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(Exact Name of Registrant as Specified in Its Charter)Â _____Â DelawareÂ 61-1763235(State or other Jurisdiction ofIncorporation or Organization)Â (I.R.S. EmployerIdentification No.) _____Â 940 Southwood Blvd, SuiteÂ 200 Incline Village, Nevada 89451 (Address of principal executive offices) (Zip Code)Registrantâ€™s telephone number, including area code (775)Â 413-1030 Not Applicable(Former name, former address and former fiscal year, if changed since last report) _____Â Securities registered pursuant to Section 12(b) of the Act:Title of each classTrading Symbol(s)Name of each exchange on which registeredCommon Stock, par value $0.01 per shareTPHNew York Stock ExchangeÂ Â Â Indicate by check mark whether the registrant: (1)Â has filed all reports required to be filed by SectionÂ 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)Â has been subject to such filing requirements for the past 90Â days.Â Â Â Â YesÂ Â â˜'Â Â Â Â NoÂ Â â˜Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to RuleÂ 405 of RegulationÂ S-T (Â§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 Â YesÂ Â â˜'Â Â Â Â NoÂ Â â˜Indicate 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 RuleÂ 12b-2 of the Exchange Act.Large accelerated filerÂ Â˜'AcceleratedÂ filerÂ Â˜Non-accelerated filerÂ Â˜SmallerÂ reportingÂ companyÂ Â˜Emerging growth company Â˜If 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˜Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).Â Â Â Â Â YesÂ Â Â˜Â Â Â Â NoÂ Â Â˜'93,590,060 shares of the registrant's common stock were issued and outstanding as of October 10, 2024.EXPLANATORY NOTEAs used in this quarterly report on Form 10-Q, references to â€œTri Pointeâ€, â€œthe Companyâ€, â€œweâ€, â€œusâ€, or â€œourâ€ (including in the consolidated financial statements and related notes thereto in this annual report on Form 10-Q) refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries.TRI POINTE HOMES, INC.QUARTERLY REPORT ON FORM 10-QINDEXSeptemberÂ 30, 2024 Â PageNumberPART I.Â Â FINANCIAL INFORMATIONItem 1.Financial Statements3Consolidated Balance Sheets as of September 30, 2024 (unaudited) and December 31, 20233Consolidated Statements of Operations for the Three and Nine Months Ended September 30, 2024 and 2023 (unaudited)4Consolidated Statements of Equity for the Three and Nine Months Ended September 30, 2024 and 2023 (unaudited)5Consolidated Statements of Cash Flows for the Nine Months Ended September 30, 2024 and 2023 (unaudited)7Notes to Consolidated Financial Statements (unaudited)8ItemÂ 2.Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations27Item 3.Quantitative and Qualitative Disclosures About Market Risk42Item 4.Controls and Procedures42Part II.Â Â OTHER INFORMATIONItemÂ 1.Legal Proceedings43ItemÂ 1A.Risk Factors43Item 2.Unregistered Sales of Equity Securities, Use of Proceeds, and Issuer Purchases of Equity Securities43Item 5.Other Information43ItemÂ 6.Exhibits44SIGNATURES45- 2 -PART I. FINANCIAL INFORMATIONItemÂ 1.Â Â Â Â Financial StatementsTRI POINTE HOMES, INC.CONSOLIDATED BALANCE SHEETS(in thousands, except share and per share amounts)Â September 30, 2024December 31, 2023(unaudited)AssetsCash and cash equivalents$675,957Â $868,953Â Receivables113,725Â 224,636Â Real estate inventories3,412,633Â 3,337,483Â Investments in unconsolidated entities130,798Â 131,824Â Mortgage loans held for sale80,071Â â€"Â Goodwill and other intangible assets, net156,603Â 156,603Â Deferred tax assets, net37,996Â 37,996Â Other assets171,472Â 157,093Â Total assets$4,779,255Â $4,914,588Â LiabilitiesÂ Â Accounts payable$75,214Â $64,833Â Accrued expenses and other liabilities456,418Â 453,531Â Loans payable275,914Â 288,337Â Senior notes, net646,280Â 1,094,249Â Mortgage repurchase facilities75,465Â â€"Â Total liabilities1,529,291Â 1,900,950Â Commitments and contingencies (Note 13)EquityStockholdersâ€™ equity:Preferred stock, $0.01 par value, 50,000,000 shares authorized; noÂ Â Â shares issued and outstanding as September 30, 2024 and Â Â Â December 31, 2023, respectivelyâ€"Â â€"Â Common stock, $0.01 par value, 500,000,000 shares authorized;Â Â Â 93,590,060 and 95,530,512 shares issued and outstanding atÂ Â September 30, 2024 and December 31, 2023, respectively936Â 955Â Additional paid-in capitalâ€"Â â€"Â Retained earnings3,249,016Â 3,010,003Â Total stockholdersâ€™ equity3,249,952Â 3,010,958Â Noncontrolling interests12Â 2,680Â Total equity3,249,964Â 3,013,638Â Total liabilities and equity$4,779,255Â $4,914,588Â Â See accompanying condensed notes to the unaudited consolidated financial statements.- 3 -TRI POINTE HOMES, INC.CONSOLIDATED STATEMENTS OF OPERATIONS(unaudited)(in thousands, except share and per share amounts)Â Three Months Ended September 30,Nine Months Ended September 30,20242023202420230Homebuilding:Home sales revenue$1,113,681Â $825,295Â $3,165,042Â $2,412,777Â Land and lot sales revenue12,552Â 1,714Â 23,780Â 10,506Â Other operations revenue790Â 749Â 2,359Â 2,219Â Total revenues1,127,023Â 827,758Â 3,191,181Â 2,425,502Â Cost of home sales854,499Â 641,074Â 2,427,484Â 1,881,191Â Cost of land and lot sales11,986Â 1,474Â 21,584Â 10,287Â Other operations expense765Â 724Â 2,295Â 2,171Â Sales and marketing53,744Â 42,874Â 160,772Â 127,977Â General and administrative66,734Â 58,359Â 185,809Â 158,949Â Homebuilding income from operations139,295Â 83,253Â 393,237Â 244,927Â Equity in income of unconsolidated entities227Â 3Â 383Â 272Â Other income, net6,658Â 11,664Â 31,818Â 30,361Â Homebuilding income before income taxes146,180Â 94,920Â 425,438Â 275,560Â Financial Services:Revenues17,650Â 10,758Â 47,818Â 30,004Â Expenses12,283Â 6,127Â 31,900Â 19,363Â Financial services income before income taxes5,367Â 4,631Â 15,918Â 10,641Â Income before income taxes151,547Â 99,551Â 441,356Â 286,201Â Provision for income taxes(39,788)(22,942)(112,599)(71,764)Net income111,759Â 76,609Â 328,757Â 214,437Â Net(income) loss attributable to noncontrolling interestsâ€"Â (1,207)59Â (3,569)Net income available to common stockholders$111,759Â $75,402Â $328,816Â $210,868Â Earnings per shareÂ Â Basic$1.19Â $0.77Â $3.49Â $2.12Â Diluted$1.18Â $0.76Â $3.46Â $2.10Â Weighted average shares outstandingBasic93,600,678Â 98,018,498Â 94,294,800Â 99,534,570Â Diluted94,640,211Â 99,030,210Â 95,081,173Â 100,458,357Â Â See accompanying condensed notes to the unaudited consolidated financial statements.- 4 -TRI POINTE HOMES, INC.CONSOLIDATED STATEMENTS OF EQUITY(unaudited)(in thousands, except share amounts)Â Number ofSharesÂ ofÂ CommonStockÂ (NoteÂ 1)CommonStockAdditionalPaid-inCapitalRetainedEarningsTotalStockholdersâ€™EquityNoncontrollingInterestsTotalEquityBalance at June 30, 202493,862,218Â $939Â $â€"Â $3,138,545Â $3,139,484Â $12Â $3,139,496Â Net incomeâ€"Â â€"Â â€"Â 111,759Â 111,759Â â€"Â 111,759Â Shares issued under share-based awards619Â â€"Â â€"Â â€"Â â€"Â â€"Â â€"Â Tax withholding paid on behalf of employees for share-based awardsÂ Â Â Â â€"Â â€"Â (8)â€"Â (8)â€"Â (8)Stock-based compensation expenseâ€"Â â€"Â 8,708Â â€"Â 8,708Â â€"Â 8,708Â Share repurchases, including excise tax(272,777)(3)(9,988)â€"Â (9,991)â€"Â (9,991)Reclass the negative APIC to retained earningsâ€"Â â€"Â 1,288Â (1,288)â€"Â â€"Â â€"Â Balance at September 30, 202493,590,060Â $936Â $â€"Â $3,249,016Â $3,249,952Â $12Â $3,249,964Â Number ofSharesÂ ofÂ CommonStockÂ (NoteÂ 1)CommonStockAdditionalPaid-inCapitalRetainedEarningsTotalStockholders'EquityNoncontrollingInterestsTotalEquityBalance at December 31, 202395,530,512Â $955Â $â€"Â $3,010,003Â $3,010,958Â $2,680Â $3,013,638Â Net incomeâ€"Â â€"Â â€"Â 328,816Â 328,816Â (59)328,757Â Shares issued under share-based awards821,172Â 8Â 1,033Â â€"Â 1,041Â â€"Â 1,041Â Tax withholding paid on behalf of employees for share-based awardsÂ Â Â Â â€"Â â€"Â (16,612)â€"Â (16,612)â€"Â (16,612)Stock-based compensation expenseâ€"Â â€"Â 24,327Â â€"Â 24,327Â â€"Â 24,327Â Share repurchases, including excise tax(2,761,624)(27)(97,283)â€"Â (97,310)â€"Â (97,310)Distributions to noncontrolling interests, netâ€"Â â€"Â â€"Â â€"Â â€"Â â€"Â (2,609)(2,609)Acquisition of joint venture minority interestâ€"Â â€"Â (1,268)â€"Â (1,268)â€"Â (1,268)Reclass the negative APIC to retained earningsâ€"Â â€"Â 89,803Â (89,803)â€"Â â€"Â â€"Â Balance at September 30, 202493,590,060Â $936Â $â€"Â $3,249,016Â $3,249,952Â $12Â $3,249,964Â Number ofSharesÂ ofÂ CommonStockÂ (NoteÂ 1)CommonStockAdditionalPaid-inCapitalRetainedEarningsTotalStockholders'EquityNoncontrollingInterestsTotalEquityBalance at June 30, 202399,094,458Â $991Â $â€"Â $2,895,120Â $2,896,111Â $709Â $2,896,820Â Net incomeâ€"Â â€"Â â€"Â 75,402Â 75,402Â 1,207Â 76,609Â Shares issued under share-based awards361Â â€"Â â€"Â â€"Â â€"Â â€"Â â€"Â Tax withholding paid on behalf of employees for share-based awardsÂ Â Â Â â€"Â â€"Â (6)â€"Â (6)â€"Â (6)Stock-based compensation expenseâ€"Â â€"Â 6,989Â â€"Â 6,989Â â€"Â 6,989Â Share repurchases(1,753,045)(18)(55,081)â€"Â (55,099)â€"Â (55,099)Distributions to noncontrolling interests, netâ€"Â â€"Â â€"Â â€"Â â€"Â â€"Â (1,160)(1,160)Reclass the negative APIC to retained earningsâ€"Â â€"Â 48,098Â (48,098)â€"Â â€"Â â€"Â Balance at September 30, 202397,341,774Â $973Â $â€"Â $2,922,424Â $2,923,397Â $756Â $2,924,153Â Number ofSharesÂ ofÂ CommonStockÂ (NoteÂ 1)CommonStockAdditionalPaid-inCapitalRetainedEarningsTotalStockholders'EquityNoncontrollingInterestsTotalEquityBalance at December 31, 20222101,017,708Â $1,010Â $3,685Â $2,827,694Â $2,832,389Â $4,142Â $2,836,531Â Net incomeâ€"Â â€"Â â€"Â 210,868Â 210,868Â 3,569Â 214,437Â - 5 -Shares issued under share-based awards789,164Â 8Â 510Â â€"Â 518Â â€"Â 518Â Tax withholding paid on behalf of employees for share-based awardsÂ Â Â Â â€"Â â€"Â (9,802)â€"Â (9,802)â€"Â (9,802)Stock-based compensation expenseâ€"Â â€"Â 15,012Â â€"Â 15,012Â â€"Â 15,012Â Share repurchases(4,465,098)(45)(125,543)â€"Â (125,588)â€"Â (125,588)Distributions to noncontrolling interests, netâ€"Â â€"Â â€"Â â€"Â (6,955)(6,955)Reclass the negative APIC to retained earningsâ€"Â â€"Â 116,138Â (116,138)â€"Â â€"Â â€"Â Balance at September 30, 202397,341,774Â $973Â $â€"Â $2,922,424Â $2,923,397Â $756Â $2,924,153Â See accompanying condensed notes to the unaudited consolidated financial statements.- 6 -TRI POINTE HOMES, INC.CONSOLIDATED STATEMENTS OF CASH FLOWS(unaudited)(in thousands)Â Â Nine Months Ended September 30,Â 20242023Cash flows from operating activities:Â Â Net income$328,757Â $214,437Â Adjustments to reconcile net income to net cash provided by operating activities:Â Â Depreciation and amortization23,572Â 20,066Â Equity in income of unconsolidated entities, net(383)(272)Amortization of stock-based compensation24,327Â 15,012Â Charges for impairments and lot option abandonments2,444Â 12,675Â Fair value adjustment on mortgage loans held for sale(758)â€"Â Gain on increase in carrying amount of investment(3,495)â€"Â Changes in assets and liabilities:Â Â Real estate inventories(74,485)(247,846)Mortgage loans held for sale(79,313)â€"Â Receivables110,911Â 50,043Â Other assets(9,527)1Â Accounts payable10,381Â (7,093)Accrued expenses and other liabilities3,332Â 67,773Â Net cash provided by operating activities335,763Â 124,797Â Cash flows from investing activities:Purchases of property and equipment(18,933)(19,136)Proceeds from investment717Â â€"Â Net investments in unconsolidated entities(24,789)(6,434)Distributions from unconsolidated entities17,289Â â€"Â Net cash used in investing activities(25,716)(25,570)Cash flows from financing activities:Borrowings from loans payable420Â 910Â Repayment of loans payable and senior notes(462,844)â€"Â Borrowings on mortgage repurchase facilities282,400Â â€"Â Repayments on mortgage repurchase facilities(206,935)â€"Â Distributions to noncontrolling interests(3,877)(6,955)Proceeds from issuance of common stock under share-based awards1,041Â 518Â Tax withholding paid on behalf of employees for share-based awards(16,612)(9,802)Share repurchases, excluding excise tax(96,636)(124,523)Net cash used in financing activities(503,043)(139,852)Net decrease in cash and cash equivalents(192,996)(40,625)Cash and cash equivalentsâ€"beginning of period868,953Â 889,664Â Cash and cash equivalentsâ€"end of period$675,957Â $849,039Â Â See accompanying condensed notes to the unaudited consolidated financial statements.- 7 -TRI POINTE HOMES, INC.CONDENSED NOTES TO CONSOLIDATED FINANCIAL STATEMENTS(unaudited)Â 1.Â Â Â Â Organization, Basis of Presentation and Summary of Significant Accounting PoliciesOrganizationTri Pointe is engaged in the design, construction and sale of innovative single-family attached and detached homes across ten states, including Arizona, California, Colorado, Maryland, Nevada, North Carolina, South Carolina, Texas, Virginia, and Washington, and the District of Columbia. In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of SeptemberÂ 30, 2024, we had not yet commenced significant homebuilding operations in these new markets.Basis of PresentationThe accompanying financial statements have been prepared in accordance with U.S. generally accepted accounting principles (â€œGAAPâ€), as contained within the Financial Accounting Standards Board (â€œFASBâ€) Accounting Standards Codification (â€œASCâ€), for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. They should be read in conjunction with our consolidated financial statements and footnotes thereto included in our Annual Report on Form 10-K for the year endedÂ DecemberÂ 31, 2023. In the opinion of management, all adjustments consisting of normal recurring

adjustments, necessary for a fair presentation with respect to interim financial statements, have been included. The results for the nine months ended SeptemberÂ 30, 2024 are not necessarily indicative of the results to be expected for the full year ending December 31, 2024 due to seasonal variations and other factors.The consolidated financial statements include the accounts of Tri Pointe Homes and its wholly owned subsidiaries, as well as other entities in which Tri Pointe Homes has a controlling interest and variable interest entities (â€œVIEsâ€) in which Tri Pointe Homes is the primary beneficiary.Â The noncontrolling interests as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 represent the outside ownersâ€™ interests in the Companyâ€™s consolidated entities. All significant intercompany accounts have been eliminated upon consolidation.Unless the context otherwise requires, the terms â€œTri Pointeâ€, â€œthe Companyâ€, â€œweâ€, â€œusâ€, and â€œourâ€ used herein refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries.Use of EstimatesThe preparation of these financial statements requires our management to make estimates and judgments that affect the reported amounts of assets and liabilities and the disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from our estimates.Cash and Cash Equivalents and Concentration of Credit RiskWe define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Companyâ€™s cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts.Revenue RecognitionWe recognize revenue in accordance with Accounting Standards Topic 606 (â€œASC 606â€), Revenue from Contracts with Customers. Under ASC 606, we apply the following steps to determine the timing and amount of revenue to recognize: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation. - 8 -Home sales revenue We generate the majority of our total revenues from home sales, which consists of our core business operation of building and delivering completed homes to homebuyers. Home sales revenue and related profit is generally recognized when title to and possession of the home are transferred to the homebuyer at the home closing date. Our performance obligation to deliver the agreed-upon home is generally satisfied in less than one year from the original contract date. Included in home sales revenue are forfeited deposits, which occur when homebuyers cancel home purchase contracts that include a nonrefundable deposit. Both revenue from forfeited deposits and deferred revenue resulting from uncompleted performance obligations existing at the time we deliver new homes to our homebuyers are immaterial.Financial services revenuesTri Pointe Solutions is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, Tri Pointe Assurance title and escrow services operations, and Tri Pointe Advantage property and casualty insurance agency operations.Mortgage financing operationsFor the year ended December 31, 2023, our Tri Pointe Connect mortgage operations were conducted through a joint venture with an established mortgage lender. Tri Pointe Connect acted as a preferred mortgage loan broker to our homebuyers in all of the markets in which we operate, generating income from fees paid by third party lenders for the successful funding and closing of loans for homebuyers that originated through Tri Pointe Connect. For the year ended December 31, 2023, Tri Pointe Connect was fully consolidated in accordance with Accounting Standards Topic 810 (â€œASC 810â€), Consolidation, under the Financial Services section of our consolidated statements of operations, with the noncontrolling interest recorded on the consolidated statements of operations as net income attributable to noncontrolling interests. Effective February 1, 2024, we acquired the minority equity interest in the joint venture, upon which Tri Pointe Connect became a wholly owned subsidiary of the Company. In connection with this transaction, Tri Pointe Connect expanded operations to include mortgage lending services to our homebuyers in all of the markets in which we operate and provide mortgage financing by utilizing funds made available pursuant to repurchase agreements with third party lenders and by utilizing our own funds. Tri Pointe Connect will retain the ability to act as a mortgage loan broker for our homebuyers that originate loans with third party lenders. Revenues from mortgage financing operations primarily represent mortgage loan broker fees paid by third party lenders, fees earned on mortgage loan originations and the realized and unrealized gains and losses associated with the sales and changes in the fair value of mortgage loans held for sale. When we act as a mortgage loan broker and originate loans with third party lenders, mortgage loan broker fees and mortgage loan origination fees are recognized at the time the mortgage loans are funded. When we provide mortgage financing, we recognize fees on mortgage loan originations upon loan origination. Mortgage loans held for saleWe intend to sell all of the loans we originate in the secondary market within a short period of time after origination. As of SeptemberÂ 30, 2024, mortgage loans held for sale had an aggregate estimated fair value of $80.1Â million and an aggregate outstanding principal balance of $79.3Â million. For the nine months ended SeptemberÂ 30, 2024, we recorded $758,000 of unrealized gains, in Financial Services revenue, related to our mortgage loans held for sale as of SeptemberÂ 30, 2024. Title and escrow services operationsTri Pointe Assurance provides title examinations for our homebuyers in the Carolinas and Colorado and both title examinations and escrow services for our homebuyers in Arizona, the District of Columbia, Maryland, Nevada, Texas, Washington and Virginia. Tri Pointe Assurance is a wholly owned subsidiary of Tri Pointe and acts as a title agency for First American Title Insurance Company. Revenue from our title and escrow services operations is fully recognized at the time of the consummation of the home sales transaction, at which time no further performance obligations are left to be satisfied. Tri Pointe Assurance revenue is included in the Financial Services section of our consolidated statements of operations.Property and casualty insurance agency operationsTri Pointe Advantage is a wholly owned subsidiary of Tri Pointe and provides property and casualty insurance agency services that help facilitate the closing process in all of the markets in which we operate. The total consideration for these services, including renewal options, is estimated upon the issuance of the initial insurance policy, subject to constraint. Tri Pointe Advantage revenue is included in the Financial Services section of our consolidated statements of operations.- 9 -Recently Issued Accounting Standards Not Yet AdoptedIn November 2023, the FASB issued ASU 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures ("ASU 2023-07"), which requires expanded disclosure of significant segment expenses and other segment items on an annual and interim basis. ASU 2023-07 is effective for us for annual periods beginning after January 1, 2024 and interim periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-07 will have on our financial statement disclosures.In December 2023, FASB issued ASU 2023-09, Income Taxes (Topic 740): Improvements to Income Tax Disclosures ("ASU 2023-09"), which requires expanded disclosure of our income tax rate reconciliation and income taxes paid. ASU 2023-09 is effective for us for annual periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-09 will have on our financial statement disclosures. 2.Â Â Â Â Segment InformationWe operate two principal businesses: homebuilding and financial services.In accordance with ASC Topic 280, Segment Reporting, in determining the most appropriate reportable segments within our homebuilding business, we have considered similar economic and other characteristics, including product types, average sales prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply. Based upon these factors and in consideration of the geographical layout of our homebuilding markets, we have identified three homebuilding reporting segments and, as such, our homebuilding segments are reported under the following hierarchy:West region: Arizona, California, Nevada and WashingtonCentral region: Colorado, Texas and UtahEast region: District of Columbia, Florida, Maryland, North Carolina, South Carolina and VirginiaIn September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of SeptemberÂ 30, 2024, we had not yet commenced significant operations in these new markets, however we have controlled lots within Utah. Our Tri Pointe Solutions financial services operation is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, our Tri Pointe Assurance title and escrow services operations, and our Tri Pointe Advantage property and casualty insurance agency operations. For further details, see Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies.Corporate is a non-operating segment that develops and implements company-wide strategic initiatives and provides support to our homebuilding reporting segments by centralizing certain administrative functions, such as marketing, legal, accounting, treasury, insurance, internal audit, risk management, information technology and human resources, to benefit from economies of scale. Our Corporate non-operating segment also includes general and administrative expenses related to operating our corporate headquarters. All of the expenses incurred by Corporate are allocated to each of the homebuilding reporting segments based on their respective percentage of revenues.The reportable segments follow the same accounting policies used for our consolidated financial statements, as described in NoteÂ 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented.- 10 -Total revenues and income before income taxes for each of our reportable segments were as follows (in thousands):Three Months Ended September 30,Nine Months Ended September 30,20242023202420232RevenuesWest $690,577Â $544,168Â $1,921,817Â $1,550,905Â Central262,485Â 165,322Â 838,302Â 529,952Â East173,961Â 118,268Â 431,062Â 344,645Â Total homebuilding revenues1,127,023Â 827,758Â 3,191,181Â 2,425,502Â Financial services17,650Â 10,758Â 47,818Â 30,004Â Total$1,144,673Â $838,516Â $3,238,999Â $2,455,506Â Income before income taxesWest$92,261Â $60,965Â $255,643Â $186,372Â Central32,327Â 19,075Â 119,645Â 50,917Â East21,592Â 14,880Â 50,150Â 38,271Â Total homebuilding income before income taxes146,180Â 94,920Â 425,438Â 275,560Â Financial services5,367Â 4,631Â 15,918Â 10,641Â Total$151,547Â $99,551Â $441,356Â $286,201Â Â Total real estate inventories and total assets for each of our reportable segments, as of the date indicated, were as follows (in thousands):September 30, 2024December 31, 2023Real estate inventoriesWest$2,159,917Â $2,209,113Â Central813,793Â 762,051Â East438,923Â 366,319Â Total$3,412,633Â $3,337,483Â Total assets(1)West$2,430,880Â $2,557,608Â Central985,021Â 947,200Â East483,872Â 421,630Â Corporate742,483Â 941,824Â Total homebuilding assets4,642,256Â 4,868,262Â Financial services136,999Â 46,326Â Total$4,779,255Â $4,914,588Â _____(1)Â Â Â Â Total assets as of SeptemberÂ 30, 2024 and December 31, 2023 includes $139.3Â million of goodwill, with $125.4Â million included in the West segment, $8.3Â million included in the Central segment and $5.6Â million included in the East segment. Total Corporate assets as of SeptemberÂ 30, 2024 and December 31, 2023 includes our Tri Pointe Homes trade name. For further details on goodwill and our intangible assets, see Note 8, Goodwill and Other Intangible Assets.
3.Â Â Â Â Earnings Per ShareThe following table sets forth the components used in the computation of basic and diluted earnings per share (in thousands, except share and per share amounts):- 11 -Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023202420232Numerator:Â Â Â Â Net income available to common stockholders$111,759Â $75,402Â $328,816Â $210,868Â Denominator:Â Â Â Â Basic weighted-average shares outstanding93,600,678Â 98,018,498Â 94,294,800Â 99,534,570Â Effect of dilutive shares:Â Â Â Stock options and unvested restricted stock units1,039,533Â 1,011,712Â 786,373Â 923,787Â Diluted weighted-average shares outstanding94,640,211Â 99,030,210Â 95,081,173Â 100,458,357Â Earnings per shareÂ Â Â Â Basic$1.19Â $0.77Â $3.49Â $2.12Â Diluted$1.18Â $0.76Â $3.46Â $2.10Â Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share1,119,501Â 2,605,025Â 1,426,229Â 2,692,950Â Â Â 4.Â Â Â Â ReceivablesReceivables consisted of the following (in thousands):September 30, 2024December 31, 2023Escrow proceeds and other accounts receivable, net$47,718Â $158,622Â Warranty insurance receivable (Note 13)66,007Â 66,014Â Total receivables$113,725Â $224,636Â Receivables are evaluated for collectability and allowances for potential losses are established or maintained on applicable receivables based on an expected credit loss approach. Receivables were net of allowances for doubtful accounts of $436,000 as of both SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.Â 5.Â Â Â Â Real Estate InventoriesReal estate inventories consisted of the following (in thousands):September 30, 2024December 31, 2023Real estate inventories owned:Homes completed or under construction$1,540,492Â $1,402,762Â Land under development1,203,923Â 1,299,074Â Land held for future development156,394Â 153,615Â Model homes288,079Â 306,565Â Total real estate inventories owned3,188,888Â 3,162,016Â Real estate inventories not owned:Land purchase and land option deposits223,745Â 175,467Â Total real estate inventories not owned223,745Â 175,467Â Total real estate inventories$3,412,633Â $3,337,483Â Â Homes completed or under construction is comprised of costs associated with homes in various stages of construction and includes direct construction and related land acquisition and land development costs. Land under development primarily consists of land acquisition and land development costs, which include capitalized interest and real estate taxes, associated with land undergoing improvement activity. Land held for future development principally reflects land acquisition and land development costs related to land where development activity has not yet begun or has been suspended, but is expected to occur in the future.- 12 -Real estate inventories not owned represents deposits related to land purchase and land and lot option agreements. For further details, see Note 7, Variable Interest Entities.Interest incurred, capitalized and expensed were as follows (in thousands):Â Three Months Ended September 30,Nine Months Ended September 30,Â 2024202302420232Interest incurred$25,253Â $36,919Â $91,787Â $111,792Â Interest capitalized(25,253)(36,919)(91,787)(111,792)Interest expensed$â€”Â $â€”Â $â€”Â $â€”Â Capitalized interest in beginning inventory$218,171Â $220,352Â $221,647Â $191,411Â Interest capitalized as a cost of inventory25,253Â 36,919Â 91,787Â 111,792Â Interest previously capitalized as a cost of inventory, included in cost of sales(38,762)(27,264)(108,772)(73,196)Capitalized interest in ending inventory$204,662Â $230,007Â $204,662Â $230,007Â Â Interest is capitalized to real estate inventory during development and other qualifying activities. During all periods presented, we capitalized all interest incurred to real estate inventory in accordance with ASC Topic 835, Interest, as our qualified assets exceeded our debt. Interest that is capitalized to real estate inventory is included in cost of home sales or cost of land and lot sales as related units or lots are delivered.Â Interest that is expensed as incurred is included in other (expense) income, net.Real Estate Inventory Impairments and Land Option AbandonmentsReal estate inventory impairments and land and lot option abandonments and pre-acquisition charges consisted of the following (in thousands):Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023202420232Real estate inventory impairments$â€”Â $â€”Â $â€”Â $11,500Â Land and lot option abandonments and pre-acquisition charges1,074Â 197Â 2,444Â 1,175Â Total$1,074Â $197Â $2,444Â $12,675Â Impairments of real estate inventory relate primarily to projects or communities that include homes completed or under construction. During the nine months ended September 30, 2023, we recorded a real estate inventory impairment charge of $11.5Â million related to one active community in the West segment where the carrying value of the community exceeded the fair value based on a discounted cash flows analysis. The discount rate used to calculate fair value was 10%. We considered both market risk and community-specific risk to arrive at a discount rate appropriate for the level of total risk associated with this community.In addition to owning land and residential lots, we also have option agreements to purchase land and lots at a future date. We have option deposits and capitalized pre-acquisition costs associated with the optioned land and lots. When the economics of a project no longer support acquisition of the land or lots under option, we may elect not to move forward with the acquisition. Option deposits and capitalized pre-acquisition costs associated with the assets under option may be forfeited at that time.Â Real estate inventory impairments and land option abandonments are recorded in cost of home sales in the consolidated statements of operations.Â Â - 13 -6.Â Â Â Â Investments in Unconsolidated EntitiesAs of SeptemberÂ 30, 2024, we held equity investments in fourteen active partnerships or limited liability companies. Our participation in these entities may be as a developer, a builder, or an investment partner. Our ownership percentage varies from 8% to 50%, depending on the investment, with no controlling interest held in any of these investments. Aggregated assets, liabilities and equity of the entities we account for as equity-method investments are as follows (in thousands):September 30, 2024December 31, 2023AssetsCash$46,185Â $35,308Â Receivables105,645Â 38,839Â Real estate inventories400,317Â 450,097Â Other assets6,584Â 27,632Â Total assets$558,731Â $551,876Â Liabilities and equityDebt obligations and other liabilities$148,610Â $155,616Â Companyâ€™s equity130,798Â 131,824Â Outside interestsâ€™ equity279,323Â 264,436Â Total liabilities and equity$558,731Â $551,876Â Â GuaranteesThe unconsolidated entities in which we hold an equity investment generally finance their activities with a combination of equity and secured project debt financing. We have, and in some cases our joint venture partner has, guaranteed portions of the loan obligations for some of the homebuilding partnerships or limited liability companies, which may include any or all of the following: (i) project completion; (ii) remargin obligations; and (iii) environmental indemnities. In circumstances in which we have entered into joint and several guarantees with our joint venture partner, we generally seek to implement a reimbursement agreement with our partner that provides that neither party is responsible for more than its proportionate share or agreed-upon share of the guaranteed obligations. In the event our joint venture partner does not have adequate financial resources to meet its obligations under such a reimbursement agreement, or otherwise fails to satisfy its obligations thereunder, we may be responsible for more than our proportionate share of any obligations under such guarantees. As of SeptemberÂ 30, 2024 and December 31, 2023, we have not recorded any liabilities for these obligations and guarantees, as the fair value of the related joint venture real estate assets exceeded the threshold where a remargin payment would be required and no other obligations under the guarantees existed as of such time. At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, aggregate outstanding debt for unconsolidated entities, included in the â€œDebt obligations and other liabilitiesâ€ line of the

aggregated assets, liabilities and equity shown in the table above, was $124.1 million and $125.9 million, respectively. Aggregated results of operations from unconsolidated entities (in thousands):Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023202420232023Net sales$42,183Â $17,588Â $106,097Â $77,483Â Other operating expense(42,306) (17,422)(103,657)(76,361)Other income (expense), net24Â 100Â 849Â 94Â Net income $(99)$266Â $3,289Â $1,216Â Companyâ€™s equity in income of unconsolidated entities$227Â $3Â $383Â $272Â The aggregate results of operations from unconsolidated entities include related party transactions with the Company. When we purchase land from a joint venture in which we are a partner, such transactions are reflected as net sales in the joint venturesâ€™ operating results, with any profit eliminated in the consolidated financial statements. Additionally, when we act as the general partner or managing member, we earn an immaterial, market-based administrative fee for services provided, which is - 14 -reflected as other operating expense in the joint venturesâ€™ operating results, and as other income (expense) on our consolidated statements of operations. Â Â 7.Â Â Â Â Variable Interest Entities Land and Lot Option AgreementsIn the ordinary course of business, we enter into land and lot option agreements in order to procure land and residential lots for future development and the construction of homes. The use of such land and lot option agreements generally allows us to reduce the risks associated with direct land ownership and development, and reduces our capital and financial commitments. Pursuant to these land and lot option agreements, we generally provide a deposit to the seller as consideration for the right to purchase land at different times in the future, usually at predetermined prices. These deposits are recorded as land purchase and land option deposits under real estate inventories not owned on the accompanying consolidated balance sheets.We analyze each of our land and lot option agreements and other similar contracts under the provisions of Accounting Standards Topic 810 (â€œASC 810â€), Consolidation to determine whether the land seller is a VIE and, if so, whether we are the primary beneficiary. Although we do not have legal title to the underlying land, if we are determined to be the primary beneficiary of the VIE, we will consolidate the VIE in our financial statements and reflect its assets as real estate inventory not owned included in our real estate inventories, its liabilities as debt (nonrecourse) held by VIEs in accrued expenses and other liabilities and the net equity of the VIE owners as noncontrolling interests on our consolidated balance sheets. In determining whether we are the primary beneficiary, we consider, among other things, whether we have the power to direct the activities of the VIE that most significantly impact the VIEâ€™s economic performance. Such activities would include, among other things, determining or limiting the scope or purpose of the VIE, selling or transferring property owned or controlled by the VIE, or arranging financing for the VIE.Creditors of the entities with which we have land and lot option agreements have no recourse against us. The maximum exposure to loss under our land and lot option agreements is generally limited to non-refundable option deposits and any capitalized pre-acquisition costs. In some cases, we have also contracted to complete development work at a fixed cost on behalf of the landowner and budget shortfalls and savings will be borne by us. Additionally, we have entered into land banking arrangements which require us to complete development work even if we terminate the option to procure land or lots.The following provides a summary of our interests in land and lot option agreements (in thousands):Â September 30, 2024December 31, 2023DepositsRemainingPurchasePriceConsolidatedInventoryHeldÂ byÂ VIEsDepositsRemainingPurchasePriceConsolidatedInventoryHeldÂ byÂ VIEsUnconsolidated VIEs$205,505Â $1,816,726Â N/A$159,164Â $1,017,791Â N/AOther land option agreements18,240Â 240,021Â N/A16,303Â 189,007Â N/ATotal$223,745Â $2,056,747Â $â€”Â $175,467Â $1,206,798Â $â€”Â Â Unconsolidated VIEs represent land option agreements that were not consolidated because we were not the primary beneficiary. Other land option agreements were not with VIEs.In addition to the deposits presented in the table above, our exposure to loss related to our land and lot option contracts consisted of capitalized pre-acquisition costs of $12.0 million and $9.5 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively. These pre-acquisition costs are included in real estate inventories as land under development on our consolidated balance sheets. Â Â 8.Â Â Â Â Goodwill and Other Intangible AssetsAs of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, $139.3 million of goodwill is included in goodwill and other intangible assets, net on each of the consolidated balance sheets, which was recorded in connection with our merger with Weyerhaeuser Real Estate Company (â€œWRECOâ€) in 2014. In addition, as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we have one intangible asset with a carrying amount of $17.3 million comprised of a Tri Pointe Homes trade name, which has an indefinite useful life and is non-amortizing, resulting from the acquisition of WRECO in 2014.- 15 -Goodwill and other intangible assets are evaluated for impairment on an annual basis, or more frequently if indicators of impairment exist. 9.Â Â Â Â Other Assets Other assets consisted of the following (in thousands):September 30, 2024December 31, 2023Prepaid expenses$15,612Â $8,462Â Refundable fees and other deposits9,016Â 8,726Â Development rights, held for future use or sale1,192Â 1,192Â Deferred loan costsâ€”loans payable3,996Â 5,089Â Operating properties and equipment, net61,285Â 66,284Â Lease right-of-use assets63,584Â 66,404Â Income tax receivable13,051Â â€”Â Other3,736Â 936Â Total$171,472Â $157,093Â 10.Â Â Â Â Accrued Expenses and Other LiabilitiesAccrued expenses and other liabilities consisted of the following (in thousands):September 30, 2024December 31, 2023Accrued payroll and related costs$62,427Â $68,575Â Warranty reserves (Note 13)107,307Â 106,993Â Estimated cost for completion of real estate inventories122,299Â 108,175Â Customer deposits55,213Â 43,991Â Accrued income taxes payable5,073Â 23,138Â Accrued interest14,860Â 8,470Â Other tax liability3,494Â 2,976Â Lease liabilities77,419Â 78,782Â Other8,326Â 12,431Â Total$456,418Â $453,531Â 11.Â Â Â Â Senior Notes, Loans Payable and Mortgage Repurchase FacilitiesSenior NotesThe Companyâ€™s outstanding senior notes (together, the â€œSenior Notesâ€) consisted of the following (in thousands):September 30, 2024December 31, 20235.875% Senior Notes due June 15, 2024$â€”Â $450,000Â 5.250% Senior Notes due June 1, 2027300,000Â 300,000Â 5.700% Senior Notes due June 15, 2028350,000Â 350,000Â Discount and deferred loan costs(3,720)(5,751)Total$646,280Â $1,094,249Â Â In June 2020, Tri Pointe issued $350Â million aggregate principal amount of 5.700% Senior Notes due 2028 (the â€œ2028 Notesâ€) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $345.2Â million, after debt issuance costs and discounts. The 2028 Notes mature on June 15, 2028 and interest is paid semiannually in arrears on June 15 and December 15 of each year until maturity.- 16 -In June 2017, Tri Pointe issued $300 million aggregate principal amount of 5.250% Senior Notes due 2027 (the â€œ2027 Notesâ€) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $296.3 million, after debt issuance costs and discounts. The 2027 Notes mature on June 1, 2027 and interest is paid semiannually in arrears on June 1 and December 1 of each year until maturity.Tri Pointe and its wholly owned subsidiary, Tri Pointe Homes Holdings, Inc., were co-issuers of the $450 million aggregate principal amount 5.875% Senior Notes due 2024 (the â€œ2024 Notesâ€). The 2024 Notes were issued at 98.15% of their aggregate principal amount in June of 2014. The net proceeds from the offering of the 2024 Notes was $429.0 million, after debt issuance costs and discounts. The 2024 Notes were scheduled to mature on JuneÂ 15, 2024; however, on May 15, 2024, we redeemed the entire outstanding principal amount of the 2024 Notes at a redemption price equal to 100% of the aggregate principal amount, plus accrued and unpaid interest thereon to the redemption date.As of SeptemberÂ 30, 2024 and December 31, 2023, there were $3.7 million and $5.2 million of capitalized debt financing costs, included in senior notes, net on our consolidated balance sheet, related to the Senior Notes that will amortize over the lives of the Senior Notes. Accrued interest related to the Senior Notes was $11.1 million and $3.2 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively.Loans PayableThe Companyâ€™s outstanding loans payable consisted of the following (in thousands):September 30, 2024December 31, 2023Term loan facility$250,000Â $250,000Â Seller financed loans25,914Â 38,337Â Total$275,914Â $288,337Â On December 15, 2023, we entered into a Fourth Modification Agreement (the â€œFourth Modificationâ€) to our Second Amended and Restated Credit Agreement dated as of March 29, 2019 (the â€œCredit Agreementâ€). The Fourth Modification, among other things, amends the Credit Agreement to exclude (i) certain indebtedness of the Companyâ€™s financial services subsidiaries for purposes of calculating the Companyâ€™s â€œLeverage Ratioâ€ (as defined in the Credit Agreement), and (ii) the Companyâ€™s financial services subsidiaries from the determination of â€œConsolidated EBITDAâ€ (as defined in the Credit Agreement), as well as any interest obligations of the Companyâ€™s financial services subsidiaries, for purposes of calculating the Companyâ€™s â€œInterest Coverage Ratioâ€ (as defined in the Credit Agreement). The Credit Facility (as defined below), consists of a $750 million revolving credit facility (the â€œRevolving Facilityâ€) and a $250 million term loan facility (the â€œTerm Facilityâ€ and together with the Revolving Facility, the â€œCredit Facilityâ€). Both the Revolving Facility and the Term Facility mature on June 29, 2027. We may increase the Credit Facility to not more than $1.2 billion in the aggregate, at our request, upon satisfaction of specified conditions. We may borrow under the Revolving Facility in the ordinary course of business to repay senior notes and fund our operations, including our land acquisition, land development and homebuilding activities. Borrowings under the Revolving Facility will be governed by, among other things, a borrowing base. Interest rates under the Revolving Facility will be based on the Secured Overnight Financing Rate (â€œSOFRâ€), plus a spread ranging from 1.25% to 1.90%, depending on the Companyâ€™s leverage ratio. Interest rates under the Term Facility will be based on SOFR, plus a spread ranging from 1.10% to 1.85%, depending on the Companyâ€™s leverage ratio.As of SeptemberÂ 30, 2024, we had no outstanding debt under the Revolving Facility and there was $698.1 million of availability after considering the borrowing base provisions and outstanding letters of credit. As ofÂ SeptemberÂ 30, 2024, we had $250 million of outstanding debt under the Term Facility with an interest rate of 5.93%. As of SeptemberÂ 30, 2024, there were $4.0 million of capitalized debt financing costs, included in other assets on our consolidated balance sheet, related to the Credit Facility that will amortize over the remaining term of the Credit Facility.Â Accrued interest, including loan commitment fees, related to the Credit Facility was $1.8 million and $1.6 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively.At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had outstanding letters of credit of $51.9 million and $52.3 million, respectively.Â These letters of credit were issued to secure various financial obligations.Â We believe it is not probable that any outstanding letters of credit will be drawn upon.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $25.9 million and $38.3 million, respectively, outstanding related to two seller-financed loans. All seller-financed loans are to acquire lots for the construction of homes. Principal on these loans are expected to be fully paid by the end of fiscal year 2025, provided certain achievements are met. One of the seller-financed loans, representing $25.5 million of the total balance as of SeptemberÂ 30, 2024 and $37.4 million of the balance - 17 -as of DecemberÂ 31, 2023, accrues interest at an imputed interest rate of 4.50% per annum. The second seller-financed loan represented $420,000 of the total balance as of SeptemberÂ 30, 2024 and $910,000 as of December 31, 2023, respectively.Mortgage Repurchase FacilitiesBetween March 2024 and May 2024, Tri Pointe Connect entered into three Master Repurchase Agreements totaling $380Â million (â€œRepurchase Agreementsâ€). The Repurchase Agreements contain various affirmative and negative covenants applicable to Tri Pointe Connect, including thresholds related to net worth, net income, liquidity, and profitability. As of SeptemberÂ 30, 2024, Tri Pointe Connect had $75.5 million of outstanding debt related to the Repurchase Agreements at a weighted-average interest rate of 6.9%, and $204.5 million of remaining capacity under the Repurchase Agreements. Tri Pointe Connect was in compliance with all covenants and requirements as of SeptemberÂ 30, 2024.The following table provides a summary of our Repurchase Agreements as of SeptemberÂ 30, 2024 ($ in thousands):FacilityOutstanding BalanceFacility AmountInterest RateExpiration DateCollateral (1)Warehouse A$37,528Â $80,000Â Term SOFR + 1.75%3/11/2025Mortgage LoansWarehouse Bâ€”Â 100,000Â Term SOFR + 1.75%5/28/2025Mortgage LoansWarehouse C (2)37,937Â 50,000Â Term SOFR + 1.75%5/30/2025Mortgage LoansWarehouse C (2)â€”Â 50,000Â Term SOFR + 1.75%On Demand Mortgage LoansTotal$75,465Â $280,000Â _____(1) Mortgage loans held for sale consist of single-family residential loans collateralized by the underlying property. Generally, all of the loans originated by us are sold in the secondary mortgage market within 30 days after origination. As of SeptemberÂ 30, 2024, mortgage loans held for sale had an aggregate fair value of $80.1Â million. (2) Warehouse C is a $100Â million facility, of which $50Â million is committed and $50Â million is uncommitted.Interest IncurredDuring the three months ended SeptemberÂ 30, 2024 and 2023, the Company incurred interest of $25.3 million and $36.9 million, respectively, related to all debt and land banking arrangements. Included in interest incurred are amortization of deferred financing and Senior Note discount costs ofÂ $610,000Â and $1.3 million for the three months endedÂ SeptemberÂ 30, 2024Â andÂ 2023, respectively. During the nine months ended SeptemberÂ 30, 2024 and 2023, the Company incurred interest of $91.8 million and $111.8 million, respectively, related to all debt and land banking arrangements and amortization of deferred financing and Senior Note discount costs ofÂ $3.1 millionÂ and $3.8 million for the nine months endedÂ SeptemberÂ 30, 2024Â andÂ 2023, respectively. Accrued interest related to all outstanding debt at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 was $14.9 million and $8.5 million, respectively.Â Covenant RequirementsThe Senior Notes contain covenants that restrict our ability to, among other things, create liens or other encumbrances, enter into sale and leaseback transactions, or merge or sell all or substantially all of our assets. These limitations are subject to a number of qualifications and exceptions.Under the Credit Facility, the Company is required to comply with certain financial covenants, including those relating to consolidated tangible net worth, leverage, liquidity or interest coverage, and a spec unit inventory test. The Credit Facility also requires that at least 95.0% of consolidated tangible net worth must be attributable to the Company and its guarantor subsidiaries, subject to certain grace periods. The Company was in compliance with all applicable financial covenants as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.12.Â Â Â Â Fair Value DisclosuresFair Value MeasurementsASC Topic 820, Fair Value Measurements and Disclosures, defines â€œfair valueâ€ as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:- 18 -â€¢Level 1â€”Quoted prices for identical instruments in active marketsâ€¢Level 2â€”Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement dateâ€¢Level 3â€”Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement dateFair Value of Financial InstrumentsA summary of assets and liabilities at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, related to our financial instruments, is set forth below (in thousands):September 30, 2024December 31, 2023HierarchyBook ValueFair ValueBook ValueFair ValueSenior Notes(1)Level 2$650,000Â $653,925Â $1,099,489Â $1,066,835Â Term loan(2)Level 2$250,000Â $250,000Â $250,000Â $250,000Â Seller financed loans(3)Level 2$25,914Â $25,914Â $38,337Â $38,337Â Mortgage loans held for sale(4)Level 2$80,071Â $80,071Â $â€”Â $â€”Â Mortgage repurchase facilities(5)Level 2$75,465Â $75,465Â $â€”Â $â€”Â Â _____(1)The book value of the Senior Notes is net of discounts for DecemberÂ 31, 2023, excluding deferred loan costs of $5.2 million. The estimated fair value of the Senior Notes at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 is based on quoted market prices.(2)The estimated fair value of the Term Loan Facility as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 approximated book value due to the variable interest rate terms of this loan.(3)The estimated fair value of our seller financed loans as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 approximated book value due to the short term nature of these loans.(4)The estimated fair value for mortgage loans held for sale are determined based on quoted market prices, and are measured at fair value on a recurring basis, with changes in fair value recognized in our consolidated statements of operations. (5)The estimated fair value of our mortgage repurchase facilities approximated book value due to the short term nature of these maturities.At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, the carrying value of cash and cash equivalents and receivables approximated fair value due to their short-term nature.- 19 -Fair Value of Nonfinancial AssetsNonfinancial assets include items such as real estate inventories and long-lived assets that are measured at fair value on a nonrecurring basis when events and circumstances indicating the carrying value is not recoverable. The following table presents impairment charges and the remaining net fair value for nonfinancial assets that were measured during the periods presented (in thousands):Nine Months Ended September 30, 2024Year Ended December 31, 2023HierarchyImpairmentChargeFair ValueNet ofImpairmentImpairmentChargeFair ValueNet ofImpairmentReal estate inventories (1)Level 3$â€”Â $â€”Â $11,500Â $39,970Â _____ (1) Fair value of real estate inventories, net of impairment charges represents only those assets whose carrying values were adjusted to fair value in the respective periods presented. Fair Value Net of Impairment represents the fair value of the real estate inventories, net of the impairment charge, as of the date that the fair value measurements were made. The carrying value for these real estate inventories subsequently changed from the fair value reflected due to activity that occurred since the measurement date.The impairment charge recorded during the year ended December 31, 2023 related to one community in the West reporting segment where the carrying value exceeded the fair value based on a discounted cash flow analysis. For further details, see Note 5, Real Estate Inventories.13.Â Â Â Â Commitments and ContingenciesLegal MattersLawsuits, claims and proceedings have been and may be instituted or asserted against us in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to local, state and federal laws and regulations related to land development activities, house construction standards, sales practices, employment practices, environmental protection and financial services. As a result, we are subject to periodic examinations or inquiry by agencies administering these laws and regulations.We record a reserve for potential legal claims and regulatory matters when they are probable of occurring and a potential loss is reasonably estimable. We accrue for these matters based on facts and circumstances specific to each matter and revise these estimates when necessary.Â In view of the inherent difficulty of predicting outcomes of legal claims and related contingencies, we generally cannot predict their ultimate resolution, related timing or eventual loss. Accordingly, it is possible that the ultimate outcome of any matter, if in excess of a related accrual or if no accrual was made, could be material to our financial statements.Â For matters as to

