-specific laws (the "Solivita litigation"). The class action complaint sought an injunction to prohibit future collection of club membership fees. On November 2, 2021, the court determined that the club membership fees were improper and that plaintiffs were entitled to $35.0 million in fee reimbursements. We appealed the court's ruling to the Sixth District Court of Appeal (the "District Court") on November 29, 2021, and the plaintiffs agreed to continue to pay club membership fees pending the outcome of the appeal. On June 23, 2023 the District Court affirmed the trial court judgment in a split decision, with three separate opinions. Recognizing the potential "far-reaching effects on homeowners associations throughout the State," the District Court certified a question of great public importance to the Florida Supreme Court, and we filed a notice to invoke the discretionary review of the Florida Supreme Court. On November 2, 2023, the Florida Supreme Court declined to exercise jurisdiction. Following the Florida Supreme Court's decision, we paid $64.7 million to the plaintiffs during the three months ended December 31, 2023, which included the amount of the trial court's judgment, club membership fees received during the pendency of our appeal, pre-judgment interest and post-judgment interest. We have recorded an accrual for our estimated liability with respect to the plaintiff's legal fees and costs for this matter, which is reflected in our legal accruals as of September 30, 2024 and is not material to our condensed consolidated financial statements. Plaintiffs have also asserted claims for additional pre-judgment interest, for which we believe we have substantial defenses. Hearings on the plaintiffs' claims for additional pre-judgment interest and legal fees were held on July 2, 2024 and July 29, 2024, respectively, and remain under the court's consideration.
 After reviewing our amenity arrangements in our Florida communities to determine whether such arrangements might subject the Company to liability in light of the outcome of the Solivita litigation described above, we identified one additional community with similar claims. On August 13, 2020, Slade Chelbian, a resident of our Bellalago community in Kissimmee, Florida, filed a purported class action suit against Avatar, AV Homes, Inc. and Taylor Morrison Home Corporation in the Circuit Court of the Ninth Circuit in and for Osceola County, Florida, generally alleging that Avatar cannot earn profits from community members for use of club amenities where membership in the club is mandatory for all residents and failure to pay club membership fees could result in the foreclosure of their homes by Avatar. On February 25, 2022, the court stayed the action pending the resolution of the Solivita litigation. Following the resolution of the Solivita appeal, the court held a case management conference to create timelines for the case. The parties have reached a tentative agreement regarding class certification, which will require approval of the court. While the ultimate outcome and the costs associated with litigation are inherently uncertain and difficult to predict, we have recorded an accrual for our estimated liability for this matter, which is reflected in our legal accruals as of September 30, 2024. Leases — Our leases primarily consist of office space, construction trailers, model home leasebacks, a ground lease, equipment, and storage units. We assess each of these contracts to determine whether the arrangement contains a lease as defined by ASC 842, Leases. We recorded lease expense of approximately $4.6 million and $16.1 million for the three and nine months ended September 30, 2024, respectively, and $5.8 million and $19.3 million for the three and nine months ended September 30, 2023, respectively, within General and administrative expenses on our unaudited Condensed consolidated statements of operations 1400000000 1300000000 1800000000 1500000000 37600000 26200000 35000000.0 64700000 4600000 16100000 5800000 19300000 MORTGAGE HEDGING ACTIVITIES The following summarizes derivative instrument assets/(liabilities) as of the periods presented: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.085%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="21" style="border-bottom:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">As of</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="9" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(Dollars in thousands)</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Fair Value </td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Notional Amount (1) </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span

style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:700;line-height:120%">Fair Value</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Notional Amount (1) </td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">IRLCs</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">299,712 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">219,129 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">MBSs</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">702,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">285,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(2,975)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(3,566)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr></table> (1) The notional amounts in the table above include mandatory and best effort mortgages, that have been locked and approved. Total commitments to originate loans approximated $319.5 million and $242.6 million as of September 30, 2024 and December 31, 2023, respectively. This amount represents the commitments to originate loans that have been locked and approved by underwriting. The notional amounts in the table above includes mandatory and best effort loans that have been locked and approved by underwriting. </div>We have exposure to credit loss in the event of contractual non-performance by our trading counterparties in derivative instruments that we use in our interest rate risk management activities. We manage this credit risk by selecting only counterparties that we believe to be financially strong, spreading the risk among multiple counterparties, placing contractual limits on the amount of unsecured credit extended to any single counterparty, and entering into netting agreements with counterparties, as appropriate. Commitments to originate loans do not necessarily reflect future cash requirements as some commitments are expected to expire without being drawn upon. <div style="margin-top:6pt">The following summarizes derivative instrument assets/(liabilities) as of the periods presented: </div><div style="margin-top:10pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:44.354%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.081%"></td><td style="width:0.1%"></td><td style="width:0.406%"></td><td 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style="text-align:center">Notional Amount (1)</div></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Fair Value</td><td colspan="3" style="border-top:1pt solid #000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center">Notional Amount (1)</div></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">IRLCs</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(3,517)</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">299,712 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,489 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">219,129 </td><td style="background-color:#cff0fc;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">MBSs</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">542 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">702,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(5,055)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">285,000 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cff0fc;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Arial',sans-serif;font-size:8pt;font-weight:400;line-height:120%">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(2,975)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td>

colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">(3,566)</td><td style="background-color:#cff0fc;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td><td colspan="3" style="background-color:#cff0fc;padding:0 1pt"></td></tr></table> (1) The notional amounts in the table above include mandatory and best effort mortgages, that have been locked and approved. 3517000 299712000 1489000 219129000 542000 702000000 5055000 285000000 2975000 3566000 319500000 242600000 ESTIMATED DEVELOPMENT LIABILITIES Estimated development liabilities consist primarily of estimated future utilities improvements in Poinciana, Florida and Rio Rico, Arizona for home sites previously sold, in most cases prior to 1980. Such development liabilities were assumed through our acquisition of AV Homes and initially incurred by affiliates of AV Homes in connection with class action settlement agreements entered into by such affiliates in 1974 (the "1974 Judgment"), which required such entities to install certain water and electric infrastructure at such home sites upon satisfaction of certain conditions. Estimated development liabilities are reduced by actual expenditures and are evaluated and adjusted, as appropriate, to reflect management's estimate of potential completion costs.
 In the third quarter of 2024, we changed our estimate for the liability related to the Poinciana home sites because of a change in installation policy, to perform infrastructure work for only lot owners that meet specific criteria, such as having privity of contract with the original sale documents. We changed the method of estimating from using third-party engineer cost estimates to a method of identifying the actual number of home sites eligible for the future utility improvements, by reviewing chain of title, and inspection of home sites to better estimate our liability. The change in estimate resulted in a $8.2 million reduction of the Poinciana related liability. 8200000 false false false false Dollar amount includes $2.0 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units. Dollar amount includes $50.0 million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases" Dollar amount includes $2.7 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units; Dollar amount includes $7.5 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units Dollar amount includes $150.0 million of Accelerated Share Repurchases and an incremental amount related to the 1% excise tax on share repurchases" Dollar amount includes $26.1 million of stock options exercised netted with the value of shares withheld for taxes on the issuance of restricted stock units; "