which the Company believes a loss is probable and reasonably estimable, we had zero legal reserves as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively.WarrantyWarranty reserves are accrued as home deliveries occur. Our warranty reserves on homes delivered will vary based on product type and geographic area and also depending on state and local laws. The warranty reserve is included in accrued expenses and other liabilities on our consolidated balance sheets and represents expected future costs based on our historical experience over previous years. Estimated warranty costs are charged to cost of home sales in the period in which the related home sales revenue is recognized.We maintain general liability insurance designed to protect us against a portion of our risk of loss from warranty and construction defect-related claims.Â We also generally require our subcontractors and design professionals to indemnify us for liabilities arising from their work, subject to various limitations.Â However, such indemnity is significantly limited with respect to certain subcontractors that are added to our general liability insurance policy.Â Our warranty reserve and related estimated insurance recoveries are based on actuarial analysis that uses our historical claim and expense data, as well as industry data to estimate these overall costs and related recoveries. Key assumptions used in developing these estimates include claim frequencies, severities and resolution patterns, which can occur over an extended period of time. Our warranty reserve may also include an estimate of future fit and finish warranty claims to the extent not contemplated in the actuarial analysis. These estimates are subject to variability due to the length of time between the delivery of a home to a homebuyer and when a warranty or construction defect claim is made, and the ultimate resolution of such claim; - 20 -uncertainties regarding such claims relative to our markets and the types of product we build; and legal or regulatory actions and/or interpretations, among other factors. Due to the degree of judgment involved and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated. There can be no assurance that the terms and limitations of the limited warranty will be effective against claims made by homebuyers, that we will be able to renew our insurance coverage or renew it at reasonable rates, that we will not be liable for damages, cost of repairs, and/or the expense of litigation surrounding possible construction defects, soil subsidence or building related claims or that claims will not arise out of uninsurable events or circumstances not covered by insurance and not subject to effective indemnification agreements with certain subcontractors.We also record expected recoveries from insurance carriers based on actual insurance claims made and actuarially determined amounts that depend on various factors, including the above-described reserve estimates, our insurance policy coverage limits for the applicable policy years and historical recovery rates. Because of the inherent uncertainty and variability in these assumptions, our actual insurance recoveries could differ significantly from amounts currently estimated. Outstanding warranty insurance receivables was $66.0 million as of both SeptemberÂ 30, 2024 and DecemberÂ 31, 2023. Warranty insurance receivables are recorded in receivables on the accompanying consolidated balance sheets.Warranty reserve activity consisted of the following (in thousands):Â Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023Warranty reserves, beginning of period$107,196Â $99,243Â $106,993Â $104,375Â Warranty reserves accrued9,491Â 6,337Â 27,225Â 18,523Â Warranty expenditures(9,380)(10,471)(26,911)(27,789)Warranty reserves, end of period$107,307Â $95,109Â $107,307Â $95,109Â Â Performance BondsWe obtain surety bonds in the normal course of business to ensure completion of certain infrastructure improvements of our projects. The beneficiaries of the bonds are various municipalities. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, the Company had outstanding surety bonds totaling $755.4 million and $697.2 million, respectively. As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, our estimated cost to complete obligations related to these surety bonds was $433.8 million and $435.9 million, respectively. Lease ObligationsUnder ASC 842 we recognize a right-of-use lease asset and a lease liability for contracts deemed to contain a lease at the inception of the contract. Our lease population is fully comprised of operating leases, which are now recorded at the net present value of future lease obligations existing at each balance sheet date. At the inception of a lease, or if a lease is subsequently modified, we determine whether the lease is an operating or financing lease. Key estimates involved with ASC 842 include the discount rate used to measure our future lease obligations and the lease term, where considerations include renewal options and intent to renew. Lease right-of-use assets are included in other assets and lease liabilities are included in accrued expenses and other liabilities on our consolidated balance sheet.Operating LeasesWe lease certain property and equipment under non-cancelable operating leases. Office leases are for terms of up toÂ ten years and generally provide renewal options. In most cases, we expect that, in the normal course of business, leases that expire will be renewed or replaced by other leases. Equipment leases are typically for terms ofÂ threeÂ toÂ four years.Ground LeasesIn 1987, we obtained two 55-year ground leases of commercial property that provided for three renewal options of ten years each and one 45-year renewal option.Â We exercised the three 10-year extensions on one of these ground leases to extend the lease through 2071.Â The commercial buildings on these properties have been sold and the ground leases have been sublet to the buyers.- 21 -For one of these leases, we are responsible for making lease payments to the landowner, and we collect sublease payments from the buyers of the buildings. This ground lease has been subleased through 2041 to the buyers of the commercial buildings. For the second lease, the buyers of the buildings are responsible for making lease payments directly to the landowner, however, we have guaranteed the performance of the buyers/lessees. See below for additional information on leases (dollars in thousands):Three Months Ended September 30, 2024Three Months Ended September 30, 2023Nine Months Ended September 30, 2024Nine Months Ended September 30, 2023Lease CostOperating lease cost (included in SG&A expense)$3,124Â $2,555Â $9,028Â $7,808Â Ground lease cost (included in other operations expense)765Â 724Â 2,295Â 2,170Â Sublease income, operating leasesâ€”Â â€”Â â€”Â â€”Â Sublease income, ground leases (included in other operations revenue)(776)(734)(2,329)(2,202)Net lease cost$3,113Â $2,545Â $8,994Â $7,776Â Other informationCash paid for amounts included in the measurement of lease liabilities:Operating lease cash flows (included in operating cash flows)$2,842Â $2,407Â $8,754Â $7,279Â Ground lease cash flows (included in operating cash flows)$664Â $663Â $1,990Â $1,990Â Right-of-use assets obtained in exchange for new operating lease liabilities$726Â $1,804Â $5,990Â $3,820Â September 30, 2024December 31, 2023Weighted-average discount rate:Operating leases4.9Â %4.9Â %Ground leases10.2Â %10.2Â %Weighted-average remaining lease term (in years):Operating leases5.96.3Ground leases43.744.4The future minimum lease payments under our operating leases are as follows (in thousands):Property, Equipment and Other LeasesGround Leases (1)Remaining in 2024$2,368Â $809Â 202511,402Â 3,237Â 202610,371Â 3,237Â 20279,094Â 3,237Â 20288,529Â 3,237Â Thereafter15,772Â 75,403Â Total lease payments$57,536Â $89,160Â Less: Interest7,864Â 61,413Â Present value of operating lease liabilities$49,672Â $27,747Â Â _____(1)Â Â Â Â Ground leases are fully subleased through 2041, representing $55.3 million of the $89.2 million future ground lease obligations.14.Â Â Â Â Stock-Based Compensation2022 Long-Term Incentive Plan- 22 -On April 20, 2022, our stockholders approved the Tri Pointe Homes, Inc. 2022 Long-Term Incentive Plan (the â€œ2022 Planâ€), which had been previously approved by our board of directors. The 2022 Plan replaced the Companyâ€™s prior stock compensation plan, the TRI Pointe Group, Inc. Amended and Restated 2013 Long-Term Incentive Plan (the â€œ2013 Planâ€). The 2022 Plan provides for the grant of equity-based awards, including options to purchase shares of common stock, stock appreciation rights, restricted stock, restricted stock units, bonus stock and performance awards. The 2022 Plan will automatically expire on the tenth anniversary of its effective date. Our board of directors may terminate or amend the 2022 Plan at any time, subject to any requirement of stockholder approval required by applicable law, rule or regulation.The number of shares of our common stock that may be issued under the 2022 Plan is 7,500,000 shares. No new awards have been or will be granted under the 2013 Plan from and after February 23, 2022. Any awards outstanding under the 2013 Plan will remain subject to and be paid under the 2013 Plan, and any shares subject to outstanding awards under the 2013 Plan that subsequently expire, terminate, or are surrendered or forfeited for any reason without issuance of shares will automatically become available for issuance under the 2022 Plan.To the extent that shares of our common stock subject to an outstanding option, stock appreciation right, stock award or performance award granted under the 2022 Plan are not issued or delivered by reason of the expiration, termination, cancellation or forfeiture of such award or the settlement of such award in cash, then such shares of our common stock generally will again be available under the 2022 Plan. However, the 2022 Plan prohibits us from re-using shares that are tendered or surrendered to pay the exercise cost or tax obligation for stock options and stock appreciation rights. As of SeptemberÂ 30, 2024, there were 5,326,521 shares available for future grant under the 2022 Plan.The following table presents compensation expense recognized related to all stock-based awards (in thousands):Â Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023Total stock-based compensation$8,708Â $6,989Â $24,327Â $15,012Â Â Stock-based compensation is charged to general and administrative expense on the accompanying consolidated statements of operations.Â As of SeptemberÂ 30, 2024, total unrecognized stock-based compensation expense related to all stock-based awards was $48.6 million and the weighted average term over which the expense was expected to be recognized was 1.4 years.Summary of Stock Option ActivityThe following table presents a summary of stock option awards for the nine months ended SeptemberÂ 30, 2024:OptionsWeightedAverageExercisePricePer ShareWeightedAverageRemainingContractualLifeAggregateIntrinsicValue(in thousands)Options outstanding at December 31, 202366,043Â $15.76Â 0.2$1,297Â Grantedâ€”Â â€”Â â€”Â â€”Â Exercised(66,043)$15.76Â â€”Â â€”Â Forfeitedâ€”Â â€”Â â€”Â â€”Â Options outstanding at September 30, 2024â€”Â â€”Â â€”Â â€”Â Options exercisable at September 30, 2024â€”Â â€”Â â€”Â â€”Â Â The intrinsic value of each stock option award outstanding or exercisable is the difference between the fair market value of the Companyâ€™s common stock at the end of the period and the exercise price of each stock option award to the extent it is considered â€œin-the-moneyâ€. A stock option award is considered to be â€œin-the-moneyâ€ if the fair market value of the Companyâ€™s stock is greater than the exercise price of the stock option award. The aggregate intrinsic value of options outstanding and options exercisable represents the value that would have been received by the holders of stock option awards had they exercised their stock option award on the last trading day of the period and sold the underlying shares at the closing price on that day. Summary of Restricted Stock Unit Activity- 23 -The following table presents a summary of time-based and performance-based RSUs for the nine months ended SeptemberÂ 30, 2024:RestrictedStockUnitsWeightedAverageGrant DateFair ValuePer ShareNonvested RSUs at December 31, 20233,889,380Â $22.71Â Granted1,126,648Â $35.57Â Vested(1,220,474)$19.87Â Forfeited(240,955)$19.74Â Nonvested RSUs at September 30, 20243,554,599Â $27.73Â On February 21, 2024, the Company granted an aggregate of 430,887 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 21, 2024 was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.On February 21, 2024, the Company granted an aggregate of 656,844 performance-based RSUs to the Companyâ€™s Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company divisionâ€™s percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2024 to December 31, 2026. The fair value of these performance-based RSUs was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period. On April 29, 2024, the Company granted an aggregate of 21,835 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Companyâ€™s 2025 annual meeting of stockholders. The fair value of each RSU granted on April 24, 2024 was measured using a price of $37.78 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. For the nine months ended September 30, 2024, the Company granted an aggregate of 17,082 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period.On February 22, 2023, the Company granted an aggregate of 504,551 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 22, 2023 was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.On February 22, 2023, the Company granted an aggregate of 704,408 performance-based RSUs to the Companyâ€™s Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company divisionâ€™s percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2023 to December 31, 2025. The fair value of these performance-based RSUs was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period. On May 1, 2023, the Company granted an aggregate of 29,150 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Companyâ€™s 2024 annual meeting of stockholders. The fair value of each RSU granted on May 1, 2023 was measured using a - 24 -price of $28.30 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. On December 26, 2023, the Company granted an aggregate of 364,215 time-based RSUs to the Companyâ€™s Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, and Chief Human Resources Officer. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on December 26, 2023 was measured using a price of $35.83 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.For the twelve months ended December 31, 2023, the Company granted an aggregate of 6,787 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period.As RSUs vest for employees, a portion of the shares awarded is generally withheld to cover employee tax withholdings. As a result, the number of RSUs vested and the number of shares of Tri Pointe common stock issued will differ.15.Â Â Â Â Income TaxesWe account for income taxes in accordance with ASC Topic 740, Income Taxes (â€œASC 740â€), which requires an asset and liability approach for measuring deferred taxes based on temporary differences between the financial statements and tax bases of assets and liabilities using enacted tax rates for the years in which taxes are expected to be paid or recovered.Â Each quarter we assess our deferred tax asset to determine whether all or any portion of the asset is more likely than not unrealizable under ASC 740.Â We are required to establish a valuation allowance for any portion of the asset we conclude is more likely than not to be unrealizable.Â Our assessment considers, among other things, the nature, frequency and severity of our current and cumulative losses, forecasts of our future taxable income, the duration of statutory carryforward periods and tax planning alternatives.We had net deferred tax assets of $38.0 million as of both SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.Â We had a valuation allowance related to those net deferred tax assets of $3.4 million as of both SeptemberÂ 30, 2024 and DecemberÂ 31, 2023.Â The Company will continue to evaluate both positive and negative evidence in determining the need for a valuation allowance against its deferred tax assets. Changes in positive and negative evidence, including differences between the Companyâ€™s future operating results and the estimates utilized in the determination of the valuation allowance, could result in changes in the Companyâ€™s estimate of the valuation allowance against its deferred tax assets. The accounting for deferred taxes is based upon estimates of future results. Differences between the anticipated and actual outcomes of these future results could have a material impact on the Companyâ€™s consolidated results of operations or financial position. Also, changes in existing federal and state tax laws and tax rates could affect future tax results and the valuation allowance against the Companyâ€™s deferred tax assets.Our provision for income taxes totaled $39.8 million and $22.9 million for the three months ended SeptemberÂ 30, 2024 and 2023, respectively and $112.6 million and $71.8 million for the nine months ended SeptemberÂ 30, 2024 and 2023, respectively. The Company classifies any interest and penalties related to income taxes assessed by jurisdiction as part of income tax expense. The Company did not have any uncertain tax positions recorded as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023. The Company has not been assessed interest or penalties by any major tax jurisdictions related to prior years.Â The Company files income tax returns in the U.S., including federal and multiple state and local jurisdictions. We arecurrently under examination by California for the 2020 and 2021 tax years. The outcome of this examination is not yet determinable.- 25 -16.Â Â Â Â Supplemental Disclosure to Consolidated Statements of Cash FlowsThe following are supplemental disclosures to the consolidated statements of cash flows (in thousands):Nine Months Ended September 30,20242023Supplemental disclosure of cash flow information:Interest paid (capitalized), net$(9,500)$(18,954)Income taxes paid, net$38,572Â $7,919Â Supplemental disclosures of noncash activities:Increase in share repurchase excise tax accrual$672Â $1,065Â Amortization of senior note discount capitalized to real estate inventory$511Â $791Â Amortization of deferred loan

costs capitalized to real estate inventory$2,599Â $2,985Â Â Â - 26 - ItemÂ 2.Â Â Â Â Managementâ€™s Discussion and Analysis of Financial Condition and Results of OperationsCAUTIONARY NOTE CONCERNING FORWARD-LOOKING STATEMENTSThis Quarterly Report on Form 10-Q contains â€œforward-lookingâ€ statements within the meaning of SectionÂ 27A of the Securities Act of 1933, as amended, and SectionÂ 21E of the Securities Exchange Act of 1934, as amended (the â€œExchange Actâ€). These forward-looking statements are based on our current intentions, beliefs, expectations and predictions for the future, and you should not place undue reliance on these statements. These statements use forward-looking terminology, are based on various assumptions made by us, and may not be accurate because of risks and uncertainties surrounding the assumptions that are made.Factors listed in this sectionâ€”as well as other factors not includedâ€”may cause actual results to differ significantly from the forward-looking statements included in this Quarterly Report on FormÂ 10-Q. There is no guarantee that any of the events anticipated by the forward-looking statements in this Quarterly Report on FormÂ 10-Q will occur, or if any of the events occurs, there is no guarantee what effect it will have on our operations, financial condition, or share price.We undertake no, and hereby disclaim any, obligation to update or revise any forward-looking statements, unless required by law. However, we reserve the right to make such updates or revisions from time to time by press release, periodic report, or other method of public disclosure without the need for specific reference to this Quarterly Report on FormÂ 10-Q. No such update or revision shall be deemed to indicate that other statements not addressed by such update or revision remain correct or create an obligation to provide any other updates or revisions.Forward-Looking StatementsForward-looking statements that are included in this Quarterly Report on Form 10-Q are generally accompanied by words such as â€œanticipate,â€ â€œbelieve,â€ â€œcould,â€ â€œestimate,â€ â€œexpect,â€ â€œfuture,â€ â€œgoal,â€ â€œintend,â€ â€œlikely,â€ â€œmay,â€ â€œmight,â€ â€œplan,â€ â€œpotential,â€ â€œpredict,â€ â€œproject,â€ â€œshould,â€ â€œtarget,â€ â€œwill,â€ â€œwould,â€ or other words that convey the uncertainty of future events or outcomes. These forward-looking statements may include, but are not limited to, statements regarding our strategy, projections and estimates concerning the timing and success of specific projects and our future production, land and lot sales, the outcome of legal proceedings, the anticipated impact of natural disasters or contagious diseases on our operations, operational and financial results, including our estimates for growth, financial condition, sales prices, prospects and capital spending.Risks, Uncertainties and AssumptionsThe major risks and uncertainties â€”and assumptions that are madeâ€”that affect our business and may cause actual results to differ from these forward-looking statements include, but are not limited to:â€¢the effects of general economic conditions, including employment rates, housing starts, interest rate levels, home affordability, inflation, consumer sentiment, availability of financing for home mortgages and strength of the U.S. dollar;â€¢market demand for our products, which is related to the strength of the various U.S. business segments and U.S. and international economic conditions;â€¢the availability of desirable and reasonably priced land and our ability to control, purchase, hold and develop such parcels;â€¢access to adequate capital on acceptable terms;â€¢geographic concentration of our operations;â€¢levels of competition;â€¢the successful execution of our internal performance plans, including restructuring and cost reduction initiatives;â€¢the prices and availability of supply chain inputs, including raw materials, labor and home components;â€¢oil and other energy prices;â€¢the effects of U.S. trade policies, including the imposition of tariffs and duties on homebuilding products and retaliatory measures taken by other countries;â€¢the effects of weather, including the occurrence of drought conditions in parts of the western United States;â€¢the risk of loss from earthquakes, volcanoes, fires, floods, droughts, windstorms, hurricanes, pest infestations and other natural disasters, and the risk of delays, reduced consumer demand, and shortages and price increases in labor or materials associated with such natural disasters;â€¢the risk of loss from acts of war, terrorism, civil unrest or public health emergencies, including outbreaks of contagious disease, such as COVID-19;- 27 -â€¢transportation costs;â€¢federal and state tax policies;â€¢the effects of land use, environment and other governmental laws and regulations;â€¢legal proceedings or disputes and the adequacy of reserves;â€¢risks relating to any unforeseen changes to or effects on liabilities, future capital expenditures, revenues, expenses, earnings, synergies, indebtedness, financial condition, losses and future prospects;â€¢changes in accounting principles;â€¢risks related to unauthorized access to our computer systems, theft of our homebuyersâ€™ confidential information or other forms of cyber-attack; andâ€¢other factors described in â€œRisk Factorsâ€ included in our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 and in other filings we make with the Securities and Exchange Commission (â€œSECâ€).The following discussion and analysis should be read in conjunction with our consolidated financial statements and related condensed notes thereto contained elsewhere in this Quarterly Report on Form 10-Q.Â The information contained in this Quarterly Report on Form 10-Q is not a complete description of our business or the risks associated with an investment in our securities. We urge investors to review and consider carefully the various disclosures made by us in this report and in our other reports filed with the SEC, including our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 and subsequent reports on Form 8-K, which discuss our business in greater detail. The section entitled â€œRisk Factorsâ€ set forth in ItemÂ 1A of our Annual Report on Form 10-K, and similar disclosures in our other SEC filings, discuss some of the important risk factors that may affect our business, results of operations and financial condition. Investors should carefully consider those risks, in addition to the information in this report and in our other filings with the SEC, before deciding to invest in, or maintain an investment in, our common stock.Overview and OutlookMarket fundamentals, including a growing cohort of Millennial and Gen Z buyers and a structural incongruity between housing supply and demand, continue to support sustained growth in the housing sector. Notwithstanding, fluctuations driven by elevated mortgage rates, seasonality, and political and geopolitical factors tempered demand in the third quarter. In September, the FOMC implemented a 50-basis-point rate cut, signaling a shift toward a more accommodative monetary policy in the near term. While the FOMC rate does not directly determine mortgage rates, its easing decision likely will contribute to a downward trend in borrowing costs over time, potentially improving housing affordability and/or unlocking both buyer demand and seller activity. As mortgage rates have remained elevated, however, we continue to employ mortgage rate buydowns and strategic pricing adjustments to maintain sales momentum. Such incentives remain a crucial tool in addressing affordability challenges posed by higher mortgage rates and the rapid price appreciation that occurred during and subsequent to the COVID-19 pandemic. Looking ahead, our increased focus on speculative builds further supports these strategies, allowing us to meet the growing demand for quicker move-ins while enhancing operational efficiency.The third quarter demonstrated strong financial performance across all reporting segments. We achieved a 32% increase in new home deliveries, reaching 1,619. This drove a 35% increase in home sales revenue to $1.1 billion. Enhanced pricing and cost management, along with broader operational improvements, led to a 23.3% homebuilding gross margin, representing a 100-basis-point improvement compared to the prior-year period. We also realized greater operating leverage, decreasing our sales and marketing and general and administrative (â€œSG&Aâ€) expense as a percentage of home sales revenue to 10.8%. Ultimately, net income available to common stockholders rose 48% to $111.8 million, and diluted earnings per share rose 55% to $1.18. These results reflect the strong order demand we experienced throughout the first half of the year, coupled with our commitment to cost control and efficiency.Net new home orders for the quarter were 1,252, on a monthly absorption rate of 2.8 orders per average selling community. Our backlog units and dollar value ended the quarter at 2,325 and $1.7 billion, respectively, positioning us well for a strong fourth quarter. Our increased spec strategy has allowed us to accelerate backlog turnover, and as we continue to execute on this approach, we anticipate some moderation in backlog levels. However, a faster conversion of units into deliveries enhances operational efficiency and supports sustained growth moving forward. Additionally, with a homebuilding debt-to-capital ratio of 22.1% and a net homebuilding debt-to-net capital of 7.0%, our strong balance sheet continues to provide the financial flexibility needed to support our growth initiatives.- 28 -Consolidated Financial Data (in thousands, except per share amounts):Â Â Three Months Ended September 30,Nine Months Ended September 30,Â 20242023202420243Homebuilding:Â Â Home sales revenue$1,113,681Â $825,295Â $3,165,042Â $2,412,777Â Land and lot sales revenue12,552Â 1,714Â 23,780Â 10,506Â Other operations revenue790Â 749Â 2,359Â 2,219Â Total revenues1,127,023Â 827,758Â 3,191,181Â 2,425,502Â Cost of home sales854,499Â 641,074Â 2,427,484Â 1,881,191Â Cost of land and lot sales11,986Â 1,474Â 21,584Â 10,287Â Other operations expense765Â 724Â 2,295Â 2,171Â Sales and marketing53,744Â 42,874Â 160,772Â 127,977Â General and administrative66,734Â 58,359Â 185,809Â 158,949Â Homebuilding income from operations139,295Â 83,253Â 393,237Â 244,927Â Equity in income of unconsolidated entities227Â 3Â 383Â 272Â Other income, net6,658Â 11,664Â 31,818Â 30,361Â Homebuilding income before income taxes146,180Â 94,920Â 425,438Â 275,560Â Financial Services:Revenues17,650Â 10,758Â 47,818Â 30,004Â Expenses12,283Â 6,127Â 31,900Â 19,363Â Financial services income before income taxes5,367Â 4,631Â 15,918Â 10,641Â Income before income taxes151,547Â 99,551Â 441,356Â 286,201Â Provision for income taxes(39,788)(22,942)(112,599)(71,764)Net income111,759Â 76,609Â 328,757Â 214,437Â Net (income) loss attributable to noncontrolling interestsâ€”Â (1,207)59Â (3,569)Net income available to common stockholders$111,759Â $75,402Â $328,816Â $210,868Â Earnings per shareÂ Â Basic$1.19Â $0.77Â $3.49Â $2.12Â Diluted$1.18Â $0.76Â $3.46Â $2.10Â Three Months Ended SeptemberÂ 30, 2024 Compared to Three Months Ended SeptemberÂ 30, 2023 Net New Home Orders, Average Selling Communities and Monthly Absorption Rates by SegmentÂ Â Three Months Ended September 30, 2024Three Months Ended September 30, 2023Percentage ChangeNetÂ NewHomeOrdersAverageSellingCommunitiesMonthlyAbsorptionRatesNetÂ NewHomeOrdersAverageSellingCommunitiesMonthlyAbsorptionRatesNetÂ NewHomeOrdersAverageSell (9)%(11)%Central404Â 60.7Â 2.2Â 493Â 58.5Â 2.8Â (18)%4Â %(21)%East181Â 17.5Â 3.4Â 193Â 17.5Â 3.7Â (6)%â€”Â %(6)%Total1,252Â 150.0Â 2.8Â 1,513Â 154.8Â 3.3Â (17)%(3)%(15)%Â Net new home orders for the three months ended SeptemberÂ 30, 2024 decreased by 261, or 17%, to 1,252, compared to 1,513 during the prior-year period.Â The decrease in net new home orders was due to a 15% decrease in monthly absorption rates and a 3% decrease in average selling communities. While order demand followed typical seasonal patterns, it was slightly slower than usual, which we attribute to a combination of elevated mortgage rates, election-related uncertainty, and the usual seasonal slowdown. These factors contributed to a more cautious buyer environment during the quarter.Our West segment reported a 19% decrease in net new home orders due to an 11% decrease in monthly absorption rates and a 9% decrease in average selling communities. Despite declines in monthly absorption rates in a majority of our West - 29 -markets, our monthly absorption rate of 3.1 remains strong and above the Companyâ€™s combined rate of 2.8. Our most challenged West markets were Sacramento and the Bay Area of California, where we achieved monthly absorption rates of 2.3 and 2.2, respectively. Our 9% decrease in average selling communities was due largely to activity in our Orange County-Los Angeles market, where our average community count has dropped by 45% as we continue to experience strong demand and successfully sell through communities at a pace that exceeds our current capacity for community openings. During the current quarter, we opened 9 new communities and closed out 14 communities in our West segment. Our Central segment reported an 18% decrease in net new home orders due to a 21% decrease in monthly absorption rates, offset by a 4% increase in average selling communities. Each of our Central markets experienced a decrease in monthly absorption rates, with the largest impact coming from our Colorado market, where we continue to experience weakened buyer interest and increased competitive pressures. Our East segment reported a 6% decrease in net new home orders due to a 6% decrease in monthly absorption rate. Despite this slowdown, we remain optimistic, as all of our markets in the East segment achieved a monthly absorption rate of 3.4 or higher for the quarter.Backlog Units, Dollar Value and Average Sales Price by Segment (dollars in thousands)Â As of September 30, 2024As of September 30, 2023Percentage ChangeBacklogUnitsBacklogDollarValueAverageSalesPriceBacklogUnitsBacklogDollarValueAverageSalesPriceBacklogUnitsBacklogDollarValueAverageSalesPriceWest1,289Â $1,017,622Â $789Â (23)%5Â %Central689Â 409,907Â 595Â 827Â 487,975Â 590Â (17)%
(16)%1Â %East347Â 304,061Â 876Â 468Â 300,103Â 641Â (26)%1Â %37Â %Total2,325Â $1,731,590Â $745Â 3,055Â $2,117,319Â $693Â (24)%(18)%8Â %Â Backlog units reflect the number of homes, net of actual cancellations experienced during the period, for which we have entered into a sales contract with a homebuyer but for which we have not yet delivered the home. Homes in backlog are generally delivered within seven to ten months from the time the sales contract is entered into, although we may experience cancellations of sales contracts prior to delivery. Our cancellation rate of homebuyers who contracted to buy a home but cancelled prior to delivery of the home (as a percentage of overall orders) was 10% during each three-month period ended SeptemberÂ 30, 2024 and 2023. The dollar value of backlog was $1.7 billion as of SeptemberÂ 30, 2024 compared to $2.1 billion as of SeptemberÂ 30, 2023.Â The average sales price in backlog increased 8% to $745,000 as of SeptemberÂ 30, 2024, compared to $693,000 at SeptemberÂ 30, 2023. This increase in average sales price can be attributed to a combination of factors, including the broad housing price resiliency, as evidenced by recent housing data indicating national home prices are at or near all-time high levels. Backlog dollar value in our West segment decreased 23% due to a 27% decrease in backlog units, offset by a 5% increase in average sales price. The decrease in backlog units was largely due to a 10% decrease in net new home orders for the current year-to-date period, as demand during the current-year has moderated to a more normal level, compared to a slightly more robust prior-year period. The decrease in backlog units was further impacted by our 26% increase in deliveries over this same period, as we continue to execute our spec strategy, leading to more efficient backlog conversion. In our Central segment, backlog dollar value decreased by 16%, driven by a 17% decline in backlog units, partially offset by a 1% increase in average sales price. This reduction in backlog units was largely due to flat order activity year-to-date, coupled with a significant increase in deliveries as we executed our spec strategy and improved backlog conversion. In the East segment, backlog dollar value increased by 1%, driven by a 37% rise in average sales price, offset by a 26% decline in backlog units. Net new home orders in the East segment fell by 9% during the current nine-month period, and higher backlog conversion rates contributed to the reduction in backlog units. A 25% increase in home deliveries during the same period, along with strong backlog conversion, further lowered backlog units. The $235,000 increase in average sales price within the backlog was primarily due to growth in our Charlotte market and a higher proportion of units in the DC Metro market, where prices significantly exceed both segment and company averages.- 30 -New Homes Delivered, Homes Sales Revenue and Average Sales Price by Segment (dollars in thousands)Â Three Months Ended September 30, 2024Three Months Ended September 30, 2023Percentage ChangeNewHomesDeliveredHomeSalesRevenueAverageSalesPriceNewHomesDeliveredHomeSalesRevenueAverageSalesPriceNewHomesDeliveredHomeSalesRevenueAverageSalesPriceWest918 sales revenue increased $288.4 million to $1.1 billion for the three months ended SeptemberÂ 30, 2024 compared to the prior-year period. The increase was comprised of $267.3 million related to a 396-unit increase in new homes delivered in the three months ended SeptemberÂ 30, 2024, offset by a $21.0 million decrease related to a $13,000 increase in average sales price for the three months ended SeptemberÂ 30, 2024. We experienced significantly stronger order demand in the second half of 2023 compared to 2022, which helped propel our backlog units and dollar value by 58% and 38%, respectively, heading into the current-year period compared to the prior-year period. This increased backlog elevated our delivery potential in the current-year period, and our seasonally strong backlog conversion ratio of 60% helped drive our delivery and home sales revenue growth. Our strategy to increase specs further supported this strong conversion rate, enabling us to capture more deliveries and contribute to overall growth.Home sales revenue in our West segment increased 26% due to a 24% increase in new homes delivered and a 2% increase in average sales price during the current-year period. The rise in deliveries reflects a higher backlog at the start of the current-year period compared to the prior year. Home sales revenue in our Central segment increased 57% due to a 50% increase in new homes delivered and a 5% increase in average sales price. The increase in new homes delivered was due to a significant increase in backlog units to start the current-year period compared to the prior-year period. The average sales price in this segment benefited from strong market conditions in Houston and Dallas-Fort Worth, supporting stronger pricing power. Home sales revenue in our East segment increased by 47% due to a 40% increase in new homes delivered and a 5% increase in average sales price, driven by higher opening backlog and seasonally strong backlog conversion.Homebuilding Gross Margins (dollars in thousands)Â Three Months Ended September 30,Â 2024%2023%Home sales revenue$1,113,681Â 100.0Â %$825,295Â 100.0Â %Cost of home sales854,499Â 76.7Â %641,074Â 77.7Â %Homebuilding gross margin259,182Â 23.3Â %184,221Â 22.3Â %Add:Â Â Â interest in cost of home sales37,687Â 3.4Â %27,035Â 3.3Â %Add:Â Â Â impairments and lot option abandonments1,074Â 0.1Â %197Â 0.0Â %Adjusted homebuilding gross margin(1)$297,943Â 26.8Â %$211,453Â 25.6Â %Homebuilding gross margin percentage23.3Â %Â 22.3Â %Â Adjusted homebuilding gross margin percentage(1)26.8Â %Â 25.6Â %Â _____(1)Non-GAAP financial measure (as discussed below).Our homebuilding gross margin percentage increased to 23.3% for the three months ended SeptemberÂ 30, 2024 compared to 22.3% for the prior-year period. This increase is primarily attributed to reduced incentives in the current-year period compared to the prior-year, during which demand had weakened significantly due to the onset of the rate-hiking cycle. As mortgage rates have remained elevated for an extended period, we have seen a gradual reduction in the need for incentives during the first half of the year, which has positively impacted our gross margins this quarter. Additionally, a shift in our revenue mix, with a higher contribution from our Central and East segments, has further improved gross margins. Excluding interest, impairments and lot option abandonments in cost of home sales, adjusted homebuilding gross margin percentage was 26.8% for the three months ended SeptemberÂ 30, 2024 compared to 25.6% for the prior-year period.Adjusted homebuilding gross margin is a non-GAAP financial measure. We believe this information is meaningful as it isolates the impact that leverage and noncash charges have on homebuilding gross margin and permits investors to make better - 31 -comparisons with our competitors, who adjust gross margins in a similar fashion. Because adjusted homebuilding gross margin is not calculated in accordance with GAAP, it

may not be comparable to other similarly titled measures of other companies and should not be considered in isolation or as a substitute for, or superior to, financial measures prepared in accordance with GAAP.Â See the table above reconciling this non-GAAP financial measure to homebuilding gross margin, the most directly comparable GAAP measure.Sales and Marketing, General and Administrative Expense (dollars in thousands)Three Months Ended September 30,As a Percentage ofHome Sales RevenueÂ 20242023Sales and marketing$53,744Â $42,874Â 4.8Â %5.2Â %General and administrative (G&A)66,734Â 58,359Â 6.0Â %7.1Â %Total sales and marketing and G&A$120,478Â $101,233Â 10.8Â %12.3Â %Total SG&A expense as a percentage of home sales revenue decreased to 10.8% for the three months ended SeptemberÂ 30, 2024, compared to 12.3% in the prior-year period. Total SG&A expense increased $19.2 million to $120.5 million for the three months ended SeptemberÂ 30, 2024 from $101.2 million in the prior-year period.Sales and marketing expense as a percentage of home sales revenue decreased to 4.8% for the three months ended SeptemberÂ 30, 2024, compared to 5.2% for the prior-year period. This decrease was largely due to higher home sales revenue, which improved our fixed cost leverage. Sales and marketing expense increased to $53.7 million for the three months ended SeptemberÂ 30, 2024 compared to $42.9 million for the prior-year period, largely driven by an increase in broker commissions, along with internal commissions and advertising expense. Given that many components of sales and marketing expense bear a variable relationship to home sales revenue, which increased by 35% compared to the prior-year period, such an increase in absolute dollars is expected.General and administrative (â€œG&Aâ€) expense as a percentage of home sales revenue decreased to 6.0% of home sales revenue for the three months ended SeptemberÂ 30, 2024 compared to 7.1% for the prior-year period. This decrease was due primarily to higher leverage on our fixed components of G&A expenses, which is directly associated with the higher home sales revenue in the current-year period.Â G&A expense increased to $66.7 million for the three months ended SeptemberÂ 30, 2024 compared to $58.4 million for the prior-year period, largely driven by an increase in wage and incentive compensation-related costs.InterestInterest, which we incurred principally to finance land acquisitions, land development and home construction, totaled $25.3 million and $36.9 million for the three months ended SeptemberÂ 30, 2024 and 2023, respectively.Â All interest incurred in both periods was capitalized.Other Income, NetOther income, net for the three months ended SeptemberÂ 30, 2024 and 2023 was income of $6.7 million and $11.7 million, respectively. The decrease was primarily due to lower interest income stemming from fluctuations in our existing cash balances.Income TaxFor the three months ended SeptemberÂ 30, 2024, we recorded a tax provision of $39.8 million based on an effective tax rate of 26.3%.Â For the three months ended SeptemberÂ 30, 2023, we recorded a tax provision of $22.9 million based on an effective tax rate of 23.0%. - 32 -Financial Services SegmentIncome before income taxes from our financial services operations increased to $5.4 million for the three months ended SeptemberÂ 30, 2024 compared to $4.6 million for the prior-year period.Â  The following table presents selected financial information for Tri Pointe Connect, our mortgage financing operations, excluding brokered loan originations (dollars in thousands):Three Months Ended September 30, 2024Three Months Ended September 30, 2023Total Originations:Loans430Â â€”Â Principal$209,182Â $â€”Â Mortgage Loan Origination Product Mix:Government (FHA, VA, USDA)10Â %â€”Â %Other agency90Â %â€”Â %Total agency100Â %â€”Â %Loan Type:Fixed rate100Â %â€”Â %ARMâ€”Â %â€”Â %Credit Quality:Average FICO score759â€”Â Other Data:Average combined LTV ratio77Â %â€”Â %Full documentation loans100Â %â€”Â %Loans Sold to Third Parties:Loans345Â â€”Â Principal$162,897Â $â€”Â Nine Months Ended SeptemberÂ 30, 2024 Compared to Nine Months Ended SeptemberÂ 30, 2023 Net New Home Orders, Average Selling Communities and Monthly Absorption Rates by SegmentÂ Nine Months Ended September 30, 2024Nine Months Ended September 30, 2023Percentage ChangeNetÂ NewHomeOrdersAverageSellingCommunitiesMonthlyAbsorptionRatesNetÂ NewHomeOrdersAverageSellingCommunitiesMonthlyAbsorptionRatesNetÂ NewHomeOrdersAverageSell(8)%(2)%Central1,400Â 62.2Â 2.5Â 1,380Â 48.4Â 3.2Â 1Â %29Â %(22)%East667Â 17.1Â 4.3Â 732Â 17.7Â 4.6Â (9)%(3)%(7)%Total4,717Â 151.6Â 3.5Â 5,044Â 144.3Â 3.9Â (6)%5Â %(10)%Â Net new home orders for the nine months ended SeptemberÂ 30, 2024 decreased by 327, or 6%, to 4,717, compared to 5,044 during the prior-year period.Â The decrease in net new home orders was due to a 10% decrease in monthly absorption rates, partially offset by a 5% increase in average selling communities. The current-year period began with strong momentum, but conditions moderated to more seasonally normal levels, particularly during the second and third quarters. While demand remains healthy, the prior-year period experienced heightened activity due to a more pronounced supply-demand imbalance, driven by limited resale inventory. Although this dynamic allowed homebuilders to capture a larger share of total home sales, the recent increase in monthly housing supply has tempered that impact somewhat. - 33 -Our West segment reported a 10% decrease in net new home orders due to an 8% decrease in average selling communities along with a 2% decrease in monthly absorption rates. This change in average selling communities was largely due to strong demand in the West and our ability to sell through communities at a faster pace than we open new ones. Our Central segment reported a 1% increase in net new home orders due to a 29% increase in average selling communities, offset by a 22% decrease in monthly absorption rates. The 29% increase in average selling communities was due to growth in each of our Austin, Dallas-Fort Worth, Houston, and Colorado markets. While the monthly absorption rate dipped by 22% year-over-year, demand remained seasonally normal in each of our Texas markets. We experienced softer market conditions in Colorado. Our East segment reported a 9% decrease in net new home orders due to a 7% decrease in monthly absorption rates and a 3% decrease in average selling communities. Despite the lower absorption rate compared to the prior-year period, demand in the East remained strong, exceeding seasonal expectations with a 4.3 absorption rate. The decrease in average selling communities was due to a decrease in Charlotte and Raleigh, where strong sales activity has resulted in selling through communities faster than our new community openings.New Homes Delivered, Homes Sales Revenue and Average Sales Price by Segment (dollars in thousands)Nine Months Ended September 30, 2024Nine Months Ended September 30, 2023Percentage ChangeNewHomesDeliveredHomeSalesRevenueAverageSalesPriceNewHomesDeliveredHomeSalesRevenueAverageSalesPriceNewHomesDeliveredHomeSalesRevenueAverageSalesPriceWest2,539Â $1,905,056Â $750Â 2,008Â $1,547,057Â $770Â 26Â %23Â %(3)%Central1,465Â 828,928Â 566Â 885Â 521,074Â 589Â 66Â %59Â %(4)%East708Â 431,058Â 609Â 568Â 344,646Â 607Â 25Â %25Â %â€”Â %Total4,712Â $3,165,042Â $672Â 3,461Â $2,412,777Â $697Â 36Â %31Â %(4)%Â Home sales revenue increased $752.3 million to $3.2 billion for the nine months ended SeptemberÂ 30, 2024 compared to the prior-year period. The increase was comprised of $840.7 million related to an 1,251-unit increase in new homes delivered in the nine months ended SeptemberÂ 30, 2024, offset by a $86.5 million decrease related to a $25,000 decrease in average sales price for the nine months ended SeptemberÂ 30, 2024. We experienced significantly stronger order demand in the second half of 2023 compared to 2022, which helped propel our backlog units and dollar value by 58% and 38%, respectively, heading into the current-year period compared to the prior-year period. This increased backlog elevated our delivery potential for the current-year period, and our seasonally strong backlog conversions over the first nine month of 2024 have helped drive higher new home deliveries. Our ability to increase our backlog conversion rate in the current-year period is due to a combination of operational efficiency and our strategic shift to higher spec starts, resulting in a condensed timeframe from home sale to delivery.Home sales revenue in our West segment increased 23% due to a 26% increase in new homes delivered, offset some by a 3% decrease in average sales price during the current-year period. The increase in new home deliveries was driven by a 25% higher backlog value at the beginning of the current year compared to the prior year. The slight decrease in average sales price was due to market and product mix factors, most notably in our San Diego market where the prior-year activity was positively impacted by some higher end communities in which the last unit closed in late 2023. Home sales revenue in our Central segment increased 59% due to a 66% increase in new homes delivered, offset by an 4% decrease in average sales price. The increase in new home deliveries was driven by a 96% higher backlog value at the beginning of the current year compared to the prior year. The average sales price of homes delivered decreased due primarily to a change in our product mix within our Houston market, along with some softer demand experienced in our Colorado market, resulting in higher incentives and weaker pricing power. Home sales revenue in our East segment increased by 25% due to an 25% increase in new homes delivered. The increase in new homes delivered was due to an increase in backlog units to start the current-year period compared to the prior-year period. - 34 -Homebuilding Gross Margins (dollars in thousands)Nine Months Ended September 30,2024%2023%Home sales revenue$3,165,042Â 100.0Â %$2,412,777Â 100.0Â %Cost of home sales2,427,484Â 76.7Â %1,881,191Â 78.0Â %Homebuilding gross margin737,558Â 23.3Â %531,586Â 22.0Â %Add:Â Â interest in cost of home sales107,330Â 3.4Â %72,627Â 3.0Â %Add:Â Â impairments and lot option abandonments2,444Â 0.1Â %12,675Â 0.5Â %Adjusted homebuilding gross margin(1)$847,332Â 26.8Â %$616,888Â 25.6Â %Homebuilding gross margin percentage23.3Â %22.0Â %Adjusted homebuilding gross margin percentage(1)26.8Â %25.6Â %_____(1)Non-GAAP financial measure (as discussed below).Our homebuilding gross margin percentage increased to 23.3% for the nine months ended SeptemberÂ 30, 2024 compared to 22.0% for the prior-year period. This increase is primarily attributed to reduced incentives in the current period, compared to the prior-year when demand had weakened significantly due to the onset of the rate-hiking cycle. As mortgage rates have remained elevated for an extended period, we have seen a gradual reduction in the need for incentives, and have improved our incentives as a percentage of home sales revenue by 200 basis points compared to the prior-year period. Additionally, a shift in our revenue mix, with a higher contribution from our Central and East segments, has further improved gross margins. Excluding interest, impairments and lot option abandonments in cost of home sales, adjusted homebuilding gross margin percentage was 26.8% for the nine months ended SeptemberÂ 30, 2024 compared to 25.6% for the prior-year period.Adjusted homebuilding gross margin is a non-GAAP financial measure. We believe this information is meaningful as it isolates the impact that leverage and noncash charges have on homebuilding gross margin and permits investors to make better comparisons with our competitors, who adjust gross margins in a similar fashion. Because adjusted homebuilding gross margin is not calculated in accordance with GAAP, it may not be comparable to other similarly titled measures of other companies and should not be considered in isolation or as a substitute for, or superior to, financial measures prepared in accordance with GAAP.Â See the table above reconciling this non-GAAP financial measure to homebuilding gross margin, the most directly comparable GAAP measure.Sales and Marketing, General and Administrative Expense (dollars in thousands)Nine Months Ended September 30,As a Percentage ofHome Sales Revenue20242023Sales and marketing$160,772Â $127,977Â 5.1Â %5.3Â %General and administrative (G&A)185,809Â 158,949Â 5.9Â %6.6Â %Total sales and marketing and G&A$346,581Â $286,926Â 11.0Â %11.9Â %Total SG&A expense as a percentage of home sales revenue decreased to 11.0% for the nine months ended SeptemberÂ 30, 2024, compared to 11.9% in the prior-year period. Total SG&A expense increased $19.2 million to $346.6 million for the nine months ended SeptemberÂ 30, 2024 from $286.9 million in the prior-year period.Sales and marketing expense as a percentage of home sales revenue decreased to 5.1% for the nine months ended SeptemberÂ 30, 2024, compared to 5.3% for the prior-year period. This decrease was largely due to higher home sales revenue in the current-year period, helping to improve the operating leverage on fixed costs associated with sales and marketing expense. Sales and marketing expense increased to $160.8 million for the nine months ended SeptemberÂ 30, 2024 compared to $128.0 million for the prior-year period, largely driven by an increase in broker commissions, along with internal commissions and advertising expense. Given that many components of sales and marketing expense bear a variable relationship to home sales revenue, which increased by 31% compared to the prior-year period, such increase in absolute dollars is expected.G&A expense as a percentage of home sales revenue decreased to 5.9% of home sales revenue for the nine months ended SeptemberÂ 30, 2024 compared to 6.6% for the prior-year period. This decrease was due primarily to higher leverage on our fixed components of G&A expenses, which is directly associated with the higher home sales revenue in the current-year - 35 -period.Â G&A expense increased to $185.8 million for the nine months ended SeptemberÂ 30, 2024 compared to $158.9 million for the prior-year period, largely driven by an increase in wage and incentive compensation-related costs.InterestInterest, which we incurred principally to finance land acquisitions, land development and home construction, totaled $91.8 million and $111.8 million for the nine months ended SeptemberÂ 30, 2024 and 2023, respectively.Â All interest incurred in both periods was capitalized.Other Income, NetOther income, net for the nine months ended SeptemberÂ 30, 2024 and 2023 was income of $31.8 million and $30.4 million, respectively. The increase was primarily due to a combination of a gain on an investment, offset by lower interest income stemming from fluctuations in our existing cash balances.Income TaxFor the nine months ended SeptemberÂ 30, 2024, we recorded a tax provision of $112.6 million based on an effective tax rate of 25.5%.Â For the nine months ended SeptemberÂ 30, 2023, we recorded a tax provision of $71.8 million based on an effective tax rate of 25.1%. Financial Services SegmentIncome before income taxes from our financial services operations increased to $15.9 million for the nine months ended SeptemberÂ 30, 2024 compared to $10.6 million for the prior-year period.Â The following table presents selected financial information for Tri Pointe Connect, our mortgage financing operations, excluding brokered loan originations (dollars in thousands):Nine Months Ended September 30, 2024Nine Months Ended September 30, 2023Total Originations:Loans578Â â€”Â Principal$278,966Â $â€”Â Mortgage Loan Origination Product Mix:Government (FHA, VA, USDA)8Â %â€”Â %Other agency92Â %â€”Â %Total agency100Â %â€”Â %Loan Type:Fixed rate100Â %â€”Â %ARMâ€”Â %â€”Â %Credit Quality:Average FICO score760â€”Â Other Data:Average combined LTV ratio77Â %â€”Â %Full documentation loans100Â %â€”Â %Loans Sold to Third Parties:Loans427Â â€”Â Principal$200,989Â $â€”Â Lots Owned or Controlled by Segment- 36 -Lots owned or controlled include our share of lots controlled by our unconsolidated land development joint ventures. Investments in joint ventures are described in Note 6, Investments in Unconsolidated Entities, of the notes to our unaudited consolidated financial statements included in this Quarterly Report on Form 10-Q. The table below summarizes our lots owned or controlled by segment as of the dates presented:Â September 30,Increase (Decrease)Â 20242023Amount%Lots OwnedÂ Â Â Â West10,044Â 11,872Â (1,828)(15)%Central5,531Â 5,523Â 8Â â€”Â %East1,578Â 1,526Â 52Â 3Â %Total17,153Â 18,921Â (1,768)(9)%Lots Controlled(1)Â Â Â Â West4,734Â 4,366Â 368Â 8Â %Central6,818Â 6,466Â 352Â 5Â %East4,783Â 3,211Â 1,572Â 49Â %Total16,335Â 14,043Â 2,292Â 16Â %Total Lots Owned or Controlled(1)33,488Â 32,964Â 524Â 2Â %_____(1)As of SeptemberÂ 30, 2024 and 2023, lots controlled represented lots that were under land or lot option contracts or purchase contracts. As of SeptemberÂ 30, 2024 and 2023, lots controlled for Central include 3,358 and 3,042 lots, respectively, and East include 29 and 86 lots, respectively, which represent our expected share of lots owned by our unconsolidated land development joint ventures. Liquidity and Capital ResourcesOverviewOur principal uses of capital for the nine months ended SeptemberÂ 30, 2024 were operating expenses, land purchases, land development, home construction and repurchases of our common stock. We used funds generated by our operations to meet our short-term working capital requirements. We monitor financing requirements to evaluate potential financing sources, including bank credit facilities and note offerings. We also continue to monitor the credit markets as we remain focused on generating positive margins in our homebuilding operations and acquiring desirable land positions in order to maintain a strong balance sheet and keep us poised for growth. As of SeptemberÂ 30, 2024, we had total liquidity of $1.4 billion, including cash and cash equivalents of $676.0 million and $698.1 million of availability under our Credit Facility, as described below, after considering the borrowing base provisions and outstanding letters of credit.Our board of directors will consider a number of factors when evaluating our level of indebtedness and when making decisions regarding the incurrence of new indebtedness, including the purchase price of assets to be acquired with debt financing, the estimated market value of our assets and the availability of particular assets, and our Company as a whole, to generate cash flow to cover the expected debt service. Senior NotesIn June 2020, Tri Pointe issued $350Â million aggregate principal amount of 5.700% Senior Notes due 2028 (the â€œ2028 Notesâ€) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $345.2Â million, after debt issuance costs and discounts. The 2028 Notes mature on June 15, 2028 and interest is paid semiannually in arrears on June 15 and December 15.In June 2017, Tri Pointe issued $300 million aggregate principal amount of 5.250% Senior Notes due 2027 (the â€œ2027 Notesâ€) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $296.3 million, after debt issuance costs and discounts. The 2027 Notes mature on June 1, 2027 and interest is paid semiannually in arrears on June 1 and December 1.- 37 -Tri Pointe and its wholly owned subsidiary, Tri Pointe Homes Holdings, Inc., were co-issuers of the $450 million aggregate principal amount 5.875% Senior Notes due 2024 (the â€œ2024 Notesâ€). The 2024 Notes were issued at 98.15% of their aggregate principal amount in June of 2014. The net proceeds from the offering of the 2024 Notes was $429.0 million, after debt issuance costs and discounts. The 2024 Notes were scheduled to mature on JuneÂ 15, 2024; however, on May 15, 2024, we redeemed the entire outstanding principal amount of the 2024 Notes at a redemption price equal to 100% of the aggregate principal amount, plus accrued and unpaid interest thereon to the redemption date.As of SeptemberÂ 30, 2024 and December 31, 2023, there were $3.7 million and $5.2 million of capitalized debt financing costs, included in senior notes, net on our consolidated balance sheet, related to the Senior Notes that will amortize over the lives of the Senior Notes. Accrued interest related to the Senior Notes was $11.1 million and $3.2 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively.Our outstanding senior notes (the â€œSenior Notesâ€) contain covenants that restrict our ability to, among other things, create liens or other encumbrances, enter into sale and leaseback transactions, or merge or sell all or substantially all of our assets. These limitations are subject to a number of qualifications and exceptions. As of SeptemberÂ 30, 2024, we were in compliance with the covenants required by our Senior Notes.Loans PayableOn December 15, 2023, we entered into a Fourth Modification Agreement (the â€œFourth Modificationâ€) to our Second Amended and Restated Credit Agreement

dated as of March 29, 2019 (the â€œCredit Agreementâ€). The Fourth Modification, among other things, amends the Credit Agreement to exclude (i) certain indebtedness of the Companyâ€™s financial services subsidiaries for purposes of calculating the Companyâ€™s â€œLeverage Ratioâ€ (as defined in the Credit Agreement), and (ii) the Companyâ€™s financial services subsidiaries from the determination of â€œConsolidated EBITDAâ€ (as defined in the Credit Agreement), as well as any interest obligations of the Companyâ€™s financial services subsidiaries, for purposes of calculating the Companyâ€™s â€œInterest Coverage Ratioâ€ (as defined in the Credit Agreement). The Credit Facility (as defined below), consists of a $750 million revolving credit facility (the â€œRevolving Facilityâ€) and a $250 million term loan facility (the â€œTerm Facilityâ€ and together with the Revolving Facility, the â€œCredit Facilityâ€). Both the Revolving Facility and the Term Facility mature on June 29, 2027. We may increase the Credit Facility to not more than $1.2 billion in the aggregate, at our request, upon satisfaction of specified conditions. We may borrow under the Revolving Facility in the ordinary course of business to repay senior notes and fund our operations, including our land acquisition, land development and homebuilding activities. Borrowings under the Revolving Facility will be governed by, among other things, a borrowing base. Interest rates under the Revolving Facility will be based on the Secured Overnight Financing Rate (â€œSOFRâ€), plus a spread ranging from 1.25% to 1.90%, depending on the Companyâ€™s leverage ratio. Interest rates under the Term Facility will be based on SOFR, plus a spread ranging from 1.10% to 1.85%, depending on the Companyâ€™s leverage ratio.As of SeptemberÂ 30, 2024, we had no outstanding debt under the Revolving Facility and there was $698.1 million of availability after considering the borrowing base provisions and outstanding letters of credit. As ofÂ SeptemberÂ 30, 2024, we had $250 million of outstanding debt under the Term Facility with an interest rate of 5.93%. As of SeptemberÂ 30, 2024, there were $4.0 million of capitalized debt financing costs, included in other assets on our consolidated balance sheet, related to the Credit Facility that will amortize over the remaining term of the Credit Facility.Â Accrued interest, including loan commitment fees, related to the Term Facility was $1.8 million and $1.6 million as of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, respectively.At SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had outstanding letters of credit of $51.9 million and $52.3 million, respectively.Â These letters of credit were issued to secure various financial obligations.Â We believe it is not probable that any outstanding letters of credit will be drawn upon.As of SeptemberÂ 30, 2024 and DecemberÂ 31, 2023, we had $25.9 million and $38.3 million, respectively, outstanding related to two seller-financed loans. All seller-financed loans are to acquire lots for the construction of homes. Principal on these loans are expected to be fully paid by the end of fiscal year 2025, provided certain achievements are met. One of the seller-financed loans, representing $25.5 million of the total balance as of SeptemberÂ 30, 2024 and $37.4 million of the balance as of DecemberÂ 31, 2023, accrues interest at an imputed interest rate of 4.50% per annum. The second seller-financed loan represented $0.4 million of the total balance as of SeptemberÂ 30, 2024 and $910,000 as of December 31, 2023, respectively.- 38 -Under the Credit Facility, we are required to comply with certain financial covenants, including, but not limited to, those set forth in the table below (dollars in thousands):Actual atSeptember 30,CovenantRequirementÂ atSeptember 30,Financial Covenants20242024Consolidated Tangible Net Worth$3,089,035Â $2,160,551Â (Not less than $1.58 billion plus 50% of net income andÂ Â  50% of the net proceeds from equity offerings afterÂ Â  March 31, 2022)Â Â Leverage Test9.1Â %â‰¤60%(Not to exceed 60%)Â Â Interest Coverage Test6.5Â â‰¥1.5(Not less than 1.5:1.0)Â Â Â Â In addition, the Credit Facility limits the aggregate number of single family dwellings (where construction has commenced) owned by the Company or any guarantor that are not presold or model units to no more than the greater of (i) 50% of the number of housing unit closings (as defined) during the preceding 12 months; or (ii) 100% of the number of housing unit closings during the preceding 6 months. However, a failure to comply with this â€œSpec Unit Inventory Testâ€ will not be an event of default or default, but will be excluded from the borrowing base as of the last day of the quarter in which the non-compliance occurs. The Credit Facility further requires that at least 95.0% of consolidated tangible net worth must be attributable to the Company and its guarantor subsidiaries, subject to certain grace periods.As of SeptemberÂ 30, 2024, we were in compliance with all of these financial covenants.Stock Repurchase ProgramOn December 21, 2023, our board of directors approved a share repurchase program (the â€œ2024 Repurchase Programâ€), authorizing the repurchase of shares of common stock with an aggregate value of up to $250 million through December 31, 2024. Purchases of common stock pursuant to the 2024 Repurchase Program may be made in open market transactions effected through a broker-dealer at prevailing market prices, in block trades, or by other means in accordance with federal securities laws, including pursuant to any trading plan that may be adopted in accordance with Rule 10b5-1 under the Exchange Act. We are not obligated under the 2024 Repurchase Program to repurchase any specific number or amount of shares of common stock, and we may modify, suspend or discontinue the program at any time. Company management will determine the timing and amount of any repurchases in its discretion based on a variety of factors, such as the market price of our common stock, corporate requirements, general market economic conditions, legal requirements and applicable tax effects. During the three months ended SeptemberÂ 30, 2024, we repurchased and retired an aggregate of 272,777 shares of our common stock under the Repurchase Program for $9.9 million, excluding commissions. For the nine months ended SeptemberÂ 30, 2024, we repurchased and retired an aggregate of 2,761,624 shares of our common stock under the Repurchase Program for $96.6 million, excluding commissions.Leverage RatiosWe believe that our leverage ratios provide useful information to the users of our financial statements regarding our financial position and cash and debt management. The ratio of homebuilding debt-to-capital and the ratio of net homebuilding debt-to-net capital are calculated as follows (dollars in thousands):- 39 -September 30, 2024December 31, 2023Loans payable$275,914Â $288,337Â Senior notes646,280Â 1,094,249Â Mortgage repurchase facilities75,465Â â€”Â Total debt997,659Â 1,382,586Â Less: mortgage repurchase facilities(75,465)â€”Â Total homebuilding debt922,194Â 1,382,586Â Stockholdersâ€™ equity3,249,952Â 3,010,958Â Total capital$4,172,146Â $4,393,544Â Ratio of homebuilding debt-to-capital(1)22.1Â %31.5Â %Total homebuilding debt$922,194Â $1,382,586Â Less: Cash and cash equivalents(675,957)(868,953)Net homebuilding debt246,237Â 513,633Â Stockholdersâ€™ equity3,249,952Â 3,010,958Â Net capital$3,496,189Â $3,524,591Â Ratio of net homebuilding debt-to-net capital(2)7.0Â %14.6Â %_____(1)The ratio of homebuilding debt-to-capital is computed as the quotient obtained by dividing total homebuilding debt by the sum of total homebuilding debt plus stockholdersâ€™ equity.(2)The ratio of net homebuilding debt-to-net capital is a non-GAAP financial measure and is computed as the quotient obtained by dividing net homebuilding debt (which is total homebuilding debt less cash and cash equivalents) by the sum of net homebuilding debt plus stockholdersâ€™ equity. The most directly comparable GAAP financial measure is the ratio of homebuilding debt-to-capital. We believe the ratio of net homebuilding debt-to-net capital is a relevant financial measure for investors to understand the leverage employed in our operations and as an indicator of our ability to obtain financing. See the table above reconciling this non-GAAP financial measure to the ratio of homebuilding debt-to-capital.Â Because the ratio of net homebuilding debt-to-net capital is not calculated in accordance with GAAP, it may not be comparable to other similarly titled measures of other companies and should not be considered in isolation or as a substitute for, or superior to, financial measures prepared in accordance with GAAP.Cash Flowsâ€”Nine Months Ended SeptemberÂ 30, 2024 Compared to Nine Months Ended SeptemberÂ 30, 2023 For the nine months ended SeptemberÂ 30, 2024 as compared to the nine months ended SeptemberÂ 30, 2023:â€¢Net cash provided by operating activities increased by $211.0 million to $335.8 million for the nine months ended SeptemberÂ 30, 2024 compared to $124.8 million for the prior-year period. The increase was driven by a $173.4 million rise in cash from real estate inventories, a $114.3 million increase in net income, and a $60.9 million increase in cash provided by receivables. These sources of cash were offset by an $79.3 million decrease related to mortgage loans held for sales, as we initiated our loan origination business during the current-year period and this use of cash represents loans held on our balance sheet. In addition to these primary drivers, changes in accounts payable, accrued expenses and other liabilities was an additional driver of the fluctuations in operating activities.â€¢Net cash used in investing activities was $25.7 million for the nine months ended SeptemberÂ 30, 2024, compared to cash used of $25.6 million for the prior-year period.Â â€¢Net cash used in financing activities was $503.0 million for the nine months ended SeptemberÂ 30, 2024, compared to net cash used in financing activities of $139.9 million for the prior-year period. Net cash used in financing activities in the current-year period was primarily comprised of the $450 million of 5.875% Senior Notes due 2024 we redeemed in May 2024. Additionally, cash used in financing activities was comprised of $96.6 million of cash used for share repurchases, compared to $124.5 million during the prior-year period.Off-Balance Sheet Arrangements and Contractual ObligationsIn the ordinary course of business, we enter into purchase contracts in order to procure lots for the construction of our homes.Â We are subject to customary obligations associated with entering into contracts for the purchase of land and improved lots.Â These purchase contracts typically require a cash deposit and the purchase of properties under these contracts is generally contingent upon satisfaction of certain requirements by the sellers, including obtaining applicable property and development - 40 -entitlements.Â We also utilize option contracts with land sellers and land banking arrangements as a method of acquiring land in staged takedowns, to help us manage the financial and market risk associated with land holdings, and to reduce the use of funds from our corporate financing sources.Â These option contracts and land banking arrangements generally require a non-refundable deposit for the right to acquire land and lots over a specified period of time at pre-determined prices.Â We generally have the right, at our discretion, to terminate our obligations under both purchase contracts and option contracts by forfeiting our cash deposit with no further financial responsibility to the land seller.Â In some cases, however, we may be contractually obligated to complete development work even if we terminate the option to procure land or lots. As of SeptemberÂ 30, 2024, we had $223.7 million of cash deposits, the majority of which are non-refundable, pertaining to land and lot option contracts and purchase contracts with an aggregate remaining purchase price of $2.1 billion (net of deposits). See Note 7, Variable Interest Entities, to the accompanying condensed notes to unaudited consolidated financial statements included in this Quarterly Report on Form 10-Q.Our utilization of land and lot option contracts and land banking arrangements is dependent on, among other things, the availability of land sellers or land banking firms willing to enter into such arrangements, the availability of capital to finance the development of optioned land and lots, general housing market conditions, and local market dynamics.Â Options may be more difficult to procure from land sellers in strong housing markets and are more prevalent in certain geographic regions.As of SeptemberÂ 30, 2024, we held equity investments in fourteen active homebuilding partnerships or limited liability companies. Our participation in these entities may be as a developer, a builder, or an investment partner. See Note 6, Investments in Unconsolidated Entities, to the accompanying condensed notes to unaudited consolidated financial statements included in this Quarterly Report on Form 10-Q.Supplemental Guarantor Financial Information2027 Notes and 2028 NotesOn June 5, 2017, Tri Pointe issued the 2027 Notes and on June 10, 2020, Tri Pointe issued the 2028 Notes. All of Tri Pointeâ€™s 100% owned subsidiaries that are guarantors (each a â€œGuarantorâ€ and, collectively, the â€œGuarantorsâ€) of the Credit Facility, including Tri Pointe Homes Holdings, are party to supplemental indentures pursuant to which they jointly and severally guarantee Tri Pointeâ€™s obligations with respect to these Notes. Each Guarantor of the 2027 Notes and the 2028 Notes is 100% owned by Tri Pointe, and all guarantees are full and unconditional, subject to customary exceptions pursuant to the indentures governing the 2027 Notes and the 2028 Notes, as described in the following paragraph. All of our non-Guarantor subsidiaries have nominal assets and operations and are considered minor, as defined in Rule 3-10(h) of Regulation S-X. In addition, Tri Pointe has no independent assets or operations, as defined in Rule 3-10(h) of Regulation S-X. There are no significant restrictions upon the ability of Tri Pointe or any Guarantor to obtain funds from any of their respective wholly owned subsidiaries by dividend or loan. None of the assets of our subsidiaries represent restricted net assets pursuant to Rule 4-08(e)(3) of Regulation S-X.A Guarantor of the 2027 Notes and the 2028 Notes shall be released from all of its obligations under its guarantee if (i) all of the assets of the Guarantor have been sold; (ii) all of the equity interests of the Guarantor held by Tri Pointe or a subsidiary thereof have been sold; (iii) the Guarantor merges with and into Tri Pointe or another Guarantor, with Tri Pointe or such other Guarantor surviving the merger; (iv) the Guarantor is designated â€œunrestrictedâ€ for covenant purposes; (v)Â the Guarantor ceases to guarantee any indebtedness of Tri Pointe or any other Guarantor which gave rise to such Guarantor guaranteeing the 2027 Notes or the 2028 Notes; (vi) Tri Pointe exercises its legal defeasance or covenant defeasance options; or (vii) all obligations under the applicable supplemental indenture are discharged.InflationInflation in the United States persisted at a moderate level for the first half of 2024, although it significantly improved from its peak in 2022. While the Federal Reserveâ€™s interest rate hikes have helped curb inflation, prevailing inflation rates remain elevated as compared to their desired target, and the future path of Federal Reserve policy is uncertain. Our operations can be adversely impacted by inflation, primarily from higher land, financing, labor, material and construction costs.Â In addition, inflation can lead to higher and more volatile mortgage rates, which can significantly affect the affordability of mortgage financing to homebuyers, as well as the confidence of our consumer base.Â While we attempt to pass on cost increases to customers through increased prices, when weak housing market conditions exist, we are often unable to offset cost increases with higher selling prices.Â - 41 -SeasonalityWe have experienced seasonal variations in our quarterly operating results and capital requirements. We typically take orders for more homes in the first half of the fiscal year than in the second half, which creates additional working capital requirements in the second and third quarters to build our inventories to satisfy the deliveries in the second half of the year. We expect this seasonal pattern to continue over the long-term, although it may be affected by volatility in the homebuilding industry. In addition to the overall volume of orders and deliveries, our operating results in a given quarter are significantly affected by the number and characteristics of our active selling communities; timing of new community openings; the timing of land and lot sales; and the mix of product types, geographic locations and average sales prices of the homes delivered during the quarter. Therefore, our operating results in any given quarter will fluctuate compared to prior periods based on these factors.Critical Accounting EstimatesThe preparation of our consolidated financial statements requires the use of judgment in the application of accounting policies and estimates of uncertain matters. There have been no significant changes to our critical accounting policies and estimates during the nine months ended SeptemberÂ 30, 2024 from those disclosed in the â€œManagementâ€™s Discussion and Analysis of Financial Condition and Results of Operationsâ€ section of our Annual Report on Form 10-K for the year ended December 31, 2023.Recently Issued Accounting StandardsSee Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies, to the accompanying condensed notes to unaudited consolidated financial statements included in this Quarterly Report on Form 10-Q.ItemÂ 3.Â Â Â Â Quantitative and Qualitative Disclosures about Market RiskWe are exposed to market risks related to fluctuations in interest rates on our outstanding debt.Â We did not utilize swaps, forward or option contracts on interest rates or commodities, or other types of derivative financial instruments as of or during the nine months ended SeptemberÂ 30, 2024. We did not enter into during the nine months ended SeptemberÂ 30, 2024, and currently do not hold, derivatives for trading or speculative purposes. ItemÂ 4.Â Â Â Â Controls and ProceduresWe have established disclosure controls and procedures to ensure that information we are required to disclose in the reports we file or submit under the Exchange Act, is recorded, processed, summarized and reported within the time periods specified in the SECâ€™s rules and forms, and accumulated and communicated to management, including the Chief Executive Officer (the â€œPrincipal Executive Officerâ€) and Chief Financial Officer (the â€œPrincipal Financial Officerâ€), as appropriate, to allow timely decisions regarding required disclosure. Under the supervision and with the participation of senior management, including our Principal Executive Officer and Principal Financial Officer, we evaluated our disclosure controls and procedures, as such term is defined under Rule 13a-15(e) promulgated under the Exchange Act. Based on this evaluation, our Principal Executive Officer and Principal Financial Officer concluded that our disclosure controls and procedures were effective as of SeptemberÂ 30, 2024.Our management, including our Principal Executive Officer and Principal Financial Officer, has evaluated our internal control over financial reporting to determine whether any change occurred during the three months ended SeptemberÂ 30, 2024 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting. Based on that evaluation, there has been no such change during the three months ended SeptemberÂ 30, 2024.- 42 -PARTÂ II. OTHER INFORMATIONItemÂ 1.Â Â Â Â Legal ProceedingsThe information required with respect to this item can be found under Note 13, Commitments and Contingenciesâ€”Legal Matters, to the accompanying condensed notes to unaudited consolidated financial statements included in this Quarterly Report on Form 10-Q and is incorporated by reference into this Item 1.ItemÂ 1A.Â Â Â Â Risk FactorsÂ Â Â Â There have been no material changes to the risk factors in Part I, Item 1A â€œRisk Factorsâ€ in our Annual Report on Form 10-K for the year ended December 31, 2023. If any of the risks discussed in our Annual Report on Form 10-K occur, our business, prospects, liquidity, financial condition and results of operations could be materially and adversely affected, in which case the trading price of our common stock could decline significantly and you could lose all or a part of your investment. Some statements in this Quarterly Report on Form 10-Q constitute forward-looking statements. Please refer to Part I, Item 2 of this Quarterly Report on Form 10-Q entitled â€œCautionary Note Concerning Forward-Looking Statements.â€Item 2.Â Â Â Â Unregistered Sales of Equity Securities, Use of Proceeds, and Issuer Purchases of Equity SecuritiesOn December 21, 2023, our board of directors approved the 2024 Repurchase Program, authorizing the repurchase of shares of common stock with an aggregate value of up to $250 million through December 31, 2024. Purchases of common stock pursuant to the 2024 Repurchase Program may be made in open market transactions effected through a broker-dealer at prevailing market prices, in block trades, or by other means in accordance with federal securities laws, including pursuant to any trading plan that may be adopted in accordance with Rule 10b5-1 under the Exchange Act. We are not obligated under the 2024 Repurchase Program to repurchase any specific number or amount of shares of common stock, and we may modify, suspend or discontinue the program at any time. Company management will determine the timing and amount of any repurchases in its discretion based on a variety of factors, such as the market price of our common stock, corporate requirements, general market economic conditions, legal requirements and applicable tax

effects. During the three months ended SeptemberÂ 30, 2024, we repurchased and retired an aggregate of 272,777 shares of our common stock under the Repurchase Program for $9.9 million, excluding commissions. For the nine months ended SeptemberÂ 30, 2024, we repurchased and retired an aggregate of 2,761,624 shares of our common stock under the Repurchase Program for $96.6 million, excluding commissions.During the three months ended SeptemberÂ 30, 2024, we repurchased and retired the following shares pursuant to our repurchase programs:Total number of shares purchasedAverage price paid per shareTotal number of shares purchased as part of publicly announced programApproximate dollar value of shares that may yet be purchased under the programJuly 1, 2024 to July 31, 2024272,777Â $36.24Â 272,777Â $153,418,260Â August 1, 2024 to August 31, 2024â€”Â $â€”Â â€”Â $153,418,260Â September 1, 2024 to September 30, 2024â€”Â $â€”Â â€”Â $153,418,260Â Total272,777Â $36.24Â 272,777Â Item 5.Â Â Â Â Other Information(c) Â Â Â Â During the quarter ended SeptemberÂ 30, 2024, no director or officer subject to Section 16 of the Exchange Act adopted or terminated any Rule 10b5-1 trading arrangements or non-Rule 10b5-1 trading arrangements (in each case, as defined in Item 408(a) of Regulation S-K).- 43 -ItemÂ 6.Â Â Â Â ExhibitsÂ ExhibitNumberExhibit Description3.1Amended and Restated Certificate of Incorporation of Tri Pointe Homes, Inc. (incorporated by reference to Exhibit 3.1 to the Companyâ€™s Current Report on Form 8-K (filed July 7, 2015))3.2Certificate of Amendment to Amended and Restated Certificate of Incorporation of Tri Pointe Homes, Inc. (incorporated by reference to Exhibit 3.1 to the Companyâ€™s Current Report on Form 8â€‘K (filed January 21, 2021))3.3Amended and Restated Bylaws of Tri Pointe Homes, Inc. (incorporated by reference to Exhibit 3.1 to the Companyâ€™s Current Report on Form 8-K (filed October 19, 2023))10.1â€ Amended and Restated Executive Employment Agreement dated as of August 29, 2024 between Tri Pointe Homes, Inc. and Douglas F. Bauer10.2â€ Amended and Restated Executive Employment Agreement dated as of August 29, 2024 between Tri Pointe Homes, Inc. and Thomas J. Mitchell22.1List of guarantor subsidiaries of Tri Pointe Homes, Inc. (incorporated by reference to Exhibit 22.1 to the Companyâ€™s Annual Report on Form 10-K (filed February 22, 2024))31.1Chief Executive Officer SectionÂ 302 Certification of the Sarbanes-Oxley Act of 200231.2Chief Financial Officer SectionÂ 302 Certification of the Sarbanes-Oxley Act of 200232.1Chief Executive Officer SectionÂ 906 Certification of the Sarbanes-Oxley Act of 200232.2Chief Financial Officer SectionÂ 906 Certification of the Sarbanes-Oxley Act of 2002101The following materials from Tri Pointe Homes, Inc.â€™s Quarterly Report on Form 10-Q for the quarter ended September 30, 2024, formatted in Inline eXtensible Business Reporting Language (iXBRL): (i) Consolidated Balance Sheets, (ii) Consolidated Statements of Operations, (iii)Â Consolidated Statement of Cash Flows, and (iv)Â Condensed Notes to Consolidated Financial Statement.104Cover page from Tri Pointe Homes, Inc.â€™s Quarterly Report on Form 10-Q for the quarter ended September 30, 2024, formatted in Inline XBRL (and contained in Exhibit 101).â€ Management Contract or Compensatory Plan or Arrangement- 44 -SIGNATURESPursuant 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.Â Tri Pointe Homes, Inc.Date: October 24, 2024By:/s/ Douglas F. BauerDouglas F. BauerChief Executive Officer(Principal Executive Officer)Date: October 24, 2024By:/s/ Glenn J. KeelerGlenn J. KeelerChief Financial Officer(Principal Financial Officer)- 45 - EX-10.1 2 tripointeceoaremploymentag.htm EX-10.1 DocumentExhibit 10.1AMENDED AND RESTATEDEXECUTIVE EMPLOYMENT AGREEMENTThis Amended and Restated Executive Employment Agreement (the â€œAgreementâ€) is entered into as of August 29, 2024 (the â€œEffective Dateâ€), by and between Douglas F. Bauer (â€œExecutiveâ€) and Tri Pointe Homes, Inc. (the â€œCompanyâ€).WHEREAS, Executive is currently employed by Company as its Chief Executive Officer, and Company desires to have Executiveâ€™s employment continue in such capacity, and Executive desires to continue to serve in such capacity, pursuant to the terms and conditions set forth in this Agreement.NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is hereby agreed by and between the parties hereto as follows:ARTICLE IDEFINITIONSFor purposes of the Agreement, the following terms are defined as follows:1.1.â€œBoardâ€ means the Board of Directors of the Company.1.2.â€œCauseâ€ means any of the following events: (i) Executiveâ€™s willful failure to follow the reasonable and lawful directions of the Board; (ii) conviction of a felony (or a plea of guilty or nolo contendere by the Executive to a felony); (iii) acts of fraud, dishonesty or misappropriation committed by the Executive and intended to result in substantial personal enrichment at the expense of the Company; (iv) willful misconduct by the Executive in the performance of the Executiveâ€™s material duties required by this Agreement which is likely to materially damage the financial position or reputation of the Company; or (v) a material breach of this Agreement. The foregoing is an exclusive list of the acts or omissions that shall be considered â€œCauseâ€ provided, however, with respect to the acts or omissions set forth in clauses (i), (iii), (iv) and (v) above, (x) the Board shall provide the Executive with 30 days advance written notice detailing the basis for the termination of employment for Cause, (y) during the 30 day period after the Executive has received such notice, the Executive shall have an opportunity to cure such alleged Cause events and to present his case to the full Board (with the assistance of his own counsel) before any termination for Cause is finalized by a vote of a majority of the Board and (z) the Executive shall continue to receive the compensation and benefits provided by this Agreement during the 30 day cure period; provided, further, no act or failure to act of Executive shall be willful or intentional if performed in good faith with the reasonable belief that the action or inaction was in the best interest of the Company. 1.3.â€œChange in Controlâ€ means (i) the acquisition, other than from the Company, by any individual, entity or group (within the meaning of Section 13(d)(3) or 14(d)(2) of the Securities Exchange Act of 1986, as amended (the â€œExchange Actâ€)) of beneficial ownership (within the meaning of Rule 13d-3 promulgated under the Exchange Act) of 50% or more of either the then outstanding shares of Common Stock of the Company or the combined voting power of the then outstanding voting securities of the Company entitled to vote generally in the election of directors, but excluding, for this purpose, any such acquisition by the Company or any of its Subsidiaries, or any employee benefit plan (or related trust) of the Company or its Subsidiaries, or any entity with respect to which, following such acquisition, more than 50% of, respectively, the then outstanding equity of such entity and the combined voting power of the then outstanding voting equity of such entity entitled to vote generally in the election of all or substantially all of the members of such entityâ€™s governing body is then beneficially owned, directly or indirectly, by the individuals and entities who were the beneficial owners, respectively, of the Common Stock and voting securities of the Company immediately prior to such acquisition in substantially the same proportion as their ownership, immediately prior to such acquisition, of the then outstanding shares of Common Stock of the Company or the combined voting power of the then outstanding voting securities of the Company entitled to vote generally in the election of directors, as the case may be; or (ii) the consummation of a reorganization, merger or consolidation of the Company, in each case, with respect to which all or substantially all of the individuals and entities who were the respective beneficial owners of the Common Stock and voting securities of the Company immediately prior to such reorganization, merger or consolidation do not, following such reorganization, merger or consolidation, beneficially own, directly or indirectly, more than 50% of, respectively, the then outstanding shares of Common Stock and the combined voting power of the then outstanding voting securities entitled to vote generally in the election of directors, as the case may be, of the corporation resulting from such reorganization, merger or consolidation; or (iii) a complete liquidation or dissolution of the Company or the sale or other disposition of all or substantially all of the assets of the Company; or (iv) individuals who at the beginning of any two-year period constitute the Board (the â€œIncumbent Boardâ€) cease for any reason to constitute at least a majority of the Board; provided, however, that any individual who becomes a director of the Company during such two-year period and whose election, or whose nomination for election by the Companyâ€™s stockholders, to the Board was either (A) approved by a vote of at least a majority of the directors then comprising the Incumbent Board or (B) recommended by a nominating committee comprised entirely of directors who are then Incumbent Board members, shall be considered as though such individual were a member of the Incumbent Board, but excluding, for this purpose, any such individual whose initial assumption of office occurs as a result of either an actual or threatened election contest (as such terms are used in Rule 14a-11 of Regulation 14A promulgated under the Exchange Act), other actual or threatened solicitation of proxies or consents, or an actual or threatened tender offer. Notwithstanding the foregoing, (i) any bona fide primary or secondary public offering shall not constitute a Change in Control and (ii) if a Change in Control constitutes a payment event with respect to any payment or benefit that provides for the deferral of compensation and is subject to Section 409A, the Change in Control transaction or event with respect to such payment or benefit must also constitute a â€œchange in control event,â€ as defined in Treasury Regulation Â§1.409A-3(i)(5) to the extent required by Section 409A.1.4.â€œCOBRAâ€ means the Consolidated Omnibus Budget Reconciliation Act of 1985, as amended.1.5.â€œCodeâ€ means the Internal Revenue Code of 1986, as amended.1.6.â€œCompanyâ€ means Tri Pointe Homes, Inc. or any successor thereto.1.7.â€œCovered Terminationâ€ means (a) an Involuntary Termination Without Cause or (b) a voluntary termination for Good Reason. For the avoidance of doubt, neither (i) the termination of Executiveâ€™s employment as a result of Executiveâ€™s death or Disability nor (ii) the expiration of this Agreement due to non-renewal pursuant to the terms of Section 2.2 of this Agreement will be deemed to be a Covered Termination.1.8.â€œDisabilityâ€ shall mean a termination of Executiveâ€™s employment due to Executiveâ€™s absence from Executiveâ€™s duties with the Company on a full-time basis for at least 180 consecutive days as a result of Executiveâ€™s incapacity due to physical or mental illness which is determined to be total and permanent by a physician selected by the Company or its insurers. 1.9.â€œGood Reasonâ€ means any of the following are undertaken without Executiveâ€™s prior written consent: (a) a material diminution in Executiveâ€™s title, authority, duties, or responsibilities which substantially reduces the nature or character of Executiveâ€™s position with the Company (or the highest parent entity if the Company has one or more parent entities); (b) a reduction by the Company of Executiveâ€™s base salary as in effect immediately prior to such reduction; (c) a material reduction by the Company of Executiveâ€™s Target Bonus as in effect immediately prior to such reduction; (d) relocation of Executiveâ€™s principal office (defined as a relocation of Executiveâ€™s principal office to a location that increases Executiveâ€™s one-way commute by more than fifty (50) miles), provided, that, for the avoidance of doubt, reasonable required travel by Executive on the Companyâ€™s business shall not constitute a relocation; (e) a change in Executiveâ€™s title following a Change in Control such that Executive does not serve as Chief Executive Officer of the surviving entityâ€™s highest parent entity; or (f) any material breach by the Company of any provision of this Agreement. Notwithstanding the foregoing, Executiveâ€™s resignation shall not constitute a resignation for â€œGood Reasonâ€ as a result of any event described in the preceding sentence unless (A) Executive provides written notice thereof to the Company within thirty (30) days after the first occurrence of such event, (B) to the extent correctable, the Company fails to remedy such circumstance or event within thirty (30) days following the Companyâ€™s receipt of such written notice and (C) the effective date of Executiveâ€™s resignation for â€œGood Reasonâ€ is not later than ninety (90) days after the initial existence of the circumstances constituting Good Reason. 1.10.â€œInvoluntary Termination Without Causeâ€ means Executiveâ€™s dismissal or discharge by the Company other than for Cause. 1.11.â€œSection 409Aâ€ means Section 409A of the Code and the Department of Treasury regulations and other interpretive guidance issued thereunder, including without limitation any such regulations or other guidance that may be issued after the Effective Date. 1.12.â€œSeparation from Serviceâ€ means Executiveâ€™s termination of employment constitutes a â€œseparation from serviceâ€ within the meaning of Treasury Regulation Section 1.409A-1(h).ARTICLE IIEMPLOYMENT BY THE COMPANY2.1Position and Duties. Subject to terms set forth herein, Executive shall continue to serve in an executive capacity and shall continue to perform such duties as are customarily associated with the position of Chief Executive Officer and such other duties as are assigned to Executive by the Board. Executive shall also continue to serve as a member of the Board, and, while Executive is employed hereunder, the Company shall nominate Executive for reelection as a member of the Board at the end of each Board term. During the term of Executiveâ€™s employment with the Company, Executive will devote Executiveâ€™s best efforts and substantially all of Executiveâ€™s business time and attention (except for vacation periods and reasonable periods of illness or other incapacities permitted by the Companyâ€™s general employment policies or as otherwise set forth in this Agreement) to the business of the Company. 2.2.Term. The initial term of this Agreement shall commence on the Effective Date and shall terminate on the earlier of (i) the third anniversary of the Effective Date and (ii) the termination of Executiveâ€™s employment under this Agreement. On the third anniversary of the Effective Date and each annual anniversary of such date thereafter (in either case, provided Executiveâ€™s employment has not been terminated under this Agreement prior thereto), this Agreement shall automatically be extended for one additional year unless either Executive or the Company gives written notice of non-renewal to the other at least 60 days prior to the automatic extension date. If a Change in Control occurs during the initial or an extended term of this Agreement, the term of this Agreement shall, notwithstanding anything to the contrary in this Agreement, continue in effect for a period of not less than twenty-four (24) months beyond the month in which the Change in Control occurred. The period from the Effective Date until the earlier of (i) termination of Executiveâ€™s employment under this Agreement and (ii) the expiration of this Agreement due to non-renewal pursuant to this Section 2.2 is referred to as the â€œTerm.â€ 2.3.Employment at Will. Both the Company and Executive shall have the right to terminate Executiveâ€™s employment with the Company at any time, with or without cause, and with or without prior notice. Upon certain terminations of Executiveâ€™s employment with the Company, Executive may become eligible to receive the severance benefits provided in Article IV of this Agreement.2.4.Employment Policies. The employment relationship between the parties shall also be governed by the general employment policies and practices of the Company, including those relating to protection of confidential information and assignment of inventions, except that when the terms of this Agreement differ from or are in conflict with the Companyâ€™s general employment policies or practices, this Agreement shall control.ARTICLE IIICOMPENSATION3.1Base Salary. As of the Effective Date, Executive shall receive for services to be rendered hereunder an annual base salary of $1,000,000 (â€œBase Salaryâ€), payable on the regular payroll dates of the Company (but no less often than monthly), subject to increase in the sole discretion of the Board or a committee of the Board.3.2Annual Bonus. For each calendar year ending during the term of Executiveâ€™s employment, Executive shall be eligible to receive an annual performance bonus (the â€œAnnual Bonusâ€) targeted at two-hundred and fifty percent (250%) of Base Salary or such other amount as determined in the sole discretion of the Board or a committee of the Board (the â€œTarget Bonusâ€), on such terms and conditions determined by the Board or a committee of the Board. The actual amount of any Annual Bonus (if any) will be determined in the discretion of the Board or a committee of the Board and will be (a) subject to achievement of any applicable bonus objectives and/or conditions determined by the Board or a committee of the Board and (b) subject to Executiveâ€™s continued employment with the Company through the date the Annual Bonus is paid. The Annual Bonus for any calendar year will be paid at the same time as bonuses other Company executives are paid related annual bonuses generally, but in no event later than March 15th of the year following the year to which such Annual Bonus relates.3.3Standard Company Benefits. During the Term, Executive shall be entitled to all rights and benefits for which Executive is eligible under the terms and conditions of the standard Company benefits and compensation practices that may be in effect from time to time and are provided by the Company to its executive employees generally, as well as any additional benefits provided to Executive consistent with past practice. Notwithstanding the foregoing, this Section 3.3 shall not create or be deemed to create any obligation on the part of the Company to adopt or maintain any benefits or compensation practices at any time.3.4Paid Time Off. During the Term, Executive shall be entitled to such periods of paid time off (â€œPTOâ€) each year as provided from time to time under the Companyâ€™s PTO policies and as otherwise provided for executive officers, as it may be amended from time to time.3.5Equity Awards. Executive will be eligible to receive stock options and other equity incentive grants as determined by the Board or a committee of the Board in its sole discretion.ARTICLE IV SEVERANCE AND CHANGE IN CONTROL BENEFITS4.1Severance Benefits. Upon Executiveâ€™s termination of employment, Executive shall receive any accrued but unpaid Base Salary and other accrued and unpaid compensation, including any accrued but unpaid Annual Bonus that has been earned with respect to any calendar year ending prior to Executiveâ€™s termination date, but remains unpaid as of the date of the termination. If the termination is due to a Covered Termination, provided that Executive delivers an effective general release of all claims against the Company and its affiliates in a form acceptable to the Company (a â€œRelease of Claimsâ€) that becomes effective and irrevocable within sixty (60) days following the Covered Termination, Executive shall be entitled to receive the severance benefits described in Section 4.1(a) or (b), as applicable. If the termination is due to Executiveâ€™s death or Disability, provided that Executive (or Executiveâ€™s beneficiaries or estate) delivers an effective Release of Claims that becomes effective and irrevocable within sixty (60) days following such termination of employment, Executive shall be entitled to receive the severance benefits described in Section 4.1(c).(a)Covered Termination Not Related to a Change in Control. If Executiveâ€™s employment terminates due to a Covered Termination which occurs at any time other than during the period beginning three (3) months prior to and ending twenty-four (24) months after a Change in Control, Executive shall receive the following: (i)An amount equal to two times the sum of (i) Executiveâ€™s Base Salary at the rate in effect (or required to be in effect before any diminution that is the basis of Executiveâ€™s termination for Good Reason) at the time of Executiveâ€™s termination of employment and (ii) the greater of (A) the average of the annual cash bonuses received by Executive for the two fiscal years ending before the date of Executiveâ€™s termination of employment and (B) Executiveâ€™s Target Bonus for the year in which the date of Executiveâ€™s termination of employment occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date on which the Release of Claims becomes effective and, in any event, no later than the sixtieth (60th) day following the date of the Covered Termination.(ii)Notwithstanding anything set forth in an award agreement or incentive plan to the contrary, a pro-rata portion of Executiveâ€™s Annual Bonus for the fiscal year in which Executiveâ€™s termination occurs based on actual achievement of the applicable bonus objectives and/or conditions determined by the Board or a committee of the Board for such year (determined by multiplying the amount of the Annual Bonus that would be payable for the full fiscal year by

a fraction, the numerator of which shall be equal to the number of days during the fiscal year of termination that Executive is employed by, and performing services for, the Company and the denominator of which is 365 days) payable, less applicable withholdings, at the same time bonuses for such year are paid to other senior executives of the Company.(iii)The Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments. (b)Covered Termination Related to a Change in Control. If Executiveâ€™s employment terminates due to a Covered Termination that occurs within the period beginning three (3) months prior to and ending twenty-four (24) months after a Change in Control, Executive shall receive the following:(i)An amount equal to three times the sum of (i) Executiveâ€™s Base Salary at the rate in effect (or required to be in effect before any diminution that is the basis of Executiveâ€™s termination for Good Reason) at the time of Executiveâ€™s termination of employment and (ii) the greater of (A) the average of the annual cash bonuses received by Executive for the two fiscal years ending before the date of Executiveâ€™s termination of employment and (B) Executiveâ€™s Target Bonus for the year in which the date of Executiveâ€™s termination of employment occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date on which the Release of Claims becomes effective and, in any event, no later than the sixtieth (60th) day following the date of the Covered Termination.(ii)Notwithstanding anything set forth in an award agreement or incentive plan to the contrary, a pro-rata portion of Executiveâ€™s Annual Bonus for the fiscal year in which Executiveâ€™s termination occurs based on actual achievement of the applicable bonus objectives and/or conditions determined by the Board or a committee of the Board for such year (determined by multiplying the amount of the Annual Bonus that would be payable for the full fiscal year by a fraction, the numerator of which shall be equal to the number of days during the fiscal year of termination that Executive is employed by, and performing services for, the Company and the denominator of which is 365 days) payable, less applicable withholdings, at the same time bonuses for such year are paid to other senior executives of the Company.(iii)The Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments. If there is a dispute as to whether grounds triggering termination with or without Cause or resignation with or without Good Reason have occurred, in each case in connection with a Change in Control, then any fees and expenses arising from the resolution of such dispute (including any reasonably incurred attorneysâ€™ fees and expenses of Executive) shall be paid by the Company or its successor, as the case may be; provided, that Executive shall reimburse the Company on a net after-tax basis to cover expenses incurred by Executive for claims brought by Executive that are judicially determined to be frivolous or advanced in bad faith.(c)Termination Due to Death or Disability. In the event that Executiveâ€™s employment is terminated at any time due to Executiveâ€™s death or Disability, Executive (or Executiveâ€™s beneficiaries or estate) shall be entitled to receive an amount equal to Executiveâ€™s Target Bonus for the fiscal year in which Executiveâ€™s termination occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date of termination (and, in any event, no later than the sixtieth (60th) day following the date of the termination). In addition, in the event that Executiveâ€™s employment is terminated due to Disability, the Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments.4.2280G Provisions. Notwithstanding anything in this Agreement to the contrary, if any payment or distribution Executive would receive pursuant to this Agreement or otherwise (â€œPaymentâ€) would (a) constitute a â€œparachute paymentâ€ within the meaning of Section 280G of the Code, and (b) but for this sentence, be subject to the excise tax imposed by Section 4999 of the Code (the â€œExcise Taxâ€), then such Payment shall either be (i) delivered in full, or (ii) delivered as to such lesser extent which would result in no portion of such Payment being subject to the Excise Tax, whichever of the foregoing amounts, taking into account the applicable federal, state and local income taxes and the Excise Tax, results in the receipt by Executive on an after-tax basis, of the largest payment, notwithstanding that all or some portion the Payment may be taxable under Section 4999 of the Code. The accounting firm engaged by the Company for general audit purposes as of the day prior to the effective date of the Change in Control shall perform the foregoing calculations. The Company shall bear all expenses with respect to the determinations by such accounting firm required to be made hereunder. The accounting firm shall provide its calculations to the Company and Executive within fifteen (15) calendar days after the date on which Executiveâ€™s right to a Payment is triggered (if requested at that time by the Company or Executive) or such other time as requested by the Company or Executive. Any good faith determinations of the accounting firm made hereunder shall be final, binding and conclusive upon the Company and Executive. Any reduction in payments and/or benefits pursuant to this Section 4.2 will occur in the following order: (1) reduction of cash payments; (2) cancellation of accelerated vesting of equity awards other than stock options; (3) cancellation of accelerated vesting of stock options; and (4) reduction of other benefits payable to Executive.4.3Section 409A.(a)Notwithstanding any provision to the contrary in this Agreement, if Executive is deemed at the time of his Separation from Service to be a â€œspecified employeeâ€ for purposes of Section 409A(a)(2)(B)(i) of the Code, to the extent delayed commencement of any portion of the benefits to which Executive is entitled under this Agreement is required in order to avoid a prohibited distribution under Section 409A(a)(2)(B)(i) of the Code which would subject Executive to a tax obligation under Section 409A of the Code, such portion of Executiveâ€™s benefits shall not be provided to Executive prior to the earlier of (i) the expiration of the six- month period measured from the date of the Executiveâ€™s Separation from Service or (ii) the date of Executiveâ€™s death. Upon the expiration of the applicable Code Section 409A(a)(2)(B)(i) period, all payments deferred pursuant to this Section 4.3(a) shall be paid in a lump sum to Executive, and any remaining payments due under the Agreement shall be paid as otherwise provided herein.(b)Any reimbursements payable to Executive pursuant to the Agreement shall be paid to Executive no later than 30 days after Executive provides the Company with a written request for reimbursement, and to the extent that any such reimbursements are deemed to constitute â€œnonqualified deferred compensationâ€ within the meaning of Section 409A of the Code (i) such amounts shall be paid or reimbursed to Executive promptly, but in no event later than December 31 of the year following the year in which the expense is incurred, (ii) the amount of any such payments eligible for reimbursement in one year shall not affect the payments or expenses that are eligible for payment or reimbursement in any other taxable year, and (iii) Executiveâ€™s right to such payments or reimbursement shall not be subject to liquidation or exchange for any other benefit. (c)For purposes of Section 409A of the Code (including, without limitation, for purposes of Treasury Regulation Section 1.409A-2(b)(2)(iii)), Executiveâ€™s right to receive installment payments under the Agreement shall be treated as a right to receive a series of separate payments and, accordingly, each installment payment hereunder shall at all times be considered a separate and distinct payment.4.4Mitigation. Executive shall not be required to mitigate damages or the amount of any payment provided under this Agreement by seeking other employment or otherwise, nor shall the amount of any payment provided for under this Agreement be reduced by any compensation earned by Executive as a result of employment by another employer or by any retirement benefits received by Executive after the date of the Covered Termination, or otherwise.4.5Equity Coordination. For the avoidance of doubt, all equity awards, including stock options, restricted stock units and other equity-based compensation granted by the Company to Executive under the Companyâ€™s equity-based compensation plans shall be subject to the terms of such plans and Executiveâ€™s equity award agreements with respect thereto.ARTICLE VPROPRIETARY INFORMATION OBLIGATIONS5.1Agreement. All Company Innovations shall be the sole and exclusive property of the Company without further compensation and are â€œworks made for hireâ€ as that term is defined under the United States copyright laws. Executive shall promptly notify the Company of any Company Innovations that Executive solely or jointly Creates. â€œCompany Innovationsâ€ means all Innovations, and any associated intellectual property rights, which Executive may solely or jointly Create, during Executiveâ€™s employment with the Company, which (i) relate, at the time Created, to the Companyâ€™s business or actual or demonstrably anticipated research or development, or (ii) were developed on any amount of the Companyâ€™s time or with the use of any of the Companyâ€™s equipment, supplies, facilities or trade secret information, or (iii) resulted from any work Executive performed for the Company. Executive is notified that Company Innovations does not include any Innovation which qualifies fully under the provisions of California Labor Code Section 2870. â€œCreateâ€ means to create, conceive, reduce to practice, derive, develop or make. â€œInnovationsâ€ means processes, machines, manufactures, compositions of matter, improvements, inventions (whether or not protectable under patent laws), works of authorship, information fixed in any tangible medium of expression (whether or not protectable under copyright laws), mask works, trademarks, trade names, trade dress, trade secrets, know-how, ideas (whether or not protectable under trade secret laws), and other subject matter protectable under patent, copyright, moral rights, mask work, trademark, trade secret or other laws regarding proprietary rights, including new or useful art, combinations, discoveries, formulae, manufacturing techniques, technical developments, discoveries, artwork, software and designs. Executive hereby assigns (and will assign) to the Company all Company Innovations. Executive shall perform (at the Companyâ€™s expense), during and after Executiveâ€™s employment, all acts reasonably deemed necessary or desirable by the Company to assist the Company in obtaining and enforcing the full benefits, enjoyment, rights and title throughout the world in the Company Innovations. Such acts may include execution of documents and assistance or cooperation (i) in the filing, prosecution, registration, and memorialization of assignment of patent, copyright, mask work or other applications, (ii) in the enforcement of any applicable Proprietary Rights, and (iii) in other legal proceedings related to the Companyâ€™s Innovations. â€œProprietary Rightsâ€ means patents, copyrights, mask work, moral rights, trade secrets and other proprietary rights. No provision in this Agreement is intended to require Executive to assign or offer to assign any of Executiveâ€™s rights in any invention for which Executive can establish that no trade secret information of the Company were used, and which was developed on Executiveâ€™s own time, unless the invention relates to the Companyâ€™s actual or demonstrably anticipated research or development, or the invention results from any work performed by Executive for the Company.5.2Remedies. Executiveâ€™s duties under this Article V shall survive termination of Executiveâ€™s employment with the Company and the termination of this Agreement. Executive acknowledges that a remedy at law for any breach or threatened breach by Executive of Article V, as well as Executiveâ€™s obligations pursuant to Section 6.2 and Article VII below, would be inadequate, and Executive therefore agrees that the Company shall be entitled to seek injunctive relief in case of any such breach or threatened breach.ARTICLE VIOUTSIDE ACTIVITIES6.1Other Activities.(a)Except as otherwise provided in Section 6.1(b), Executive shall not, during the term of this Agreement undertake or engage in any other employment, occupation or business enterprise, other than ones in which Executive is a passive investor, unless he obtains the prior written consent of the Board.(b)Executive may engage in civic and not-for-profit activities so long as such activities do not materially interfere with the performance of Executiveâ€™s duties hereunder. In addition, subject to Executive providing prior written notice to the Board, Executive shall be allowed to serve as a member of the board of directors of one (1) other for-profit entity at any time during the term of this Agreement, so long as such service does not materially interfere with the performance of Executiveâ€™s duties hereunder; provided, however, that the Board, in its discretion, may require that Executive resign from such director position if it determines that such resignation would be in the best interests of the Company.6.2Competition/Investments. During the term of Executiveâ€™s employment by the Company and for a period of one (1) year following Executiveâ€™s termination of employment for any reason, Executive shall not (except on behalf of the Company) directly or indirectly, whether as an officer, director, stockholder, partner, proprietor, associate, representative, consultant, or in any capacity whatsoever engage in, become financially interested in, be employed by or have any business connection with any other person, corporation, firm, partnership or other entity whatsoever which are known by Executive to compete directly with the Company, throughout the world, in any line of business engaged in (or planned to be engaged in) by the Company; provided, however, that anything above to the contrary notwithstanding, Executive may own, as a passive investor, securities of any competitor corporation, so long as Executiveâ€™s direct holdings in any one such corporation do not, in the aggregate, constitute more than 1% of the voting stock of such corporation. The provisions of this Section 6.2 shall survive the termination of Executiveâ€™s employment with the Company and shall be fully enforceable thereafter. If it is determined by a court of competent jurisdiction in any state that any restriction in this Section 6.2 is excessive in duration or scope or is unreasonable or unenforceable under the laws of that state, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the law of that state. Company and Executive understand that the post-employment restrictive covenants under this Section 6.2 do not apply and will not be enforced in California or other states where such restrictive covenants are not permitted.ARTICLE VIINONINTERFERENCEExecutive shall not during the term of Executiveâ€™s employment by the Company and for a period of one (1) year following Executiveâ€™s termination of employment for any reason, either on Executiveâ€™s own account or jointly with or as a manager, agent, officer, employee, consultant, partner, joint venturer, owner or stockholder or otherwise on behalf of any other person, firm or corporation, directly or indirectly solicit, induce attempt to solicit any of (i) its customers or clients to terminate their relationship with the Company or to cease purchasing services or products from the Company or (ii) its officers or employees or offer employment to any person who is an officer or employee of the Company; provided, however, that a general advertisement to which an employee of the Company responds shall in no event be deemed to result in a breach of this Article VII. Executive agrees not to harass or disparage the Company or its employees, clients, directors or agents, and the Company hereby agrees not to, and to instruct its officers and directors not to, harass or disparage Executive; provided, however, that nothing in this Agreement shall restrict Executive or the Company from making truthful statements (a) when required by law, subpoena, court order or the like; (b) when requested by a governmental, regulatory, or similar body or entity; (c) in confidence to a professional advisor for the purpose of securing professional advice; or (d) in the course of performing his duties during the Term. The provisions of this Article VII shall survive the termination of Executiveâ€™s employment with the Company and shall be fully enforceable thereafter. If it is determined by a court of competent jurisdiction in any state that any restriction in this Article VII is excessive in duration or scope or is unreasonable or unenforceable under the laws of that state, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the law of that state.ARTICLE VIIIGENERAL PROVISIONS8.1Notices. Any notices provided hereunder must be in writing and shall be deemed effective upon the earlier of personal delivery (including personal delivery by facsimile) or the third day after mailing by first class mail, to the Company at its primary office location and to Executive at Executiveâ€™s address as listed on the Companyâ€™s books and records.8.2Tax Withholding. Executive acknowledges that all amounts and benefits payable under this Agreement are subject to deduction and withholding to the extent required by applicable law.8.3Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal or unenforceable in any respect under any applicable law or rule in any jurisdiction, such invalidity, illegality or unenforceability will not affect any other provision or any other jurisdiction, but this Agreement will be reformed, construed and enforced in such jurisdiction as if such invalid, illegal or unenforceable provisions had never been

contained herein.8.4Waiver. If either party should waive any breach of any provisions of this Agreement, they shall not thereby be deemed to have waived any preceding or succeeding breach of the same or any other provision of this Agreement.8.5Complete Agreement. This Agreement, together with the Indemnification Agreement between the Company and Executive, dated as of January 30, 2013, as amended, constitute the entire agreement between Executive and the Company and is the complete, final, and exclusive embodiment of their agreement with regard to this subject matter, and will supersede all prior agreements, understandings, discussions, negotiations and undertakings, whether written or oral, between the parties with respect to the subject matter hereof, including, without limitation, the Executive Employment Agreement by and between TRI Pointe Group, Inc. and Executive dated March 20, 2019, any offer letter agreement or promise of change in control or severance protection. This Agreement is entered into without reliance on any promise or representation other than those expressly contained herein or therein, and cannot be modified or amended except in a writing signed by a duly-authorized officer of the Company and Executive.8.6Counterparts. This Agreement may be executed in separate counterparts, any one of which need not contain signatures of more than one party, but all of which taken together will constitute one and the same Agreement.8.7Headings. The headings of the sections hereof are inserted for convenience only and shall not be deemed to constitute a part hereof nor to affect the meaning thereof.8.8Successors and Assigns. This Agreement is intended to bind and inure to the benefit of and be enforceable by Executive and the Company, and their respective successors, assigns, heirs, executors and administrators, except that Executive may not assign his rights or delegate his duties or obligations hereunder without the prior written consent of the Company.8.9Arbitration. Unless otherwise prohibited by law or specified below, all disputes, claims and causes of action, in law or equity, arising from or relating to this Agreement or its enforcement, performance, breach, or interpretation (each, a â€œClaimâ€) shall be resolved solely and exclusively by final and binding arbitration held in Orange County, California through Judicial Arbitration & Mediation Services (â€œJAMSâ€) in conformity with the then-existing JAMS employment arbitration rules and California law. The arbitrator shall: (a) provide adequate discovery for the resolution of the dispute; and (b) issue a written arbitration decision, to include the arbitratorâ€™s essential findings and conclusions and a statement of the award. However, nothing in this section is intended to prevent either party from obtaining injunctive relief in court to prevent irreparable harm pending the conclusion of any such arbitration. The Company shall bear the costs of any such arbitration. Executive and the Company understand that by agreement to arbitrate any Claim pursuant to this Section 8.9, they will not have the right to have any Claim decided by a jury or a court, but shall instead have any Claim decided through arbitration. Executive and the Company waive any constitutional or other right to bring claims covered by this Agreement other than in their individual capacities. Except as may be prohibited by applicable law, the foregoing waiver includes the ability to assert claims as a plaintiff or class member in any purported class or representative proceeding.8.10Executive Acknowledgement. Executive acknowledges that (a) he has consulted with or has had the opportunity to consult with independent counsel of his own choice concerning this Agreement, and has been advised to do so by the Company, and (b) that he has read and understands the Agreement, is fully aware of its legal effect, and has entered into it freely based on his own judgment.8.11Choice of Law. All questions concerning the construction, validity and interpretation of this Agreement will be governed by the law of the State of California without regard to the conflicts of law provisions thereof.[Signature page follows]IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.TRI POINTE HOMES, INC.By: /s/ Thomas J. Mitchell Â Â Â Â Â Â Â Â Â Â Â Â Thomas J. MitchellTitle: President and Chief Operating OfficerAccepted and Agreed:/s/ Douglas F. Bauer DOUGLAS F. BAUER EX-10.2 3 tripointepresidentandcooar.htm EX-10.2 DocumentExhibit 10.2AMENDED AND RESTATEDEXECUTIVE EMPLOYMENT AGREEMENTThis Amended and Restated Executive Employment Agreement (the â€œAgreementâ€) is entered into as of August 29, 2024 (the â€œEffective Dateâ€), by and between Thomas J. Mitchell (â€œExecutiveâ€) and Tri Pointe Homes, Inc. (the â€œCompanyâ€).WHEREAS, Executive is currently employed by Company as its President and Chief Operating Officer, and Company desires to have Executiveâ€™s employment continue in such capacity, and Executive desires to continue to serve in such capacity, pursuant to the terms and conditions set forth in this Agreement.NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is hereby agreed by and between the parties hereto as follows:ARTICLE IDEFINITIONSFor purposes of the Agreement, the following terms are defined as follows:1.1.â€œBoardâ€ means the Board of Directors of the Company.1.2.â€œCauseâ€ means any of the following events: (i) Executiveâ€™s willful failure to follow the reasonable and lawful directions of the Board; (ii) conviction of a felony (or a plea of guilty or nolo contendere by the Executive to a felony); (iii) acts of fraud, dishonesty or misappropriation committed by the Executive and intended to result in substantial personal enrichment at the expense of the Company; (iv) willful misconduct by the Executive in the performance of the Executiveâ€™s material duties required by this Agreement which is likely to materially damage the financial position or reputation of the Company; or (v) a material breach of this Agreement. The foregoing is an exclusive list of the acts or omissions that shall be considered â€œCauseâ€ provided, however, with respect to the acts or omissions set forth in clauses (i), (iii), (iv) and (v) above, (x) the Board shall provide the Executive with 30 days advance written notice detailing the basis for the termination of employment for Cause, (y) during the 30 day period after the Executive has received such notice, the Executive shall have an opportunity to cure such alleged Cause events and to present his case to the full Board (with the assistance of his own counsel) before any termination for Cause is finalized by a vote of a majority of the Board and (z) the Executive shall continue to receive the compensation and benefits provided by this Agreement during the 30 day cure period; provided, further, no act or failure to act of Executive shall be willful or intentional if performed in good faith with the reasonable belief that the action or inaction was in the best interest of the Company. 1.3.â€œChange in Controlâ€ means (i) the acquisition, other than from the Company, by any individual, entity or group (within the meaning of Section 13(d)(3) or 14(d)(2) of the Securities Exchange Act of 1986, as amended (the â€œExchange Actâ€)) of beneficial ownership (within the meaning of Rule 13d-3 promulgated under the Exchange Act) of 50% or more of either the then outstanding shares of Common Stock of the Company or the combined voting power of the then outstanding voting securities of the Company entitled to vote generally in the election of directors, but excluding, for this purpose, any such acquisition by the Company or any of its Subsidiaries, or any employee benefit plan (or related trust) of the Company or its Subsidiaries, or any entity with respect to which, following such acquisition, more than 50% of, respectively, the then outstanding equity of such entity and the combined voting power of the then outstanding voting equity of such entity entitled to vote generally in the election of all or substantially all of the members of such entityâ€™s governing body is then beneficially owned, directly or indirectly, by the individuals and entities who were the beneficial owners, respectively, of the Common Stock and voting securities of the Company immediately prior to such acquisition in substantially the same proportion as their ownership, immediately prior to such acquisition, of the then outstanding shares of Common Stock of the Company or the combined voting power of the then outstanding voting securities of the Company entitled to vote generally in the election of directors, as the case may be; or (ii) the consummation of a reorganization, merger or consolidation of the Company, in each case, with respect to which all or substantially all of the individuals and entities who were the respective beneficial owners of the Common Stock and voting securities of the Company immediately prior to such reorganization, merger or consolidation do not, following such reorganization, merger or consolidation, beneficially own, directly or indirectly, more than 50% of, respectively, the then outstanding shares of Common Stock and the combined voting power of the then outstanding voting securities entitled to vote generally in the election of directors, as the case may be, of the corporation resulting from such reorganization, merger or consolidation; or (iii) a complete liquidation or dissolution of the Company or the sale or other disposition of all or substantially all of the assets of the Company; or (iv) individuals who at the beginning of any two-year period constitute the Board (the â€œIncumbent Boardâ€) cease for any reason to constitute at least a majority of the Board; provided, however, that any individual who becomes a director of the Company during such two-year period and whose election, or whose nomination for election by the Companyâ€™s stockholders, to the Board was either (A) approved by a vote of at least a majority of the directors then comprising the Incumbent Board or (B) recommended by a nominating committee comprised entirely of directors who are then Incumbent Board members, shall be considered as though such individual were a member of the Incumbent Board, but excluding, for this purpose, any such individual whose initial assumption of office occurs as a result of either an actual or threatened election contest (as such terms are used in Rule 14a-11 of Regulation 14A promulgated under the Exchange Act), other actual or threatened solicitation of proxies or consents, or an actual or threatened tender offer. Notwithstanding the foregoing, (i) any bona fide primary or secondary public offering shall not constitute a Change in Control and (ii) if a Change in Control constitutes a payment event with respect to any payment or benefit that provides for the deferral of compensation and is subject to Section 409A, the Change in Control transaction or event with respect to such payment or benefit must also constitute a â€œchange in control event,â€ as defined in Treasury Regulation Â§1.409A-3(i)(5) to the extent required by Section 409A.1.4.â€œCOBRAâ€ means the Consolidated Omnibus Budget Reconciliation Act of 1985, as amended.1.5.â€œCodeâ€ means the Internal Revenue Code of 1986, as amended.1.6.â€œCompanyâ€ means Tri Pointe Homes, Inc. or any successor thereto.1.7.â€œCovered Terminationâ€ means (a) an Involuntary Termination Without Cause or (b) a voluntary termination for Good Reason. For the avoidance of doubt, neither (i) the termination of Executiveâ€™s employment as a result of Executiveâ€™s death or Disability nor (ii) the expiration of this Agreement due to non-renewal pursuant to the terms of Section 2.2 of this Agreement will be deemed to be a Covered Termination.1.8.â€œDisabilityâ€ shall mean a termination of Executiveâ€™s employment due to Executiveâ€™s absence from Executiveâ€™s duties with the Company on a full-time basis for at least 180 consecutive days as a result of Executiveâ€™s incapacity due to physical or mental illness which is determined to be total and permanent by a physician selected by the Company or its insurers. 1.9.â€œGood Reasonâ€ means any of the following are undertaken without Executiveâ€™s prior written consent: (a) a material diminution in Executiveâ€™s title, authority, duties, or responsibilities which substantially reduces the nature or character of Executiveâ€™s position with the Company (or the highest parent entity if the Company has one or more parent entities); (b) a reduction by the Company of Executiveâ€™s base salary as in effect immediately prior to such reduction; (c) a material reduction by the Company of Executiveâ€™s Target Bonus as in effect immediately prior to such reduction; (d) relocation of Executiveâ€™s principal office (defined as a relocation of Executiveâ€™s principal office to a location that increases Executiveâ€™s one-way commute by more than fifty (50) miles), provided, that, for the avoidance of doubt, reasonable required travel by Executive on the Companyâ€™s business shall not constitute a relocation; (e) a change in Executiveâ€™s title following a Change in Control such that Executive does not serve as President and Chief Operating Officer of the surviving entityâ€™s highest parent entity; or (f) any material breach by the Company of any provision of this Agreement. Notwithstanding the foregoing, Executiveâ€™s resignation shall not constitute a resignation for â€œGood Reasonâ€ as a result of any event described in the preceding sentence unless (A) Executive provides written notice thereof to the Company within thirty (30) days after the first occurrence of such event, (B) to the extent correctable, the Company fails to remedy such circumstance or event within thirty (30) days following the Companyâ€™s receipt of such written notice and (C) the effective date of Executiveâ€™s resignation for â€œGood Reasonâ€ is not later than ninety (90) days after the initial existence of the circumstances constituting Good Reason. 1.10.â€œInvoluntary Termination Without Causeâ€ means Executiveâ€™s dismissal or discharge by the Company other than for Cause. 1.11.â€œSection 409Aâ€ means Section 409A of the Code and the Department of Treasury regulations and other interpretive guidance issued thereunder, including without limitation any such regulations or other guidance that may be issued after the Effective Date. 1.12.â€œSeparation from Serviceâ€ means Executiveâ€™s termination of employment constitutes a â€œseparation from serviceâ€ within the meaning of Treasury Regulation Section 1.409A-1(h).ARTICLE IIEMPLOYMENT BY THE COMPANY2.1Position and Duties. Subject to terms set forth herein, Executive shall continue to serve in an executive capacity and shall continue to perform such duties as are customarily associated with the position of President and Chief Operating Officer and such other duties as are assigned to Executive by the Board. During the term of Executiveâ€™s employment with the Company, Executive will devote Executiveâ€™s best efforts and substantially all of Executiveâ€™s business time and attention (except for vacation periods and reasonable periods of illness or other incapacities permitted by the Companyâ€™s general employment policies or as otherwise set forth in this Agreement) to the business of the Company. 2.2.Term. The initial term of this Agreement shall commence on the Effective Date and shall terminate on the earlier of (i) the third anniversary of the Effective Date and (ii) the termination of Executiveâ€™s employment under this Agreement. On the third anniversary of the Effective Date and each annual anniversary of such date thereafter (in either case, provided Executiveâ€™s employment has not been terminated under this Agreement prior thereto), this Agreement shall automatically be extended for one additional year unless either Executive or the Company gives written notice of non-renewal to the other at least 60 days prior to the automatic extension date. If a Change in Control occurs during the initial or an extended term of this Agreement, the term of this Agreement shall, notwithstanding anything to the contrary in this Agreement, continue in effect for a period of not less than twenty-four (24) months beyond the month in which the Change in Control occurred. The period from the Effective Date until the earlier of (i) termination of Executiveâ€™s employment under this Agreement and (ii) the expiration of this Agreement due to non-renewal pursuant to this Section 2.2 is referred to as the â€œTerm.â€ 2.3.Employment at Will. Both the Company and Executive shall have the right to terminate Executiveâ€™s employment with the Company at any time, with or without cause, and with or without prior notice. Upon certain terminations of Executiveâ€™s employment with the Company, Executive may become eligible to receive the severance benefits provided in Article IV of this Agreement.2.4.Employment Policies. The employment relationship between the parties shall also be governed by the general employment policies and practices of the Company, including those relating to protection of confidential information and assignment of inventions, except that when the terms of this Agreement differ from or are in conflict with the Companyâ€™s general employment policies or practices, this Agreement shall controlARTICLE IIICOMPENSATION3.1Base Salary. As of the Effective Date, Executive shall receive for services to be rendered hereunder an annual base salary of $970,000 (â€œBase Salaryâ€), payable on the regular payroll dates of the Company (but no less often than monthly), subject to increase in the sole discretion of the Board or a committee of the Board.3.2Annual Bonus. For each calendar year ending during the term of Executiveâ€™s employment, Executive shall be eligible to receive an annual performance bonus (the â€œAnnual Bonusâ€) targeted at two-hundred and fifty percent (250%) of Base Salary or such other amount as determined in the sole discretion of the Board or a committee of the Board (the â€œTarget Bonusâ€), on such terms and conditions determined by the Board or a committee of the Board. The actual amount of any Annual Bonus (if any) will be determined in the discretion of the Board or a committee of the Board and will be (a) subject to achievement of any applicable bonus objectives and/or conditions determined by the Board or a committee of the Board and (b) subject to Executiveâ€™s continued employment with the Company through the date the Annual Bonus is paid. The Annual Bonus for any calendar year will be paid at the same time as bonuses other Company executives are paid related annual bonuses generally, but in no event later than March 15th of the year following the year to which such Annual Bonus relates.3.3Standard Company Benefits. During the Term, Executive shall be entitled to all rights and benefits for which Executive is eligible under the terms and conditions of the standard Company benefits and compensation practices that may be in effect from time to time and are provided by the Company to its executive employees generally, as well as any additional benefits provided to Executive consistent with past practice. Notwithstanding the foregoing, this Section 3.3 shall not create or be deemed to create any obligation on the part of the Company to adopt or maintain any benefits or compensation practices at any time.3.4Paid Time Off. During the Term, Executive shall be entitled to such periods of paid time off (â€œPTOâ€) each year as provided from time to time under the Companyâ€™s PTO policies and as otherwise provided for executive officers, as it may be amended from time to time.3.5Equity Awards. Executive will be eligible to receive stock options and other equity incentive grants as determined by the Board or a committee of the Board in its sole discretion. ARTICLE IV SEVERANCE AND CHANGE IN CONTROL BENEFITS4.1Severance Benefits. Upon Executiveâ€™s termination of employment, Executive shall receive any accrued but unpaid Base Salary and other accrued and unpaid compensation, including any accrued but unpaid Annual Bonus that has been earned with respect to any calendar year ending prior to Executiveâ€™s termination date, but remains unpaid as of the date of the termination. If the termination is due to a Covered Termination, provided that Executive delivers an effective general release of all claims against the Company and its affiliates in a form acceptable to the Company (a â€œRelease of Claimsâ€) that becomes effective and irrevocable within sixty (60) days following the Covered Termination, Executive shall be entitled to receive the severance benefits described in Section 4.1(a) or (b), as applicable. If the termination is due to Executiveâ€™s death or Disability, provided that Executive (or Executiveâ€™s beneficiaries or estate) delivers an effective Release of Claims that becomes effective and irrevocable within sixty (60) days following such termination of employment, Executive shall be entitled to receive the severance benefits described in Section 4.1(c).(a)Covered Termination Not Related to a Change in Control. If Executiveâ€™s employment terminates due to a Covered Termination which occurs at any time other than during the period beginning three (3) months prior to and ending twenty-four (24) months after a Change in Control, Executive shall receive the following: (i)An amount equal to two times the sum of (i) Executiveâ€™s Base Salary at the rate in effect (or required to be in effect before any diminution that is the basis of Executiveâ€™s termination for Good Reason) at the time of Executiveâ€™s termination of employment and (ii) the greater of (A) the average of the annual cash bonuses received by Executive for the two fiscal years ending before the date of Executiveâ€™s termination of employment and (B) Executiveâ€™s Target Bonus for the year in which the date of Executiveâ€™s termination of employment occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date on which the Release of Claims becomes effective and, in any event, no later than the sixtieth (60th) day following the date of the Covered Termination.(ii)Notwithstanding anything set forth in an award agreement or incentive plan to the contrary, a pro-rata portion of

Executiveâ€™s Annual Bonus for the fiscal year in which Executiveâ€™s termination occurs based on actual achievement of the applicable bonus objectives and/or conditions determined by the Board or a committee of the Board for such year (determined by multiplying the amount of the Annual Bonus that would be payable for the full fiscal year by a fraction, the numerator of which shall be equal to the number of days during the fiscal year of termination that Executive is employed by, and performing services for, the Company and the denominator of which is 365 days) payable, less applicable withholdings, at the same time bonuses for such year are paid to other senior executives of the Company.(iii)The Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments. (b)Covered Termination Related to a Change in Control. If Executiveâ€™s employment terminates due to a Covered Termination that occurs within the period beginning three (3) months prior to and ending twenty-four (24) months after a Change in Control, Executive shall receive the following:(i)An amount equal to three times the sum of (i) Executiveâ€™s Base Salary at the rate in effect (or required to be in effect before any diminution that is the basis of Executiveâ€™s termination for Good Reason) at the time of Executiveâ€™s termination of employment and (ii) the greater of (A) the average of the annual cash bonuses received by Executive for the two fiscal years ending before the date of Executiveâ€™s termination of employment and (B) Executiveâ€™s Target Bonus for the year in which the date of Executiveâ€™s termination of employment occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date on which the Release of Claims becomes effective and, in any event, no later than the sixtieth (60th) day following the date of the Covered Termination.(ii)Notwithstanding anything set forth in an award agreement or incentive plan to the contrary, a pro-rata portion of Executiveâ€™s Annual Bonus for the fiscal year in which Executiveâ€™s termination occurs based on actual achievement of the applicable bonus objectives and/or conditions determined by the Board or a committee of the Board for such year (determined by multiplying the amount of the Annual Bonus that would be payable for the full fiscal year by a fraction, the numerator of which shall be equal to the number of days during the fiscal year of termination that Executive is employed by, and performing services for, the Company and the denominator of which is 365 days) payable, less applicable withholdings, at the same time bonuses for such year are paid to other senior executives of the Company.(iii)The Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments. If there is a dispute as to whether grounds triggering termination with or without Cause or resignation with or without Good Reason have occurred, in each case in connection with a Change in Control, then any fees and expenses arising from the resolution of such dispute (including any reasonably incurred attorneysâ€™ fees and expenses of Executive) shall be paid by the Company or its successor, as the case may be; provided, that Executive shall reimburse the Company on a net after-tax basis to cover expenses incurred by Executive for claims brought by Executive that are judicially determined to be frivolous or advanced in bad faith.(c)Termination Due to Death or Disability. In the event that Executiveâ€™s employment is terminated at any time due to Executiveâ€™s death or Disability, Executive (or Executiveâ€™s beneficiaries or estate) shall be entitled to receive an amount equal to Executiveâ€™s Target Bonus for the fiscal year in which Executiveâ€™s termination occurs, payable in a lump sum payment, less applicable withholdings, as soon as administratively practicable following the date of termination (and, in any event, no later than the sixtieth (60th) day following the date of the termination). In addition, in the event that Executiveâ€™s employment is terminated due to Disability, the Company shall directly pay, or reimburse Executive for: (A) the premium for Executive and Executiveâ€™s covered dependents to maintain continued health coverage pursuant to the provisions of COBRA through the earlier of (i) the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment and (ii) the date Executive and Executiveâ€™s covered dependents, if any, become eligible for healthcare coverage under another employerâ€™s plan(s) and (B) the premiums for Executive to maintain Executiveâ€™s life and disability insurance coverage through the twenty-four (24) month anniversary of the date of Executiveâ€™s termination of employment. Notwithstanding the foregoing, (i) if any plan pursuant to which such benefits are provided is not, or ceases prior to the expiration of the period of continuation coverage to be, exempt from the application of Section 409A of the Code under Treasury Regulation Section 1.409A-1(a)(5), or (ii) the Company is otherwise unable to continue to cover Executive under its group health plans without penalty under applicable law (including without limitation, Section 2716 of the Public Health Service Act), then, in either case, an amount equal to each remaining Company subsidy shall thereafter be paid to Executive in substantially equal monthly installments.4.2280G Provisions. Notwithstanding anything in this Agreement to the contrary, if any payment or distribution Executive would receive pursuant to this Agreement or otherwise (â€œPaymentâ€) would (a) constitute a â€œparachute paymentâ€ within the meaning of Section 280G of the Code, and (b) but for this sentence, be subject to the excise tax imposed by Section 4999 of the Code (the â€œExcise Taxâ€), then such Payment shall either be (i) delivered in full, or (ii) delivered as to such lesser extent which would result in no portion of such Payment being subject to the Excise Tax, whichever of the foregoing amounts, taking into account the applicable federal, state and local income taxes and the Excise Tax, results in the receipt by Executive on an after-tax basis, of the largest payment, notwithstanding that all or some portion the Payment may be taxable under Section 4999 of the Code. The accounting firm engaged by the Company for general audit purposes as of the day prior to the effective date of the Change in Control shall perform the foregoing calculations. The Company shall bear all expenses with respect to the determinations by such accounting firm required to be made hereunder. The accounting firm shall provide its calculations to the Company and Executive within fifteen (15) calendar days after the date on which Executiveâ€™s right to a Payment is triggered (if requested at that time by the Company or Executive) or such other time as requested by the Company or Executive. Any good faith determinations of the accounting firm made hereunder shall be final, binding and conclusive upon the Company and Executive. Any reduction in payments and/or benefits pursuant to this Section 4.2 will occur in the following order: (1) reduction of cash payments; (2) cancellation of accelerated vesting of equity awards other than stock options; (3) cancellation of accelerated vesting of stock options; and (4) reduction of other benefits payable to Executive.4.3Section 409A.(a)Notwithstanding any provision to the contrary in this Agreement, if Executive is deemed at the time of his Separation from Service to be a â€œspecified employeeâ€ for purposes of Section 409A(a)(2)(B)(i) of the Code, to the extent delayed commencement of any portion of the benefits to which Executive is entitled under this Agreement is required in order to avoid a prohibited distribution under Section 409A(a)(2)(B)(i) of the Code which would subject Executive to a tax obligation under Section 409A of the Code, such portion of Executiveâ€™s benefits shall not be provided to Executive prior to the earlier of (i) the expiration of the six- month period measured from the date of the Executiveâ€™s Separation from Service or (ii) the date of Executiveâ€™s death. Upon the expiration of the applicable Code Section 409A(a)(2)(B)(i) period, all payments deferred pursuant to this Section 4.3(a) shall be paid in a lump sum to Executive, and any remaining payments due under the Agreement shall be paid as otherwise provided herein.(b)Any reimbursements payable to Executive pursuant to the Agreement shall be paid to Executive no later than 30 days after Executive provides the Company with a written request for reimbursement, and to the extent that any such reimbursements are deemed to constitute â€œnonqualified deferred compensationâ€ within the meaning of Section 409A of the Code (i) such amounts shall be paid or reimbursed to Executive promptly, but in no event later than December 31 of the year following the year in which the expense is incurred, (ii) the amount of any such payments eligible for reimbursement in one year shall not affect the payments or expenses that are eligible for payment or reimbursement in any other taxable year, and (iii) Executiveâ€™s right to such payments or reimbursement shall not be subject to liquidation or exchange for any other benefit.(c)For purposes of Section 409A of the Code (including, without limitation, for purposes of Treasury Regulation Section 1.409A-2(b)(2)(iii)), Executiveâ€™s right to receive installment payments under the Agreement shall be treated as a right to receive a series of separate payments and, accordingly, each installment payment hereunder shall at all times be considered a separate and distinct payment.4.4Mitigation. Executive shall not be required to mitigate damages or the amount of any payment provided under this Agreement by seeking other employment or otherwise, nor shall the amount of any payment provided for under this Agreement be reduced by any compensation earned by Executive as a result of employment by another employer or by any retirement benefits received by Executive after the date of the Covered Termination, or otherwise.4.5Equity Coordination. For the avoidance of doubt, all equity awards, including stock options, restricted stock units and other equity-based compensation granted by the Company to Executive under the Companyâ€™s equity-based compensation plans shall be subject to the terms of such plans and Executiveâ€™s equity award agreements with respect thereto.ARTICLE VPROPRIETARY INFORMATION OBLIGATIONS5.1Agreement. All Company Innovations shall be the sole and exclusive property of the Company without further compensation and are â€œworks made for hireâ€ as that term is defined under the United States copyright laws. Executive shall promptly notify the Company of any Company Innovations that Executive solely or jointly Creates. â€œCompany Innovationsâ€ means all Innovations, and any associated intellectual property rights, which Executive may solely or jointly Create, during Executiveâ€™s employment with the Company, which (i) relate, at the time Created, to the Companyâ€™s business or actual or demonstrably anticipated research or development, or (ii) were developed on any amount of the Companyâ€™s time or with the use of any of the Companyâ€™s equipment, supplies, facilities or trade secret information, or (iii) resulted from any work Executive performed for the Company. Executive is notified that Company Innovations does not include any Innovation which qualifies fully under the provisions of California Labor Code Section 2870. â€œCreateâ€ means to create, conceive, reduce to practice, derive, develop or make. â€œInnovationsâ€ means processes, machines, manufactures, compositions of matter, improvements, inventions (whether or not protectable under patent laws), works of authorship, information fixed in any tangible medium of expression (whether or not protectable under copyright laws), mask works, trademarks, trade names, trade dress, trade secrets, know-how, ideas (whether or not protectable under trade secret laws), and other subject matter protectable under patent, copyright, moral rights, mask work, trademark, trade secret or other laws regarding proprietary rights, including new or useful art, combinations, discoveries, formulae, manufacturing techniques, technical developments, discoveries, artwork, software and designs. Executive hereby assigns (and will assign) to the Company all Company Innovations. Executive shall perform (at the Companyâ€™s expense), during and after Executiveâ€™s employment, all acts reasonably deemed necessary or desirable by the Company to assist the Company in obtaining and enforcing the full benefits, enjoyment, rights and title throughout the world in the Company Innovations. Such acts may include execution of documents and assistance or cooperation (i) in the filing, prosecution, registration, and memorialization of assignment of patent, copyright, mask work or other applications, (ii) in the enforcement of any applicable Proprietary Rights, and (iii) in other legal proceedings related to the Companyâ€™s Innovations. â€œProprietary Rightsâ€ means patents, copyrights, mask work, moral rights, trade secrets and other proprietary rights. No provision in this Agreement is intended to require Executive to assign or offer to assign any of Executiveâ€™s rights in any invention for which Executive can establish that no trade secret information of the Company were used, and which was developed on Executiveâ€™s own time, unless the invention relates to the Companyâ€™s actual or demonstrably anticipated research or development, or the invention results from any work performed by Executive for the Company.5.2Remedies. Executiveâ€™s duties under this Article V shall survive termination of Executiveâ€™s employment with the Company and the termination of this Agreement. Executive acknowledges that a remedy at law for any breach or threatened breach by Executive of Article V, as well as Executiveâ€™s obligations pursuant to Section 6.2 and Article VII below, would be inadequate, and Executive therefore agrees that the Company shall be entitled to seek injunctive relief in case of any such breach or threatened breach.ARTICLE VIOUTSIDE ACTIVITIES6.1Other Activities.(a)Except as otherwise provided in Section 6.1(b), Executive shall not, during the term of this Agreement undertake or engage in any other employment, occupation or business enterprise, other than ones in which Executive is a passive investor, unless he obtains the prior written consent of the Board.(b)Executive may engage in civic and not-for-profit activities so long as such activities do not materially interfere with the performance of Executiveâ€™s duties hereunder. In addition, subject to Executive providing prior written notice to the Board, Executive shall be allowed to serve as a member of the board of directors of one (1) other for-profit entity at any time during the term of this Agreement, so long as such service does not materially interfere with the performance of Executiveâ€™s duties hereunder; provided, however, that the Board, in its discretion, may require that Executive resign from such director position if it determines that such resignation would be in the best interests of the Company.6.2Competition/Investments. During the term of Executiveâ€™s employment by the Company and for a period of one (1) year following Executiveâ€™s termination of employment for any reason, Executive shall not (except on behalf of the Company) directly or indirectly, whether as an officer, director, stockholder, partner, proprietor, associate, representative, consultant, or in any capacity whatsoever engage in, become financially interested in, be employed by or have any business connection with any other person, corporation, firm, partnership or other entity whatsoever which are known by Executive to compete directly with the Company, throughout the world, in any line of business engaged in (or planned to be engaged in) by the Company; provided, however, that anything above to the contrary notwithstanding, Executive may own, as a passive investor, securities of any competitor corporation, so long as Executiveâ€™s direct holdings in any one such corporation do not, in the aggregate, constitute more than 1% of the voting stock of such corporation. The provisions of this Section 6.2 shall survive the termination of Executiveâ€™s employment with the Company and shall be fully enforceable thereafter. If it is determined by a court of competent jurisdiction in any state that any restriction in this Section 6.2 is excessive in duration or scope or is unreasonable or unenforceable under the laws of that state, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the law of that state. Company and Executive understand that the post-employment restrictive covenants under this Section 6.2 do not apply and will not be enforced in California or other states where such restrictive covenants are not permitted.ARTICLE VIINONINTERFERENCEExecutive shall not during the term of Executiveâ€™s employment by the Company and for a period of one (1) year following Executiveâ€™s termination of employment for any reason, either on Executiveâ€™s own account or jointly with or as a manager, agent, officer, employee, consultant, partner, joint venturer, owner or stockholder or otherwise on behalf of any other person, firm or corporation, directly or indirectly solicit, induce attempt to solicit any of (i) its customers or clients to terminate their relationship with the Company or to cease purchasing services or products from the Company or (ii) its officers or employees or offer employment to any person who is an officer or employee of the Company; provided, however, that a general advertisement to which an employee of the Company responds shall in no event be deemed to result in a breach of this Article VII. Executive agrees not to harass or disparage the Company or its employees, clients, directors or agents, and the Company hereby agrees not to, and to instruct its officers and directors not to, harass or disparage Executive; provided, however, that nothing in this Agreement shall restrict Executive or the Company from making truthful statements (a) when required by law, subpoena, court order or the like; (b) when requested by a governmental, regulatory, or similar body or entity; (c) in confidence to a professional advisor for the purpose of securing professional advice; or (d) in the course of performing his duties during the Term. The provisions of this Article VII shall survive the termination of Executiveâ€™s employment with the Company and shall be fully enforceable thereafter. If it is determined by a court of competent jurisdiction in any state that any restriction in this Article VII is excessive in duration or scope or is unreasonable or unenforceable under the laws of that state, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the law of that state.ARTICLE VIIIGENERAL PROVISIONS8.1Notices. Any notices provided hereunder must be in writing and shall be deemed effective upon the earlier of personal delivery (including personal delivery by facsimile) or the third day after mailing by first class mail, to the Company at its primary office location and to Executive at Executiveâ€™s address as listed on the Companyâ€™s books and records.8.2Tax Withholding. Executive acknowledges that all amounts and benefits payable under this Agreement are subject to deduction and withholding to the extent required by applicable law.8.3Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal or unenforceable in any respect under any applicable law or rule in any

jurisdiction, such invalidity, illegality or unenforceability will not affect any other provision or any other jurisdiction, but this Agreement will be reformed, construed and enforced in such jurisdiction as if such invalid, illegal or unenforceable provisions had never been contained herein.8.4Waiver. If either party should waive any breach of any provisions of this Agreement, they shall not thereby be deemed to have waived any preceding or succeeding breach of the same or any other provision of this Agreement.8.5Complete Agreement. This Agreement, together with the Indemnification Agreement between the Company and Executive, dated as of January 30, 2013, as amended, constitute the entire agreement between Executive and the Company and is the complete, final, and exclusive embodiment of their agreement with regard to this subject matter, and will supersede all prior agreements, understandings, discussions, negotiations and undertakings, whether written or oral, between the parties with respect to the subject matter hereof, including, without limitation, the Executive Employment Agreement by and between TRI Pointe Group, Inc. and Executive dated March 20, 2019, any offer letter agreement or promise of change in control or severance protection. This Agreement is entered into without reliance on any promise or representation other than those expressly contained herein or therein, and cannot be modified or amended except in a writing signed by a duly-authorized officer of the Company and Executive.8.6Counterparts. This Agreement may be executed in separate counterparts, any one of which need not contain signatures of more than one party, but all of which taken together will constitute one and the same Agreement.8.7Headings. The headings of the sections hereof are inserted for convenience only and shall not be deemed to constitute a part hereof nor to affect the meaning thereof.8.8Successors and Assigns. This Agreement is intended to bind and inure to the benefit of and be enforceable by Executive and the Company, and their respective successors, assigns, heirs, executors and administrators, except that Executive may not assign his rights or delegate his duties or obligations hereunder without the prior written consent of the Company.8.9Arbitration. Unless otherwise prohibited by law or specified below, all disputes, claims and causes of action, in law or equity, arising from or relating to this Agreement or its enforcement, performance, breach, or interpretation (each, a â€œClaimâ€) shall be resolved solely and exclusively by final and binding arbitration held in Orange County, California through Judicial Arbitration & Mediation Services (â€œJAMSâ€) in conformity with the then-existing JAMS employment arbitration rules and California law. The arbitrator shall: (a) provide adequate discovery for the resolution of the dispute; and (b) issue a written arbitration decision, to include the arbitratorâ€™s essential findings and conclusions and a statement of the award. However, nothing in this section is intended to prevent either party from obtaining injunctive relief in court to prevent irreparable harm pending the conclusion of any such arbitration. The Company shall bear the costs of any such arbitration. Executive and the Company understand that by agreement to arbitrate any Claim pursuant to this Section 8.9, they will not have the right to have any Claim decided by a jury or a court, but shall instead have any Claim decided through arbitration. Executive and the Company waive any constitutional or other right to bring claims covered by this Agreement other than in their individual capacities. Except as may be prohibited by applicable law, the foregoing waiver includes the ability to assert claims as a plaintiff or class member in any purported class or representative proceeding.8.10Executive Acknowledgement. Executive acknowledges that (a) he has consulted with or has had the opportunity to consult with independent counsel of his own choice concerning this Agreement, and has been advised to do so by the Company, and (b) that he has read and understands the Agreement, is fully aware of its legal effect, and has entered into it freely based on his own judgment.8.11Choice of Law. All questions concerning the construction, validity and interpretation of this Agreement will be governed by the law of the State of California without regard to the conflicts of law provisions thereof.[Signature page follows]IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.TRI POINTE HOMES, INC.By: /s/ Douglas F. Bauer Â Â Â Â Â Â Â Â Â Â Â Â Douglas F. BauerTitle: Chief Executive OfficerAccepted and Agreed:/s/ Thomas J. Mitchell THOMAS J. MITCHELL EX-31.1 4 q32024tphex311.htm EX-31.1 DocumentExhibit 31.1SECTIONÂ 302 CERTIFICATIONI, Douglas F. Bauer, certify that:1.I have reviewed this report on FormÂ 10-Q of Tri Pointe Homes, Inc.;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(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act RulesÂ 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(s) 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 the 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: October 24, 2024/s/ Douglas F. BauerÂ Douglas F. BauerÂ Chief Executive Officer (Principal Executive Officer) EX-31.2 5 q32024tphex312.htm EX-31.2 DocumentExhibit 31.2SECTIONÂ 302 CERTIFICATIONI, Glenn J. Keeler, certify that:1.I have reviewed this report on FormÂ 10-Q of Tri Pointe Homes, Inc.;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(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act RulesÂ 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; and d.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(s) 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 the 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; and b.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: October 24, 2024/s/ Glenn J. KeelerÂ Glenn J. KeelerÂ Chief Financial Officer (Principal Financial Officer) EX-32.1 6 q32024tphex321.htm EX-32.1 DocumentExhibit 32.1CERTIFICATION PURSUANT TO18 U.S.C. SECTIONÂ 1350,AS ADOPTED PURSUANT TOSECTIONÂ 906 OF THE SARBANES-OXLEY ACT OF 2002In connection with the Quarterly Report of Tri Pointe Homes, Inc. (the â€œCompanyâ€) on FormÂ 10-Q for the period ended SeptemberÂ 30, 2024 as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Douglas F. Bauer, Chief Executive Officer of the Company, certify, pursuant to 18Â U.S.C. Â§Â 1350, as adopted pursuant to Â§Â 906 of the Sarbanes-Oxley Act of 2002, that:1.The Report fully complies with the requirements of sectionÂ 13(a) or 15(d) of the Securities Exchange Act of 1934; and2.The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.Date: October 24, 2024/s/ Douglas F. BauerÂ Douglas F. BauerÂ Chief Executive Officer (Principal Executive Officer) EX-32.2 7 q32024tphex322.htm EX-32.2 DocumentExhibit 32.2CERTIFICATION PURSUANT TO18 U.S.C. SECTIONÂ 1350,AS ADOPTED PURSUANT TOSECTIONÂ 906 OF THE SARBANES-OXLEY ACT OF 2002In connection with the Quarterly Report of Tri Pointe Homes, Inc. (the â€œCompanyâ€) on FormÂ 10-Q for the period ended SeptemberÂ 30, 2024 as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Glenn J. Keeler, Chief Financial Officer of the Company, certify, pursuant to 18Â U.S.C. Â§Â 1350, as adopted pursuant to Â§Â 906 of the Sarbanes-Oxley Act of 2002, that:1.The Report fully complies with the requirements of sectionÂ 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.Date: October 24, 2024/s/ Glenn J. KeelerÂ Glenn J. KeelerÂ Chief Financial Officer (Principal Financial Officer) EX-101.SCH 8 tph-20240930.xsd XBRL TAXONOMY EXTENSION SCHEMA DOCUMENT 0000001 - Document - Cover link:presentationLink link:calculationLink link:definitionLink 9952151 - Statement - CONSOLIDATED BALANCE SHEETS link:presentationLink link:calculationLink link:definitionLink 9952152 - Statement - CONSOLIDATED BALANCE SHEETS (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952153 - Statement - CONSOLIDATED STATEMENTS OF OPERATIONS link:presentationLink link:calculationLink link:definitionLink 9952154 - Statement - CONSOLIDATED STATEMENTS OF EQUITY link:presentationLink link:calculationLink link:definitionLink 9952155 - Statement - CONSOLIDATED STATEMENTS OF CASH FLOWS link:presentationLink link:calculationLink link:definitionLink 9952156 - Disclosure - Organization, Basis of Presentation and Summary of Significant Accounting Policies link:presentationLink link:calculationLink link:definitionLink 9952157 - Disclosure - Segment Information link:presentationLink link:calculationLink link:definitionLink 9952158 - Disclosure - Earnings Per Share link:presentationLink link:calculationLink link:definitionLink 9952159 - Disclosure - Receivables link:presentationLink link:calculationLink link:definitionLink 9952160 - Disclosure - Real Estate Inventories link:presentationLink link:calculationLink link:definitionLink 9952161 - Disclosure - Investments in Unconsolidated Entities link:presentationLink link:calculationLink link:definitionLink 9952162 - Disclosure - Variable Interest Entities link:presentationLink link:calculationLink link:definitionLink 9952163 - Disclosure - Goodwill and Other Intangible Assets link:presentationLink link:calculationLink link:definitionLink 9952164 - Disclosure - Other Assets link:presentationLink link:calculationLink link:definitionLink 9952165 - Disclosure - Accrued Expenses and Other Liabilities link:presentationLink link:calculationLink link:definitionLink 9952166 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities link:presentationLink link:calculationLink link:definitionLink 9952167 - Disclosure - Fair Value Disclosures link:presentationLink link:calculationLink link:definitionLink 9952168 - Disclosure - Commitments and Contingencies link:presentationLink link:calculationLink link:definitionLink 9952169 - Disclosure - Stock-Based Compensation link:presentationLink link:calculationLink link:definitionLink 9952170 - Disclosure - Income Taxes link:presentationLink link:calculationLink link:definitionLink 9952171 - Disclosure - Supplemental Disclosure to Consolidated Statements of Cash Flows link:presentationLink link:calculationLink link:definitionLink 9954471 - Disclosure - Organization, Basis of Presentation and Summary of Significant Accounting Policies (Policies) link:presentationLink link:calculationLink link:definitionLink 9954472 - Disclosure - Segment Information (Tables) link:presentationLink link:calculationLink link:definitionLink 9954473 - Disclosure - Earnings Per Share (Tables) link:presentationLink link:calculationLink link:definitionLink 9954474 - Disclosure - Receivables (Tables) link:presentationLink link:calculationLink link:definitionLink 9954475 - Disclosure - Real Estate Inventories (Tables) link:presentationLink link:calculationLink link:definitionLink 9954476 - Disclosure - Investments in Unconsolidated Entities (Tables) link:presentationLink link:calculationLink link:definitionLink 9954477 - Disclosure - Variable Interest Entities (Tables) link:presentationLink link:calculationLink link:definitionLink 9954478 - Disclosure - Other Assets (Tables) link:presentationLink link:calculationLink link:definitionLink 9954479 - Disclosure - Accrued Expenses and Other Liabilities (Tables) link:presentationLink link:calculationLink link:definitionLink 9954480 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities (Tables) link:presentationLink link:calculationLink link:definitionLink 9954481 - Disclosure - Fair Value Disclosures (Tables) link:presentationLink link:calculationLink link:definitionLink 9954482 - Disclosure - Commitments and Contingencies (Tables) link:presentationLink link:calculationLink link:definitionLink 9954483 - Disclosure - Stock-Based Compensation (Tables) link:presentationLink link:calculationLink link:definitionLink 9954484 - Disclosure - Supplemental Disclosure to Consolidated Statements of Cash Flows (Tables) link:presentationLink link:calculationLink link:definitionLink 9954485 - Disclosure - Organization, Basis of Presentation and Summary of Significant Accounting Policies (Details) link:presentationLink link:calculationLink link:definitionLink 9954486 - Disclosure - Segment Information - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954487 - Disclosure - Segment Information - Summary of Financial Information Relating to Reportable Segments (Details) link:presentationLink link:calculationLink link:definitionLink 9954488 - Disclosure - Earnings Per Share (Details) link:presentationLink link:calculationLink link:definitionLink 9954489 - Disclosure - Receivables - Components of Receivables (Details) link:presentationLink link:calculationLink link:definitionLink 9954490 - Disclosure - Receivables - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954491 - Disclosure - Real Estate Inventories - Summary of Real Estate Inventories (Details) link:presentationLink link:calculationLink link:definitionLink 9954492 - Disclosure - Real Estate Inventories - Summary of Interest Incurred, Capitalized and Expensed (Details) link:presentationLink link:calculationLink link:definitionLink 9954493 - Disclosure - Real Estate Inventories - Schedule of Real Estate Inventory Impairments and Land Option Abandonments (Details) link:presentationLink link:calculationLink link:definitionLink 9954494 - Disclosure - Real Estate Inventories - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954495 - Disclosure - Investments in Unconsolidated Entities - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954496 - Disclosure - Investments in Unconsolidated Entities - Aggregated Assets, Liabilities and Operating Results of Entities as Equity-Method Investments (Details) link:presentationLink link:calculationLink link:definitionLink 9954497 - Disclosure - Variable Interest Entities - Summary of Interests in Land Option Agreements (Details) link:presentationLink link:calculationLink link:definitionLink 9954498 - Disclosure - Variable Interest Entities - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954499 - Disclosure - Goodwill and Other Intangible Assets (Details) link:presentationLink link:calculationLink link:definitionLink 9954500 - Disclosure - Other Assets (Details) link:presentationLink link:calculationLink link:definitionLink 9954501 - Disclosure - Accrued Expenses and Other Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 9954502 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Schedule of Senior Notes (Details) link:presentationLink link:calculationLink link:definitionLink 9954503 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954504 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Schedule of Outstanding Loans Payable (Details) link:presentationLink link:calculationLink link:definitionLink 9954505 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Mortgage Repurchase Facilities (Details) link:presentationLink link:calculationLink link:definitionLink 9954506 - Disclosure - Fair Value Disclosures - Summary of Assets and Liabilities Related to Financial Instruments, Measured at Fair Value on a Recurring Basis (Details) link:presentationLink link:calculationLink link:definitionLink 9954507 - Disclosure - Fair Value Disclosures - Summary of Nonfinancial Assets Measured at Fair Value on a Nonrecurring Basis (Details) link:presentationLink link:calculationLink link:definitionLink 9954508 - Disclosure - Fair Value Disclosures- Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954509 - Disclosure - Commitments and Contingencies - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954510 - Disclosure - Commitments and Contingencies - Schedule of Warranty Reserves (Details) link:presentationLink link:calculationLink link:definitionLink 9954511 - Disclosure - Commitments and Contingencies - Lease Costs and Other Information (Details) link:presentationLink link:calculationLink link:definitionLink 9954512 - Disclosure - Commitments and Contingencies - Schedule of Future Minimum Lease Payments (Details) link:presentationLink link:calculationLink link:definitionLink 9954512 - Disclosure - Commitments and Contingencies - Schedule of Future Minimum

Lease Payments (Details) link:presentationLink link:calculationLink link:definitionLink 9954513 - Disclosure - Stock-Based Compensation - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 9954514 - Disclosure - Stock-Based Compensation - Summary of Compensation Expense Recognized Related to all Stock-Based Awards (Details) link:presentationLink link:calculationLink link:definitionLink 9954515 - Disclosure - Stock-Based Compensation - Summary of Stock Option Awards (Details) link:presentationLink link:calculationLink link:definitionLink 9954516 - Disclosure - Stock-Based Compensation - Summary of Restricted Stock Units (Details) link:presentationLink link:calculationLink link:definitionLink 9954517 - Disclosure - Income Taxes (Details) link:presentationLink link:calculationLink link:definitionLink 9954518 - Disclosure - Supplemental Disclosure to Consolidated Statements of Cash Flows (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 9 tph-20240930_cal.xml XBRL TAXONOMY EXTENSION CALCULATION LINKBASE DOCUMENT EX-101.DEF 10 tph-20240930_def.xml XBRL TAXONOMY EXTENSION DEFINITION LINKBASE DOCUMENT EX-101.LAB 11 tph-20240930_lab.xml XBRL TAXONOMY EXTENSION LABEL LINKBASE DOCUMENT Receivables Total receivables Accounts and Financing Receivable, after Allowance for Credit Loss Adjustments to reconcile net income to net cash provided by operating activities: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Statistical Measurement [Domain] Statistical Measurement [Domain] Repayment of loans payable and senior notes Repayments of Long-Term Debt Schedule of Lease Costs and Other Information Lease, Cost [Table Text Block] Number of properties subject to ground leases Lessee, Operating Lease, Number of Contracts Lessee, Operating Lease, Number of Contracts Seller-Financed Loans, Seller One Seller-Financed Loans, Seller One [Member] Seller-Financed Loans, Seller One Cover [Abstract] Cover [Abstract] Net decrease in cash and cash equivalents Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Non-employee Members on Board of Directors Director [Member] Schedule of Future Minimum Lease Payments Lessee, Operating Lease, Liability, to be Paid, Maturity [Table Text Block] Aggregate outstanding principal value Loan, Held-for-Sale or Securitization or Asset-Backed Financing Arrangement, Principal Outstanding Land held for future development Inventory, Land Held for Development and Sale Trading Symbol Trading Symbol Segment Reporting Information Segment Reporting Information [Line Items] All Trading Arrangements All Trading Arrangements [Member] Compensation Actually Paid vs. Net Income Compensation Actually Paid vs. Net Income [Text Block] Non-NEOs Non-NEOs [Member] Schedule of Computation of Basic and Diluted Earnings Per Share Schedule of Earnings Per Share, Basic and Diluted [Table Text Block] Award vesting period (in years) Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Period Rule 10b5-1 Arrangement Adopted Rule 10b5-1 Arrangement Adopted [Flag] Real estate inventories owned: Inventory, Operative Builders [Abstract] Awards Close in Time to MNPI Disclosures Awards Close in Time to MNPI Disclosures [Table] Income taxes paid, net Income Taxes Paid, Net Schedule of Compensation Expense Recognized Related to All Stock-Based Awards Share-Based Payment Arrangement, Cost by Plan [Table Text Block] Distributions to noncontrolling interests, net Noncontrolling Interest, Decrease from Distributions to Noncontrolling Interest Holders Pay vs Performance Disclosure [Line Items] Line of Credit Facility [Table] Line of Credit Facility [Table] Peer Group Total Shareholder Return Amount Peer Group Total Shareholder Return Amount Receivables Increase (Decrease) in Accounts Receivable Goodwill and other intangible assets, net Intangible Assets, Net (Including Goodwill) Non-Rule 10b5-1 Arrangement Adopted Non-Rule 10b5-1 Arrangement Adopted [Flag] Fair Value Disclosures Fair Value Disclosures [Text Block] Interest rate of outstanding debt (percent) Line of Credit Facility, Interest Rate at Period End Land and lot sales revenue Ground leases Ground Leases Land [Member] Award Timing Disclosures [Line Items] Other Performance Measure, Amount Other Performance Measure, Amount Portion at Fair Value Measurement Portion at Fair Value Measurement [Member] Common stock outstanding (in shares) Beginning balance (in shares) Ending balance (in shares) Common Stock, Shares, Outstanding Lease cost Operating Lease, Cost Shares available for future grant (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Number of Shares Available for Grant Cash flows from financing activities: Net Cash Provided by (Used in) Financing Activities, Continuing Operations [Abstract] Segment Information Segment Reporting, Policy [Policy Text Block] Customer deposits Contract with Customer, Liability, Current Plan Name Plan Name [Domain] Entity Tax Identification Number Entity Tax Identification Number Accrued payroll and related costs Employee-related Liabilities Schedule of Senior Notes, Loans Payable and Mortgage Repurchase Facilities Schedule of Long-Term Debt Instruments [Table Text Block] Variable Interest Entities Variable Interest Entity Disclosure [Text Block] Receivables Loans, Notes, Trade and Other Receivables Disclosure [Text Block] Operating Segments Operating Segments [Member] Net cash provided by operating activities Net Cash Provided by (Used in) Operating Activities Earnings per share Earnings per share Earnings Per Share Reconciliation [Abstract] Term Loan Secured Debt [Member] Other operations expense Other operating expense Other Cost and Expense, Operating Number of communities impaired Number Of Communities With Impaired Property Number Of Communities With Impaired Property Plan Name Plan Name [Axis] Income tax receivable Income Taxes Receivable Equity Components Equity Components [Axis] Participating Mortgage Loans [Table] Participating Mortgage Loans [Table] Award Timing Method Award Timing Method [Text Block] Trading Arrangements, by Individual Trading Arrangements, by Individual [Table] Trade Names Trade Names [Member] Measurement Frequency Measurement Frequency [Axis] Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Insider Trading Policies and Procedures [Line Items] Extension Through 2071 Ground Lease, Renewal Option Exercised, Extension Through 2071 [Member] Ground Lease, Renewal Option Exercised, Extension Through 2071 Use of Estimates Use of Estimates, Policy [Policy Text Block] Amortization of deferred loan costs capitalized to real estate inventory Amortization of Deferred Loan Costs Amortization of Deferred Loan Costs. 5.250% Senior Notes due June 1, 2027 Five Point Two Five Zero Percent Senior Notes Due Two Thousand Twenty Seven [Member] Five Point Two Five Zero Percent Senior Notes Due Two Thousand Twenty Seven [Member] Business Acquisition, Acquiree Business Acquisition, Acquiree [Domain] Adjustment to Compensation, Amount Adjustment to Compensation Amount Aggregate intrinsic value Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Intrinsic Value Additional paid-in capital Additional Paid in Capital, Common Stock Payables and Accruals [Abstract] Payables and Accruals [Abstract] Compensation Amount Outstanding Recovery Compensation Amount Mortgage repurchase facilities Warehouse Agreement Borrowings [Member] Supplemental disclosures of noncash activities: Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract] Number of states in which entity operates Number of States in which Entity Operates 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 Company Selected Measure Amount Company Selected Measure Amount Consolidated tangible net worth attributed to Company required under covenants (percent) Debt Instrument, Covenant, Required Company Consolidated Tangible Net Worth Debt Instrument, Covenant, Required Company Consolidated Tangible Net Worth Homebuilding Segment Homebuilding Segment [Member] Homebuilding Revenue [Member] Tabular List, Table Tabular List [Table Text Block] Level 3 Fair Value, Inputs, Level 3 [Member] Share-based Compensation Arrangement by Share-based Payment Award Share-Based Compensation Arrangement by Share-Based Payment Award [Line Items] Share repurchases Stock Repurchased During Period, Value Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table [Member] Number of intangible assets Number of Intangible Assets Number of intangible assets. Lessee, Lease, Description Lessee, Lease, Description [Line Items] Legal reserves Loss Contingency Accrual Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share (in shares) Antidilutive Securities Excluded from Computation of Earnings Per Share, Amount WRECO WRECO [Member] WRECO[Member] Proceeds from investment Payments for (Proceeds from) Investments Credit Facility Credit Facility [Domain] Cash and cash equivalentsâ€"beginning of period Cash and cash equivalentsâ€"end of period Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Repurchase agreement weighted average interest rate Debt, Weighted Average Interest Rate Line of credit facility, potential maximum borrowing capacity under specified conditions Line Of Credit Facility, Potential Maximum Borrowing Capacity Under Specified Conditions Line Of Credit Facility, Potential Maximum Borrowing Capacity Under Specified Conditions Real estate inventories Real estate inventories Total real estate inventories Fair Value Net of Impairment Inventory, Real Estate Unrecognized stock based compensation related to all stock-based awards Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Amount 5.700% Senior Notes due June 15, 2028 Five Point Seven Zero Percent Senior Notes Due Two Thousand Twenty Eight [Member] Five Point Seven Zero Percent Senior Notes Due Two Thousand Twenty Eight [Member] Number of lease renewal options Lessee, Operating Lease, Number of Renewal Options Lessee, Operating Lease, Number of Renewal Options Goodwill Goodwill Real estate inventory impairments Impairment Charge Impairment of Real Estate Interest incurred Interest Costs Incurred Allowance for doubtful accounts Accounts Receivable, Allowance for Credit Loss Consolidation Items Consolidation Items [Axis] Indefinite-lived Intangible Assets, Major Class Name Indefinite-Lived Intangible Assets, Major Class Name [Domain] Tax withholding paid on behalf of employees for share-based awards Payment, Tax Withholding, Share-Based Payment Arrangement Real Estate Inventories Inventory Disclosure [Text Block] Warranty expenditures Standard and Extended Product Warranty Accrual, Decrease for Payments Forgone Recovery due to Disqualification of Tax Benefits, Amount Forgone Recovery due to Disqualification of Tax Benefits, Amount Other Other Assets, Miscellaneous Schedule of Nonfinancial Assets Measured at Fair Value on a Nonrecurring Basis Fair Value Measurements, Nonrecurring [Table Text Block] Product and Service Product and Service [Domain] Options Share-Based Payment Arrangement, Option [Member] Vested (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period, Weighted Average Grant Date Fair Value Fair Value Disclosures [Abstract] Fair Value Disclosures [Abstract] 2025 Lessee, Operating Lease, Liability, to be Paid, Year One Preferred stock outstanding (in shares) Preferred Stock, Shares Outstanding Mortgage loans held for sale Increase (Decrease) in Loan, Mortgage, Held-for-Sale Security Exchange Name Security Exchange Name Debt instrument variable interest rate (percent) Debt Instrument, Basis Spread on Variable Rate Award Type Award Type [Axis] Revolving Facility and Term Loan Facility Term Loan Facility and Revolving Credit Facility [Member] Term Loan Facility and Revolving Credit Facility [Member] Exercised (in dollars per share) Share-Based Compensation Arrangements by Share-Based Payment Award, Options, Exercises in Period, Weighted Average Exercise Price Homes completed or under construction Inventory, Homes under Construction Restricted Stock Units Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number of Shares [Roll Forward] Lease Contractual Term [Domain] Lease Contractual Term [Domain] Operating properties and equipment, net Property, Plant and Equipment, Net Total liabilities Liabilities Noncontrolling interests Outside interestsâ€™ equity Equity, Attributable to Noncontrolling Interest Mortgage repurchase facilities Outstanding Balance Short-Term Debt Exercisable at end of period (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Exercisable, Weighted Average Exercise Price Number of reportable homebuilding segments Number of Reporting Units Common stock, par value (in dollars per share) Common Stock, Par or Stated Value Per Share Forgone Recovery, Explanation of Impracticability Forgone Recovery, Explanation of Impracticability [Text Block] Outstanding surety bonds Other Commitment Schedule Of Share Based Compensation Arrangements By Share Based 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 Fair Value, Nonrecurring Fair Value, Nonrecurring [Member] Subsegments [Axis] Subsegments [Axis] Goodwill and Intangible Assets Disclosure [Abstract] Goodwill and Intangible Assets Disclosure [Abstract] Total Shareholder Return Amount Total Shareholder Return Amount Common stock issued (in shares) Common Stock, Shares, Issued Share repurchases, including excise tax (in shares) Stock Repurchased During Period, Including Shares Withheld For Taxes, Shares Stock Repurchased During Period, Including Shares Withheld For Taxes, Shares Equity Awards Adjustments, Footnote Equity Awards Adjustments, Footnote [Text Block] Maximum borrowing capacity under facility Facility Amount Line of Credit Facility, Maximum Borrowing Capacity Accrued Expenses and Other Liabilities Accrued Expenses and Other Liabilities [Text Block] Accrued expenses and other liabilities [Text Block] Equipment Leases Equipment [Member] Insider Trading Policies and Procedures Adopted Insider Trading Policies and Procedures Adopted [Flag] Exercised (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Exercises in Period Number of separate performance metrics Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Performance Metrics Share-Based Compensation Arrangement By Share-Based Payment Award, Number Of Performance Metrics Debt Instrument Debt Instrument [Line Items] Named Executive Officers, Footnote Named Executive Officers, Footnote [Text Block] Weighted Average Exercise Price Per Share Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Weighted Average Exercise Price [Abstract] Other assets Total Other Assets Common stock authorized (in shares) Common Stock, Shares Authorized Schedule of Accrued Expenses and Other Liabilities Schedule of Accrued Expenses and Other Liabilities [Table Text Block] Tabular disclosure of accrued expenses and other liabilities. This disclosure includes other current liabilities and other noncurrent liabilities. Basis of Presentation Basis of Accounting, Policy [Policy Text Block] East East [Member] East [Member] Diluted (in shares) Diluted weighted-average shares outstanding (in shares) Weighted Average Number of Shares Outstanding, Diluted MNPI Disclosure Timed for Compensation Value MNPI Disclosure Timed for Compensation Value [Flag] Long-term Debt, Type Long-Term Debt, Type [Axis] Total stockholdersâ€™ equity Companyâ€™s equity Equity, Attributable to Parent Schedule of Supplemental Disclosure to Consolidated Statement of Cash Flows Schedule of Cash Flow, Supplemental Disclosures [Table Text Block] Term of lease extension (in years) Lessee, Operating Lease, Renewal Term Notes issue price as a percentage of principal amount Debt Instrument Issue Price As Percentage Of Principal Amount Debt instrument issue price as percentage of principal amount. Cash flows from investing activities: Net Cash Provided by (Used in) Investing Activities, Continuing Operations [Abstract] Schedule of Real Estate Inventories Schedule of Real Estate Properties [Table Text Block] Outstanding letters of credit Letters of Credit Outstanding, Amount Schedule of Other Assets Schedule of Other Assets [Table Text Block] Accounts payable Accounts Payable Recurring Fair Value, Recurring [Member] Granted (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Grants in Period, Gross Loans payable Total Loans Payable Common stock authorized for incentive plan (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Number of Shares Authorized Total real estate inventories not owned Business Combination, Recognized Identifiable Assets Acquired and Liabilities Assumed, Real Estate Not Owned The net carrying amount as of the balance sheet date of the sum of the various components of an operative builder's real estate not owned. Total Long-Term Debt Pension Adjustments Prior Service Cost Pension Adjustments Prior Service Cost [Member] Document Fiscal Period Focus Document Fiscal Period Focus Interest capitalized as a cost of inventory Real Estate Inventory, Capitalized Interest Costs Incurred All Executive Categories All Executive Categories [Member] Stock options and unvested restricted stock units (in shares) Incremental Common Shares Attributable to Dilutive Effect of Share-Based Payment Arrangements Operating Lease, Liability, Statement of Financial Position [Extensible List] Operating Lease, Liability, Statement of Financial Position [Extensible Enumeration] Other Employees Other Employees [Member] Other Employees Changed Peer Group, Footnote Changed Peer Group, Footnote [Text Block] Weighted average contractual life Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Weighted Average Remaining Contractual Term Assets Assets [Abstract] Document Type Document Type Pension Benefits Adjustments, Footnote Pension Benefits Adjustments, Footnote [Text Block] Employees and Officers Employees and Officers [Member] Employees and Officers [Member] Schedule of Financial Information Relating to Reportable 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] Investments in unconsolidated entities Investments in and Advance to Affiliates, Subsidiaries, Associates, and Joint Ventures Capitalized pre-acquisition costs Capitalized Pre Acquisition Costs Pre-acquisition costs included in real estate inventories that relate to land option contracts. Vested (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Vested in Period Mortgage repurchase facilities Short-Term Debt, Fair Value Total Stockholdersâ€™ Equity Parent [Member] Number of principal businesses Number of Principal Businesses Number of Principal Businesses. Maximum Maximum [Member] Equity Valuation Assumption Difference, Footnote Equity Valuation Assumption Difference, Footnote [Text Block] Home sales revenue Home Building [Member] Accounting Policies [Abstract] Accounting Policies [Abstract] Liabilities Liabilities [Abstract] Fair Value Measurements Fair Value Measurement, Policy [Policy Text Block] Current Fiscal Year End Date Current Fiscal Year End Date Less: Interest Lessee, Operating Lease, Liability, Undiscounted Excess Amount Distributions from unconsolidated entities Distributions From Unconsolidated Entities Distributions From Unconsolidated Entities Net lease cost Lease, Cost Real Estate Inventory, Capitalized Interest Costs [Roll Forward] Real Estate Inventory, Capitalized Interest Costs [Roll Forward] Consolidated Inventory HeldÂ byÂ VIEs Variable Interest Entity Consolidated Inventory Held The net carrying amount as of the balance sheet date of capitalized construction costs held as inventory at variable interest entities. Statistical Measurement [Axis] Statistical Measurement [Axis] PEO Name PEO Name Non-Rule 10b5-1 Arrangement Terminated Non-Rule 10b5-1 Arrangement Terminated [Flag] Distributions to noncontrolling interests Payments to Noncontrolling Interests Income before income taxes Income before income taxes Income (Loss) from Continuing Operations before Income Taxes, Noncontrolling Interest Guarantees [Abstract] Guarantees [Abstract] Forty-five Year Renewal Option Ground Lease, Forty-five Year Renewal Option [Member] Ground Lease, Forty-five Year Renewal Option Non-PEO NEO Average Total Compensation Amount Non-PEO NEO Average Total Compensation Amount Equity Award Award Type [Domain] Refundable fees and other deposits Deposit Assets Name Outstanding Recovery, Individual

Name Schedule Of Intangible Assets And Goodwill Schedule Of Intangible Assets And Goodwill [Line Items] Schedule of intangible assets and goodwill. Shares issued under share-based awards (in shares) Shares Issued, Shares, Share-Based Payment Arrangement, after Forfeiture 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] Title of Individual Title and Position [Axis] Homebuilding Revenue Homebuilding Revenue [Member] Homebuilding Revenue [Member] Accrued expenses and other liabilities Total Accrued Liabilities and Other Liabilities Additional Paid-in Capital Additional Paid-in Capital [Member] Schedule of Receivables Schedule of Accounts, Notes, Loans and Financing Receivable [Table Text Block] Award Timing Predetermined Award Timing Predetermined [Flag] Net investments in unconsolidated entities Payments for (Proceeds from) Businesses and Interest in Affiliates Debt issuance, percentage of aggregate principal (percent) Debt Instrument, Redemption Price, Percentage Short-Term Debt [Line Items] Short-Term Debt [Line Items] Recently Issued Accounting Standards Not Yet Adopted New Accounting Pronouncements, Policy [Policy Text Block] Diluted (in dollars per share) Earnings Per Share, Diluted Performance percentage (percent) Metric Performance Percentage Metric Performance Percentage Relationship to Entity Title and Position [Domain] Finite-Lived Intangible Assets by Major Class Finite-Lived Intangible Assets by Major Class [Axis] Revenue Recognition Revenue from Contract with Customer [Policy Text Block] Name Measure Name Entity Interactive Data Current Entity Interactive Data Current Central Central [Member] Central [Member] Restatement does not require Recovery Restatement Does Not Require Recovery [Text Block] Weighted average options exercisable Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Vested and Expected to Vest, Exercisable, Weighted Average Remaining Contractual Term Vesting rights (percent) Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Rights, Percentage Preferred stock issued (in shares) Preferred Stock, Shares Issued Schedule of Assets and Liabilities Related to Financial Instruments, Measured at Fair Value on a Recurring Basis Schedule of Fair Value, Assets and Liabilities Measured on Recurring Basis [Table Text Block] Statement of Financial Position [Abstract] Statement of Financial Position [Abstract] Amortization of stock-based compensation Share-Based Payment Arrangement, Noncash Expense Sales and marketing Selling and Marketing Expense Model homes Real Estate Inventories Owned Model Homes Real estate inventories owned model homes. Net income Net income Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Guarantor Obligations, Nature Guarantor Obligations, Nature [Domain] Provision for income taxes Provision for income taxes Income Tax Expense (Benefit) Second Seller Financed Loan Second Seller Financed Loan [Member] Second Seller Financed Loan Interest rate on senior note (percent) Interest Rate Debt Instrument, Interest Rate, Stated Percentage Seller financed loans Seller financed loans Seller Financed Loan Seller Financed Loan [Member] Seller Financed Loan [Member] Corporate Segment Reporting, Reconciling Item, Corporate Nonsegment [Member] Supplemental disclosure of cash flow information: Supplemental Cash Flow Information [Abstract] Total real estate inventories owned Business Combination, Recognized Identifiable Assets Acquired and Liabilities Assumed, Inventory Real Estate Owned The net carrying amount as of the balance sheet date of the sum of the various components of an operative builder's owned inventory. Stock-Based Compensation Shareholders' Equity and Share-Based Payments [Text Block] Weighted average period, expense to recognized (in years) Share-Based Payment Arrangement, Nonvested Award, Cost Not yet Recognized, Period for Recognition Net income available to common stockholders Net Income (Loss) Available to Common Stockholders, Diluted Revenues Revenue from Contract with Customer, Excluding Assessed Tax Net cash used in investing activities Net Cash Provided by (Used in) Investing Activities Homebuilding income from operations Operating Income (Loss) Interest expensed Interest Expense, Operating and Nonoperating Schedule Of Intangible Assets And Goodwill [Table] Schedule of Intangible Assets And Goodwill [Table] Schedule of intangible assets and goodwill. Mortgage loans held for sale Loan, Mortgage, Held-for-Sale, Fair Value Disclosure Total liabilities and 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 Fair Value Hierarchy and NAV [Axis] Schedule of Aggregated Assets, Liabilities and Operating Results of Entities as Equity-Method Investments Equity Method Investments [Table Text Block] Estimated cost for completion of real estate inventories Estimated Cost for Completion of Real Estate Inventories Estimated Cost for Completion of Real Estate Inventories. Other tax liability Other Tax Liability Other Tax Liability. Short-term Debt, Type [Domain] Short-Term Debt, Type [Domain] Commitments and Contingencies Disclosure [Abstract] Commitments and Contingencies Disclosure [Abstract] Finite-Lived Intangible Assets, Major Class Name Finite-Lived Intangible Assets, Major Class Name [Domain] Thereafter Lessee, Operating Lease, Liability, to be Paid, After Year Four Lessee, Operating Lease, Liability, to be Paid, After Year Four Right-of-use assets obtained in exchange for new operating lease liabilities Right-of-Use Asset Obtained in Exchange for Operating Lease Liability Underlying Security Market Price Change Underlying Security Market Price Change, Percent Individual: Individual [Axis] Tax withholding paid on behalf of employees for share-based awards Share-Based Payment Arrangement, Decrease for Tax Withholding Obligation Payments to be received Lessor, Operating Lease, Payment to be Received Forfeited (in dollars per share) Share-Based Compensation Arrangements by Share-Based Payment Award, Options, Forfeitures in Period, Weighted Average Exercise Price Long-term Debt, Type Long-Term Debt, Type [Domain] Product and Service Product and Service [Axis] Entity Address, State or Province Entity Address, State or Province Statement [Line Items] Statement [Line Items] Schedule of Equity Method Investments [Line Items] Schedule of Equity Method Investments [Line Items] Erroneous Compensation Analysis Erroneous Compensation Analysis [Text Block] Compensation Actually Paid vs. Total Shareholder Return Compensation Actually Paid vs. Total Shareholder Return [Text Block] Sublease income, ground leases (included in other operations revenue) Sublease Income Beginning balance (in dollars per share) Ending balance (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 equity Liabilities and Equity [Abstract] Charges for impairments and lot option abandonments Total Production Related Impairments or Charges Number of seller-financed loans Number Of Seller-Financed Loan Seller Financed Loan to Acquire Lots for the Construction of Homes. Share repurchases, including excise tax Stock Repurchased During Period, Including Shares Withheld For Taxes, Value Stock Repurchased During Period, Including Shares Withheld For Taxes, Value Discount and deferred loan costs Debt Instrument, Unamortized Discount (Premium) and Debt Issuance Costs, Net Mortgage loans held for sale Financing Receivable, Held-for-Sale Minimum Minimum [Member] Restatement Determination Date Restatement Determination Date Fair Value Estimate of Fair Value Measurement [Member] Adoption Date Trading Arrangement Adoption Date Pay vs Performance Disclosure Pay vs Performance Disclosure [Table] Beginning balance (in dollars per share) Ending balance (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Weighted Average Exercise Price Lease right-of-use assets Operating Lease, Right-of-Use Asset Erroneously Awarded Compensation Recovery Erroneously Awarded Compensation Recovery [Table] Options outstanding at beginning of period (in shares) Options outstanding at end of period (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding, Number Variable Interest Entity Variable Interest Entity [Line Items] Short-term Debt, Type [Axis] Short-Term Debt, Type [Axis] Segments 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] Long-term debt, gross Aggregate outstanding debt Long-Term Debt, Gross Exercise Price Award Exercise Price Lease Contractual Term [Axis] Lease Contractual Term [Axis] Number of equity investments Number of Equity Investments Number of Equity Investments. Warehouse C Warehouse C, Due May 2025 [Member] Warehouse C, Due May 2025 Earnings Per Share Earnings Per Share [Text Block] Arrangement Duration Trading Arrangement Duration Goodwill and Other Intangible Assets Goodwill and Intangible Assets Disclosure [Text Block] Schedule Of Variable Interest Entities [Table] Variable Interest Entity [Table] Stockholdersâ€™ equity: Equity, Attributable to Parent [Abstract] Granted (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period, Weighted Average Grant Date Fair Value Gain on increase in carrying amount of investment Gain (Loss) on Investments Fair value adjustment on mortgage loans held for sale Unreaunrealized gain in mortgage loans held for sale Gain (Loss) on Sale of Mortgage Loans Subsegments [Domain] Subsegments [Domain] Peer Group Issuers, Footnote Peer Group Issuers, Footnote [Text Block] Segments Segments [Domain] Material Terms of Trading Arrangement Material Terms of Trading Arrangement [Text Block] All Individuals All Individuals [Member] Deposits Variable Interest Entity Deposits at Risk Cash deposits on land options and other similar contracts. Interest previously capitalized as a cost of inventory, included in cost of sales Real Estate Inventory, Capitalized Interest Costs, Cost of Sales Office Leases Building [Member] PEO PEO [Member] Real Estate [Line Items] Real Estate [Line Items] Income Tax Disclosure [Abstract] Income Tax Disclosure [Abstract] Assets and liabilities related to financial instruments Debt Instrument, Fair Value Disclosure Name Trading Arrangement, Individual Name Other income, net Other Nonoperating Income (Expense) Trade names, net carrying amount Intangible Assets, Net (Excluding Goodwill) Statement of Stockholders' Equity [Abstract] Statement of Stockholders' Equity [Abstract] Financial services income before income taxes Financial Services Income Loss From Continuing Operations Before Taxes Financial services income (loss) from continuing operations before taxes. Receivables [Abstract] Receivables [Abstract] Property, Plant and Equipment, Type Long-Lived Tangible Asset [Axis] Performance Metrics Performance Metrics [Domain] [Domain] for Performance Metrics [Axis] Accrued interest Interest Payable Proceeds from issuance of common stock under share-based awards Proceeds, Issuance of Shares, Share-Based Payment Arrangement, Including Option Exercised Equity in income of unconsolidated entities, net Income (Loss) from Equity Method Investments Commitment And Contingencies [Line Items] Commitment and Contingencies [Line Items] Commitment and contingencies. Awards Close in Time to MNPI Disclosures, Table Awards Close in Time to MNPI Disclosures [Table Text Block] Number of ground leases extended Lessee, Operating Lease, Number of Lease Renewal Options Exercised Lessee, Operating Lease, Number of Lease Renewal Options Exercised Lender Name [Axis] Lender Name [Axis] Operating leases Property, Equipment and Other Leases Property, Equipment and Other [Member] Property, Equipment and Other [Member] 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 Local Phone Number Local Phone Number Valuation allowance related to net deferred tax assets Deferred Tax Assets, Valuation Allowance Aggregate Erroneous Compensation Not Yet Determined Aggregate Erroneous Compensation Not Yet Determined [Text Block] Warehouse B Warehouse B [Member] Warehouse B Other Assets Other Assets Disclosure [Text Block] Schedule Of Equity Method Investments [Table] Equity Method Investment [Table] Schedule of Restricted Stock Units Share-Based Payment Arrangement, Restricted Stock Unit, Activity [Table Text Block] Share repurchases (in shares) Stock Repurchased During Period, Shares Capitalized interest in beginning inventory Capitalized interest in ending inventory Real Estate Inventory, Capitalized Interest Costs Other assets Increase (Decrease) in Other Operating Assets Changes in assets and liabilities: Increase (Decrease) in Operating Capital [Abstract] PEO Total Compensation Amount PEO Total Compensation Amount Interest capitalized Interest Costs Capitalized Adjustment Senior notes, net Senior Notes Property, Plant and Equipment, Type Long-Lived Tangible Asset [Domain] Cash and Cash Equivalents Cash and Cash Equivalents, Policy [Policy Text Block] Commitments and Contingencies Commitments and Contingencies Disclosure [Text Block] Debt Disclosure [Abstract] Debt Disclosure [Abstract] Reclass the negative APIC to retained earnings Adjustments to Additional Paid in Capital, Other Common Stock Common Stock [Member] Measure: Measure [Axis] Shares issued under share-based awards Shares Issued, Value, Share-Based Payment Arrangement, after Forfeiture Preferred stock authorized (in shares) Preferred Stock, Shares Authorized Forgone Recovery due to Expense of Enforcement, Amount Forgone Recovery due to Expense of Enforcement, Amount Amended Revolving Credit Facility The Amended Revolving Credit Facility [Member] The Amended Revolving Credit Facility [Member] Schedule of Interest Incurred, Capitalized and Expensed Real Estate Inventory Capitalized Interest Costs Table [Table Text Block] Tabular disclosure of interest incurred, capitalized and expensed. Entity Emerging Growth Company Entity Emerging Growth Company Indefinite-lived Intangible Assets Indefinite-Lived Intangible Assets [Axis] Officers Officer [Member] Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration] Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration] Segment Reporting [Abstract] Segment Reporting [Abstract] Entity Central Index Key Entity Central Index Key Equity Method Investments and Joint Ventures [Abstract] Equity Method Investments and Joint Ventures [Abstract] Lessee, Lease, Description [Table] Lessee, Lease, Description [Table] 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 Warranty reserves accrued Standard and Extended Product Warranty Accrual, Increase for Warranties Issued Financial services Financial Services Segment [Member] Financial Services Segment Award Timing, How MNPI Considered Award Timing, How MNPI Considered [Text Block] Equity Component Equity Component [Domain] Preferred stock, par value (in dollars per share) Preferred Stock, Par or Stated Value Per Share Segment Information Segment Reporting Disclosure [Text Block] Additional 402(v) Disclosure Additional 402(v) Disclosure [Text Block] Warehouse C Warehouse C, On Demand [Member] Warehouse C, On Demand Stock-based compensation expense APIC, Share-Based Payment Arrangement, Increase for Cost Recognition Entity Shell Company Entity Shell Company Measurement Basis Measurement Basis [Axis] Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Title Trading Arrangement, Individual Title Guarantor Obligations, Nature Guarantor Obligations, Nature [Axis] Consolidated Entities Consolidated Entities [Axis] Statement [Table] Statement [Table] Fair Value, Measurement Frequency Measurement Frequency [Domain] Schedule of Interests in Land Option Agreements Schedule of Variable Interest Entities [Table Text Block] Consolidation Items Consolidation Items [Domain] City Area Code City Area Code Performance Metrics Performance Metrics [Axis] Performance Metrics [Axis] 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] Employees Employees [Member] Employees Senior Notes Senior notes Senior Notes [Member] Surety Bonds Surety Bond [Member] Line of credit facility, current borrowing capacity Facility uncommitted amount Line of Credit Facility, Remaining Borrowing Capacity Share repurchases, excluding excise tax Payments for Repurchase of Common Stock Options exercisable at end of period (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Exercisable, Number Debt Instrument [Table] Schedule of Long-Term Debt Instruments [Table] Other land option agreements Consolidated Entity, Excluding VIE [Member] Debt obligations and other liabilities Debt And Other Liabilities Debt And Other Liabilities Schedule of Segment Reporting Information, by Segment [Table] Schedule of Segment Reporting Information, by Segment [Table] Weighted Average Grant Date Fair Value Per Share Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Weighted Average Grant Date Fair Value [Abstract] Warranty insurance receivable Outstanding warranty insurance receivables Insurance Settlements Receivable Income Taxes Income Tax Disclosure [Text Block] Organization, Basis of Presentation and Summary of Significant Accounting Policies Organization, Consolidation and Presentation of Financial Statements Disclosure and Significant Accounting Policies [Text Block] 2028 Lessee, Operating Lease, Liability, to be Paid, Year Four Earnings Per Share [Abstract] Earnings Per Share [Abstract] Equity in income of unconsolidated entities Companyâ€™s equity in income of unconsolidated entities Home Building Income Loss From Equity Method Investments Home building income loss from equity method investments. Numerator: Net Income (Loss) Attributable to Parent [Abstract] Retained earnings Retained Earnings (Accumulated Deficit) West West [Member] West [Member] Real estate inventories Increase (Decrease) in Inventories Supplemental Cash Flow Elements [Abstract] Supplemental Cash Flow Elements [Abstract] General and administrative General and Administrative Expense Organization, Consolidation and Presentation of Financial Statements [Abstract] Organization, Consolidation and Presentation of Financial Statements [Abstract] Aggregate Available Trading Arrangement, Securities Aggregate Available Amount Schedule of Repurchase Agreements Schedule of Short-Term Debt [Table Text Block] Equity Awards Adjustments Equity Awards Adjustments [Member] Weighted-average discount rate (percent) Operating Lease, Weighted Average Discount Rate, Percent Lease liabilities Present value of operating lease liabilities Operating Lease, Liability Net cash used in financing activities Net Cash Provided by (Used in) Financing Activities Underlying Securities Award Underlying Securities Amount Credit Facility Credit Facility [Axis] Remaining Purchase Price Variable Interest Entity Remaining Purchase Price Remaining purchase price associate with land option and other similar contracts. Amendment Flag Amendment Flag Book Value Reported Value Measurement [Member] Entity Registrant Name Entity Registrant Name Cash flows from operating activities: Net Cash Provided by (Used in) Operating Activities, Continuing Operations [Abstract] 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 Equity Method Investment, Nonconsolidated Investee or Group of Investees Equity Method Investment, Nonconsolidated Investee or Group of Investees [Member] Schedule of Warranty Reserves Schedule of Product Warranty Liability [Table Text Block] Fair Value as of Grant Date Award Grant Date Fair Value Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract] Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract] Supplemental Disclosure to Consolidated Statements of Cash Flows Cash Flow, Supplemental Disclosures [Text Block] Level 2 Fair Value, Inputs, Level 2 [Member] Deferred loan costsâ€”loans payable Deferred loan costs Debt Issuance Costs, Net Senior Notes, Loans Payable and Mortgage Repurchase Facilities Debt Disclosure [Text Block] Fair Value Hierarchy Fair Value Hierarchy and NAV [Domain] Equity Equity, Including Portion Attributable to Noncontrolling Interest [Abstract] Recovery of Erroneously Awarded Compensation Disclosure [Line Items] Aggregate principal amount Debt Instrument, Face Amount

Borrowings on mortgage repurchase facilities Proceeds from Short-Term Debt Warranty reserves (Note 13) Warranty reserves, beginning of period Warranty reserves, 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] Term loan facility Notes Payable, Other Payables [Member] Title of 12(b) Security Title of 12(b) Security Common stock, $0.01 par value, 500,000,000 shares authorized; Â Â  93,590,060 and 95,530,512 shares issued and outstanding at Â Â September 30, 2024 and December 31, 2023, respectively Common Stock, Value, Issued Real estate, impairment, discount rate Real Estate, Impairment, Discount Rate Real Estate, Impairment, Discount Rate Term loan facility The Term Loan Facility [Member] The Term Loan Facility [Member] Share-based Payment Arrangement [Abstract] Share-Based Payment Arrangement [Abstract] Cash and cash equivalents Cash Cash and Cash Equivalents, at Carrying Value Number of master repurchase agreements Line Of Credit Facility, Number Of Master Repurchase Agreements Line Of Credit Facility, Number Of Master Repurchase Agreements Development rights, held for future use or 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] Forfeited (in dollars per share) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeitures, Weighted Average Grant Date Fair Value 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] Preferred stock, $0.01 par value, 50,000,000 shares authorized; no shares issued and outstanding as September 30, 2024 and December 31, 2023, respectively Preferred Stock, Value, Issued Unconsolidated VIEs Variable Interest Entity, Not Primary Beneficiary [Member] Options Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Outstanding [Roll Forward] Fair Value Measurement Fair Value Measurement [Domain] Basic (in dollars per share) Earnings Per Share, Basic Other operations revenue Real Estate, Other [Member] Equity Method Investment, Nonconsolidated Investee Equity Method Investment, Nonconsolidated Investee [Axis] Short-Term Debt [Table] Short-Term Debt [Table] Accounts payable Increase (Decrease) in Accounts Payable Cash paid for amounts included in the measurement of lease liabilities Operating Lease, Payments Adjustment To PEO Compensation, Footnote Adjustment To PEO Compensation, Footnote [Text Block] Award Timing MNPI Disclosure Award Timing MNPI Disclosure [Text Block] Aggregate Pension Adjustments Service Cost Aggregate Pension Adjustments Service Cost [Member] Proceeds from issuance of senior notes, net Proceeds from Debt, Net of Issuance Costs Net income available to common stockholders Net Income (Loss) Available to Common Stockholders, Basic Compensation Actually Paid vs. Other Measure Compensation Actually Paid vs. Other Measure [Text Block] Acquisition of joint venture minority interest Adjustment To Paid In Capital, Acquisition Of Joint Venture Minority Interest Adjustment To Paid In Capital, Acquisition Of Joint Venture Minority Interest 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 shares outstanding Denominator: Weighted Average Number of Shares Outstanding, Diluted [Abstract] Total assets Total assets Assets Concentration of Credit Risk Concentration Risk, Credit Risk, Policy [Policy Text Block] Cost of sales, land and lot sales Cost of Goods and Services Sold Increase in share repurchase excise tax accrual Increase (Decrease ) In Shares Withheld For Taxes Increase (Decrease ) In Shares Withheld For Taxes Equity Method Investment, Nonconsolidated Investee Equity Method Investment, Nonconsolidated Investee [Domain] Restricted stock units, granted (in shares) Granted (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Grants in Period Land purchase and land option deposits Land under purchase Options, Recorded Purchases of property and equipment Payments to Acquire Property, Plant, and Equipment Movement in Standard Product Warranty Accrual Movement in Standard Product Warranty Accrual [Roll Forward] Forgone Recovery due to Violation of Home Country Law, Amount Forgone Recovery due to Violation of Home Country Law, Amount Commitment And Contingencies [Table] Commitment and Contingencies [Table] Commitment and Contingencies [Table] Commitments and contingencies (Note 13) Commitments and Contingencies Investments in Unconsolidated Entities Equity Method Investments and Joint Ventures Disclosure [Text Block] Termination Date Trading Arrangement Termination Date 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] Net sales Revenues Repayments on mortgage repurchase facilities Repayments of Short-Term Debt Pre-tax Earnings Pre-tax Earnings [Member] Pre-tax Earnings [Member] 2026 Lessee, Operating Lease, Liability, to be Paid, Year Two Other Estimated remaining liabilities related to surety bonds Other Liabilities Entity Address, City or Town Entity Address, City or Town Borrowings from loans payable Proceeds from Issuance of Long-Term Debt Warehouse A Warehouse A [Member] Warehouse A Debt Instrument Debt Instrument [Axis] Schedule of Stock Option Awards Share-Based Payment Arrangement, Option, Activity [Table Text Block] Total stock-based compensation Share-Based Payment Arrangement, Expense Other income (expense), net Other Operating Income (Expense), Net Net income available to common stockholders Net Income (Loss) Net Income (Loss) Attributable to Parent Trading Arrangement: Trading Arrangement [Axis] Homebuilding income before income taxes Homebuilding Income Loss From Continuing Operations Before Taxes Homebuilding income (loss) from continuing operations before taxes. Amortization of senior note discount capitalized to real estate inventory Amortization of Debt Discount (Premium) Granted (in dollars per share) Share-Based Compensation Arrangements by Share-Based Payment Award, Options, Grants in Period, Weighted Average Exercise Price Pay vs Performance Disclosure, Table Pay vs Performance [Table Text Block] Forfeited (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeited in Period Business Acquisition Business Acquisition [Axis] Equity Awards Adjustments, Excluding Value Reported in Compensation Table Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member] Interest paid (capitalized), net Interest Paid (Capitalized), Net Interest Paid (Capitalized), Net 2022 Plan Two Thousand Twenty Two Incentive Program [Member] Two Thousand Twenty Two Incentive Program Ownership percentage Investment Ownership Percentage Investment ownership percentage. 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 Consolidated Entities [Domain] Document Fiscal year Focus Document Fiscal Year Focus Noncontrolling Interests Noncontrolling Interest [Member] Income Statement [Abstract] Entity Address, Address Line One Entity Address, Address Line One Entity Address, Address Line Two Entity Address, Address Line Two Debt Instrument, Name Debt Instrument, Name [Domain] Lease obligation original term (in years) Lessee, Operating Lease, Term of Contract Accrued expenses and other liabilities Increase (Decrease) in Accrued Liabilities and Other Operating Liabilities Name Forgone Recovery, Individual Name Aggregate intrinsic value, exercisable at end of period Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Exercisable, Intrinsic Value Remaining in 2024 Lessee, Operating Lease, Liability, to be Paid, Remainder of Fiscal Year Weighted-average remaining lease term (in years) Operating Lease, Weighted Average Remaining Lease Term Document Period End Date Document Period End Date Award Timing MNPI Considered Award Timing MNPI Considered [Flag] Total lease payments Lessee, Operating Lease, Liability, to be Paid Nonvested RSU's beginning balance (in shares) Nonvested RSU's ending balance (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Nonvested, Number Line of Credit Facility, Lender [Domain] Line of Credit Facility, Lender [Domain] Insider Trading Arrangements [Line Items] Line of Credit Facility Line of Credit Facility [Line Items] Inventory Disclosure [Abstract] Inventory Disclosure [Abstract] Outstanding Aggregate Erroneous Compensation Amount Outstanding Aggregate Erroneous Compensation Amount Real Estate [Abstract] Real Estate [Abstract] 2027 Lessee, Operating Lease, Liability, to be Paid, Year Three PEO Actually Paid Compensation Amount PEO Actually Paid Compensation Amount Effect of dilutive shares: Dilutive Securities, Effect on Basic Earnings Per Share [Abstract] Schedule of Real Estate Inventory Impairments and Land Option Abandonments Details of Impairment of Long-Lived Assets Held and Used by Asset [Table Text Block] Expenses Cost of Revenue Adjustment to Compensation: Adjustment to Compensation [Axis] Net(income) loss attributable to noncontrolling interests Net Income (Loss) Attributable to Noncontrolling Interest Document Transition Report Document Transition Report 5.875% Senior Notes due June 15, 2024 Five Point Eight Seven Five Percent Senior Notes Due Two Thousand Twenty Four [Member] 5.875% Senior Notes due June 15, 2024 [Member] Document Quarterly Report Document Quarterly Report Fair Value Assets and Liabilities Measured On Recurring And Nonrecurring Basis [Table] Fair Value, Recurring and Nonrecurring [Table] Participating Mortgage Loans [Line Items] Participating Mortgage Loans [Line Items] Entity Current Reporting Status Entity Current Reporting Status Retained Earnings Retained Earnings [Member] Amortization of deferred financing costs Amortization of Debt Issuance Costs Pension Adjustments Service Cost Pension Adjustments Service Cost [Member] Escrow proceeds and other accounts receivable, net Escrow Proceeds and Other Accounts Receivable Net Escrow Proceeds and Other Accounts Receivable Net. Basic (in shares) Basic weighted-average shares outstanding (in shares) Weighted Average Number of Shares Outstanding, Basic Stock Price or TSR Estimation Method Stock Price or TSR Estimation Method [Text Block] Land and lot option abandonments and pre-acquisition charges Land Option Abandonments and Pre Acquisition Charges Land option abandonments and pre-acquisition charges. Total equity Beginning balance Ending balance Equity, Including Portion Attributable to Noncontrolling Interest Restricted Stock Units (RSUs) Restricted Stock Units (RSUs) [Member] Real estate inventories not owned: Real Estate Inventories Not Owned [Abstract] Real estate inventories not owned. Real Estate [Table] Real Estate [Table] Increase (Decrease) in Stockholders' Equity Increase (Decrease) in Stockholders' Equity [Roll Forward] Executive Category: Executive Category [Axis] Name Awards Close in Time to MNPI Disclosures, Individual Name Seller-Financed Loans, Seller Two Seller-Financed Loans, Seller Two [Member] Seller-Financed Loans, Seller Two Ten Year Renewal Option Ground Lease, Ten Year Renewal Option [Member] Ground Lease, Ten Year Renewal Option [Member] Prepaid expenses Prepaid Expense Land under development Inventory, Real Estate, Land and Land Development Costs Forfeited (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Forfeitures in Period Accrued income taxes payable Accrued Income Taxes Entity Filer Category Entity Filer Category Letters of Credit Letter of Credit [Member] Company Selected Measure Name Company Selected Measure Name EX-101.PRE 12 tph-20240930_pre.xml XBRL TAXONOMY EXTENSION PRESENTATION LINKBASE DOCUMENT GRAPHIC 13 tph-20240930_g1.jpg GRAPHIC begin 644 tph-20240930_g1.jpg M_]C_X 02D9)1@ ! 0$ W #< #_VP!# ," @," @,# P,$ P,$!0@%!00$ M!0H'!P8(# H,# L*"PL-#A(0#0X1#@L+$!80$1,4%145# \7&!84&!(4%13_ MVP!# 0,$! 4$!0D%!0D4#0L-%!04%!04%!04%!04%!04%!04%!04%!04%!04 M%!04%!04%!04%!04%!04%!04%!04%!3_P 1" %+ SP# 2( A$! Q$! \0 M'P 04! 0$! 0$ $" P0%!@<("0H+ \0 M1 @$# P($ P4% M! 0 %] 0(# 01!1(A,4$&$U%A!R)Q%#*!D:$((T*QP152T? D,V)R@@D* M%A<8&1HE)B7]#A(6&AXB)BI*3E)66EYB9FJ*CI*6FIZBIJK*SM+6VM[BYNL+#Q,7& MQ\(C)RM+3U-76U]C9VN'BX^3EYN?HZ>KQ\O/T]?;W^/GZ_\0 'P$ P$! 0$! M 0$! 0 $" P0%!@<("0H+_\0 M1$ @$"! 0#! <%! 0 0)W $" M Q$$!2$Q!A)!40=A<1,B,H$(%$*1H;'!"2,S4O 58G+1"A8D-.$E\1<8&1HF M)R@I*C4V-S@Y.D-$149'2$E*4U155E=865IC9&5F9VAI:G-T=79W>'EZ@H.$ MA8:'B(F*DI.4E9:7F)F:HJ.DI::GJ*FJLK.TM;:WN+FZPL/$Q<;'R,G*TM/4 MU=;7V-G:XN/DY>;GZ.GJ\O/T]?;W^/GZ_]H # ,! (1 Q$ /P#]4Z*** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ MHHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ MHHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "B MBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH *** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M **** "BBB@ HHHH **** "BBFJZR*&4AE/<'(H =1110 4444 %%%% !111 M0 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% M!1110 4444 %%%% !1110 4444 %%%% !1110 45C^)O&&A^#-/-]KVKV>CV M8(7SKV=8ER3@#)-9_A7XI>#_ !Q<36_A_P 3:5K,\ (#21V5VDK*#G!(!]C0! 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OV>V9_@CX+9F9F;3(BS,B4444 %%%% !1110 4444 %%%% !2;@20#D MCK2UXG\1/$6H>' %W+87+V[,$W!3P?W:]1WKPLXS:&3T(XBI%R3DEIOJF[_ M ( >V45Y5X=^- <8D(./,D)"HN>P+,,^V:ZVO!VWO"MWXI_9]U@VDC*VFSQ7\D: MJ29(U)5AQZ!]W_ : /S:^(WQ*U_XI>)KG6_$%_+>W4K'8K,=D*YX1%Z*H]!_ M.N?L-0NM+O(KNRN9K2ZA;='/ Y1T;U##D'Z57HH _4;]C7X]77QH\ 3VVMSK M/XET5EANI0N#/&P_=RD=,G# ^I4GC-?05?#?_!-/0;V/_A-M9>)ET^86]K') MV>12[,/P#+_WU7W0) 4444 %%%% !1110 4444 %%%% !1110 5\I?M=?M=1 M? #>WN?"'A"Y2;Q5*NRZO$(9=/4CH/64CM_#U/.!1^UY^US'\-8+GP?X1N%E\ M5RIMNKQ,%=/4CH/64@\#^'J><"OSHN+B6\N))YY'FGE8N\DC%F9B?!]>MUY#^R1_P FY>! ^O-O M_1KUZ]0 4444 %%%% !1110 4444 %%%% !1110 45%=7<%C TUS-';PKRTD MK!5'U)KG?#_Q0\(>++Z6RT;Q-I6J7<1P\%K=I(X.<= : .GHHHH **** "BB MB@ HHHH **** "BBB@ HHHH ***X+4/CU\.=*OI[.[\; M:';W4#E)(GO4#(PZ@\T =[7XN?$W_DHWBG_L*7/_*-:OU>_X:*^&/\ T/F@ M_P#@:'\(/"-A?^--%M+VWTZ*.":\1 M71@.003P: /?:*\Z_P"&BOAA_P!#YH/_ (')_C1_PT5\,/\ H?- !_P# Y/\ M&@#T6BL#PEX]\.>/+>XG\.:U9:U#;N(YI+*82!&(R 2.AQ6CK>N:?X;TFYU/ M5;R'3]/MEWS7-PX2.-@H O45YU_PT5\,/\ H?-!_P# Y/\ &M_PE\3/ M"GCV>YA\.>(=.UJ6V57F2RN%D,:DD G!XR0: .FHHI,XY/ H 6BN1\1_%SP3 MX1=$UGQ5I.G._P!U9[M 3^&:R+?]HGX974\<,/CK0Y)9&"(BWBY8DX '- 'H MM>!?%[_D8S M.^`OBKQ)K'EI>6/VFTSAKMOD('//HW;@5Z)2*H50 , < "EK]YR "5<'05*K M6=1KJ_Z_-M^9(4445Z0!116;XA\2:7X3TB?5-9O[?2]-@V^;=74@2-,L%&2> MF20/QH TJ*\Z_P"&BOAA_P!#YH/_ (')_C70^$?B/X6\>M7G.,XZ9P?RH Z2BBH+R_MM.A\Z[N(K6+IYDSA% _T 3T5YMJG[2'PQT M?SUN?&^CB2 D/"'.YB66&198VY5T8$'Z$4 24 M444 %%%% !1110 445A^)/"\A[P=:O<:YK5CI,*8W-=W"QXSTX)H W**\2\0 M_MF?"/PW>"VF\4I>/C._3[>2X3_OI%(K*_X;M^#_/T';S_P73__ !- 'T%1 M7D_AG]JCX5^*K=);7QEI]LSOL6&^8V\A)Z?*X!KU"QU&UU.'SK.YANXO^>D, M@=?S% %BBB@ J.XMXKRWE@GB2:"52DD2SF;>-)O9/+>(D\]CXP5^N".G-<[%7C/3J1UK[;N/V@OAK9W$L$_CC0XIHF*/&UZ@*L#@@\]:C M_P"&BOAA_P!#YH/_ (')_C0!O_#GX=Z+\+?"- CXO6&B?:MWD_;IUC\S;C.W/7&1^= '1T5YU_P -%?##_H?-!_\ Y/\:[+P M[XFTKQ=I,_J:]J%OJFG3%A'=6L@>-BI*G!'H01^% &G117.^+_B)X9\ VHN/ M$6NV.CQ,<+]JG5"QQG '4]* .BHKYG\0_P#!0/X8:3'FP_M36GS]VWM?+_60 MK6)9_P#!1[P)<7"1S:!KEM&QYE98F"_@'S0!]9T5XUX)_:[^%GCJ\%I9^)8[ M&Z:%BU)&MMS,&/ M7V;_ (2/7K#1/M.[R?MTZQ^9MQG&>N,C\Z .BHKSK_AHKX8?]#YH/_@-9 6(.L70^;KQ*P_I7$UT_P 4KZWU M+XF>++NTF2YM;C5KN6*:,Y61&F;?^C7K MUZOFO]F/XV^ ?#7P'\'Z9JOC#1]/U"WM66:VN+M$DC/FN<$$\<$5Z'\ \-%? M##_H? -!_\#D_QH ]%HKSK_AHKX8?]#YH/_@%>L MDKA5'XFO(?%O[7GPI\'3)#<^*H+Z5MP*Z:C7.T@X{8H" <^IH ]DHKY2U;_@ MHO\ #ZQN3'::1K>H1_\ /5(XT'Y,X-1Z?_P4;\ W5PJ7&AZY9QGK*R1,!^ ? M- 'UC17B?A7]LCX3^++@\V\7B=-_E";O^)G$UNO7H&8;2?;->QZ?J5IJULMQ9 M7,-W;M]V6!PZGOU% %FBBB@#*YJ^*ML?B5\1O&L&LQM>>&? .C+?Q:.SD6^H7 MCPM,K3 $$A H 7D<_45QVCZ5HOQ*US1?"FHZ7X*NY=6M9+N#5? T+6][HLR1 MADED( PI+8&3U'2O1/B[X3UOPCXT\0>)M+T]\U[PWXLTK^R=>MM-7S+RT*QM M''<0IQN 5CE>O%UZ^\51V(TR>P71'L[6[0#$XTVZF;&Z5X)6B+MCC)VY..] M>E5POP4^'L_PQ^'6FZ'>7(O-1#27-Y,I)5IY7+R;@J:ODO]I3X9_''XU:A-IFEQV.C^#XF(CLUU!5DNO\ ;F('Y+T'UH \ MT_:@_;=F\2)?>%/ $SVVEMF&YUI25DN!W$7=5/3=U/;%?&Y8L&E?^!R_P'% 'S9FBOI_L ?%1028-*P\ MI^7_KYTU*QETO4+FSGP)K>1HGVG(W*<'G* *]%'7BO?O"G[$GQ(\9>&]- MUS3H=- :QOX%N(3)>!6VMR,C'!H \!S1FOI/_(=__%7_)X:5_X'+_A1_P . M_P#XJ_\/#2O_Y?* /V_M6?\)O/C?_KR M'_HQ*Y']C?X(^)?@CX8\0V'B6.VCGO;N.:'[-,)05"8.2.G)KKOVK/\ DWGQ MO_UY#_T8E 'Y'YK[# X)MW?E^/O%5N3_*W3T./I(\ &OCRO1_@G\9K[X)Z MIK6J:9")-0O-.DL[>1L;89&*D2$=\8/'KB@#]'?CU^U!X5^!=D8;J0:KX@D4 MF'2;9QO''#2'^![<^O)YP#7Y__%/]K+XB?%*ZE6? 69='TMFRFGZ6QA0#G&Y@= MS'!P^(-4NM1U&ZEOZYD,LUQ,Q9W8]22:IT *S%N223[U]>$ M_P#D:M' _OR' T,4[P_X1UOQ5=);Z/I5YJ4SML"6L#2',XX%>D^&OV:_BC M:^(-+N)? VLI%'=1.[-:L, ."30!^L=K_P >L/\ N+_*LF;P?I=UK$NI7-N+ MFX?:0)>57"A>!]!WS6O;J5MXE(P0H!'X5\L?M._MGS_!_P 27GA+0-&6YUR" M- &DOKT_N(]Z*Z[4!RQPW.2/QK"MAZ6(25:*E9W5]=>X'TQKWB/2?">ERZAK& MH6NEV$*Y>>ZD$:*![FN>^%_Q<\._]2U#PU<27=C8W9LFGDC*!W"*Q*YY( MPPYK\EO'WQ3\5? $_4C>^)=:NM4DSE(Y'Q"_ +]#Y5X]!7W9_P $X?\ DC^O M?]AM_P#T1%6X'UC1110 4444 %>%_MM_\FT^+/\ >M/_$]BKW2O"_VV_P#D MVGQ9_O6G_I5%0!^5>:^QO^";FK):^,_&-I(XC1M-2X+, < !),$D]L;Z^.:U= M%\4:KX7[0'[>ECX1O+C0 MO ,4&L:A'\LNK3?-;1MGD( ?WA'KTY[XKXA\;?%+Q9\1KKS_!)K]]JS9#!) MY3Y:D# (084"H*Y:M'0?#>J^*-0CL=(T^YU*\D%AM8C(QS[ 4 9U%>\^'? MV(?BUXAL8KK^P(].21B-FH7*0R* <9*$[A^5;UY_P3]^*4$.^&/2KE_^>:WH M!_4 4 ?- )'3BN]^'OQV\<_"^XA?P_XBO+:WBP/L+++JGA>[>TB0.]W9@7$2@^K)D _6O+'1HV*LI5@<$$8(H _1C MX!_MW:)X\FMM%\:10^'M9?")?*V+2=L#CGF,DYX.1TYKZM1UD171@RL,AE.0 M1ZU^'-?:7[%W[5UQI]8?#[Q;NW+-DE;:T0GRK://" M(/YGJ3R: /;OC)^WMXM\9SSV/A!3X7T<_*)@ UW(.>K[^&_V)OBSXDLDNAX>7349RNS4;A('&.Y0G=C*Z&Y_X)]_%&&! MGB72IY!TC6] )_$C% 'S/73^"?B=XJ^'-Y]I\-Z]>Z1)NW%;>4[&.,99#\K< M>H-=AXZ_9;^)GP]B>? 4_#%U+:1QB1[JQQ<1(,XY9,X/UKRET:-BKJ58'!!'- M 'WG\"_^"@=OJD\&D?$6WCL)6(1-M%(B))QˆJ3G;V^8<=>!7V=:7<%_:Q7- MM,EQ;S*'CEC8,KJ1D$$=17X>U]2? LA_M7W/PSU2V*^*+IY_"ERX2&>0EFL7 M) !'_3/U';KZT ?I)13(Y$FC22-@\;@,K*<@@]"*?0!^*7CC_D<]>_Z_Y_\MT8U8F:V_'' (Z:]_U_S_/HQJQ* /V#_ &=?^2^ ?\ L"VO_HL5\P_\%+ON M^!/^WO\ ]I5]/?LZ_P#)[_/ 8%M? 18KYA_X*7?=\"?]O?_ +2H ^&LU^HW M[#5Q'%^S3H(>.B=R/XB<=!@@'T]^T1^WL+*:Z_ #9DED4M%-KTBAD!Z?N% M/!YYWGC@8!SFOB37_$>J>*M4FU'6-0N-2OICE[BZD+N>>F3VYZ=JSJU_#/@_ M6_&FI)8:%I5WJUX_2&TA:1NA/8<=#^5 &117T!IG["_Q;U.Q@N?[$MK02H'\ MJZO8TD7/9ER2#[&L7QI^R#\4_ ^G_;KSPW)>6P#,[Z=(MSY849)8(20/PH \ M9KW;]GG]K#Q+\%M2M;*\GFUGPFS!9M-F?%R1O#( MT'=/UW1KI;S3+Z(303+W4]B.Q!R"#T'(( MKXQ_X*7 _/,A?]OG_M*]' !.[XOS^L:C\/=0N-UK=(U]IH=CE95&98U'HRY M?VV-ZUZ[^V/^SWXG^.W_B__".M9C^S?M'G?:I?+^_Y>W'!S]TT ?F;FC-? M3O\ P[W^)O\ ?TG_ ,"__L::_P#P3X^)RJ2ITECV7[9U_P#': /F2BK_(@T M6Y\-

Z[J.DW@47=A$=,\1Z1# MI[:=]$9EA,UV$; 8KR,<<@UO?\.__BK_ ,\-* \ Y?* /FS-?1O['W[-LW MQB\4+KFKQ;?"><ER@SA_^7N0W=CZ<=ZU-$_X)_$BXUBRCU(Z,::>TJBX MG2[#LD>?
F(4#DX[5^A/@?P3I'P[\+V&@:';)9Z=9H$1%'+'N[^NQ/)/O0!MP MPQVT,<,,:Q11J$2- JJ!@ = !7SQ^T7^V+H'P;$VCZ.(M?\5#Y6ME?]S:^ M\K#O_LCGUQ5+]LK]L, "/PZ/#N@703Q9J<>?,7EK.$Y'F?
[QY"_0FOS1N+B6 MZFDFFD:6:1B[R2,69F)R22>I)H [GXF_'+QI\7+Z2?Q'K4]Q QRMC$QCMH^< M@",<<9ZG)]ZX.CKP.:]@^%O[*?Q$^*T45WIVC-8Z7(01J&H'R8F4D@E<\OC' M\(-
'C]%?;GAO_@FK=MYAU_QE;P_W!IUJTGYERM.\1 \$U;E5C.@^,X96S;Z MZA:-&/P*%OY4 ?$-=E\.?C!XO^%.HI=^&MN; ;PSVV[=!+R,AHS\IS@#,,X M[UV_Q2_9%^(OPKMYKZ[TH:II,1.;
[36\Y%48^9EQN4<]Q7BU 'Z;_LY_MFZ' M\7I+70=>2/0_%;C:BYQ;W;#_ )YD]&/7:?P)KZ3K\.H)Y+69)H9&BEC8,DB$ MAE(Z$'L:_3+]C/\ :-;XO>%WT'7+@R>*M)C!>5^#=0YP)/=AP&_ ]Z /I.BB
MB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH **** M &3?ZF3_ '3_ "K\4_&O_(X:Y_U^S?\ H9K]K)O]3}_NG^5?BGXU_P"1PUS_ M * 9O_0S0!CK]X?6OV# _ &>?^2'^"?\
L%P_RK\?%^\ M8+A_E0!Z)1110 5Y/^U9 P F\^- ^O(?^C$KUBO)_P!JS_DWGQO_ ->0 P#1 MB4 ?D?1110!8T[3KG5KZ"RLH)+]T[G<1Q0Q0*69V)P .IK[O^ ![ ]A86MOK7 MQ"VV\
<;TT2)R(XP1TE8WCT]_B/K$&^YD=H-*CD M7A%'#RX/OMJ@#-T'PWI7A;3TL='TZUTNS7I#:0K&O0#) )P!R>: MTJ** "ORW_;]_P"3D/$'_7"T_P#2>.OU(K\M_P!NK_DY#Q!_UPM/_2>.@#Y_
MK]%_^"_[#;_\ HB*OSHK]%_\ @G# _D?U[_L-O\ ^B(J /K&BBB@ M HHHH *\+ _;;_P"3:?%G^]:?^E45>Z5X7^VW_P FT^+/]ZT_]*HJ /RKHHJ> MPLIM2OK>TMXVEGGD6-(T&2S$X
]L_LW_LZZM)?/%#0HSV'A^S*M?ZEL MR%'IZ1IV+GT[#D^_Z=?#GX4^%OA3H\>G>&M(@(LU0*\^W=/-@#EY#RQ._'M57X* #&S^$/PWT;PU:(OFV\0>[E7_EM<, 9'SW&>!Z =[B@
HHHH *^>OV M@OV._"_OH/<&LR.1HI%=&*LIR&4X(K[S_."AWP?M M[C0[#XA6$*QW=LZV>H%0!YD;'$;D]R&PO3HP]*^"J /U?_9*^,!^+WPDL;B[ MF\W6M+(L;[)^9F4#9(?]Y-VX*=N,^^*
/SX_;H^-# M_$#XD-X;L;@2:'H+&(!""LEQTD;/?'W?P/K7S-5C4+Z;4[^O(?+FXQR?]WT0 F1+IKBXD:62 M1NK,QR2?Q-01H9'5%&68X % 'IOP#^'.L?';Q@FE6.2TS^2^0W1 NRJ.,G^^.<]5(K34RVG3F3.-
LGW<>^\)^=?JU0!^*7CC_D=-> Z_Y_M_1C5B5M^./\ D=-> _P"O^?\ ]&-6)0!^P?[.O_)!_/_&!;7_T6*^8?^"EW MW? G_;W_.TJ^GOV=?\ D@_@'_L"VO\ Z+%?,/\ P4N^[X$_[>__ &E0!\-4
M45UOPG^'UU\4_B+H7A>T;8^H7 223C]W$ 6D?GN$5B!W( [T >]_LO?LI:A\ M<[S^U]3DDTSPC;2[);A1^\NF'6.+/Y%N@SW/%?I'X&^'?ASX:Z,FE^&+)]M]* MM !N$?:(->3EVZL>3R3WJ_X9\-Z=X\/
#]AHNDVR6>G6,*PPPQC 50/U)ZD] MR2:U* "BBB@#XB_;Y_9]TVWT4_$C0K1;2[29(M7BA 5)0YVK/CLVXJIQUW ] M02?A2OV^>.CIKWP;\:V+QK+YND7.T,N<.(V*GZ@@\'*_' T =U\"_%W_"" _ M%
[PEK;7#6T%KJ,)GD7_GB6"R#Z%"P_&OV.KV]/;;?6['H)%/ZU^W5G<"\LX M)U^[+&KC'N,T 34444 ?C+\7_P#DK'C3_L-7O_H]ZY&NN^+_ /R5CQI_V&KW M_P!'O7(T ?K5^R1_R;EX'_Z\V_\
1KUZ]7D/(]'_ ;EX'_Z\V_]&O7KU !6 M5XJ\26?@_P :-GK=_((K/3[=F5C_=4$UJU\S_M_>,I?#P3738#(DFLWJ6Q MDC;;A%!=@?4' % 'Y[?$SQ]/Q.\<:MXCU.1GN+V9G56;(C3/RH/8# KF**[
MOX&_#^3XG?%3P]X>$;O!U?P %3T %%%% "_H92",@\$&OA[]M+]E&QM--N M_B!X0M%M#$=^J:; F$()_P!<@'3G[PZ'2P==/O)(D900"N?^2'^"?\ L%P_RH ]$HHHH *\ MG_:L_P"3>?
&__7D/_1B5ZQ7D_P"U9_R;SXW_ .O(?^C$H _(^K>CZ7/K>K66 MGVJA[FZF2")2< LS 9^IJI7=? K2UUKXQ>#K1SA7U2 G_@+AOZ4 ?KEX\- MP>#?!^BZ';1B&'3[2.W5 ?KFMRBB@ HHHH
*_+?]NK_DY#Q!_UPM/_M $GCK]2*_+?]NK_DY#Q!_P!<+3 ?UPU_\D?U[_L-O_Z(BK\Z M* 1?_@G#_P D?U[_L-O_Z(BK\Z M*_1?_@G#_P D?U[_L-O_Z(BK\Z M*_1?_@G#_P"HB*@#ZQHHHH **** "O"_VV_^3:?%G^]:?^E4
M5>Z5X7^VW_R;3XL_WK3_-*HJ /RKKV']D7P['XF_:(\&6TI(6"[-[QZPHTH M_5!7CU>] L-L!^TIX9SWCNP/_:6@#]3:*** "BBB@ HHHH X/X[^'#XL^#O MC#2UC266;39O+#J&
<*64\]P17XYG@D5^V7BR>.V*ZQ+*P6)+.9F)Z !#7X MG2??;ZT >H_LO7TFG_'[P/(DC1[M2BC8]<95CM(/M@U]]?MQ:E"3'=&D&1^.* /;]GF-I/C?X)5,ACJMOC'^^*^^?V^(V?\ 9YOF7HE_
M;%N>VXC^9% 'YAUW/P-\)XP^+WA+2)9#%'=:C"K.!G W G^5<-7JG[+) _: M"\#$]/[2C_K0!^N?3@<"EHHH **** "BBB@#R3]][P^OB3]G_P 7P?9EN9H+ M4742L/NM&PV.&Q^E?
M5870OK&WN5&U9HUD ],@'^ MM?B!'_K%^M?MMX< Y%[2_P#KUB_] % 'XQ^./^1TU[_K_G_)&-6)6WXX_P"1 MTU[_* Y_P#T8U8E '[! LZ_\D\'_ \ 8%M?_18KYA_X*7?=\"?]O?\ [2KZ
M>_9U_P"2#^ ?^P+:_P#HL5\P_P#!2[[O@3_M[_\ :5 'PU7U;_P3GT'[=\8- M8U-D1X[#274%ADJ\DB $>G"N/QKY2K[*_P"":O\ R.7C/_KP@_\ 1C4 ??U% M%% !1110!SOQ&_Y)_P")?^P;'?\
D7]_ P"O6+_T 5^)MI_Q]?P G7[9>'?^1? MTS_KUB_] % &C1110!^,OQ?_.2L>-/^PU>_^CWKD:Z[XO\ _)6/&G_8:O?_ M $>]0_LD?\)N7@?_KS;_T:]>O4 %?! MW_!2R_G_ +8\$60F;[-
]GN)C#GY=VY &QZXR*^\:^!/^"E:G_A+/!;9^4V4X M ^D@_P :/C*NO\ A;\4M:^$'BI/$.@?9QJ*1/"IN8O,4!A@\9ZXKD*55+< M$_2@#Z2_X> _%;_GMI/_( C_&C_(> _%;_)[:3_X C_&OF[RG_N-
^5'E/ M_<;\J /I'_AX#\5O^>VD_P#@"/\ &C_AX#\5O^>VD_\ @"/\:^;O*?\ N-^5 M'E/_ '& *@#Z1_X> _%;_GMI/_@"/\:/^'@/Q6_Y[:3_ . (_P :^;O*?^XW MY4>4_P#<;\J .F^)7Q&UXJ^+;KQ'K8MQJ-
RJB0VL0C0[5"@&\"N7IWE/\ MW&_*CRG_ +C?E0!^H?[^/_)N6C?]?5U_Z--?0=> ?L+V\EO^SGH0D4H7N+EP M#Z>.W->_T %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%
M%% !1110 R;_%,G^Z?Y5^*?C7_D<-<_Z_9O_0S7[63?ZF3_'3_ "K\4_&O M_(X:Y_U^S?\ H9H QU^\K7[!_L_P#)# _!/_8+A_E7X^+]X?6OV!_9TD2;X M&>"'1@ZG3(L$?2@#T:BBB@ KR?\ :L_Y-
Y\;_P#7D/\ T8E>L5Y/^U9_R;SX MW_Z\A_Z,2(@#\CZ])_9M_Y+KX*_[*47\Z\VKTG]FW_DNO@K_L)1?SH _7^BBB M@ HHHH * +?]NK_DY#Q!_P!<+3_TGCK]2*_+?]NK_DY#Q!_UPM/_$GCH ^?
MZ_1?_@G#_P D?U[_+#;_P#HB*OSHK]%_P#@G#_R1_7O^PV__HB*@#ZQHHHH M **** "O"_VV_P#DVGQ9_O6G_I5%7NE>%_MM_P#)M/BS_>M/_2]*@#]ZJ%_ M9Y\91^_?
C1X2UJ>9;>TAOXTN)7!PD+_)(?P5F->=4JL58,#@CD4 ?N/17@_[ M(/QT@^,'PUMK2\N0WB;18UMKZ-F^>5!Q'-[[@,$_W@?45[Q0 4444 %%%% ' MDW[5/BZ'P;\!O%MW+(\#M#N M5N=
(T:5GNIX^5EN<%2 >X49'U)]*^3Z /8_V0_#]QXB_:$\()!M_T6Z^V2;C MCY(U+G'OQ7WS^V5X<;Q)^SQXH19/*-FD=[TSD1N"1^6:^>/^" M,[B%?(MHA86KNASYC$,Y4].% ! WZ^X?$FAV_B?
P_J6D7:+);7UN]O(KKN&& M4CIWZT ?B371_#CQ1+X+\>:#KD,OD/8WD4_F;=V &!/?C-0>./"MWX\'7:O MH-]&T=SI]R\#!A@G:Q ./0C!_&L/I0!^X-C>0ZC9VJW;OYD$\:RQN/XE89!_
M(U/7S+^P]\W_A8>NW[I_"OIJ@ HHHH *** M* /"OVU/%&]'G\[1="9T>5?NS7!X=@>X& H^A]:^8* .G^%^B_\ "1?$CPQIA@-REUJ5 MO$\2C[R&1=WZ9KJGHHUAC2-!M1 %4>@%?FG^P-\.W\6?
&0:[+$QL= @:X\P' M YAM13J\%C^%?I?0!**?CC_ )'37O\ K_G_/1C5B5M^./^1TU[_K_G_P#1 MC5B4 ?L'^SK_,D'\ ]@6U_]%BOF' @I=]WP)_V]_\ M*OI[]G7_D@_@'_L M"VO_*+%?,/
4N^[X$_P"WO_VE0!\-5]E?\$U?^1R\9_\ 7A! Z,:OC6OL MK_@FK_R.7C/_ *\(/_1C4 ??U%%% !1110!SOQ&_Y)_XE_[!MQ_Z+:OQ9;K7 M[3?$;_DG_B7_ +!MQ_Z+:OQ9;K0!+:?\?
47^\YUC\V7AW_D7]_Z]8O_ $ 5 M^)MI_P ?47^\YUC\V7AW_D7]_Z]8O\ T 4 :-%%% 'XR_%_DK'C3_L-7O_M */>N1KKOB_ ,E8\:?]AJ]_]'O7(T ?K5^R1_R;EX'_ .O-O_1KUZ]7D/[( MYS^SCX'Q_P
^CC_R-)7KU !7Q5_P4H\,+-HG@_Q"';?!/+8E,<8=0^<_\ 6 MOM6O)?VIOAW)\3?@GX@TW%SFOH(Q>VRJ!EGC^;;SZC(_&@#\D:]U_8OUC2=/
M^.FDV>M6UO=V6I1R60CN+=9E\QA\APPX^8#GWKPI@58@]15G2]2GT?4K6^M7 M,5S;R++&Z]0RG(-'[/_/"O?"O_$+.C_\@!%_\31_PKWPK_T+.C_^ $7_M
,37&_L_'#3/CAX#M=2AGB&M6Z+]5FO#12XY8#^ZW4'ZCM7J5 '/_"O? M"O\ T+.C_P#@!%_\31_PKWPK_P!"SH__ ( 1?_$UT%% '/_"O?"O\ T+.C_P#@!%_\31_PKWPK_P!"SH__ ( 1?_$UT%%
'/_"O?"O\ T+.C_P#@!%_\ M31_PKWPK_P!"SH__ ( 1?_$UT%% %>QL+;3+5+:SMH;2W3A(8$"(OT X%6** M* "BBB@ HHHH **** "BBB@ HHHH **** "BBB@ HHHH M
1E#*5/0C%?C!\4M)GT/XD>)K&XAD@EAU&==DHPP&\D9_#%?M!7Y^_M\? >\ MTKQ,?B%I-J\VF7X5=2*<^3, %5B/[K @GU'N* /CFOO3]BS[J;0[?PK9> O% M5[%I=W9MY>G7,\$'VKX+HSCD<4 ?
N%9WEOJ%NEQ:SQW,# MC*RPN'5OH1P:@U/6M.T6-9-1O[6PC;H]U,L8/XL17XM6/B[7-+MUM[/6+ZU@ M7I'#<.BC\ :AU+Q#JFM;/[0U&ZO?+^Y]HF9]OTR>* /V.\#_ !/\-?$B35%\ M-
ZE'JL6G2+%//"#Y>Y@2 K?Q=.U.OU(K\M_VZO^ M3D/$'_7"T_\ 2>-@#Y_K]%_^"_[#;_^B(J /K&BBB@ HHHH *\+ _;;_ .3:?%G^]:?^E45>Z5X7^VW_ ,FT M^+/]ZT_]*HJ /RKHHK6\)^^%M0\;>
(K#0]*C6;4;Z01O1LP7>QZ#)H N?#_X@ M:Y\,?%%GX@\7K6.HVQX8OZ9KB%]-U&TU!0,EK6=9 /^^2:OU^(NFZ][6CNSV%_5D)^N#6 M@?'WB5@0?$&ID?\ 7W)_C0!^O/B_XP>"
EF]QKGB73K)5)7RS.K2%L9P$?) MSQZ5\5?M$?MW77B^PNO#_@))]*TV;Y)]5E^6XF3'*H/^68/0GK]*^0)9I)W9 MY':1V.2S')]:90 K,68LQR3R2:U/"OAG4?&7H"PT72;62\U"]E6&*&,9))/ M\O?M5?
1=#U#Q'JEOIVEVW0N[L>P K])/V1_P!E2/X.6*^)/$*K MXNNHMJQCE;&-G,H#W<]SVZ#N2 >O_!?X8V?PA^'.D>&KO*SV\>^YF48\Z=N M7?\ /@>P%=Q110!_\ !0+X%2M-#\1M(P^U?2
58XUY!Z)+QV_A)^E?#M? MM_J&GVVK6%Q97L$=U:7$;12PRKN5U(P01Z$5^:_[4W[(^!?"?4+KQ#XGA7QA9PV7C0KX9UA5PUSR;27 /S9ZH>.AXYZU^<-%_'[:;/ƵD
MTGQ!&'TO4[/44VALVLZR<'OP:TJ_$33=;U#1Y&DL+ZXLI&&"]O*R$CTR#6C_M ,)]XF_Z__ N3_&@#]?/%WQ:\'> [.2YUSQ'I]@D;;2C3JTF[!X"#+9X] M*^*?VB/V[KCQ=I]UX>\ QSZ;ILZ^7<:K,-
EQ*I'*QC/R ]"3SUZ5\?S7$MS( M\DLC2R.=S,Y))/J:CH 5F+,68Y)Y]J?3]/N-6OK>RM(6N+FJXD6***,99V8X M ]231^QN6K7D-UQ: MV5O8Q^?;(OFV\0>[E7_EM<, 9'SW&>!Z =[B@
M(V7=9:=)@BR!_C?UDQV_ASZ] #UO]E_X+I\$_A?9Z;<([K5YB[U%LYQ*0/D! M]%&!^9KUVBB@#\4O'_(Z:]_U_S_ /HQJQ*V_'"_ ".FO?\ 7_/_.C&K$H
M_8/JG7_D@_@'_L"VO_HL5\P_\%+ON^!/^WO_-I5]/?LZ_\ )!_/_8%M?\ MT6*^8?\ @I=]WP)_V]_^TJ /AJOLK_@FK_R.7C/_*\(/_1C5\:U]E?\$U?^ M1R\9_P#7A! Z,:@#[^HHHH **** .=^(W_)/_$O_
&#;C_T6U?BRW6OVF^(W M_)/_!+_-@VX_\ 1;5^+++=:}3_CZB_P!X?SK]LO#O_(OZ9_UZQ?\ H K\ M3;3_(^HO]X?SK]LO#O_O_"+^F?\ 7K%_Z * -&BBB@#\=?CYH5WX;^-/C6QO MD"7 U6XFPIR-
LCF1#^*NI_&N!K[<_P""@7P)NVU*XC:/:M-;O&MOJJ0Q_ZL MKPDQQS@C"D]L+ZU\1T ?;?[$O[4FC^&]"C\!>+;Q=/BCD9]-U"=OW0#')A8_MP_-
D@/F(]*^Y;'4+75+=;BSN8;N!NDL$@=3^(XK/ZU-/\ %6M:3;?^18ZM> MV<.<^7!<.BY]< T ?M3J.K6.CPB6_O;>RB/>XE6-?SI)KG/! P 5/"OQ"U35 M-.\/ZK#J\FG!?M3V_P
T2EBPV[NA/RGI7X[:EXDU;651;_4[N]53E1<3,X'T MR:^UO^":G^K\;?\ ;O\ ^ST >1_MF_ *X^%?CZ?7--M6_P"$8UF05I2*/E@F
M.2\1]/4>Q]J^=*_:;Q]X"T7XF>%;WP_KUHMWI]TN"IX9&'W74]F!Y!K\P_V@ M/V6_$WP/U*2WI0!Y_\-_B9X@^%'B:#7/#E M\UG>1\,IYCE7NCK_ !*?2OO?X2_M]^#O%MO;VGBV-
O#&JGY6FP9+5S@DD,.5 M' ZCOUK\WJ* /VMT'QMX?\40PR:1K=AJ2S('3[-_$DJ,CZ]J3JPP5:[<@_K6*T MC2$EF+$G)R: /O3XO?\ !0_3K.WEL?A_ISWERPQ_:FH)MC3KRL?5B,/O8'-? M2WP.^)4?
Q;^%^A^)@$6XNH=MU'&#M29?E<#/;(_6OQSK[0_X)T_$Y[+7M9\# MW3,T%XGVZTX)"R*,/;*X/X4 ???%%% !1110 4444 %%%% !1110 4444 % M%%% !1110 4444 %%%% !1110 4444
%5=4TNTUK3[BPO[:.\LKA#'-!,H9' M4\$$&K5% 'P[\9O^">;W-[/J7P\OXHHY&W'2=0?;$R1D1R8Z=3AOSKY9\5? M'XA>"YUCU7PEJD6XD*\=NTJ-CN"N17[$44 ?B)J&AZCI4WE7MC<6DO\ POY-
]S8VUP_3=-$K']14]M: MPV<0BMX8Q(QT2-0H_(4 ?+_[ G@'Q%X%\"^(!X@TBZTDWUW%/;K=)L:1-A&< M=1^->O?M%>'BM2\6?!/Q9I&D6DE_J5W:B."WBQN=MZG S[ UZ/10!^2/_ R?
M\6O^A(U+\E_QKN_@7^S7\3/#/Q=*:IJ?A" M+"UOXY)IW"[44'DGFOTSHH M**** "BBB@ K\]VO/@#\0?'WQTUO6=_\+7NI:9-%,+')M)N-'O)=6:> M.*XQED,,0W#!/&01^%?1U% !1110 4444
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C7Q%>Q6FG^%M6N)Y?N 6C@'\2,"O=_AK_P3_P#' M/BF2VN?$UOOX7TJL,?JC+MFU6ZPT\G ! /10<=%)37I]%% !1110 4R:&.XB>*5%DB<%61QD,#U! M'<4^B@#Y>^,G[!OA+QY--
J/AF;_A%=4?+-%&F^UD8DJ]_N\<]*^2O&_[& M/Q2\%RMC0CK5L%9_M&EOYH"@]QP02.<8K]5J* /Q4O/ ?B33XWDNM U.VC3A MFEM)%^ I(K*AT^ZN9?+BMY99/[B(2?RK]O984GC:.1%D1N"K#
(/X52B\/Z7! M)OCTVSC?^\L" _GB@#\==%^$/C;Q#>QVFG^%=6N)Y/NJ+-P/S(P*]Q^'/[ / MC[Q4T$^OO;>&+%N66=O,N,!L$;%Z$C)&3Z5^E-% 'DGP9_9C\%?!2-9]+LOM M^L[*-7N8/!6HO#-
>32 M(P"]7)!Z^E97_#)_P 6O^A(U+\E_P : 6VB@#B/@AHM]X;^# _@W2M2MGM-0 ML]*MX)X)/O1NJ %3^-?/_P"WE*?%OQ._P"$/A?0KG6?L@N?/-OC]WN\O;G M)X/Y5];T4 ?DC_PR?\ %K_H2-
2_)?\ &OJ+]A'X.^,OAEXI\47'B?0+K1X+ MJSBCADN ,.PYGL9XXHUZ MNQ0@ ?4U^5Q_9/\ BU_T)&I?DO\ C7ZVT4 ?DK!^RC\6HYD8^']J2(4@]%_\ MBJ_5S0X7M)%T^*52DD=O&K*>H(4 BKU%
!1110!%=6L-]:RVUS"EQ;S*4DBD M4,KJ1@@@]017Q?\ &K_@GM;:G<7&J?#V]CL'D8N='O6/E9'$8IJGA/4E3S&C6:"$S(^#C(*9X-<3J&@:GI,GEWVGW
M5F_JV>%D/ZBOVYJI=Z38W[;KFSM[EO6:)6/ZB@#\6-/(ZY[\?F6.CWUXG]Z MWMWE6]^(#;-=QF,R8WYPIYXXZCO7UQ: MV5O8Q^?;(OFV\0>[E7_EM<, 9'SW&>!Z =[B@ HHHH **** "BBB@ HHHH **** "BBB@
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^E45>Z5X7^VW_ ,FT^+/]ZT_]*HJ /RKKU#]F' DX#P)_V%(O MYUY?7J'[,/\ R-RC M>=U! P!DUY^88OZCA:F)<;\BO;8#NJ*\Z^"]S+=:3>-*Y=MZ\G_@5>BUGEF. M6982&+4>7FOIOU:_0 HHHKU
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YUM*PWO8[!2A'OK M^J2_$+'T117!>! BA!XB>.RO@MO?$85@,)(?3V_P!*[VON<#C\/F5%5\-* M\?Q7DUT8@HHHKT "BBB@ HKYQ\8:G=0>*-41)W"BZEXS_MM7L7PW\5#Q-H">
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&EHDLS.NR0X)_P!@U[O7+DN;+.,\0HC.M:_*F_N5P-NBOFK1K?6_$$[PV)EG=06(! M[_45X#_P (7XO_M _?>;_QJC_A*_ _ #[S?]]5M_K5B \ H7S_ ! ^0 ]^HKSWX7:'K&D3WIU2
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[=N_>NO!\3U*F)AA<9A9 M4Y3=EV_%+3[P/5Z***^\%%%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%%% !1110 4444 %%% M %
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%%%% !7S3>_P#(Z3_]?S?^C*^E MJ^9M3F6#Q==2.<(MZS'Z"0U^8\<.T,,W_,T&CZ9HKD/^%J>'O\ GXE_[\M1 M_P +4\/?\ $O_?EJ^U_MG+?^@B' ($@.OK@OC)_R*\?_7;_ -E-7O\ A:GA
M[_GXE_[\M7)$KQQI/B#04M[.9WE$N[#1E>,$?UKP\\S7 5LMKTZ=>+DXNR3 M5P-+X(_\@:]_WU_]FKTJO<2@C_R!KW_27_V:O2J[.%_^1/0]'_Z4P84445]2 M(M*\R^,7BQ[&WCTFWYJ]]? MCC6-
B*$5> JC %5M)L5TW3+6U1=JQ1JN,Y[:]Y]6_ M\NP@JM?Z?;ZI:O;W4*S1,.58?K]:LT5[DHQG%QDKI@?/7CSP=+X_U97@9C:2 M'?#)GD8/0^XX_,5Z_P##WQ2*:0YN8CYH>$IY'X
M:W99%./4[2/_![/X5Q'P/OC'K-[:8R)8=^?3:?_ *]?EF'I_P!@\1+#4M*5 M9;=M[?3'T/9Z***_51!1110!\X>);,ZCXZO;56"--?/&&(R!F4C/ZU+X M7UBY\!^*@+A614*CK6L#3+9\VMJQ4XZ-)T)_#I^==?
I/A0>%_AOJGFIB]N;222;(Y7Y# MA/PS^9-?G.9REQ%F$Z$'^XH)MOO*W^>B\DV,X/X1\>.+0?[$O_H!KWZO ?A' M_P CQ:_[D<7+J^KV>"\ QO\(,***_01!6%XX_Y%'5?^NI!K=K"
M\9?!"_D/7/_%P;_P!"2O:J\"^%WB*Q\.ZM M//?2-&C1,HVJ6Y)7T^AKT[_A:GA[_GXE_P"_+5\-PIF6#PV61IUZT8RN]&TG MN-G7T5R'_"U/#W_/Q+_WY:E7XI>'V8*+B4DG 'DM7V']M9;_-!$/_D(ZZB
MH[>X2ZMXIHSF.10ZGV(R*DKV$TU= %%%%, KR;XY7LB_V?:C'E[2_ODG_P"M M^M>LUQ'Q3*S>(M(CFM4#W-MD[<99E.,X_+^=?,<2X>MB#_'5]X+N'AV"6W8_O()./Q![' M%>FZ=\8-$O!&)A-
:NQP'<^RVG@:6%G-4YQ5FGHF^]]M=^X'= M5"MK"EPTZQ*LS+M:0#DC.<&L_3_%6D:IQ;:A [;MNQFVMGZ'K6K[ZG4I8B* MG3DI+NK,04445N 4444 %%%% !1110 4444 %%%% !1110 4444
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_Z,K\PXX2E3PR?\S_0:.Z_X42__ $%E_P"_!_\ MBJ/^%$O_ -!9?^_!_P#BJ]:X+XR?\ (KQ_]=O_ &4UX^<< M-Y7A,OK5Z-*THIM:R_S I?!' D#7O^^O_LU>E5YK\$?^0->_[Z_^S5Z57O<+ M_P#
(GH>C_P#2F#"BBBOJ1!7SGKJC2_'4V\EECN6)XR?OFOHRO#_C!H1TWQ + M^)-J7/[S< ?O# /ZX/\ P*OSOC:A.6"IUX+X): /3\[#1;%(LT22+RK_/H M:?7)(?#7Q1'X@T"*(N3=6JB-
PQY('0_TKKZ^WP6*IX[#PQ%)W4E?_('R$%%% M%=H'-?$9@O@O4PQ W(J<^[@5YI\%$9O%$[A3M%NV3V'*UK&;Q3'(L6CVIJY M1M\Q7G#8("_@"?S%:/P6T%['2;G490RM=,%0'^ZO?\S^E?
EN)FLRXGI0HZJB MM7Z7?YM+U'T/2**** 4A!1110!\]ZA_R4U_^PG_[6KWZ[M8KZUEMYT$D,JE' M4]P1@UX#]'_)37_["?\ [6KZ$K\XX1BI2QJ:T< \QGSGJUG>?#WQ?^Y=E>*0 M212'^-
#T)^HR#^->I^*/B%!;^"H=1LWVW-\NR%<\HW1S]5_GDI/BEX3'B+0S M]>':?8W.K7EO8PAI)'?:B^.I_#UKUKQA_ MR*NL?)DO_H)J7PWH4/AO1K>PAP?+&7?&-
[GJWYU%XP Y%76/^O27_T$U]]E MN5+*./^11U7_K@:_M,?\ C&SR/_(42 M_P#T%E_[\'_XJG1_ R2.17&K(2IR,P'_.*KUJBOJ?\ 5/)_^?/_)-+_,"" MPMOL5C;V^[=Y,:Q[L=< #-3T45];&*BE%;
(044450!1110!S>O?#[?3.9REQ%F$Z$'^XH)MOO*W^>B\DV,X/X1\>.+0?[$O_H!KWZO ?A' M_P CQ:_[D<7+J^KV>"\ QO\(,***_01!6%XX_Y%'5?^NI!K=K"
M\9?!"_D/7/_%P;_P!"2O:J\"^%WB*Q\.ZM M//?2-&C1,HVJ6Y)7T^AKT[_A:GA[_GXE_P"_+5\-PIF6#PV61IUZT8RN]&TG MN-G7T5R'_"U/#W_/Q+_WY:E7XI>'V8*+B4DG 'DM7V']M9;_-!$/_D(ZZB
MH[>X2ZMXIHSF.10ZGV(R*DKV$TU= %%%%, KR;XY7LB_V?:C'E[2_ODG_P"M M^M>LUQ'Q3*S>(M(CFM4#W-MD[<99E.,X_+^=?,<2X>MB#_'5]X+N'AV"6W8_O()./Q![' M%>FZ=\8-$O!&)A-
:NQP'<^RVG@:6%G-4YQ5FGHF^]]M=^X'= M5"MK"EPTZQ*LS+M:0#DC.<&L_3_%6D:IQ;:A [;MNQFVMGZ'K6K[ZG4I8B* MG3DI+NK,04445N 4444 %%%% !1110 4444 %%%% !1110 4444
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| Cover - shares | 9 Months Ended | |
|---|---|---|
| | Sep. 30, 2024 | Oct. 10, 2024 |
| **Cover [Abstract]** | | |
| Document Type | 10-Q | |
| Document Quarterly Report | true | |
| Document Period End Date | Sep. 30, 2024 | |
| Document Transition Report | false | |
| Entity File Number | 1-35796 | |
| Entity Registrant Name | Tri Pointe Homes, Inc. | |
| Entity Incorporation, State or Country Code | DE | |
| Entity Tax Identification Number | 61-1763235 | |
| Entity Address, Address Line One | 940 Southwood Blvd | |
| Entity Address, Address Line Two | Suite 200 | |
| Entity Address, City or Town | Incline Village | |
| Entity Address, State or Province | NV | |
| Entity Address, Postal Zip Code | 89451 | |
| City Area Code | 775 | |
| Local Phone Number | 413-1030 | |
| Title of 12(b) Security | Common Stock, par value $0.01 per share | |
| Trading Symbol | TPH | |
| Security Exchange Name | NYSE | |
| Entity Current Reporting Status | Yes | |
| Entity Interactive Data Current | Yes | |
| Entity Filer Category | Large Accelerated Filer | |
| Entity Small Business | false | |
| Entity Emerging Growth Company | false | |
| Entity Shell Company | false | |
| Entity Common Stock, Shares Outstanding | | 93,590,060 |
| Amendment Flag | false | |
| Document Fiscal year Focus | 2024 | |
| Document Fiscal Period Focus | Q3 | |
| Entity Central Index Key | 0001561680 | |
| Current Fiscal Year End Date | --12-31 | |

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| CONSOLIDATED BALANCE SHEETS - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Assets** | | |
| Cash and cash equivalents | $ 675,957 | $ 868,953 |
| Receivables | 113,725 | 224,636 |
| Real estate inventories | 3,412,633 | 3,337,483 |
| Investments in unconsolidated entities | 130,798 | 131,824 |
| Mortgage loans held for sale | 80,071 | 0 |
| Goodwill and other intangible assets, net | 156,603 | 156,603 |
| Deferred tax assets, net | 37,996 | 37,996 |
| Other assets | 171,472 | 157,093 |
| Total assets | 4,779,255 | 4,914,588 |
| **Liabilities** | | |
| Accounts payable | 75,214 | 64,833 |
| Accrued expenses and other liabilities | 456,418 | 453,531 |
| Loans payable | 275,914 | 288,337 |
| Senior notes, net | 646,280 | 1,094,249 |
| Mortgage repurchase facilities | 75,465 | 0 |
| Total liabilities | 1,529,291 | 1,900,950 |
| Commitments and contingencies (Note 13) | | |
| **Stockholders' equity:** | | |
| Preferred stock, $0.01 par value, 50,000,000 shares authorized; no shares issued and outstanding as September 30, 2024 and December 31, 2023, respectively | 0 | 0 |
| Common stock, $0.01 par value, 500,000,000 shares authorized; 93,590,060 and 95,530,512 shares issued and outstanding at September 30, 2024 and December 31, 2023, respectively | 936 | 955 |
| Additional paid-in capital | 0 | 0 |
| Retained earnings | 3,249,016 | 3,010,003 |
| Total stockholders' equity | 3,249,952 | 3,010,958 |
| Noncontrolling interests | 12 | 2,680 |
| Total equity | 3,249,964 | 3,013,638 |
| Total liabilities and equity | $ 4,779,255 | $ 4,914,588 |

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| CONSOLIDATED BALANCE SHEETS (Parenthetical) - $ / shares | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Statement of Financial Position [Abstract]** | | |
| Preferred stock, par value (in dollars per share) | $ 0.01 | $ 0.01 |
| Preferred stock authorized (in shares) | 50,000,000 | 50,000,000 |
| Preferred stock issued (in shares) | 0 | 0 |
| Preferred stock outstanding (in shares) | 0 | 0 |
| Common stock, par value (in dollars per share) | $ 0.01 | $ 0.01 |
| Common stock authorized (in shares) | 500,000,000 | 500,000,000 |
| Common stock issued (in shares) | 93,590,060 | 95,530,512 |
| Common stock outstanding (in shares) | 93,590,060 | 95,530,512 |

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| CONSOLIDATED STATEMENTS OF OPERATIONS - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | |
|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 |
| Revenues | $ 1,144,673 | $ 838,516 | $ 3,238,999 | $ 2,455,506 |
| Income before income taxes | 151,547 | 99,551 | 441,356 | 286,201 |
| Provision for income taxes | (39,788) | (22,942) | (112,599) | (71,764) |
| Net income | 111,759 | 76,609 | 328,757 | 214,437 |
| Net(income) loss attributable to noncontrolling interests | 0 | (1,207) | 59 | (3,569) |
| Net income available to common stockholders | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |
| **Earnings per share** | | | | |
| Basic (in dollars per share) | $ 1.19 | $ 0.77 | $ 3.49 | $ 2.12 |
| Diluted (in dollars per share) | $ 1.18 | $ 0.76 | $ 3.46 | $ 2.10 |
| **Weighted average shares outstanding** | | | | |
| Basic (in shares) | 93,600,678 | 98,018,498 | 94,294,800 | 99,534,570 |
| Diluted (in shares) | 94,640,211 | 99,030,210 | 95,081,173 | 100,458,357 |

| | | | | |
|---|---|---|---|---|
| Homebuilding Segment | | | | |
| Revenues | $ 1,127,023 | $ 827,758 | $ 3,191,181 | $ 2,425,502 |
| Other operations expense | 765 | 724 | 2,295 | 2,171 |
| Sales and marketing | 53,744 | 42,874 | 160,772 | 127,977 |
| General and administrative | 66,734 | 58,359 | 185,809 | 158,949 |
| Homebuilding income from operations | 139,295 | 83,253 | 393,237 | 244,927 |
| Equity in income of unconsolidated entities | 227 | 3 | 383 | 272 |
| Other income, net | 6,658 | 11,664 | 31,818 | 30,361 |
| Homebuilding income before income taxes | 146,180 | 94,920 | 425,438 | 275,560 |
| Income before income taxes | 146,180 | 94,920 | 425,438 | 275,560 |
| Financial services | | | | |
| Revenues | 17,650 | 10,758 | 47,818 | 30,004 |
| Expenses | 12,283 | 6,127 | 31,900 | 19,363 |
| Financial services income before income taxes | 5,367 | 4,631 | 15,918 | 10,641 |
| Income before income taxes | 5,367 | 4,631 | 15,918 | 10,641 |
| Home sales revenue \| Homebuilding Segment | | | | |
| Revenues | 1,113,681 | 825,295 | 3,165,042 | 2,412,777 |
| Cost of home, land and lot sales | 854,499 | 641,074 | 2,427,484 | 1,881,191 |
| Land and lot sales revenue \| Homebuilding Segment | | | | |
| Revenues | 12,552 | 1,714 | 23,780 | 10,506 |
| Cost of home, land and lot sales | 11,986 | 1,474 | 21,584 | 10,287 |
| Other operations revenue \| Homebuilding Segment | | | | |
| Revenues | $ 790 | $ 749 | $ 2,359 | $ 2,219 |

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| CONSOLIDATED STATEMENTS OF EQUITY - USD ($) $ in Thousands | Total | Total Stockholders' Equity | Common Stock | Additional Paid-in Capital | Retained Earnings | Noncontrolling Interests |
|---|---|---|---|---|---|---|
| Beginning balance (in shares) at Dec. 31, 2022 | | | 101,017,708 | | | |
| Beginning balance at Dec. 31, 2022 | $ 2,836,531 | $ 2,832,389 | $ 1,010 | $ 3,685 | $ 2,827,694 | $ 4,142 |
| **Increase (Decrease) in Stockholders' Equity** | | | | | | |
| Net income | 214,437 | 210,868 | | | 210,868 | 3,569 |
| Shares issued under share-based awards (in shares) | | | 789,164 | | | |
| Shares issued under share-based awards | 518 | 518 | $ 8 | 510 | | |
| Tax withholding paid on behalf of employees for share-based awards | (9,802) | (9,802) | | (9,802) | | |
| Stock-based compensation expense | 15,012 | 15,012 | | 15,012 | | |
| Share repurchases (in shares) | | | (4,465,098) | | | |
| Share repurchases | (125,588) | (125,588) | $ (45) | (125,543) | | |
| Distributions to noncontrolling interests, net | (6,955) | | | | | (6,955) |
| Reclass the negative APIC to retained earnings | 0 | | | 116,138 | (116,138) | |
| Ending balance (in shares) at Sep. 30, 2023 | | | 97,341,774 | | | |
| Ending balance at Sep. 30, 2023 | 2,924,153 | 2,923,397 | $ 973 | 0 | 2,922,424 | 756 |
| Beginning balance (in shares) at Jun. 30, 2023 | | | 99,094,458 | | | |
| Beginning balance at Jun. 30, 2023 | 2,896,820 | 2,896,111 | $ 991 | 0 | 2,895,120 | 709 |
| **Increase (Decrease) in Stockholders' Equity** | | | | | | |
| Net income | 76,609 | 75,402 | | | 75,402 | 1,207 |
| Shares issued under share-based awards (in shares) | | | 361 | | | |
| Shares issued under share-based awards | 0 | 0 | $ 0 | 0 | | |
| Tax withholding paid on behalf of employees for share-based awards | (6) | (6) | | (6) | | |
| Stock-based compensation expense | 6,989 | 6,989 | | 6,989 | | |
| Share repurchases (in shares) | | | (1,753,045) | | | |
| Share repurchases | (55,099) | (55,099) | $ (18) | (55,081) | | |
| Distributions to noncontrolling interests, net | (1,160) | | | | | (1,160) |
| Reclass the negative APIC to retained earnings | 0 | | | 48,098 | (48,098) | |
| Ending balance (in shares) at Sep. 30, 2023 | | | 97,341,774 | | | |
| Ending balance at Sep. 30, 2023 | $ 2,924,153 | 2,923,397 | $ 973 | 0 | 2,922,424 | 756 |
| Beginning balance (in shares) at Dec. 31, 2023 | 95,530,512 | | 95,530,512 | | | |
| Beginning balance at Dec. 31, 2023 | $ 3,013,638 | 3,010,958 | $ 955 | 0 | 3,010,003 | 2,680 |
| **Increase (Decrease) in Stockholders' Equity** | | | | | | |
| Net income | 328,757 | 328,816 | | | 328,816 | (59) |
| Shares issued under share-based awards (in shares) | | | 821,172 | | | |
| Shares issued under share-based awards | 1,041 | 1,041 | $ 8 | 1,033 | | |
| Tax withholding paid on behalf of employees for share-based awards | (16,612) | (16,612) | | (16,612) | | |
| Stock-based compensation expense | 24,327 | 24,327 | | 24,327 | | |
| Share repurchases, including excise tax (in shares) | | | (2,761,624) | | | |
| Share repurchases, including excise tax | (97,310) | (97,310) | $ (27) | (97,283) | | |
| Distributions to noncontrolling interests, net | (2,609) | | | | | (2,609) |
| Acquisition of joint venture minority interest | (1,268) | (1,268) | | (1,268) | | |
| Reclass the negative APIC to retained earnings | $ 0 | | | 89,803 | (89,803) | |
| Ending balance (in shares) at Sep. 30, 2024 | 93,590,060 | | 93,590,060 | | | |
| Ending balance at Sep. 30, 2024 | $ 3,249,964 | 3,249,952 | $ 936 | 0 | 3,249,016 | 12 |
| Beginning balance (in shares) at Jun. 30, 2024 | | | 93,862,218 | | | |
| Beginning balance at Jun. 30, 2024 | 3,139,496 | 3,139,484 | $ 939 | 0 | 3,138,545 | 12 |
| **Increase (Decrease) in Stockholders' Equity** | | | | | | |
| Net income | 111,759 | 111,759 | | | 111,759 | 0 |
| Shares issued under share-based awards (in shares) | | | 619 | | | |
| Shares issued under share-based awards | 0 | | | | | |
| Tax withholding paid on behalf of employees for share-based awards | (8) | (8) | | (8) | | |
| Stock-based compensation expense | 8,708 | 8,708 | | 8,708 | | |
| Share repurchases, including excise tax (in shares) | | | (272,777) | | | |
| Share repurchases, including excise tax | (9,991) | (9,991) | $ (3) | (9,988) | | |
| Reclass the negative APIC to retained earnings | $ 0 | | | 1,288 | (1,288) | |
| Ending balance (in shares) at Sep. 30, 2024 | 93,590,060 | | 93,590,060 | | | |
| Ending balance at Sep. 30, 2024 | $ 3,249,964 | $ 3,249,952 | $ 936 | $ 0 | $ 3,249,016 | $ 12 |

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| CONSOLIDATED STATEMENTS OF CASH FLOWS - USD ($) $ in Thousands | 9 Months Ended | |
|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 |
| **Cash flows from operating activities:** | | |
| Net income | $ 328,757 | $ 214,437 |

| | | |
|---|---|---|
| **Adjustments to reconcile net income to net cash provided by operating activities:** | | |
| Depreciation and amortization | 23,572 | 20,066 |
| Equity in income of unconsolidated entities, net | (383) | (272) |
| Amortization of stock-based compensation | 24,327 | 15,012 |
| Charges for impairments and lot option abandonments | 2,444 | 12,675 |
| Fair value adjustment on mortgage loans held for sale | (758) | 0 |
| Gain on increase in carrying amount of investment | (3,495) | 0 |
| **Changes in assets and liabilities:** | | |
| Real estate inventories | (74,485) | (247,846) |
| Mortgage loans held for sale | (79,313) | 0 |
| Receivables | 110,911 | 50,043 |
| Other assets | (9,527) | 1 |
| Accounts payable | 10,381 | (7,093) |
| Accrued expenses and other liabilities | 3,332 | 67,773 |
| Net cash provided by operating activities | 335,763 | 124,797 |
| **Cash flows from investing activities:** | | |
| Purchases of property and equipment | (18,933) | (19,136) |
| Proceeds from investment | 717 | 0 |
| Net investments in unconsolidated entities | (24,789) | (6,434) |
| Distributions from unconsolidated entities | 17,289 | 0 |
| Net cash used in investing activities | (25,716) | (25,570) |
| **Cash flows from financing activities:** | | |
| Borrowings from loans payable | 420 | 910 |
| Repayment of loans payable and senior notes | (462,844) | 0 |
| Borrowings on mortgage repurchase facilities | 282,400 | 0 |
| Repayments on mortgage repurchase facilities | (206,935) | 0 |
| Distributions to noncontrolling interests | (3,877) | (6,955) |
| Proceeds from issuance of common stock under share-based awards | 1,041 | 518 |
| Tax withholding paid on behalf of employees for share-based awards | (16,612) | (9,802) |
| Share repurchases, excluding excise tax | (96,636) | (124,523) |
| Net cash used in financing activities | (503,043) | (139,852) |
| Net decrease in cash and cash equivalents | (192,996) | (40,625) |
| Cash and cash equivalents–beginning of period | 868,953 | 889,664 |
| Cash and cash equivalents–end of period | $ 675,957 | $ 849,039 |

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| **Organization, Basis of Presentation and Summary of Significant Accounting Policies** | **9 Months Ended** |
|---|---|
| | **Sep. 30, 2024** |
| **Accounting Policies [Abstract]** | |
| Organization, Basis of Presentation and Summary of Significant Accounting Policies | Organization, Basis of Presentation and Summary of Significant Accounting Policies |

**Organization**

Tri Pointe is engaged in the design, construction and sale of innovative single-family attached and detached homes across ten states, including Arizona, California, Colorado, Maryland, Nevada, North Carolina, South Carolina, Texas, Virginia, and Washington, and the District of Columbia. In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant homebuilding operations in these new markets.

**Basis of Presentation**

The accompanying financial statements have been prepared in accordance with U.S. generally accepted accounting principles (“GAAP”), as contained within the Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”), for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. They should be read in conjunction with our consolidated financial statements and footnotes thereto included in our Annual Report on Form 10-K for the year ended December 31, 2023. In the opinion of management, all adjustments consisting of normal recurring adjustments, necessary for a fair presentation with respect to interim financial statements, have been included. The results for the nine months ended September 30, 2024 are not necessarily indicative of the results to be expected for the full year ending December 31, 2024 due to seasonal variations and other factors.

The consolidated financial statements include the accounts of Tri Pointe Homes and its wholly owned subsidiaries, as well as other entities in which Tri Pointe Homes has a controlling interest and variable interest entities (“VIEs”) in which Tri Pointe Homes is the primary beneficiary. The noncontrolling interests as of September 30, 2024 and December 31, 2023 represent the outside owners’ interests in the Company's consolidated entities. All significant intercompany accounts have been eliminated upon consolidation.

Unless the context otherwise requires, the terms “Tri Pointe”, “the Company”, “we”, “us”, and “our” used herein refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries.

**Use of Estimates**

The preparation of these financial statements requires our management to make estimates and judgments that affect the reported amounts of assets and liabilities and the disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from our estimates.

**Cash and Cash Equivalents and Concentration of Credit Risk**

We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company’s cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts.

**Revenue Recognition**

We recognize revenue in accordance with Accounting Standards Topic 606 (“ASC 606”), *Revenue from Contracts with Customers*. Under ASC 606, we apply the following steps to determine the timing and amount of revenue to recognize: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation.

***Home sales revenue***

We generate the majority of our total revenues from home sales, which consists of our core business operation of building and delivering completed homes to homebuyers. Home sales revenue and related profit is generally recognized when title to and possession of the home are transferred to the homebuyer at the home closing date. Our performance obligation to deliver the agreed-upon home is generally satisfied in less than one year from the original contract date. Included in home sales revenue are forfeited deposits, which occur when homebuyers cancel home purchase contracts that include a nonrefundable deposit. Both revenue from forfeited deposits and deferred revenue resulting from uncompleted performance obligations existing at the time we deliver new homes to our homebuyers are immaterial.

***Financial services revenues***

Tri Pointe Solutions is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, Tri Pointe Assurance title and escrow services operations, and Tri Pointe Advantage property and casualty insurance agency operations.

*Mortgage financing operations*

For the year ended December 31, 2023, our Tri Pointe Connect mortgage operations were conducted through a joint venture with an established mortgage lender. Tri Pointe Connect acted as a preferred mortgage loan broker to our homebuyers in all of the markets in which we operate, generating income from fees paid by third party lenders for the successful funding and closing of loans for homebuyers that originated through Tri Pointe Connect. For the year ended December 31, 2023, Tri Pointe Connect was fully consolidated in accordance with Accounting Standards Topic 810 (“ASC 810”), *Consolidation,* under the Financial Services section of our consolidated statements of operations, with the noncontrolling interest recorded on the consolidated statements of operations as net income attributable to noncontrolling interests.

Effective February 1, 2024, we acquired the minority equity interest in the joint venture, upon which Tri Pointe Connect became a wholly owned subsidiary of the Company. In connection with this transaction, Tri Pointe Connect expanded operations to include mortgage lending services to our homebuyers in all of the markets in which we operate and provide mortgage financing by utilizing funds made available pursuant to repurchase agreements with third party lenders and by utilizing our own funds. Tri Pointe Connect will retain the ability to act as a mortgage loan broker for our homebuyers that originate loans with third party lenders.

Revenues from mortgage financing operations primarily represent mortgage loan broker fees paid by third party lenders, fees earned on mortgage loan originations and the realized and unrealized gains and losses associated with the sales and changes in the fair value of mortgage loans held for sale. When we act as a mortgage loan broker and originate loans with third party lenders, mortgage loan broker fees and mortgage loan origination fees are recognized at the time the mortgage loans are funded. When we provide mortgage financing, we recognize fees on mortgage loan originations upon loan origination.

*Mortgage loans held for sale*

We intend to sell all of the loans we originate in the secondary market within a short period of time after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate estimated fair value of $80.1 million and an aggregate outstanding principal balance of $79.3 million. For the nine months ended September 30, 2024, we recorded $758,000 of unrealized gains, in Financial Services revenue, related to our mortgage loans held for sale as of September 30, 2024.

*Title and escrow services operations*

Tri Pointe Assurance provides title examinations for our homebuyers in the Carolinas and Colorado and both title examinations and escrow services for our homebuyers in Arizona, the District of Columbia, Maryland, Nevada, Texas, Washington and Virginia. Tri Pointe Assurance is a wholly owned subsidiary of Tri Pointe and acts as a title agency for First American Title Insurance Company. Revenue from our title and escrow services operations is fully recognized at the time of the consummation of the home sales transaction, at which time no further performance obligations are left to be satisfied. Tri Pointe Assurance revenue is included in the Financial Services section of our consolidated statements of operations.

*Property and casualty insurance agency operations*

Tri Pointe Advantage is a wholly owned subsidiary of Tri Pointe and provides property and casualty insurance agency services that help facilitate the closing process in all of the markets in which we

operate. The total consideration for these services, including renewal options, is estimated upon the issuance of the initial insurance policy, subject to constraint. Tri Pointe Advantage revenue is included in the Financial Services section of our consolidated statements of operations.

**Recently Issued Accounting Standards Not Yet Adopted**

In November 2023, the FASB issued ASU 2023-07, *Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures* ("ASU 2023-07"), which requires expanded disclosure of significant segment expenses and other segment items on an annual and interim basis. ASU 2023-07 is effective for us for annual periods beginning after January 1, 2024 and interim periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-07 will have on our financial statement disclosures.

In December 2023, FASB issued ASU 2023-09, *Income Taxes (Topic 740): Improvements to Income Tax Disclosures* ("ASU 2023-09"), which requires expanded disclosure of our income tax rate reconciliation and income taxes paid. ASU 2023-09 is effective for us for annual periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-09 will have on our financial statement disclosures.

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**Segment Information**

**9 Months Ended**
**Sep. 30, 2024**

**Segment Reporting [Abstract]**

Segment Information — Segment Information

We operate two principal businesses: homebuilding and financial services.

In accordance with ASC Topic 280, *Segment Reporting*, in determining the most appropriate reportable segments within our homebuilding business, we have considered similar economic and other characteristics, including product types, average sales prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply. Based upon these factors and in consideration of the geographical layout of our homebuilding markets, we have identified three homebuilding reporting segments and, as such, our homebuilding segments are reported under the following hierarchy:

**West region:** Arizona, California, Nevada and Washington
**Central region:** Colorado, Texas and Utah
**East region:** District of Columbia, Florida, Maryland, North Carolina, South Carolina and Virginia

In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant operations in these new markets, however we have controlled lots within Utah.

Our Tri Pointe Solutions financial services operation is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, our Tri Pointe Assurance title and escrow services operations, and our Tri Pointe Advantage property and casualty insurance agency operations. For further details, see Note 1, *Organization, Basis of Presentation and Summary of Significant Accounting Policies*.

Corporate is a non-operating segment that develops and implements company-wide strategic initiatives and provides support to our homebuilding reporting segments by centralizing certain administrative functions, such as marketing, legal, accounting, treasury, insurance, internal audit, risk management, information technology and human resources, to benefit from economies of scale. Our Corporate non-operating segment also includes general and administrative expenses related to operating our corporate headquarters. All of the expenses incurred by Corporate are allocated to each of the homebuilding reporting segments based on their respective percentage of revenues.

The reportable segments follow the same accounting policies used for our consolidated financial statements, as described in Note 1, *Organization, Basis of Presentation and Summary of Significant Accounting Policies*. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented.

Total revenues and income before income taxes for each of our reportable segments were as follows (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Revenues | | | | |
| West | $ 690,577 | $ 544,168 | $ 1,921,817 | $ 1,550,905 |
| Central | 262,485 | 165,322 | 838,302 | 529,952 |
| East | 173,961 | 118,268 | 431,062 | 344,645 |
| Total homebuilding revenues | 1,127,023 | 827,758 | 3,191,181 | 2,425,502 |
| Financial services | 17,650 | 10,758 | 47,818 | 30,004 |
| Total | $ 1,144,673 | $ 838,516 | $ 3,238,999 | $ 2,455,506 |
| | | | | |
| Income before income taxes | | | | |
| West | $ 92,261 | $ 60,965 | $ 255,643 | $ 186,372 |
| Central | 32,327 | 19,075 | 119,645 | 50,917 |
| East | 21,592 | 14,880 | 50,150 | 38,271 |
| Total homebuilding income before income taxes | 146,180 | 94,920 | 425,438 | 275,560 |
| Financial services | 5,367 | 4,631 | 15,918 | 10,641 |
| Total | $ 151,547 | $ 99,551 | $ 441,356 | $ 286,201 |

Total real estate inventories and total assets for each of our reportable segments, as of the date indicated, were as follows (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Real estate inventories | | |
| West | $ 2,159,917 | $ 2,209,113 |
| Central | 813,793 | 762,051 |
| East | 438,923 | 366,319 |
| Total | $ 3,412,633 | $ 3,337,483 |
| | | |
| Total assets[1] | | |
| West | $ 2,430,880 | $ 2,557,608 |
| Central | 985,021 | 947,200 |
| East | 483,872 | 421,630 |
| Corporate | 742,483 | 941,824 |
| Total homebuilding assets | 4,642,256 | 4,868,262 |
| Financial services | 136,999 | 46,326 |
| Total | $ 4,779,255 | $ 4,914,588 |

(1) Total assets as of September 30, 2024 and December 31, 2023 includes $139.3 million of goodwill, with $125.4 million included in the West segment, $8.3 million included in the Central segment and $5.6 million included in the East segment. Total Corporate assets as of September 30, 2024 and December 31, 2023 includes our Tri Pointe Homes trade name. For further details on goodwill and our intangible assets, see Note 8, *Goodwill and Other Intangible Assets*.

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**Earnings Per Share**

**9 Months Ended**
**Sep. 30, 2024**

**Earnings Per Share [Abstract]**

Earnings Per Share — Earnings Per Share

The following table sets forth the components used in the computation of basic and diluted earnings per share (in thousands, except share and per share amounts):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Numerator: | | | | |
| Net income available to common stockholders | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |
| Denominator: | | | | |
| Basic weighted-average shares outstanding | 93,600,678 | 98,018,498 | 94,294,800 | 99,534,570 |
| Effect of dilutive shares: | | | | |
| Stock options and unvested restricted stock units | 1,039,533 | 1,011,712 | 786,373 | 923,787 |
| Diluted weighted-average shares outstanding | 94,640,211 | 99,030,210 | 95,081,173 | 100,458,357 |
| Earnings per share | | | | |
| Basic | $ 1.19 | $ 0.77 | $ 3.49 | $ 2.12 |
| Diluted | $ 1.18 | $ 0.76 | $ 3.46 | $ 2.10 |
| Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share | 1,119,501 | 2,605,025 | 1,426,229 | 2,692,950 |

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**Receivables**

**9 Months Ended**
**Sep. 30, 2024**

**Receivables [Abstract]**

Receivables — Receivables

Receivables consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Escrow proceeds and other accounts receivable, net | $ 47,718 | $ 158,622 |
| Warranty insurance receivable (Note 13) | 66,007 | 66,014 |
| Total receivables | $ 113,725 | $ 224,636 |

Receivables are evaluated for collectability and allowances for potential losses are established or maintained on applicable receivables based on an expected credit loss approach. Receivables were net of allowances for doubtful accounts of $436,000 as of both September 30, 2024 and December 31, 2023.

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**Real Estate Inventories**

**9 Months Ended**
**Sep. 30, 2024**

**Inventory Disclosure [Abstract]**

Real Estate Inventories — Real Estate Inventories

Real estate inventories consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Real estate inventories owned: | | |
| Homes completed or under construction | $ 1,540,492 | $ 1,402,762 |
| Land under development | 1,203,923 | 1,299,074 |
| Land held for future development | 156,394 | 153,615 |
| Model homes | 288,079 | 306,565 |
| Total real estate inventories owned | 3,188,888 | 3,162,016 |
| Real estate inventories not owned: | | |
| Land purchase and land option deposits | 223,745 | 175,467 |
| Total real estate inventories not owned | 223,745 | 175,467 |
| Total real estate inventories | $ 3,412,633 | $ 3,337,483 |

Homes completed or under construction is comprised of costs associated with homes in various stages of construction and includes direct construction and related land acquisition and land development costs. Land under development primarily consists of land acquisition and land development costs, which include capitalized interest and real estate taxes, associated with land undergoing improvement activity. Land held for future development principally reflects land acquisition and land development costs related to land where development activity has not yet begun or has been suspended, but is expected to occur in the future.

Real estate inventories not owned represents deposits related to land purchase and land and lot option agreements. For further details, see Note 7, *Variable Interest Entities*.

Interest incurred, capitalized and expensed were as follows (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Interest incurred | $ 25,253 | $ 36,919 | $ 91,787 | $ 111,792 |
| Interest capitalized | (25,253) | (36,919) | (91,787) | (111,792) |
| Interest expensed | $ — | $ — | $ — | $ — |
| Capitalized interest in beginning inventory | $ 218,171 | $ 220,352 | $ 221,647 | $ 191,411 |
| Interest capitalized as a cost of inventory | 25,253 | 36,919 | 91,787 | 111,792 |
| Interest previously capitalized as a cost of inventory, included in cost of sales | (38,762) | (27,264) | (108,772) | (73,196) |
| Capitalized interest in ending inventory | $ 204,662 | $ 230,007 | $ 204,662 | $ 230,007 |

Interest is capitalized to real estate inventory during development and other qualifying activities. During all periods presented, we capitalized all interest incurred to real estate inventory in accordance with ASC Topic 835, *Interest*, as our qualified assets exceeded our debt. Interest that is capitalized to real estate inventory is included in cost of home sales or cost of land and lot sales as related units or lots are delivered. Interest that is expensed as incurred is included in other (expense) income, net.

**Real Estate Inventory Impairments and Land Option Abandonments**

Real estate inventory impairments and land and lot option abandonments and pre-acquisition charges consisted of the following (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Real estate inventory impairments | $ — | $ — | $ — | $ 11,500 |
| Land and lot option abandonments and pre-acquisition charges | 1,074 | 197 | 2,444 | 1,175 |
| Total | $ 1,074 | $ 197 | $ 2,444 | $ 12,675 |

Impairments of real estate inventory relate primarily to projects or communities that include homes completed or under construction. During the nine months ended September 30, 2023, we recorded a real estate inventory impairment charge of $11.5 million related to one active community in the West segment where the carrying value of the community exceeded the fair value based on a discounted cash flows analysis. The discount rate used to calculate fair value was 10%. We considered both market risk and community-specific risk to arrive at a discount rate appropriate for the level of total risk associated with this community.

In addition to owning land and residential lots, we also have option agreements to purchase land and lots at a future date. We have option deposits and capitalized pre-acquisition costs associated with the optioned land and lots. When the economics of a project no longer support acquisition of the land or lots under option, we may elect not to move forward with the acquisition. Option deposits and capitalized pre-acquisition costs associated with the assets under option may be forfeited at that time.

Real estate inventory impairments and land option abandonments are recorded in cost of home sales in the consolidated statements of operations.

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**Investments in Unconsolidated Entities**

**9 Months Ended**

**Sep. 30, 2024**

**Equity Method Investments and Joint Ventures [Abstract]**

Investments in Unconsolidated Entities

## Investments in Unconsolidated Entities

As of September 30, 2024, we held equity investments in fourteen active partnerships or limited liability companies. Our participation in these entities may be as a developer, a builder, or an investment partner. Our ownership percentage varies from 8% to 50%, depending on the investment, with no controlling interest held in any of these investments.

Aggregated assets, liabilities and equity of the entities we account for as equity-method investments are as follows (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Assets | | |
| Cash | $ 46,185 | $ 35,308 |
| Receivables | 105,645 | 38,839 |
| Real estate inventories | 400,317 | 450,097 |
| Other assets | 6,584 | 27,632 |
| Total assets | $ 558,731 | $ 551,876 |
| Liabilities and equity | | |
| Debt obligations and other liabilities | $ 148,610 | $ 155,616 |
| Company’s equity | 130,798 | 131,824 |
| Outside interests’ equity | 279,323 | 264,436 |
| Total liabilities and equity | $ 558,731 | $ 551,876 |

***Guarantees***

The unconsolidated entities in which we hold an equity investment generally finance their activities with a combination of equity and secured project debt financing. We have, and in some cases our joint venture partner has, guaranteed portions of the loan obligations for some of the homebuilding partnerships or limited liability companies, which may include any or all of the following: (i) project completion; (ii) remargin obligations; and (iii) environmental indemnities.

In circumstances in which we have entered into joint and several guarantees with our joint venture partner, we generally seek to implement a reimbursement agreement with our partner that provides that neither party is responsible for more than its proportionate share or agreed-upon share of the guaranteed obligations. In the event our joint venture partner does not have adequate financial resources to meet its obligations under such a reimbursement agreement, or otherwise fails to satisfy its obligations thereunder, we may be responsible for more than our proportionate share of any obligations under such guarantees.

As of September 30, 2024 and December 31, 2023, we have not recorded any liabilities for these obligations and guarantees, as the fair value of the related joint venture real estate assets exceeded the threshold where a remargin payment would be required and no other obligations under the guarantees existed as of such time. At September 30, 2024 and December 31, 2023, aggregate outstanding debt for unconsolidated entities, included in the “Debt obligations and other liabilities” line of the aggregated assets, liabilities and equity shown in the table above, was $124.1 million and $125.9 million, respectively.

Aggregated results of operations from unconsolidated entities (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Net sales | $ 42,183 | $ 17,588 | $ 106,097 | $ 77,483 |
| Other operating expense | (42,306) | (17,422) | (103,657) | (76,361) |
| Other income (expense), net | 24 | 100 | 849 | 94 |
| Net income | $ (99) | $ 266 | $ 3,289 | $ 1,216 |
| Company’s equity in income of unconsolidated entities | $ 227 | $ 3 | $ 383 | $ 272 |

The aggregate results of operations from unconsolidated entities include related party transactions with the Company. When we purchase land from a joint venture in which we are a partner, such transactions are reflected as net sales in the joint ventures’ operating results, with any profit eliminated in the consolidated financial statements. Additionally, when we act as the general partner or managing member, we earn an immaterial, market-based administrative fee for services provided, which is
reflected as other operating expense in the joint ventures’ operating results, and as other income (expense) on our consolidated statements of operations.

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**Variable Interest Entities**

**9 Months Ended**

**Sep. 30, 2024**

**Organization, Consolidation and Presentation of Financial Statements [Abstract]**

Variable Interest Entities

## Variable Interest Entities

**Land and Lot Option Agreements**

In the ordinary course of business, we enter into land and lot option agreements in order to procure land and residential lots for future development and the construction of homes. The use of such land and lot option agreements generally allows us to reduce the risks associated with direct land ownership and development, and reduces our capital and financial commitments. Pursuant to these land and lot option agreements, we generally provide a deposit to the seller as consideration for the right to purchase land at different times in the future, usually at predetermined prices. These deposits are recorded as land purchase and land option deposits under real estate inventories not owned on the accompanying consolidated balance sheets.

We analyze each of our land and lot option agreements and other similar contracts under the provisions of Accounting Standards Topic 810 (“ASC 810”), *Consolidation* to determine whether the land seller is a VIE and, if so, whether we are the primary beneficiary. Although we do not have legal title to the underlying land, if we are determined to be the primary beneficiary of the VIE, we will consolidate the VIE in our financial statements and reflect its assets as real estate inventory not owned included in our real estate inventories, its liabilities as debt (nonrecourse) held by VIEs in accrued expenses and other liabilities and the net equity of the VIE owners as noncontrolling interests on our consolidated balance sheets. In determining whether we are the primary beneficiary, we consider, among other things, whether

we have the power to direct the activities of the VIE that most significantly impact the VIE's economic performance. Such activities would include, among other things, determining or limiting the scope or purpose of the VIE, selling or transferring property owned or controlled by the VIE, or arranging financing for the VIE.

Creditors of the entities with which we have land and lot option agreements have no recourse against us. The maximum exposure to loss under our land and lot option agreements is generally limited to non-refundable option deposits and any capitalized pre-acquisition costs. In some cases, we have also contracted to complete development work at a fixed cost on behalf of the landowner and budget shortfalls and savings will be borne by us. Additionally, we have entered into land banking arrangements which require us to complete development work even if we terminate the option to procure land or lots.

The following provides a summary of our interests in land and lot option agreements (in thousands):

| | September 30, 2024 | | | December 31, 2023 | | |
|---|---|---|---|---|---|---|
| | Deposits | Remaining Purchase Price | Consolidated Inventory Held by VIEs | Deposits | Remaining Purchase Price | Consolidated Inventory Held by VIEs |
| Unconsolidated VIEs | $ 205,505 | $ 1,816,726 | N/A | $ 159,164 | $ 1,017,791 | N/A |
| Other land option agreements | 18,240 | 240,021 | N/A | 16,303 | 189,007 | N/A |
| Total | $ 223,745 | $ 2,056,747 | $ — | $ 175,467 | $ 1,206,798 | $ — |

Unconsolidated VIEs represent land option agreements that were not consolidated because we were not the primary beneficiary. Other land option agreements were not with VIEs.

In addition to the deposits presented in the table above, our exposure to loss related to our land and lot option contracts consisted of capitalized pre-acquisition costs of $12.0 million and $9.5 million as of September 30, 2024 and December 31, 2023, respectively. These pre-acquisition costs are included in real estate inventories as land under development on our consolidated balance sheets.

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**Goodwill and Other Intangible Assets** — **9 Months Ended Sep. 30, 2024**

**Goodwill and Intangible Assets Disclosure [Abstract]**

Goodwill and Other Intangible Assets — Goodwill and Other Intangible Assets

As of September 30, 2024 and December 31, 2023, $139.3 million of goodwill is included in goodwill and other intangible assets, net on each of the consolidated balance sheets, which was recorded in connection with our merger with Weyerhaeuser Real Estate Company ("WRECO") in 2014. In addition, as of September 30, 2024 and December 31, 2023, we have one intangible asset with a carrying amount of $17.3 million comprised of a Tri Pointe Homes trade name, which has an indefinite useful life and is non-amortizing, resulting from the acquisition of WRECO in 2014.

Goodwill and other intangible assets are evaluated for impairment on an annual basis, or more frequently if indicators of impairment exist.

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**Other Assets** — **9 Months Ended Sep. 30, 2024**

**Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]**

Other Assets — Other Assets

Other assets consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Prepaid expenses | $ 15,612 | $ 8,462 |
| Refundable fees and other deposits | 9,016 | 8,726 |
| Development rights, held for future use or sale | 1,192 | 1,192 |
| Deferred loan costs—loans payable | 3,996 | 5,089 |
| Operating properties and equipment, net | 61,285 | 66,284 |
| Lease right-of-use assets | 63,584 | 66,404 |
| Income tax receivable | 13,051 | — |
| Other | 3,736 | 936 |
| Total | $ 171,472 | $ 157,093 |

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**Accrued Expenses and Other Liabilities** — **9 Months Ended Sep. 30, 2024**

**Payables and Accruals [Abstract]**

Accrued Expenses and Other Liabilities — Accrued Expenses and Other Liabilities

Accrued expenses and other liabilities consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Accrued payroll and related costs | $ 62,427 | $ 68,575 |
| Warranty reserves (Note 13) | 107,307 | 106,993 |
| Estimated cost for completion of real estate inventories | 122,299 | 108,175 |
| Customer deposits | 55,213 | 43,991 |
| Accrued income taxes payable | 5,073 | 23,138 |
| Accrued interest | 14,860 | 8,470 |
| Other tax liability | 3,494 | 2,976 |
| Lease liabilities | 77,419 | 78,782 |
| Other | 8,326 | 12,431 |
| Total | $ 456,418 | $ 453,531 |

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**Senior Notes, Loans Payable and Mortgage Repurchase Facilities** — **9 Months Ended Sep. 30, 2024**

**Debt Disclosure [Abstract]**

Senior Notes, Loans Payable and Mortgage Repurchase Facilities — Senior Notes, Loans Payable and Mortgage Repurchase Facilities

**Senior Notes**

The Company's outstanding senior notes (together, the "Senior Notes") consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| 5.875% Senior Notes due June 15, 2024 | $ — | $ 450,000 |
| 5.250% Senior Notes due June 1, 2027 | 300,000 | 300,000 |
| 5.700% Senior Notes due June 15, 2028 | 350,000 | 350,000 |
| Discount and deferred loan costs | (3,720) | (5,751) |
| Total | $ 646,280 | $ 1,094,249 |

In June 2020, Tri Pointe issued $350 million aggregate principal amount of 5.700% Senior Notes due 2028 (the "2028 Notes") at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $345.2 million, after debt issuance costs and discounts. The 2028 Notes mature on June 15, 2028 and interest is paid semiannually in arrears on June 15 and December 15 of each year until maturity.

In June 2017, Tri Pointe issued $300 million aggregate principal amount of 5.250% Senior Notes due 2027 (the "2027 Notes") at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $296.3 million, after debt issuance costs and discounts. The 2027 Notes mature on June 1, 2027 and interest is paid semiannually in arrears on June 1 and December 1 of each year until maturity.

Tri Pointe and its wholly owned subsidiary, Tri Pointe Homes Holdings, Inc., were co-issuers of the $450 million aggregate principal amount 5.875% Senior Notes due 2024 (the "2024 Notes"). The 2024 Notes were issued at 98.15% of their aggregate principal amount in June of 2014. The net proceeds from the offering of the 2024 Notes was $429.0 million, after debt issuance costs and discounts. The 2024 Notes were scheduled to mature on June 15, 2024; however, on May 15, 2024, we redeemed the entire outstanding principal amount of the 2024 Notes at a redemption price equal to 100% of the aggregate principal amount, plus accrued and unpaid interest thereon to the redemption date.

As of September 30, 2024 and December 31, 2023, there were $3.7 million and $5.2 million of capitalized debt financing costs, included in senior notes, net on our consolidated balance sheet, related to the Senior Notes that will amortize over the lives of the Senior Notes. Accrued interest related to the Senior Notes was $11.1 million and $3.2 million as of September 30, 2024 and December 31, 2023, respectively.

**Loans Payable**

The Company's outstanding loans payable consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Term loan facility | $ 250,000 | $ 250,000 |
| Seller financed loans | 25,914 | 38,337 |
| Total | $ 275,914 | $ 288,337 |

On December 15, 2023, we entered into a Fourth Modification Agreement (the "Fourth Modification") to our Second Amended and Restated Credit Agreement dated as of March 29, 2019 (the "Credit Agreement"). The Fourth Modification, among other things, amends the Credit Agreement to exclude (i) certain indebtedness of the Company's financial services subsidiaries for purposes of calculating the Company's "Leverage Ratio" (as defined in the Credit Agreement), and (ii) the Company's financial services subsidiaries from the determination of "Consolidated EBITDA" (as defined in the Credit Agreement), as well as any interest obligations of the Company's financial services subsidiaries, for purposes of calculating the Company's "Interest Coverage Ratio" (as defined in the Credit Agreement). The Credit Facility (as defined below), consists of a $750 million revolving credit facility (the "Revolving Facility") and a $250 million term loan facility (the "Term Facility" and together with the Revolving Facility, the "Credit Facility"). Both the Revolving Facility and the Term Facility mature on June 29, 2027. We may increase the Credit Facility to not more than $1.2 billion in the aggregate, at our request, upon satisfaction of specified conditions. We may borrow under the Revolving Facility in the ordinary course of business to repay senior notes and fund our operations, including our land acquisition, land development and homebuilding activities. Borrowings under the Revolving Facility will be governed by, among other things, a borrowing base. Interest rates under the Revolving Facility will be based on the Secured Overnight Financing Rate ("SOFR"), plus a spread ranging from 1.25% to 1.90%, depending on the Company's leverage ratio. Interest rates under the Term Facility will be based on SOFR, plus a spread ranging from 1.10% to 1.85%, depending on the Company's leverage ratio.

As of September 30, 2024, we had no outstanding debt under the Revolving Facility and there was $698.1 million of availability after considering the borrowing base provisions and outstanding letters of credit. As of September 30, 2024, we had $250 million of outstanding debt under the Term Facility with an interest rate of 5.93%. As of September 30, 2024, there were $4.0 million of capitalized debt financing costs, included in other assets on our consolidated balance sheet, related to the Credit Facility that will amortize over the remaining term of the Credit Facility. Accrued interest, including loan commitment fees, related to the Credit Facility was $1.8 million and $1.6 million as of September 30, 2024 and December 31, 2023, respectively.

At September 30, 2024 and December 31, 2023, we had outstanding letters of credit of $51.9 million and $52.3 million, respectively. These letters of credit were issued to secure various financial obligations. We believe it is not probable that any outstanding letters of credit will be drawn upon.

As of September 30, 2024 and December 31, 2023, we had $25.9 million and $38.3 million, respectively, outstanding related to two seller-financed loans. All seller-financed loans are to acquire lots for the construction of homes. Principal on these loans are expected to be fully paid by the end of fiscal year 2025, provided certain achievements are met. One of the seller-financed loans, representing $25.5 million of the total balance as of September 30, 2024 and $37.4 million of the balance

as of December 31, 2023, accrues interest at an imputed interest rate of 4.50% per annum. The second seller-financed loan represented $420,000 of the total balance as of September 30, 2024 and $910,000 as of December 31, 2023, respectively.

**Mortgage Repurchase Facilities**

Between March 2024 and May 2024, Tri Pointe Connect entered into three Master Repurchase Agreements totaling $380 million ("Repurchase Agreements"). The Repurchase Agreements contain various affirmative and negative covenants applicable to Tri Pointe Connect, including thresholds related to net worth, net income, liquidity, and profitability. As of September 30, 2024, Tri Pointe Connect had $75.5 million of outstanding debt related to the Repurchase Agreements at a weighted-average interest rate of 6.9%, and $204.5 million of remaining capacity under the Repurchase Agreements. Tri Pointe Connect was in compliance with all covenants and requirements as of September 30, 2024.

The following table provides a summary of our Repurchase Agreements as of September 30, 2024 ($ in thousands):

| Facility | Outstanding Balance | Facility Amount | Interest Rate | Expiration Date | Collateral (1) |
|---|---|---|---|---|---|
| Warehouse A | $ 37,528 | $ 80,000 | Term SOFR + 1.75% | 3/11/2025 | Mortgage Loans |
| Warehouse B | — | 100,000 | Term SOFR + 1.75% | 5/28/2025 | Mortgage Loans |
| Warehouse C (2) | 37,937 | 50,000 | Term SOFR + 1.75% | 5/30/2025 | Mortgage Loans |
| Warehouse C (2) | — | 50,000 | Term SOFR + 1.75% | On Demand | Mortgage Loans |
| **Total** | $ 75,465 | $ 280,000 | | | |

(1) Mortgage loans held for sale consist of single-family residential loans collateralized by the underlying property. Generally, all of the loans originated by us are sold in the secondary mortgage market within 30 days after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate fair value of $80.1 million.
(2) Warehouse C is a $100 million facility, of which $50 million is committed and $50 million is uncommitted.

**Interest Incurred**

During the three months ended September 30, 2024 and 2023, the Company incurred interest of $25.3 million and $36.9 million, respectively, related to all debt and land banking arrangements. Included in interest incurred are amortization of deferred financing and Senior Note discount costs of $610,000 and $1.3 million for the three months ended September 30, 2024 and 2023, respectively. During the nine months ended September 30, 2024 and 2023, the Company incurred interest of $91.8 million and $111.8 million, respectively, related to all debt and land banking arrangements and amortization of deferred financing and Senior Note discount costs of $3.1 million and $3.8 million for the nine months ended September 30, 2024 and 2023, respectively. Accrued interest related to all outstanding debt at September 30, 2024 and December 31, 2023 was $14.9 million and $8.5 million, respectively.

**Covenant Requirements**

The Senior Notes contain covenants that restrict our ability to, among other things, create liens or other encumbrances, enter into sale and leaseback transactions, or merge or sell all or substantially all of our assets. These limitations are subject to a number of qualifications and exceptions.

Under the Credit Facility, the Company is required to comply with certain financial covenants, including those relating to consolidated tangible net worth, leverage, liquidity or interest coverage, and a spec unit inventory test. The Credit Facility also requires that at least 95.0% of consolidated tangible net worth must be attributable to the Company and its guarantor subsidiaries, subject to certain grace periods.

The Company was in compliance with all applicable financial covenants as of September 30, 2024 and December 31, 2023.

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| Fair Value Disclosures | 9 Months Ended Sep. 30, 2024 |
|---|---|
| Fair Value Disclosures [Abstract] | |

Fair Value Disclosures — Fair Value Disclosures

**Fair Value Measurements**

ASC Topic 820, *Fair Value Measurements and Disclosures*, defines "fair value" as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:

- Level 1—Quoted prices for identical instruments in active markets
- Level 2—Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date
- Level 3—Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date

**Fair Value of Financial Instruments**

A summary of assets and liabilities at September 30, 2024 and December 31, 2023, related to our financial instruments, is set forth below (in thousands):

| | | September 30, 2024 | | December 31, 2023 | |
|---|---|---|---|---|---|
| | Hierarchy | Book Value | Fair Value | Book Value | Fair Value |
| Senior Notes(1) | Level 2 | $ 650,000 | $ 653,925 | $ 1,099,489 | $ 1,066,835 |
| Term loan(2) | Level 2 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Seller financed loans(3) | Level 2 | $ 25,914 | $ 25,914 | $ 38,337 | $ 38,337 |
| Mortgage loans held for sale(4) | Level 2 | $ 80,071 | $ 80,071 | $ — | $ — |
| Mortgage repurchase facilities(5) | Level 2 | $ 75,465 | $ 75,465 | $ — | $ — |

(1) The book value of the Senior Notes is net of discounts for December 31, 2023, excluding deferred loan costs of $5.2 million. The estimated fair value of the Senior Notes at September 30, 2024 and December 31, 2023 is based on quoted market prices.
(2) The estimated fair value of the Term Loan Facility as of September 30, 2024 and December 31, 2023 approximated book value due to the variable interest rate terms of this loan.
(3) The estimated fair value of our seller financed loans as of September 30, 2024 and December 31, 2023 approximated book value due to the short term nature of these loans.
(4) The estimated fair value for mortgage loans held for sale are determined based on quoted market prices, and are measured at fair value on a recurring basis, with changes in fair value recognized in our consolidated statements of operations.
(5) The estimated fair value of our mortgage repurchase facilities approximated book value due to the short term nature of these maturities.

At September 30, 2024 and December 31, 2023, the carrying value of cash and cash equivalents and receivables approximated fair value due to their short-term nature.

**Fair Value of Nonfinancial Assets**

Nonfinancial assets include items such as real estate inventories and long-lived assets that are measured at fair value on a nonrecurring basis when events and circumstances indicating the carrying value is not recoverable. The following table presents impairment charges and the remaining net fair value for nonfinancial assets that were measured during the periods presented (in thousands):

| | | Nine Months Ended September 30, 2024 | | Year Ended December 31, 2023 | |
|---|---|---|---|---|---|
| | Hierarchy | Impairment Charge | Fair Value Net of Impairment | Impairment Charge | Fair Value Net of Impairment |
| Real estate inventories (1) | Level 3 | $ — | $ — | $ 11,500 | $ 39,970 |

(1) Fair value of real estate inventories, net of impairment charges represents only those assets whose carrying values were adjusted to fair value in the respective periods presented. Fair Value Net of Impairment represents the fair value of the real estate inventories, net of the impairment charge, as of the date that the fair value measurements were made. The carrying value for these real estate inventories subsequently changed from the fair value reflected due to activity that occurred since the measurement date.

The impairment charge recorded during the year ended December 31, 2023 related to one community in the West reporting segment where the carrying value exceeded the fair value based on a discounted cash flow analysis. For further details, see Note 5, *Real Estate Inventories*.

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| Commitments and Contingencies | 9 Months Ended Sep. 30, 2024 |
|---|---|
| Commitments and Contingencies Disclosure [Abstract] | |

Commitments and Contingencies — Commitments and Contingencies

***Legal Matters***

Lawsuits, claims and proceedings have been and may be instituted or asserted against us in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to local, state and federal laws and regulations related to land development activities, house construction standards, sales practices, employment practices, environmental protection and financial services. As a result, we are subject to periodic examinations or inquiry by agencies administering these laws and regulations.

We record a reserve for potential legal claims and regulatory matters when they are probable of occurring and a potential loss is reasonably estimable. We accrue for these matters based on facts and circumstances specific to each matter and revise these estimates when necessary. In view of the inherent difficulty of predicting outcomes of legal claims and related contingencies, we generally cannot predict their ultimate resolution, related timing or eventual loss. Accordingly, it is possible that the ultimate outcome of any matter, if in excess of a related accrual or if no accrual was made, could be material to our financial statements. For matters as to which the Company believes a loss is probable and reasonably estimable, we had zero legal reserves as of September 30, 2024 and December 31, 2023, respectively.

***Warranty***

Warranty reserves are accrued as home deliveries occur. Our warranty reserves on homes delivered will vary based on product type and geographic area and also depending on state and local laws. The warranty reserve is included in accrued expenses and other liabilities on our consolidated balance sheets and represents expected future costs based on our historical experience over previous years. Estimated warranty costs are charged to cost of home sales in the period in which the related home sales revenue is recognized.

We maintain general liability insurance designed to protect us against a portion of our risk of loss from warranty and construction defect-related claims. We also generally require our subcontractors and design professionals to indemnify us for liabilities arising from their work, subject to various limitations. However, such indemnity is significantly limited with respect to certain subcontractors that are added to our general liability insurance policy.

Our warranty reserve and related estimated insurance recoveries are based on actuarial analysis that uses our historical claim and expense data, as well as industry data to estimate these overall costs and related recoveries. Key assumptions used in developing these estimates include claim frequencies, severities and resolution patterns, which can occur over an extended period of time. Our warranty reserve may also include an estimate of future fit and finish warranty claims to the extent not contemplated in the actuarial analysis. These estimates are subject to variability due to the length of time

between the delivery of a home to a homebuyer and when a warranty or construction defect claim is made, and the ultimate resolution of such claim;

uncertainties regarding such claims relative to our markets and the types of product we build; and legal or regulatory actions and/or interpretations, among other factors. Due to the degree of judgment involved and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated. There can be no assurance that the terms and limitations of the limited warranty will be effective against claims made by homebuyers, that we will be able to renew our insurance coverage or renew it at reasonable rates, that we will not be liable for damages, cost of repairs, and/or the expense of litigation surrounding possible construction defects, soil subsidence or building related claims or that claims will not arise out of uninsurable events or circumstances not covered by insurance and not subject to effective indemnification agreements with certain subcontractors.

We also record expected recoveries from insurance carriers based on actual insurance claims made and actuarially determined amounts that depend on various factors, including the above-described reserve estimates, our insurance policy coverage limits for the applicable policy years and historical recovery rates. Because of the inherent uncertainty and variability in these assumptions, our actual insurance recoveries could differ significantly from amounts currently estimated. Outstanding warranty insurance receivables was $66.0 million as of both September 30, 2024 and December 31, 2023. Warranty insurance receivables are recorded in receivables on the accompanying consolidated balance sheets.

Warranty reserve activity consisted of the following (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Warranty reserves, beginning of period | $ 107,196 | $ 99,243 | $ 106,993 | $ 104,375 |
| Warranty reserves accrued | 9,491 | 6,337 | 27,225 | 18,523 |
| Warranty expenditures | (9,380) | (10,471) | (26,911) | (27,789) |
| Warranty reserves, end of period | $ 107,307 | $ 95,109 | $ 107,307 | $ 95,109 |

***Performance Bonds***

We obtain surety bonds in the normal course of business to ensure completion of certain infrastructure improvements of our projects. The beneficiaries of the bonds are various municipalities. As of September 30, 2024 and December 31, 2023, the Company had outstanding surety bonds totaling $755.4 million and $697.2 million, respectively. As of September 30, 2024 and December 31, 2023, our estimated cost to complete obligations related to these surety bonds was $433.8 million and $435.9 million, respectively.

**Lease Obligations**

Under ASC 842 we recognize a right-of-use lease asset and a lease liability for contracts deemed to contain a lease at the inception of the contract. Our lease population is fully comprised of operating leases, which are now recorded at the net present value of future lease obligations existing at each balance sheet date. At the inception of a lease, or if a lease is subsequently modified, we determine whether the lease is an operating or financing lease. Key estimates involved with ASC 842 include the discount rate used to measure our future lease obligations and the lease term, where considerations include renewal options and intent to renew. Lease right-of-use assets are included in other assets and lease liabilities are included in accrued expenses and other liabilities on our consolidated balance sheet.

***Operating Leases***

We lease certain property and equipment under non-cancelable operating leases. Office leases are for terms of up to ten years and generally provide renewal options. In most cases, we expect that, in the normal course of business, leases that expire will be renewed or replaced by other leases. Equipment leases are typically for terms of three to four years.

***Ground Leases***

In 1987, we obtained two 55-year ground leases of commercial property that provided for three renewal options of ten years each and one 45-year renewal option. We exercised the three 10-year extensions on one of these ground leases to extend the lease through 2071. The commercial buildings on these properties have been sold and the ground leases have been sublet to the buyers.

For one of these leases, we are responsible for making lease payments to the landowner, and we collect sublease payments from the buyers of the buildings. This ground lease has been subleased through 2041 to the buyers of the commercial buildings. For the second lease, the buyers of the buildings are responsible for making lease payments directly to the landowner, however, we have guaranteed the performance of the buyers/lessees. See below for additional information on leases (dollars in thousands):

| | Three Months Ended September 30, 2024 | Three Months Ended September 30, 2023 | Nine Months Ended September 30, 2024 | Nine Months Ended September 30, 2023 |
|---|---|---|---|---|
| **Lease Cost** | | | | |
| Operating lease cost (included in SG&A expense) | $ 3,124 | $ 2,555 | $ 9,028 | $ 7,808 |
| Ground lease cost (included in other operations expense) | 765 | 724 | 2,295 | 2,170 |
| Sublease income, operating leases | — | — | — | — |
| Sublease income, ground leases (included in other operations revenue) | (776) | (734) | (2,329) | (2,202) |
| Net lease cost | $ 3,113 | $ 2,545 | $ 8,994 | $ 7,776 |
| | | | | |
| **Other information** | | | | |
| Cash paid for amounts included in the measurement of lease liabilities: | | | | |
| Operating lease cash flows (included in operating cash flows) | $ 2,842 | $ 2,407 | $ 8,754 | $ 7,279 |
| Ground lease cash flows (included in operating cash flows) | $ 664 | $ 663 | $ 1,990 | $ 1,990 |
| Right-of-use assets obtained in exchange for new operating lease liabilities | $ 726 | $ 1,804 | $ 5,990 | $ 3,820 |

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Weighted-average discount rate: | | |
| Operating leases | 4.9 % | 4.9 % |
| Ground leases | 10.2 % | 10.2 % |
| Weighted-average remaining lease term (in years): | | |
| Operating leases | 5.9 | 6.3 |
| Ground leases | 43.7 | 44.4 |

The future minimum lease payments under our operating leases are as follows (in thousands):

| | Property, Equipment and Other Leases | Ground Leases [1] |
|---|---|---|
| Remaining in 2024 | $ 2,368 | $ 809 |
| 2025 | 11,402 | 3,237 |
| 2026 | 10,371 | 3,237 |
| 2027 | 9,094 | 3,237 |
| 2028 | 8,529 | 3,237 |
| Thereafter | 15,772 | 75,403 |
| Total lease payments | $ 57,536 | $ 89,160 |
| Less: Interest | 7,864 | 61,413 |
| Present value of operating lease liabilities | $ 49,672 | $ 27,747 |

(1) Ground leases are fully subleased through 2041, representing $55.3 million of the $89.2 million future ground lease obligations.

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| Stock-Based Compensation | 9 Months Ended Sep. 30, 2024 |
|---|---|
| Share-Based Payment Arrangement [Abstract] | |
| Stock-Based Compensation | Stock-Based Compensation |

**2022 Long-Term Incentive Plan**

On April 20, 2022, our stockholders approved the Tri Pointe Homes, Inc. 2022 Long-Term Incentive Plan (the "2022 Plan"), which had been previously approved by our board of directors. The 2022 Plan replaced the Company's prior stock compensation plan, the TRI Pointe Group, Inc. Amended and Restated 2013 Long-Term Incentive Plan (the "2013 Plan"). The 2022 Plan provides for the grant of equity-based awards, including options to purchase shares of common stock, stock appreciation rights, restricted stock, restricted stock units, bonus stock and performance awards. The 2022 Plan will automatically expire on the tenth anniversary of its effective date. Our board of directors may terminate or amend the 2022 Plan at any time, subject to any requirement of stockholder approval required by applicable law, rule or regulation.

The number of shares of our common stock that may be issued under the 2022 Plan is 7,500,000 shares. No new awards have been or will be granted under the 2013 Plan from and after February 23, 2022. Any awards outstanding under the 2013 Plan will remain subject to and be paid under the 2013 Plan, and any shares subject to outstanding awards under the 2013 Plan that subsequently expire, terminate, or are surrendered or forfeited for any reason without issuance of shares will automatically become available for issuance under the 2022 Plan.

To the extent that shares of our common stock subject to an outstanding option, stock appreciation right, stock award or performance award granted under the 2022 Plan are not issued or delivered by reason of the expiration, termination, cancellation or forfeiture of such award or the settlement of such award in cash, then such shares of our common stock generally will again be available under the 2022 Plan. However, the 2022 Plan prohibits us from re-using shares that are tendered or surrendered to pay the exercise cost or tax obligation for stock options and stock appreciation rights.

As of September 30, 2024, there were 5,326,521 shares available for future grant under the 2022 Plan.

The following table presents compensation expense recognized related to all stock-based awards (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Total stock-based compensation | $ 8,708 | $ 6,989 | $ 24,327 | $ 15,012 |

Stock-based compensation is charged to general and administrative expense on the accompanying consolidated statements of operations. As of September 30, 2024, total unrecognized stock-based compensation expense related to all stock-based awards was $48.6 million and the weighted average term over which the expense was expected to be recognized was 1.4 years.

**Summary of Stock Option Activity**

The following table presents a summary of stock option awards for the nine months ended September 30, 2024:

| | Options | Weighted Average Exercise Price Per Share | Weighted Average Remaining Contractual Life | Aggregate Intrinsic Value (in thousands) |
|---|---|---|---|---|
| Options outstanding at December 31, 2023 | 66,043 | $ 15.76 | 0.2 | $ 1,297 |
| Granted | — | — | — | — |
| Exercised | (66,043) | $ 15.76 | — | — |
| Forfeited | — | $ — | — | — |
| Options outstanding at September 30, 2024 | — | $ — | $ — | $ — |
| Options exercisable at September 30, 2024 | — | $ — | $ — | $ — |

The intrinsic value of each stock option award outstanding or exercisable is the difference between the fair market value of the Company's common stock at the end of the period and the exercise price of each stock option award to the extent it is considered "in-the-money". A stock option award is considered to be "in-the-money" if the fair market value of the Company's stock is greater than the exercise price

of the stock option award. The aggregate intrinsic value of options outstanding and options exercisable represents the value that would have been received by the holders of stock option awards had they exercised their stock option award on the last trading day of the period and sold the underlying shares at the closing price on that day.

**Summary of Restricted Stock Unit Activity**

The following table presents a summary of time-based and performance-based RSUs for the nine months ended September 30, 2024:

| | Restricted Stock Units | Weighted Average Grant Date Fair Value Per Share |
|---|---|---|
| Nonvested RSUs at December 31, 2023 | 3,889,380 | $ 22.71 |
| Granted | 1,126,648 | $ 35.57 |
| Vested | (1,220,474) | $ 19.87 |
| Forfeited | (240,955) | $ 19.74 |
| Nonvested RSUs at September 30, 2024 | 3,554,599 | $ 27.73 |

On February 21, 2024, the Company granted an aggregate of 430,887 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 21, 2024 was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.

On February 21, 2024, the Company granted an aggregate of 656,844 performance-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company division's percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2024 to December 31, 2026. The fair value of these performance-based RSUs was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period.

On April 29, 2024, the Company granted an aggregate of 21,835 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Company's 2025 annual meeting of stockholders. The fair value of each RSU granted on April 24, 2024 was measured using a price of $37.78 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.

For the nine months ended September 30, 2024, the Company granted an aggregate of 17,082 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period.

On February 22, 2023, the Company granted an aggregate of 504,551 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 22, 2023 was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.

On February 22, 2023, the Company granted an aggregate of 704,408 performance-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company division's percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2023 to December 31, 2025. The fair value of these performance-based RSUs was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period.

On May 1, 2023, the Company granted an aggregate of 29,150 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Company's 2024 annual meeting of stockholders. The fair value of each RSU granted on May 1, 2023 was measured using a price of $28.30 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.

On December 26, 2023, the Company granted an aggregate of 364,215 time-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, and Chief Human Resources Officer. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on December 26, 2023 was measured using a price of $35.83 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.

For the twelve months ended December 31, 2023, the Company granted an aggregate of 6,787 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period.

As RSUs vest for employees, a portion of the shares awarded is generally withheld to cover employee tax withholdings. As a result, the number of RSUs vested and the number of shares of Tri Pointe common stock issued will differ.

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| **Income Taxes** | **9 Months Ended Sep. 30, 2024** |
|---|---|
| **Income Tax Disclosure [Abstract]** | |
| Income Taxes | Income Taxes |

We account for income taxes in accordance with ASC Topic 740, *Income Taxes* ("ASC 740"), which requires an asset and liability approach for measuring deferred taxes based on temporary differences between the financial statements and tax bases of assets and liabilities using enacted tax rates for the years in which taxes are expected to be paid or recovered. Each quarter we assess our deferred tax asset to determine whether all or any portion of the asset is more likely than not unrealizable under ASC 740. We are required to establish a valuation allowance for any portion of the asset we conclude is more likely than not to be unrealizable. Our assessment considers, among other things, the nature, frequency and severity of our current and cumulative losses, forecasts of our future taxable income, the duration of statutory carryforward periods and tax planning alternatives.

We had net deferred tax assets of $38.0 million as of both September 30, 2024 and December 31, 2023. We had a valuation allowance related to those net deferred tax assets of $3.4 million as of both September 30, 2024 and December 31, 2023. The Company will continue to evaluate both positive and negative evidence in determining the need for a valuation allowance against its deferred tax assets. Changes in positive and negative evidence, including differences between the Company's future operating results and the estimates utilized in the determination of the valuation allowance, could result in changes in the Company's estimate of the valuation allowance against its deferred tax assets. The accounting for deferred taxes is based upon estimates of future results. Differences between the anticipated and actual outcomes of these future results could have a material impact on the Company's consolidated results of operations or financial position. Also, changes in existing federal and state tax laws and tax rates could affect future tax results and the valuation allowance against the Company's deferred tax assets.

Our provision for income taxes totaled $39.8 million and $22.9 million for the three months ended September 30, 2024 and 2023, respectively and $112.6 million and $71.8 million for the nine months ended September 30, 2024 and 2023, respectively. The Company classifies any interest and penalties related to income taxes assessed by jurisdiction as part of income tax expense. The Company did not have any uncertain tax positions recorded as of September 30, 2024 and December 31, 2023. The Company has not been assessed interest or penalties by any major tax jurisdictions related to prior years.

The Company files income tax returns in the U.S., including federal and multiple state and local jurisdictions. We are currently under examination by California for the 2020 and 2021 tax years. The outcome of this examination is not yet determinable.

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| **Supplemental Disclosure to Consolidated Statements of Cash Flows** | **9 Months Ended Sep. 30, 2024** |
|---|---|
| **Supplemental Cash Flow Elements [Abstract]** | |
| Supplemental Disclosure to Consolidated Statements of Cash Flows | Supplemental Disclosure to Consolidated Statements of Cash Flows |

The following are supplemental disclosures to the consolidated statements of cash flows (in thousands):

| | Nine Months Ended September 30, 2024 | Nine Months Ended September 30, 2023 |
|---|---|---|
| Supplemental disclosure of cash flow information: | | |
| Interest paid (capitalized), net | $ (9,500) | $ (18,954) |
| Income taxes paid, net | $ 38,572 | $ 7,919 |
| Supplemental disclosures of noncash activities: | | |
| Increase in share repurchase excise tax accrual | $ 672 | $ 1,065 |
| Amortization of senior note discount capitalized to real estate inventory | $ 511 | $ 791 |
| Amortization of deferred loan costs capitalized to real estate inventory | $ 2,599 | $ 2,985 |

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| **Pay vs Performance Disclosure - USD ($) $ in Thousands** | **3 Months Ended Sep. 30, 2024** | **3 Months Ended Sep. 30, 2023** | **9 Months Ended Sep. 30, 2024** | **9 Months Ended Sep. 30, 2023** |
|---|---|---|---|---|
| **Pay vs Performance Disclosure** | | | | |
| Net Income (Loss) | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |

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| **Insider Trading Arrangements** | **3 Months Ended Sep. 30, 2024** |
|---|---|
| **Trading Arrangements, by Individual** | |
| Rule 10b5-1 Arrangement Adopted | false |
| Non-Rule 10b5-1 Arrangement Adopted | false |
| Rule 10b5-1 Arrangement Terminated | false |
| Non-Rule 10b5-1 Arrangement Terminated | false |

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| **Organization, Basis of Presentation and Summary of Significant Accounting Policies** | **9 Months Ended Sep. 30, 2024** |
|---|---|

**(Policies)**

**Accounting Policies [Abstract]**

**Basis of Presentation**

The accompanying financial statements have been prepared in accordance with U.S. generally accepted accounting principles ("GAAP"), as contained within the Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC"), for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. They should be read in conjunction with our consolidated financial statements and footnotes thereto included in our Annual Report on Form 10-K for the year ended December 31, 2023. In the opinion of management, all adjustments consisting of normal recurring adjustments, necessary for a fair presentation with respect to interim financial statements, have been included. The results for the nine months ended September 30, 2024 are not necessarily indicative of the results to be expected for the full year ending December 31, 2024 due to seasonal variations and other factors.

The consolidated financial statements include the accounts of Tri Pointe Homes and its wholly owned subsidiaries, as well as other entities in which Tri Pointe Homes has a controlling interest and variable interest entities ("VIEs") in which Tri Pointe Homes is the primary beneficiary. The noncontrolling interests as of September 30, 2024 and December 31, 2023 represent the outside owners' interests in the Company's consolidated entities. All significant intercompany accounts have been eliminated upon consolidation.

Unless the context otherwise requires, the terms "Tri Pointe", "the Company", "we", "us", and "our" used herein refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries.

**Use of Estimates**

The preparation of these financial statements requires our management to make estimates and judgments that affect the reported amounts of assets and liabilities and the disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from our estimates.

**Cash and Cash Equivalents**

We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts.

**Concentration of Credit Risk**

We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts.

**Revenue Recognition**

We recognize revenue in accordance with Accounting Standards Topic 606 ("ASC 606"), *Revenue from Contracts with Customers*. Under ASC 606, we apply the following steps to determine the timing and amount of revenue to recognize: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation.

***Home sales revenue***

We generate the majority of our total revenues from home sales, which consists of our core business operation of building and delivering completed homes to homebuyers. Home sales revenue and related profit is generally recognized when title to and possession of the home are transferred to the homebuyer at the home closing date. Our performance obligation to deliver the agreed-upon home is generally satisfied in less than one year from the original contract date. Included in home sales revenue are forfeited deposits, which occur when homebuyers cancel home purchase contracts that include a nonrefundable deposit. Both revenue from forfeited deposits and deferred revenue resulting from uncompleted performance obligations existing at the time we deliver new homes to our homebuyers are immaterial.

***Financial services revenues***

Tri Pointe Solutions is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, Tri Pointe Assurance title and escrow services operations, and Tri Pointe Advantage property and casualty insurance agency operations.

*Mortgage financing operations*

For the year ended December 31, 2023, our Tri Pointe Connect mortgage operations were conducted through a joint venture with an established mortgage lender. Tri Pointe Connect acted as a preferred mortgage loan broker to our homebuyers in all of the markets in which we operate, generating income from fees paid by third party lenders for the successful funding and closing of loans for homebuyers that originated through Tri Pointe Connect. For the year ended December 31, 2023, Tri Pointe Connect was fully consolidated in accordance with Accounting Standards Topic 810 ("ASC 810"), *Consolidation*, under the Financial Services section of our consolidated statements of operations, with the noncontrolling interest recorded on the consolidated statements of operations as net income attributable to noncontrolling interests.

Effective February 1, 2024, we acquired the minority equity interest in the joint venture, upon which Tri Pointe Connect became a wholly owned subsidiary of the Company. In connection with this transaction, Tri Pointe Connect expanded operations to include mortgage lending services to our homebuyers in all of the markets in which we operate and provide mortgage financing by utilizing funds made available pursuant to repurchase agreements with third party lenders and by utilizing our own funds. Tri Pointe Connect will retain the ability to act as a mortgage loan broker for our homebuyers that originate loans with third party lenders.

Revenues from mortgage financing operations primarily represent mortgage loan broker fees paid by third party lenders, fees earned on mortgage loan originations and the realized and unrealized gains and losses associated with the sales and changes in the fair value of mortgage loans held for sale. When we act as a mortgage loan broker and originate loans with third party lenders, mortgage loan broker fees and mortgage loan origination fees are recognized at the time the mortgage loans are funded. When we provide mortgage financing, we recognize fees on mortgage loan originations upon loan origination.

*Mortgage loans held for sale*

We intend to sell all of the loans we originate in the secondary market within a short period of time after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate estimated fair value of $80.1 million and an aggregate outstanding principal balance of $79.3 million. For the nine months ended September 30, 2024, we recorded $758,000 of unrealized gains, in Financial Services revenue, related to our mortgage loans held for sale as of September 30, 2024.

*Title and escrow services operations*

Tri Pointe Assurance provides title examinations for our homebuyers in the Carolinas and Colorado and both title examinations and escrow services for our homebuyers in Arizona, the District of Columbia, Maryland, Nevada, Texas, Washington and Virginia. Tri Pointe Assurance is a wholly owned subsidiary of Tri Pointe and acts as a title agency for First American Title Insurance Company. Revenue from our title and escrow services operations is fully recognized at the time of the consummation of the home sales transaction, at which time no further performance obligations are left to be satisfied. Tri Pointe Assurance revenue is included in the Financial Services section of our consolidated statements of operations.

*Property and casualty insurance agency operations*

Tri Pointe Advantage is a wholly owned subsidiary of Tri Pointe and provides property and casualty insurance agency services that help facilitate the closing process in all of the markets in which we operate. The total consideration for these services, including renewal options, is estimated upon the issuance of the initial insurance policy, subject to constraint. Tri Pointe Advantage revenue is included in the Financial Services section of our consolidated statements of operations.

**Recently Issued Accounting Standards Not Yet Adopted**

In November 2023, the FASB issued ASU 2023-07, *Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures* ("ASU 2023-07"), which requires expanded disclosure of significant segment expenses and other segment items on an annual and interim basis. ASU 2023-07 is effective for us for annual periods beginning after January 1, 2024 and interim periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-07 will have on our financial statement disclosures.

In December 2023, FASB issued ASU 2023-09, *Income Taxes (Topic 740): Improvements to Income Tax Disclosures* ("ASU 2023-09"), which requires expanded disclosure of our income tax rate reconciliation and income taxes paid. ASU 2023-09 is effective for us for annual periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-09 will have on our financial statement disclosures.

**Segment Information**

In accordance with ASC Topic 280, *Segment Reporting*, in determining the most appropriate reportable segments within our homebuilding business, we have considered similar economic and other characteristics, including product types, average sales prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply. Based upon these factors and in consideration of the geographical layout of our homebuilding markets, we have identified three homebuilding reporting segments and, as such, our homebuilding segments are reported under the following hierarchy:

**West region:** Arizona, California, Nevada and Washington
**Central region:** Colorado, Texas and Utah
**East region:** District of Columbia, Florida, Maryland, North Carolina, South Carolina and Virginia

In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant operations in these new markets, however we have controlled lots within Utah.

Our Tri Pointe Solutions financial services operation is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, our Tri Pointe Assurance title and escrow services operations, and our Tri Pointe Advantage property and casualty insurance agency operations. For further details, see Note 1, *Organization, Basis of Presentation and Summary of Significant Accounting Policies.*

Corporate is a non-operating segment that develops and implements company-wide strategic initiatives and provides support to our homebuilding reporting segments by centralizing certain administrative functions, such as marketing, legal, accounting, treasury, insurance, internal audit, risk management, information technology and human resources, to benefit from economies of scale. Our Corporate non-operating segment also includes general and administrative expenses related to operating our corporate headquarters. All of the expenses incurred by Corporate are allocated to each of the homebuilding reporting segments based on their respective percentage of revenues.

The reportable segments follow the same accounting policies used for our consolidated financial statements, as described in Note 1, *Organization, Basis of Presentation and Summary of Significant Accounting Policies*. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented.

**Fair Value Measurements**

**Fair Value Measurements**

ASC Topic 820, *Fair Value Measurements and Disclosures*, defines "fair value" as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:

- Level 1—Quoted prices for identical instruments in active markets
- Level 2—Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date
- Level 3—Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date

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| **Segment Information (Tables)** | **9 Months Ended Sep. 30, 2024** |
|---|---|
| **Segment Reporting [Abstract]** | |
| Schedule of Financial Information Relating to Reportable Segments | Total revenues and income before income taxes for each of our reportable segments were as follows (in thousands): |

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Revenues | | | | |
| West | $ 690,577 | $ 544,168 | $ 1,921,817 | $ 1,550,905 |
| Central | 262,485 | 165,322 | 838,302 | 529,952 |
| East | 173,961 | 118,268 | 431,062 | 344,645 |
| Total homebuilding revenues | 1,127,023 | 827,758 | 3,191,181 | 2,425,502 |
| Financial services | 17,650 | 10,758 | 47,818 | 30,004 |
| Total | $ 1,144,673 | $ 838,516 | $ 3,238,999 | $ 2,455,506 |
| | | | | |
| Income before income taxes | | | | |
| West | $ 92,261 | $ 60,965 | $ 255,643 | $ 186,372 |
| Central | 32,327 | 19,075 | 119,645 | 50,917 |
| East | 21,592 | 14,880 | 50,150 | 38,271 |
| Total homebuilding income before income taxes | 146,180 | 94,920 | 425,438 | 275,560 |
| Financial services | 5,367 | 4,631 | 15,918 | 10,641 |
| Total | $ 151,547 | $ 99,551 | $ 441,356 | $ 286,201 |

Total real estate inventories and total assets for each of our reportable segments, as of the date indicated, were as follows (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Real estate inventories | | |
| West | $ 2,159,917 | $ 2,209,113 |
| Central | 813,793 | 762,051 |
| East | 438,923 | 366,319 |
| Total | $ 3,412,633 | $ 3,337,483 |
| | | |
| Total assets[1] | | |
| West | $ 2,430,880 | $ 2,557,608 |
| Central | 985,021 | 947,200 |
| East | 483,872 | 421,630 |
| Corporate | 742,483 | 941,824 |
| Total homebuilding assets | 4,642,256 | 4,868,262 |
| Financial services | 136,999 | 46,326 |
| Total | $ 4,779,255 | $ 4,914,588 |

(1) Total assets as of September 30, 2024 and December 31, 2023 includes $139.3 million of goodwill, with $125.4 million included in the West segment, $8.3 million included in the Central segment and $5.6 million included in the East segment. Total Corporate assets as of September 30, 2024 and December 31, 2023 includes our Tri Pointe Homes trade name. For further details on goodwill and our intangible assets, see Note 8, *Goodwill and Other Intangible Assets*.

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**Earnings Per Share (Tables)**

**9 Months Ended Sep. 30, 2024**

**Earnings Per Share [Abstract]**

Schedule of Computation of Basic and Diluted Earnings Per Share

The following table sets forth the components used in the computation of basic and diluted earnings per share (in thousands, except share and per share amounts):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Numerator: | | | | |
| Net income available to common stockholders | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |
| Denominator: | | | | |
| Basic weighted-average shares outstanding | 93,600,678 | 98,018,498 | 94,294,800 | 99,534,570 |
| Effect of dilutive shares: | | | | |
| Stock options and unvested restricted stock units | 1,039,533 | 1,011,712 | 786,373 | 923,787 |
| Diluted weighted-average shares outstanding | 94,640,211 | 99,030,210 | 95,081,173 | 100,458,357 |
| Earnings per share | | | | |
| Basic | $ 1.19 | $ 0.77 | $ 3.49 | $ 2.12 |
| Diluted | $ 1.18 | $ 0.76 | $ 3.46 | $ 2.10 |
| Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share | 1,119,501 | 2,605,025 | 1,426,229 | 2,692,950 |

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**Receivables (Tables)**

**9 Months Ended Sep. 30, 2024**

**Receivables [Abstract]**

Schedule of Receivables

Receivables consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Escrow proceeds and other accounts receivable, net | $ 47,718 | $ 158,622 |
| Warranty insurance receivable (Note 13) | 66,007 | 66,014 |
| Total receivables | $ 113,725 | $ 224,636 |

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**Real Estate Inventories (Tables)**

**9 Months Ended Sep. 30, 2024**

**Inventory Disclosure [Abstract]**

Schedule of Real Estate Inventories

Real estate inventories consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Real estate inventories owned: | | |
| Homes completed or under construction | $ 1,540,492 | $ 1,402,762 |
| Land under development | 1,203,923 | 1,299,074 |
| Land held for future development | 156,394 | 153,615 |
| Model homes | 288,079 | 306,565 |
| Total real estate inventories owned | 3,188,888 | 3,162,016 |
| Real estate inventories not owned: | | |
| Land purchase and land option deposits | 223,745 | 175,467 |
| Total real estate inventories not owned | 223,745 | 175,467 |
| Total real estate inventories | $ 3,412,633 | $ 3,337,483 |

Schedule of Interest Incurred, Capitalized and Expensed

Interest incurred, capitalized and expensed were as follows (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Interest incurred | $ 25,253 | $ 36,919 | $ 91,787 | $ 111,792 |
| Interest capitalized | (25,253) | (36,919) | (91,787) | (111,792) |
| Interest expensed | $ — | $ — | $ — | $ — |
| Capitalized interest in beginning inventory | $ 218,171 | $ 220,352 | $ 221,647 | $ 191,411 |
| Interest capitalized as a cost of inventory | 25,253 | 36,919 | 91,787 | 111,792 |
| Interest previously capitalized as a cost of inventory, included in cost of sales | (38,762) | (27,264) | (108,772) | (73,196) |
| Capitalized interest in ending inventory | $ 204,662 | $ 230,007 | $ 204,662 | $ 230,007 |

Schedule of Real Estate Inventory Impairments and Land Option Abandonments

Real estate inventory impairments and land and lot option abandonments and pre-acquisition charges consisted of the following (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Real estate inventory impairments | $ — | $ — | $ — | $ 11,500 |
| Land and lot option abandonments and pre-acquisition charges | 1,074 | 197 | 2,444 | 1,175 |
| Total | $ 1,074 | $ 197 | $ 2,444 | $ 12,675 |

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**Investments in Unconsolidated Entities (Tables)**

**9 Months Ended Sep. 30, 2024**

**Equity Method Investments and Joint Ventures [Abstract]**

Schedule of Aggregated Assets, Liabilities and Operating Results of Entities as Equity-Method Investments

Aggregated assets, liabilities and equity of the entities we account for as equity-method investments are as follows (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Assets | | |
| Cash | $ 46,185 | $ 35,308 |
| Receivables | 105,645 | 38,839 |
| Real estate inventories | 400,317 | 450,097 |
| Other assets | 6,584 | 27,632 |
| Total assets | $ 558,731 | $ 551,876 |
| Liabilities and equity | | |
| Debt obligations and other liabilities | $ 148,610 | $ 155,616 |
| Company's equity | 130,798 | 131,824 |
| Outside interests' equity | 279,323 | 264,436 |
| Total liabilities and equity | $ 558,731 | $ 551,876 |

Aggregated results of operations from unconsolidated entities (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Net sales | $ 42,183 | $ 17,588 | $ 106,097 | $ 77,483 |
| Other operating expense | (42,306) | (17,422) | (103,657) | (76,361) |
| Other income (expense), net | 24 | 100 | 849 | 94 |
| Net income | $ (99) | $ 266 | $ 3,289 | $ 1,216 |
| Company's equity in income of unconsolidated entities | $ 227 | $ 3 | $ 383 | $ 272 |

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**Variable Interest Entities (Tables)**

**9 Months Ended**
**Sep. 30, 2024**

**Organization, Consolidation and Presentation of Financial Statements [Abstract]**

Schedule of Interests in Land Option Agreements

The following provides a summary of our interests in land and lot option agreements (in thousands):

| | September 30, 2024 | | | December 31, 2023 | | |
|---|---|---|---|---|---|---|
| | Deposits | Remaining Purchase Price | Consolidated Inventory Held by VIEs | Deposits | Remaining Purchase Price | Consolidated Inventory Held by VIEs |
| Unconsolidated VIEs | $ 205,505 | $1,816,726 | N/A | $ 159,164 | $1,017,791 | N/A |
| Other land option agreements | 18,240 | 240,021 | N/A | 16,303 | 189,007 | N/A |
| Total | $ 223,745 | $2,056,747 | $ — | $ 175,467 | $1,206,798 | $ — |

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**Other Assets (Tables)**

**9 Months Ended**
**Sep. 30, 2024**

**Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]**

Schedule of Other Assets

Other assets consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Prepaid expenses | $ 15,612 | $ 8,462 |
| Refundable fees and other deposits | 9,016 | 8,726 |
| Development rights, held for future use or sale | 1,192 | 1,192 |
| Deferred loan costs—loans payable | 3,996 | 5,089 |
| Operating properties and equipment, net | 61,285 | 66,284 |
| Lease right-of-use assets | 63,584 | 66,404 |
| Income tax receivable | 13,051 | — |
| Other | 3,736 | 936 |
| Total | $ 171,472 | $ 157,093 |

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**Accrued Expenses and Other Liabilities (Tables)**

**9 Months Ended**
**Sep. 30, 2024**

**Payables and Accruals [Abstract]**

Schedule of Accrued Expenses and Other Liabilities

Accrued expenses and other liabilities consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Accrued payroll and related costs | $ 62,427 | $ 68,575 |
| Warranty reserves (Note 13) | 107,307 | 106,993 |
| Estimated cost for completion of real estate inventories | 122,299 | 108,175 |
| Customer deposits | 55,213 | 43,991 |
| Accrued income taxes payable | 5,073 | 23,138 |
| Accrued interest | 14,860 | 8,470 |
| Other tax liability | 3,494 | 2,976 |
| Lease liabilities | 77,419 | 78,782 |
| Other | 8,326 | 12,431 |
| Total | $ 456,418 | $ 453,531 |

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**Senior Notes, Loans Payable and Mortgage Repurchase Facilities (Tables)**

**9 Months Ended**
**Sep. 30, 2024**

**Debt Disclosure [Abstract]**

Schedule of Senior Notes, Loans Payable and Mortgage Repurchase Facilities

The Company's outstanding senior notes (together, the "Senior Notes") consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| 5.875% Senior Notes due June 15, 2024 | $ — | $ 450,000 |
| 5.250% Senior Notes due June 1, 2027 | 300,000 | 300,000 |
| 5.700% Senior Notes due June 15, 2028 | 350,000 | 350,000 |
| Discount and deferred loan costs | (3,720) | (5,751) |
| Total | $ 646,280 | $ 1,094,249 |

The Company's outstanding loans payable consisted of the following (in thousands):

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Term loan facility | $ 250,000 | $ 250,000 |
| Seller financed loans | 25,914 | 38,337 |
| Total | $ 275,914 | $ 288,337 |

Schedule of Repurchase Agreements

The following table provides a summary of our Repurchase Agreements as of September 30, 2024 ($ in thousands):

| Facility | Outstanding Balance | Facility Amount | Interest Rate | Expiration Date | Collateral (1) |
|---|---|---|---|---|---|
| Warehouse A | $ 37,528 | $ 80,000 | Term SOFR + 1.75% | 3/11/2025 | Mortgage Loans |
| Warehouse B | — | 100,000 | Term SOFR + 1.75% | 5/28/2025 | Mortgage Loans |
| Warehouse C (2) | 37,937 | 50,000 | Term SOFR + 1.75% | 5/30/2025 | Mortgage Loans |
| Warehouse C (2) | — | 50,000 | Term SOFR + 1.75% | On Demand | Mortgage Loans |
| **Total** | $ 75,465 | $ 280,000 | | | |

(1) Mortgage loans held for sale consist of single-family residential loans collateralized by the underlying property. Generally, all of the loans originated by us are sold in the secondary mortgage market within 30 days after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate fair value of $80.1 million.
(2) Warehouse C is a $100 million facility, of which $50 million is committed and $50 million is uncommitted.

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**Fair Value Disclosures (Tables)**

**9 Months Ended**
**Sep. 30, 2024**

**Fair Value Disclosures [Abstract]**

Schedule of Assets and Liabilities Related to Financial Instruments, Measured at Fair Value on a Recurring Basis

A summary of assets and liabilities at September 30, 2024 and December 31, 2023, related to our financial instruments, is set forth below (in thousands):

| | | September 30, 2024 | | December 31, 2023 | |
|---|---|---|---|---|---|
| | Hierarchy | Book Value | Fair Value | Book Value | Fair Value |
| Senior Notes[1] | Level 2 | $ 650,000 | $ 653,925 | $ 1,099,489 | $ 1,066,835 |
| Term loan[2] | Level 2 | $ 250,000 | $ 250,000 | $ 250,000 | $ 250,000 |
| Seller financed loans[3] | Level 2 | $ 25,914 | $ 25,914 | $ 38,337 | $ 38,337 |
| Mortgage loans held for sale[4] | Level 2 | $ 80,071 | $ 80,071 | $ — | $ — |
| Mortgage repurchase facilities[5] | Level 2 | $ 75,465 | $ 75,465 | $ — | $ — |

(1) The book value of the Senior Notes is net of discounts for December 31, 2023, excluding deferred loan costs of $5.2 million. The estimated fair value of the Senior Notes at September 30, 2024 and December 31, 2023 is based on quoted market prices.
(2) The estimated fair value of the Term Loan Facility as of September 30, 2024 and December 31, 2023 approximated book value due to the variable interest rate terms of this loan.
(3) The estimated fair value of our seller financed loans as of September 30, 2024 and December 31, 2023 approximated book value due to the short term nature of these loans.
(4) The estimated fair value for mortgage loans held for sale are determined based on quoted market prices, and are measured at fair value on a recurring basis, with changes in fair

value recognized in our consolidated statements of operations.

(5) The estimated fair value of our mortgage repurchase facilities approximated book value due to the short term nature of these maturities.

Schedule of Nonfinancial Assets Measured at Fair Value on a Nonrecurring Basis

The following table presents impairment charges and the remaining net fair value for nonfinancial assets that were measured during the periods presented (in thousands):

| | | Nine Months Ended September 30, 2024 | | Year Ended December 31, 2023 | |
|---|---|---|---|---|---|
| | Hierarchy | Impairment Charge | Fair Value Net of Impairment | Impairment Charge | Fair Value Net of Impairment |
| Real estate inventories (1) | Level 3 | $ — | $ — | $ 11,500 | $ 39,970 |

(1) Fair value of real estate inventories, net of impairment charges represents only those assets whose carrying values were adjusted to fair value in the respective periods presented. Fair Value Net of Impairment represents the fair value of the real estate inventories, net of the impairment charge, as of the date that the fair value measurements were made. The carrying value for these real estate inventories subsequently changed from the fair value reflected due to activity that occurred since the measurement date.

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**Commitments and Contingencies (Tables)**

**9 Months Ended**

**Sep. 30, 2024**

**Commitments and Contingencies Disclosure [Abstract]**

Schedule of Warranty Reserves

Warranty reserve activity consisted of the following (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Warranty reserves, beginning of period | $ 107,196 | $ 99,243 | $ 106,993 | $ 104,375 |
| Warranty reserves accrued | 9,491 | 6,337 | 27,225 | 18,523 |
| Warranty expenditures | (9,380) | (10,471) | (26,911) | (27,789) |
| Warranty reserves, end of period | $ 107,307 | $ 95,109 | $ 107,307 | $ 95,109 |

Schedule of Lease Costs and Other Information

See below for additional information on leases (dollars in thousands):

| | Three Months Ended September 30, 2024 | Three Months Ended September 30, 2023 | Nine Months Ended September 30, 2024 | Nine Months Ended September 30, 2023 |
|---|---|---|---|---|
| **Lease Cost** | | | | |
| Operating lease cost (included in SG&A expense) | $ 3,124 | $ 2,555 | $ 9,028 | $ 7,808 |
| Ground lease cost (included in other operations expense) | 765 | 724 | 2,295 | 2,170 |
| Sublease income, operating leases | — | — | — | — |
| Sublease income, ground leases (included in other operations revenue) | (776) | (734) | (2,329) | (2,202) |
| Net lease cost | $ 3,113 | $ 2,545 | $ 8,994 | $ 7,776 |
| | | | | |
| **Other information** | | | | |
| Cash paid for amounts included in the measurement of lease liabilities: | | | | |
| Operating lease cash flows (included in operating cash flows) | $ 2,842 | $ 2,407 | $ 8,754 | $ 7,279 |
| Ground lease cash flows (included in operating cash flows) | $ 664 | $ 663 | $ 1,990 | $ 1,990 |
| Right-of-use assets obtained in exchange for new operating lease liabilities | $ 726 | $ 1,804 | $ 5,990 | $ 3,820 |

| | September 30, 2024 | December 31, 2023 |
|---|---|---|
| Weighted-average discount rate: | | |
| Operating leases | 4.9 % | 4.9 % |
| Ground leases | 10.2 % | 10.2 % |
| Weighted-average remaining lease term (in years): | | |
| Operating leases | 5.9 | 6.3 |
| Ground leases | 43.7 | 44.4 |

Schedule of Future Minimum Lease Payments

The future minimum lease payments under our operating leases are as follows (in thousands):

| | Property, Equipment and Other Leases | Ground Leases (1) |
|---|---|---|
| Remaining in 2024 | $ 2,368 | $ 809 |
| 2025 | 11,402 | 3,237 |
| 2026 | 10,371 | 3,237 |
| 2027 | 9,094 | 3,237 |
| 2028 | 8,529 | 3,237 |
| Thereafter | 15,772 | 75,403 |
| Total lease payments | $ 57,536 | $ 89,160 |
| Less: Interest | 7,864 | 61,413 |
| Present value of operating lease liabilities | $ 49,672 | $ 27,747 |

(1) Ground leases are fully subleased through 2041, representing $55.3 million of the $89.2 million future ground lease obligations.

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**Stock-Based Compensation (Tables)**

**9 Months Ended**

**Sep. 30, 2024**

**Share-Based Payment Arrangement [Abstract]**

Schedule of Compensation Expense Recognized Related to All Stock-Based Awards

The following table presents compensation expense recognized related to all stock-based awards (in thousands):

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2024 | 2023 | 2024 | 2023 |
| Total stock-based compensation | $ 8,708 | $ 6,989 | $ 24,327 | $ 15,012 |

Schedule of Stock Option Awards

The following table presents a summary of stock option awards for the nine months ended September 30, 2024:

| | Options | Weighted Average Exercise Price Per Share | Weighted Average Remaining Contractual Life | Aggregate Intrinsic Value (in thousands) |
|---|---|---|---|---|
| Options outstanding at December 31, 2023 | 66,043 | $ 15.76 | 0.2 | $ 1,297 |
| Granted | — | — | — | — |
| Exercised | (66,043) | $ 15.76 | — | — |
| Forfeited | — | $ — | — | — |
| Options outstanding at September 30, 2024 | — | $ — | $ — | $ — |
| Options exercisable at September 30, 2024 | — | $ — | $ — | $ — |

Schedule of Restricted Stock Units

The following table presents a summary of time-based and performance-based RSUs for the nine months ended September 30, 2024:

| | Restricted Stock Units | Weighted Average Grant Date Fair Value Per Share |
|---|---|---|
| Nonvested RSUs at December 31, 2023 | 3,889,380 | $ 22.71 |
| Granted | 1,126,648 | $ 35.57 |
| Vested | (1,220,474) | $ 19.87 |
| Forfeited | (240,955) | $ 19.74 |
| Nonvested RSUs at September 30, 2024 | 3,554,599 | $ 27.73 |

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**Supplemental Disclosure to Consolidated Statements of Cash Flows (Tables)**

**9 Months Ended**

**Sep. 30, 2024**

**Supplemental Cash Flow Elements [Abstract]**

Schedule of Supplemental Disclosure to Consolidated Statement of Cash Flows

The following are supplemental disclosures to the consolidated statements of cash flows (in thousands):

| | Nine Months Ended September 30, | |
|---|---|---|
| | 2024 | 2023 |
| Supplemental disclosure of cash flow information: | | |
| Interest paid (capitalized), net | $ (9,500) | $ (18,954) |
| Income taxes paid, net | $ 38,572 | $ 7,919 |
| Supplemental disclosures of noncash activities: | | |
| Increase in share repurchase excise tax accrual | $ 672 | $ 1,065 |
| Amortization of senior note discount capitalized to real estate inventory | $ 511 | $ 791 |
| Amortization of deferred loan costs capitalized to real estate inventory | $ 2,599 | $ 2,985 |

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**Organization, Basis of Presentation and Summary of**

**9 Months Ended**

| Significant Accounting Policies (Details) $ in Thousands | Sep. 30, 2024 USD ($) state | Sep. 30, 2023 USD ($) |
|---|---|---|
| **Short-Term Debt [Line Items]** | | |
| Number of states in which entity operates \| state | 10 | |
| Aggregate outstanding principal value | $ 79,300 | |
| Unreaunrealized gain in mortgage loans held for sale | 758 | $ 0 |
| Mortgage repurchase facilities | | |
| **Short-Term Debt [Line Items]** | | |
| Mortgage loans held for sale | $ 80,100 | |

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| Segment Information - Narrative (Details) | 9 Months Ended Sep. 30, 2024 business_line subsegment |
|---|---|
| **Segment Reporting [Abstract]** | |
| Number of principal businesses \| business_line | 2 |
| Number of reportable homebuilding segments \| subsegment | 3 |

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| Segment Information - Summary of Financial Information Relating to Reportable Segments (Details) - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | | |
|---|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 | Dec. 31, 2023 |
| **Segment Reporting Information** | | | | | |
| Revenues | $ 1,144,673 | $ 838,516 | $ 3,238,999 | $ 2,455,506 | |
| Income before income taxes | 151,547 | 99,551 | 441,356 | 286,201 | |
| Real estate inventories | 3,412,633 | | 3,412,633 | | $ 3,337,483 |
| Total assets | 4,779,255 | | 4,779,255 | | 4,914,588 |
| Goodwill | 139,300 | | 139,300 | | 139,300 |
| Homebuilding Segment | | | | | |
| **Segment Reporting Information** | | | | | |
| Revenues | 1,127,023 | 827,758 | 3,191,181 | 2,425,502 | |
| Income before income taxes | 146,180 | 94,920 | 425,438 | 275,560 | |
| Real estate inventories | 3,412,633 | | 3,412,633 | | 3,337,483 |
| Total assets | 4,642,256 | | 4,642,256 | | 4,868,262 |
| Goodwill | 139,300 | | 139,300 | | 139,300 |
| Homebuilding Segment \| Corporate | | | | | |
| **Segment Reporting Information** | | | | | |
| Total assets | 742,483 | | 742,483 | | 941,824 |
| Homebuilding Segment \| West | | | | | |
| **Segment Reporting Information** | | | | | |
| Revenues | 690,577 | 544,168 | 1,921,817 | 1,550,905 | |
| Income before income taxes | 92,261 | 60,965 | 255,643 | 186,372 | |
| Goodwill | 125,400 | | 125,400 | | 125,400 |
| Homebuilding Segment \| West \| Operating Segments | | | | | |
| **Segment Reporting Information** | | | | | |
| Real estate inventories | 2,159,917 | | 2,159,917 | | 2,209,113 |
| Total assets | 2,430,880 | | 2,430,880 | | 2,557,608 |
| Homebuilding Segment \| Central | | | | | |
| **Segment Reporting Information** | | | | | |
| Revenues | 262,485 | 165,322 | 838,302 | 529,952 | |
| Income before income taxes | 32,327 | 19,075 | 119,645 | 50,917 | |
| Goodwill | 8,300 | | 8,300 | | 8,300 |
| Homebuilding Segment \| Central \| Operating Segments | | | | | |
| **Segment Reporting Information** | | | | | |
| Real estate inventories | 813,793 | | 813,793 | | 762,051 |
| Total assets | 985,021 | | 985,021 | | 947,200 |
| Homebuilding Segment \| East | | | | | |
| **Segment Reporting Information** | | | | | |
| Revenues | 173,961 | 118,268 | 431,062 | 344,645 | |
| Income before income taxes | 21,592 | 14,880 | 50,150 | 38,271 | |
| Goodwill | 5,600 | | 5,600 | | 5,600 |
| Homebuilding Segment \| East \| Operating Segments | | | | | |
| **Segment Reporting Information** | | | | | |
| Real estate inventories | 438,923 | | 438,923 | | 366,319 |
| Total assets | 483,872 | | 483,872 | | 421,630 |
| Financial services | | | | | |
| **Segment Reporting Information** | | | | | |
| Revenues | 17,650 | 10,758 | 47,818 | 30,004 | |
| Income before income taxes | 5,367 | $ 4,631 | 15,918 | $ 10,641 | |
| Financial services \| Operating Segments | | | | | |
| **Segment Reporting Information** | | | | | |
| Total assets | $ 136,999 | | $ 136,999 | | $ 46,326 |

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| Earnings Per Share (Details) - USD ($) $ / shares in Units, $ in Thousands | 3 Months Ended | | 9 Months Ended | |
|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 |
| **Numerator:** | | | | |
| Net income available to common stockholders | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |
| Net income available to common stockholders | $ 111,759 | $ 75,402 | $ 328,816 | $ 210,868 |
| **Denominator:** | | | | |
| Basic weighted-average shares outstanding (in shares) | 93,600,678 | 98,018,498 | 94,294,800 | 99,534,570 |
| **Effect of dilutive shares:** | | | | |
| Stock options and unvested restricted stock units (in shares) | 1,039,533 | 1,011,712 | 786,373 | 923,787 |
| Diluted weighted-average shares outstanding (in shares) | 94,640,211 | 99,030,210 | 95,081,173 | 100,458,357 |
| **Earnings per share** | | | | |
| Basic (in dollars per share) | $ 1.19 | $ 0.77 | $ 3.49 | $ 2.12 |
| Diluted (in dollars per share) | $ 1.18 | $ 0.76 | $ 3.46 | $ 2.10 |
| Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share (in shares) | 1,119,501 | 2,605,025 | 1,426,229 | 2,692,950 |

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| Receivables - Components of Receivables (Details) - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|

| | | |
|---|---|---|
| **Receivables [Abstract]** | | |
| Escrow proceeds and other accounts receivable, net | $ 47,718 | $ 158,622 |
| Warranty insurance receivable | 66,007 | 66,014 |
| Total receivables | $ 113,725 | $ 224,636 |

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| Receivables - Narrative (Details) - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Receivables [Abstract]** | | |
| Allowance for doubtful accounts | $ 436 | $ 436 |

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| Real Estate Inventories - Summary of Real Estate Inventories (Details) - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Real estate inventories owned:** | | |
| Homes completed or under construction | $ 1,540,492 | $ 1,402,762 |
| Land under development | 1,203,923 | 1,299,074 |
| Land held for future development | 156,394 | 153,615 |
| Model homes | 288,079 | 306,565 |
| Total real estate inventories owned | 3,188,888 | 3,162,016 |
| **Real estate inventories not owned:** | | |
| Land purchase and land option deposits | 223,745 | 175,467 |
| Total real estate inventories not owned | 223,745 | 175,467 |
| Total real estate inventories | $ 3,412,633 | $ 3,337,483 |

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| Real Estate Inventories - Summary of Interest Incurred, Capitalized and Expensed (Details) - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | |
|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 |
| **Real Estate [Abstract]** | | | | |
| Interest incurred | $ 25,253 | $ 36,919 | $ 91,787 | $ 111,792 |
| Interest capitalized | (25,253) | (36,919) | (91,787) | (111,792) |
| Interest expensed | 0 | 0 | 0 | 0 |
| **Real Estate Inventory, Capitalized Interest Costs [Roll Forward]** | | | | |
| Capitalized interest in beginning inventory | 218,171 | 220,352 | 221,647 | 191,411 |
| Interest capitalized as a cost of inventory | 25,253 | 36,919 | 91,787 | 111,792 |
| Interest previously capitalized as a cost of inventory, included in cost of sales | (38,762) | (27,264) | (108,772) | (73,196) |
| Capitalized interest in ending inventory | $ 204,662 | $ 230,007 | $ 204,662 | $ 230,007 |

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| Real Estate Inventories - Schedule of Real Estate Inventory Impairments and Land Option Abandonments (Details) - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | |
|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 |
| **Real Estate [Abstract]** | | | | |
| Real estate inventory impairments | $ 0 | $ 0 | $ 0 | $ 11,500 |
| Land and lot option abandonments and pre-acquisition charges | 1,074 | 197 | 2,444 | 1,175 |
| Total | $ 1,074 | $ 197 | $ 2,444 | $ 12,675 |

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| Real Estate Inventories - Narrative (Details) $ in Thousands | 3 Months Ended | | 9 Months Ended | |
|---|---|---|---|---|
| | Sep. 30, 2024 USD ($) | Sep. 30, 2023 USD ($) | Sep. 30, 2024 USD ($) | Sep. 30, 2023 USD ($) community |
| **Real Estate [Line Items]** | | | | |
| Real estate inventory impairments | $ 0 | $ 0 | $ 0 | $ 11,500 |
| West | | | | |
| **Real Estate [Line Items]** | | | | |
| Real estate inventory impairments | | | | $ 11,500 |
| West \| Homebuilding Segment | | | | |
| **Real Estate [Line Items]** | | | | |
| Number of communities impaired \| community | | | | 1 |
| Real estate, impairment, discount rate | | | | 0.10 |

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| Investments in Unconsolidated Entities - Narrative (Details) - Equity Method Investment, Nonconsolidated Investee or Group of Investees $ in Millions | 9 Months Ended | |
|---|---|---|
| | Sep. 30, 2024 USD ($) investment | Dec. 31, 2023 USD ($) |
| **Schedule of Equity Method Investments [Line Items]** | | |
| Number of equity investments \| investment | 14 | |
| Long-term debt, gross \| $ | $ 124.1 | $ 125.9 |
| Minimum | | |
| **Schedule of Equity Method Investments [Line Items]** | | |
| Ownership percentage | 8.00% | |
| Maximum | | |
| **Schedule of Equity Method Investments [Line Items]** | | |
| Ownership percentage | 50.00% | |

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| Investments in Unconsolidated Entities - Aggregated Assets, Liabilities and Operating Results of Entities as Equity-Method Investments (Details) - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | | |
|---|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 | Dec. 31, 2023 |
| **Assets** | | | | | |
| Cash | $ 675,957 | | $ 675,957 | | $ 868,953 |

| | | | | | |
|---|---|---|---|---|---|
| Receivables | 113,725 | | 113,725 | | 224,636 |
| Real estate inventories | 3,412,633 | | 3,412,633 | | 3,337,483 |
| Other assets | 171,472 | | 171,472 | | 157,093 |
| Total assets | 4,779,255 | | 4,779,255 | | 4,914,588 |
| **Liabilities and equity** | | | | | |
| Company's equity | 3,249,952 | | 3,249,952 | | 3,010,958 |
| Outside interests' equity | 12 | | 12 | | 2,680 |
| Total liabilities and equity | 4,779,255 | | 4,779,255 | | 4,914,588 |
| Net income | 111,759 | $ 76,609 | 328,757 | $ 214,437 | |
| Equity Method Investment, Nonconsolidated Investee or Group of Investees | | | | | |
| **Assets** | | | | | |
| Cash | 46,185 | | 46,185 | | 35,308 |
| Receivables | 105,645 | | 105,645 | | 38,839 |
| Real estate inventories | 400,317 | | 400,317 | | 450,097 |
| Other assets | 6,584 | | 6,584 | | 27,632 |
| Total assets | 558,731 | | 558,731 | | 551,876 |
| **Liabilities and equity** | | | | | |
| Debt obligations and other liabilities | 148,610 | | 148,610 | | 155,616 |
| Company's equity | 130,798 | | 130,798 | | 131,824 |
| Outside interests' equity | 279,323 | | 279,323 | | 264,436 |
| Total liabilities and equity | 558,731 | | 558,731 | | $ 551,876 |
| Net sales | 42,183 | 17,588 | 106,097 | 77,483 | |
| Other operating expense | (42,306) | (17,422) | (103,657) | (76,361) | |
| Other income (expense), net | 24 | 100 | 849 | 94 | |
| Net income | (99) | 266 | 3,289 | 1,216 | |
| Company's equity in income of unconsolidated entities | $ 227 | $ 3 | $ 383 | $ 272 | |

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| **Variable Interest Entities - Summary of Interests in Land Option Agreements (Details) - USD ($) $ in Thousands** | **Sep. 30, 2024** | **Dec. 31, 2023** |
|---|---|---|
| **Variable Interest Entity** | | |
| Deposits | $ 223,745 | $ 175,467 |
| Remaining Purchase Price | 2,056,747 | 1,206,798 |
| Consolidated Inventory Held by VIEs | 0 | 0 |
| Unconsolidated VIEs | | |
| **Variable Interest Entity** | | |
| Deposits | 205,505 | 159,164 |
| Remaining Purchase Price | 1,816,726 | 1,017,791 |
| Other land option agreements | | |
| **Variable Interest Entity** | | |
| Deposits | 18,240 | 16,303 |
| Remaining Purchase Price | $ 240,021 | $ 189,007 |

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| **Variable Interest Entities - Narrative (Details) - USD ($) $ in Millions** | **Sep. 30, 2024** | **Dec. 31, 2023** |
|---|---|---|
| Other land option agreements | | |
| **Variable Interest Entity** | | |
| Capitalized pre-acquisition costs | $ 12.0 | $ 9.5 |

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| **Goodwill and Other Intangible Assets (Details) $ in Millions** | **Sep. 30, 2024 USD ($) intangible_asset** | **Dec. 31, 2023 USD ($) intangible_asset** |
|---|---|---|
| **Schedule Of Intangible Assets And Goodwill** | | |
| Goodwill | $ 139.3 | $ 139.3 |
| WRECO \| Trade Names | | |
| **Schedule Of Intangible Assets And Goodwill** | | |
| Trade names, net carrying amount | $ 17.3 | $ 17.3 |
| WRECO \| Trade Names | | |
| **Schedule Of Intangible Assets And Goodwill** | | |
| Number of intangible assets \| intangible_asset | 1 | 1 |

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| **Other Assets (Details) - USD ($) $ in Thousands** | **Sep. 30, 2024** | **Dec. 31, 2023** |
|---|---|---|
| **Deferred Costs, Capitalized, Prepaid, and Other Assets Disclosure [Abstract]** | | |
| Prepaid expenses | $ 15,612 | $ 8,462 |
| Refundable fees and other deposits | 9,016 | 8,726 |
| Development rights, held for future use or sale | 1,192 | 1,192 |
| Deferred loan costs—loans payable | 3,996 | 5,089 |
| Operating properties and equipment, net | 61,285 | 66,284 |
| Lease right-of-use assets | $ 63,584 | $ 66,404 |
| Operating Lease, Right-of-Use Asset, Statement of Financial Position [Extensible Enumeration] | Total | Total |
| Income tax receivable | $ 13,051 | $ 0 |
| Other | 3,736 | 936 |
| Total | $ 171,472 | $ 157,093 |

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| **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]** | | | | | | |
| Accrued payroll and related costs | $ 62,427 | | $ 68,575 | | | |
| Warranty reserves (Note 13) | 107,307 | $ 107,196 | 106,993 | $ 95,109 | $ 99,243 | $ 104,375 |
| Estimated cost for completion of real estate inventories | 122,299 | | 108,175 | | | |
| Customer deposits | 55,213 | | 43,991 | | | |
| Accrued income taxes payable | 5,073 | | 23,138 | | | |
| Accrued interest | 14,860 | | 8,470 | | | |
| Other tax liability | 3,494 | | 2,976 | | | |
| Lease liabilities | $ 77,419 | | $ 78,782 | | | |
| Operating Lease, Liability, Statement of Financial Position [Extensible List] | Total | | Total | | | |
| Other | $ 8,326 | | $ 12,431 | | | |
| Total | $ 456,418 | | $ 453,531 | | | |

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**Senior Notes, Loans Payable and**

| Mortgage Repurchase Facilities - Schedule of Senior Notes (Details) - Senior Notes - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 | Jun. 30, 2020 | Jun. 30, 2017 |
|---|---|---|---|---|
| **Debt Instrument** | | | | |
| Discount and deferred loan costs | $ (3,720) | $ (5,751) | | |
| Total | $ 646,280 | $ 1,094,249 | | |
| 5.875% Senior Notes due June 15, 2024 | | | | |
| **Debt Instrument** | | | | |
| Interest rate on senior note (percent) | 5.875% | 5.875% | | 5.875% |
| Aggregate outstanding debt | $ 0 | $ 450,000 | | |
| 5.250% Senior Notes due June 1, 2027 | | | | |
| **Debt Instrument** | | | | |
| Interest rate on senior note (percent) | 5.25% | 5.25% | | 5.25% |
| Aggregate outstanding debt | $ 300,000 | $ 300,000 | | |
| 5.700% Senior Notes due June 15, 2028 | | | | |
| **Debt Instrument** | | | | |
| Interest rate on senior note (percent) | 5.70% | 5.70% | 5.70% | |
| Aggregate outstanding debt | $ 350,000 | $ 350,000 | | |

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| Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Narrative (Details) | May 15, 2024 | Dec. 15, 2023 USD ($) | 1 Months Ended Jun. 30, 2020 USD ($) | Jun. 30, 2017 USD ($) | 3 Months Ended Sep. 30, 2024 USD ($) loan | May 31, 2024 USD ($) agreement | Sep. 30, 2023 USD ($) | 9 Months Ended Sep. 30, 2024 USD ($) loan | Sep. 30, 2023 USD ($) | Dec. 31, 2023 USD ($) loan |
|---|---|---|---|---|---|---|---|---|---|---|
| **Debt Instrument** | | | | | | | | | | |
| Deferred loan costs—loans payable | | | | | $ 3,996,000 | | | $ 3,996,000 | | $ 5,089,000 |
| Accrued interest | | | | | 14,860,000 | | | 14,860,000 | | 8,470,000 |
| Loans payable | | | | | $ 275,914,000 | | | $ 275,914,000 | | $ 288,337,000 |
| Number of seller-financed loans \| loan | | | | | 2 | | | 2 | | 2 |
| Mortgage repurchase facilities | | | | | $ 75,465,000 | | | $ 75,465,000 | | $ 0 |
| Interest incurred | | | | | 25,253,000 | | $ 36,919,000 | 91,787,000 | $ 111,792,000 | |
| Amortization of deferred financing costs | | | | | 610,000 | | $ 1,300,000 | 3,100,000 | $ 3,800,000 | |
| Mortgage repurchase facilities | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Maximum borrowing capacity under facility | | | | | 280,000,000 | $ 380,000,000 | | 280,000,000 | | |
| Line of credit facility, current borrowing capacity | | | | | 204,500,000 | | | 204,500,000 | | |
| Number of master repurchase agreements \| agreement | | | | | | 3 | | | | |
| Mortgage repurchase facilities | | | | | $ 75,465,000 | | | $ 75,465,000 | | |
| Repurchase agreement weighted average interest rate | | | | | 6.90% | | | 6.90% | | |
| Senior notes | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Deferred loan costs—loans payable | | | | | $ 3,700,000 | | | $ 3,700,000 | | 5,200,000 |
| Accrued interest | | | | | 11,100,000 | | | 11,100,000 | | 3,200,000 |
| Seller financed loans | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Loans payable | | | | | $ 25,914,000 | | | $ 25,914,000 | | $ 38,337,000 |
| Seller financed loans \| Seller-Financed Loans, Seller One | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Interest rate on senior note (percent) | | | | | 4.50% | | | 4.50% | | 4.50% |
| Loans payable | | | | | $ 25,500,000 | | | $ 25,500,000 | | $ 37,400,000 |
| Second Seller Financed Loan \| Seller-Financed Loans, Seller Two | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Loans payable | | | | | $ 420,000 | | | $ 420,000 | | $ 910,000 |
| 5.700% Senior Notes due June 15, 2028 \| Senior notes | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Aggregate principal amount | | | $ 350,000,000 | | | | | | | |
| Interest rate on senior note (percent) | | | 5.70% | | 5.70% | | | 5.70% | | 5.70% |
| Debt issuance, percentage of aggregate principal (percent) | | | 100.00% | | | | | | | |
| Proceeds from issuance of senior notes, net | | | $ 345,200,000 | | | | | | | |
| 5.250% Senior Notes due June 1, 2027 \| Senior notes | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Aggregate principal amount | | | | $ 300,000,000 | | | | | | |
| Interest rate on senior note (percent) | | | | 5.25% | 5.25% | | | 5.25% | | 5.25% |
| Debt issuance, percentage of aggregate principal (percent) | | | | 100.00% | | | | | | |
| Proceeds from issuance of senior notes, net | | | | $ 296,300,000 | | | | | | |
| 5.875% Senior Notes due June 15, 2024 \| Senior notes | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Aggregate principal amount | | | | $ 450,000,000 | | | | | | |
| Interest rate on senior note (percent) | | | | 5.875% | 5.875% | | | 5.875% | | 5.875% |
| Debt issuance, percentage of aggregate principal (percent) | 100.00% | | | | | | | | | |
| Proceeds from issuance of senior notes, net | | | | $ 429,000,000.0 | | | | | | |
| Notes issue price as a percentage of principal amount | | | | 98.15% | | | | | | |
| Amended Revolving Credit Facility | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Line of credit facility, potential maximum borrowing capacity under specified conditions | | $ 1,200,000,000 | | | | | | | | |
| Amended Revolving Credit Facility \| Revolving Credit Facility | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |
| Deferred loan costs—loans payable | | | | | $ 4,000,000.0 | | | $ 4,000,000.0 | | |
| Accrued interest | | | | | 1,800,000 | | | 1,800,000 | | $ 1,600,000 |
| Maximum borrowing capacity under facility | | $ 750,000,000 | | | | | | | | |
| Loans payable | | | | | 0 | | | 0 | | |
| Line of credit facility, current borrowing capacity | | | | | 698,100,000 | | | 698,100,000 | | |
| Amended Revolving Credit Facility \| Revolving Credit Facility \| Minimum | | | | | | | | | | |
| **Debt Instrument** | | | | | | | | | | |

| | | | | |
|---|---|---|---|---|
| Debt instrument variable interest rate (percent) | 1.25% | | | |
| Amended Revolving Credit Facility \| Revolving Credit Facility \| Maximum | | | | |
| **Debt Instrument** | | | | |
| Debt instrument variable interest rate (percent) | 1.90% | | | |
| Amended Revolving Credit Facility \| Letters of Credit | | | | |
| **Debt Instrument** | | | | |
| Outstanding letters of credit | | 51,900,000 | 51,900,000 | 52,300,000 |
| Term loan facility \| Term loan facility | | | | |
| **Debt Instrument** | | | | |
| Maximum borrowing capacity under facility | $ 250,000,000 | | | |
| Loans payable | | $ 250,000,000 | $ 250,000,000 | $ 250,000,000 |
| Interest rate of outstanding debt (percent) | | 5.93% | 5.93% | |
| Term loan facility \| Term loan facility \| Minimum | | | | |
| **Debt Instrument** | | | | |
| Debt instrument variable interest rate (percent) | 1.10% | | | |
| Term loan facility \| Term loan facility \| Maximum | | | | |
| **Debt Instrument** | | | | |
| Debt instrument variable interest rate (percent) | 1.85% | | | |
| Revolving Facility and Term Loan Facility | | | | |
| **Debt Instrument** | | | | |
| Consolidated tangible net worth attributed to Company required under covenants (percent) | | 95.00% | 95.00% | |

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**Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Schedule of Outstanding Loans Payable (Details) - USD ($) $ in Thousands**

| | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Line of Credit Facility** | | |
| Total | $ 275,914 | $ 288,337 |
| Seller financed loans | | |
| **Line of Credit Facility** | | |
| Total | 25,914 | 38,337 |
| Term loan facility \| Term loan facility | | |
| **Line of Credit Facility** | | |
| Total | $ 250,000 | $ 250,000 |

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**Senior Notes, Loans Payable and Mortgage Repurchase Facilities - Mortgage Repurchase Facilities (Details) - USD ($) $ in Thousands**

| | Sep. 30, 2024 | May 31, 2024 | Dec. 31, 2023 |
|---|---|---|---|
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | $ 75,465 | | $ 0 |
| Warehouse C | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Facility Amount | 100,000 | | |
| Mortgage repurchase facilities | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | 75,465 | | |
| Facility Amount | 280,000 | $ 380,000 | |
| Mortgage loans held for sale | 80,100 | | |
| Facility uncommitted amount | 204,500 | | |
| Mortgage repurchase facilities \| Warehouse A | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | 37,528 | | |
| Facility Amount | $ 80,000 | | |
| Interest Rate | 1.75% | | |
| Mortgage repurchase facilities \| Warehouse B | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | $ 0 | | |
| Facility Amount | $ 100,000 | | |
| Interest Rate | 1.75% | | |
| Mortgage repurchase facilities \| Warehouse C | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | $ 37,937 | | |
| Facility Amount | $ 50,000 | | |
| Interest Rate | 1.75% | | |
| Mortgage repurchase facilities \| Warehouse C | | | |
| **Participating Mortgage Loans [Line Items]** | | | |
| Outstanding Balance | $ 0 | | |
| Facility Amount | $ 50,000 | | |
| Interest Rate | 1.75% | | |
| Facility uncommitted amount | $ 50,000 | | |

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**Fair Value Disclosures - Summary of Assets and Liabilities Related to Financial Instruments, Measured at Fair Value on a Recurring Basis (Details) - USD ($) $ in Thousands**

| | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Deferred loan costs | $ 3,996 | $ 5,089 |
| Level 2 \| Recurring \| Book Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Mortgage loans held for sale | 80,071 | 0 |
| Level 2 \| Recurring \| Fair Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Mortgage loans held for sale | 80,071 | 0 |
| Mortgage repurchase facilities | | |

| | | |
|---|---|---|
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Mortgage loans held for sale | 80,100 | |
| Mortgage repurchase facilities \| Level 2 \| Recurring \| Book Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Mortgage repurchase facilities | 75,465 | 0 |
| Mortgage repurchase facilities \| Level 2 \| Recurring \| Fair Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Mortgage repurchase facilities | 75,465 | 0 |
| Term Loan \| Level 2 \| Recurring \| Book Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | 250,000 | 250,000 |
| Term Loan \| Level 2 \| Recurring \| Fair Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | 250,000 | 250,000 |
| Senior notes | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Deferred loan costs | 3,700 | 5,200 |
| Senior notes \| Level 2 \| Recurring \| Book Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | 650,000 | 1,099,489 |
| Senior notes \| Level 2 \| Recurring \| Fair Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | 653,925 | 1,066,835 |
| Seller financed loans \| Level 2 \| Recurring \| Book Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | 25,914 | 38,337 |
| Seller financed loans \| Level 2 \| Recurring \| Fair Value | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | |
| Assets and liabilities related to financial instruments | $ 25,914 | $ 38,337 |

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| **Fair Value Disclosures - Summary of Nonfinancial Assets Measured at Fair Value on a Nonrecurring Basis (Details) - USD ($) $ in Thousands** | **3 Months Ended** | | **9 Months Ended** | | **12 Months Ended** |
|---|---|---|---|---|---|
| | **Sep. 30, 2024** | **Sep. 30, 2023** | **Sep. 30, 2024** | **Sep. 30, 2023** | **Dec. 31, 2023** |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | | | | |
| Impairment Charge | $ 0 | $ 0 | $ 0 | $ 11,500 | |
| Fair Value Net of Impairment | 3,412,633 | | 3,412,633 | | $ 3,337,483 |
| Level 3 \| Fair Value, Nonrecurring | | | | | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | | | | | |
| Impairment Charge | | | 0 | | 11,500 |
| Fair Value Net of Impairment | $ 0 | | $ 0 | | $ 39,970 |

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| **Fair Value Disclosures- Narrative (Details)** | **12 Months Ended** |
|---|---|
| | **Dec. 31, 2023** |
| | **community** |
| West | |
| **Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]** | |
| Number of communities impaired | 1 |

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| **Commitments and Contingencies - Narrative (Details)** | **12 Months Ended** | | |
|---|---|---|---|
| | **Dec. 31, 1987 lease** | **Sep. 30, 2024 USD ($)** | **Dec. 31, 2023 USD ($)** |
| **Commitment And Contingencies [Line Items]** | | | |
| Legal reserves | | $ 0 | $ 0 |
| Outstanding warranty insurance receivables | | 66,007,000 | 66,014,000 |
| Estimated remaining liabilities related to surety bonds | | $ 8,326,000 | 12,431,000 |
| Office Leases | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Lease obligation original term (in years) | | 10 years | |
| Equipment Leases \| Minimum | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Lease obligation original term (in years) | | 3 years | |
| Equipment Leases \| Maximum | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Lease obligation original term (in years) | | 4 years | |
| Ground leases | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Lease obligation original term (in years) | 55 years | | |
| Number of properties subject to ground leases \| lease | 2 | | |
| Ground leases \| Ten Year Renewal Option | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Number of lease renewal options \| lease | 3 | | |
| Term of lease extension (in years) | 10 years | | |
| Ground leases \| Forty-five Year Renewal Option | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Lease obligation original term (in years) | 45 years | | |
| Number of properties subject to ground leases \| lease | 1 | | |
| Ground leases \| Extension Through 2071 | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Number of ground leases extended \| lease | 1 | | |
| Surety Bonds | | | |
| **Commitment And Contingencies [Line Items]** | | | |
| Outstanding surety bonds | | $ 755,400,000 | 697,200,000 |
| Estimated remaining liabilities related to surety bonds | | $ 433,800,000 | $ 435,900,000 |

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| **Commitments and Contingencies - Schedule of Warranty Reserves (Details) - USD ($) $ in Thousands** | **3 Months Ended** | | **9 Months Ended** | |
|---|---|---|---|---|
| | **Sep. 30, 2024** | **Sep. 30, 2023** | **Sep. 30, 2024** | **Sep. 30, 2023** |
| **Movement in Standard Product Warranty Accrual** | | | | |
| Warranty reserves, beginning of period | $ 107,196 | $ 99,243 | $ 106,993 | $ 104,375 |
| Warranty reserves accrued | 9,491 | 6,337 | 27,225 | 18,523 |
| Warranty expenditures | (9,380) | (10,471) | (26,911) | (27,789) |

| | | | | |
|---|---|---|---|---|
| Warranty reserves, end of period | $ 107,307 | $ 95,109 | $ 107,307 | $ 95,109 |

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| Commitments and Contingencies - Lease Costs and Other Information (Details) - USD ($) $ in Thousands | 3 Months Ended | | 9 Months Ended | | |
|---|---|---|---|---|---|
| | Sep. 30, 2024 | Sep. 30, 2023 | Sep. 30, 2024 | Sep. 30, 2023 | Dec. 31, 2023 |
| **Lessee, Lease, Description** | | | | | |
| Net lease cost | $ 3,113 | $ 2,545 | $ 8,994 | $ 7,776 | |
| Right-of-use assets obtained in exchange for new operating lease liabilities | 726 | 1,804 | 5,990 | 3,820 | |
| Operating leases | | | | | |
| **Lessee, Lease, Description** | | | | | |
| Lease cost | 3,124 | 2,555 | 9,028 | 7,808 | |
| Sublease income, ground leases (included in other operations revenue) | 0 | 0 | 0 | 0 | |
| Cash paid for amounts included in the measurement of lease liabilities | $ 2,842 | 2,407 | $ 8,754 | 7,279 | |
| Weighted-average discount rate (percent) | 4.90% | | 4.90% | | 4.90% |
| Weighted-average remaining lease term (in years) | 5 years 10 months 24 days | | 5 years 10 months 24 days | | 6 years 3 months 18 days |
| Ground leases | | | | | |
| **Lessee, Lease, Description** | | | | | |
| Lease cost | $ 765 | 724 | $ 2,295 | 2,170 | |
| Sublease income, ground leases (included in other operations revenue) | (776) | (734) | (2,329) | (2,202) | |
| Cash paid for amounts included in the measurement of lease liabilities | $ 664 | $ 663 | $ 1,990 | $ 1,990 | |
| Weighted-average discount rate (percent) | 10.20% | | 10.20% | | 10.20% |
| Weighted-average remaining lease term (in years) | 43 years 8 months 12 days | | 43 years 8 months 12 days | | 44 years 4 months 24 days |

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| Commitments and Contingencies - Schedule of Future Minimum Lease Payments (Details) - USD ($) $ in Thousands | Sep. 30, 2024 | Dec. 31, 2023 |
|---|---|---|
| **Lessee, Lease, Description** | | |
| Present value of operating lease liabilities | $ 77,419 | $ 78,782 |
| Property, Equipment and Other Leases | | |
| **Lessee, Lease, Description** | | |
| Remaining in 2024 | 2,368 | |
| 2025 | 11,402 | |
| 2026 | 10,371 | |
| 2027 | 9,094 | |
| 2028 | 8,529 | |
| Thereafter | 15,772 | |
| Total lease payments | 57,536 | |
| Less: Interest | 7,864 | |
| Present value of operating lease liabilities | 49,672 | |
| Ground Leases | | |
| **Lessee, Lease, Description** | | |
| Remaining in 2024 | 809 | |
| 2025 | 3,237 | |
| 2026 | 3,237 | |
| 2027 | 3,237 | |
| 2028 | 3,237 | |
| Thereafter | 75,403 | |
| Total lease payments | 89,160 | |
| Less: Interest | 61,413 | |
| Present value of operating lease liabilities | 27,747 | |
| Payments to be received | $ 55,300 | |

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| Stock-Based Compensation - Narrative (Details) $ / shares in Units, $ in Millions | Apr. 29, 2024 $ / shares shares | Feb. 21, 2024 metric $ / shares shares | Dec. 26, 2023 $ / shares shares | May 01, 2023 $ / shares shares | Feb. 22, 2023 metric $ / shares shares | 9 Months Ended Sep. 30, 2024 USD ($) $ / shares shares | 12 Months Ended Dec. 31, 2023 shares |
|---|---|---|---|---|---|---|---|
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Unrecognized stock based compensation related to all stock-based awards \| $ | | | | | | $ 48.6 | |
| Weighted average period, expense to recognized (in years) | | | | | | 1 year 4 months 24 days | |
| Number of separate performance metrics \| metric | | 2 | | | 2 | | |
| Restricted Stock Units (RSUs) | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Restricted stock units, granted (in shares) | | | | | | 1,126,648 | |
| Granted (in dollars per share) \| $ / shares | | | | | | $ 35.57 | |
| Employees and Officers \| Restricted Stock Units (RSUs) | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Restricted stock units, granted (in shares) | | 430,887 | | | 504,551 | | |
| Award vesting period (in years) | | 3 years | | | 3 years | | |
| Granted (in dollars per share) \| $ / shares | | $ 35.51 | | | $ 23.21 | | |
| Officers \| Restricted Stock Units (RSUs) | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Restricted stock units, granted (in shares) | | 656,844 | 364,215 | | 704,408 | | |
| Award vesting period (in years) | | | 3 years | | | | |
| Granted (in dollars per share) \| $ / shares | | $ 35.51 | $ 35.83 | | $ 23.21 | | |
| Officers \| Restricted Stock Units (RSUs) \| Minimum | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Vesting rights (percent) | | 0.00% | | | 0.00% | | |
| Officers \| Restricted Stock Units (RSUs) \| Maximum | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Vesting rights (percent) | | 100.00% | | | 100.00% | | |
| Officers \| Restricted Stock Units (RSUs) \| Homebuilding Revenue | | | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | | | |
| Performance percentage (percent) | | 50.00% | | | 50.00% | | |

| | | | | | |
|---|---|---|---|---|---|
| Officers \| Restricted Stock Units (RSUs) \| Pre-tax Earnings | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | |
| Performance percentage (percent) | | 50.00% | | 50.00% | |
| Non-employee Members on Board of Directors \| Restricted Stock Units (RSUs) | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | |
| Restricted stock units, granted (in shares) | 21,835 | | 29,150 | | |
| Granted (in dollars per share) \| $ / shares | $ 37.78 | | $ 28.30 | | |
| Employees \| Restricted Stock Units (RSUs) | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | |
| Restricted stock units, granted (in shares) | | | | 17,082 | |
| Award vesting period (in years) | | | | 3 years | |
| Other Employees \| Restricted Stock Units (RSUs) | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | |
| Restricted stock units, granted (in shares) | | | | | 6,787 |
| Award vesting period (in years) | | | | | 3 years |
| 2022 Plan | | | | | |
| **Share-based Compensation Arrangement by Share-based Payment Award** | | | | | |
| Common stock authorized for incentive plan (in shares) | | | | 7,500,000 | |
| Shares available for future grant (in shares) | | | | 5,326,521 | |

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| **Stock-Based Compensation - Summary of Compensation Expense Recognized Related to all Stock-Based Awards (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 [Abstract]** | | | | |
| Total stock-based compensation | $ 8,708 | $ 6,989 | $ 24,327 | $ 15,012 |

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| **Stock-Based Compensation - Summary of Stock Option Awards (Details) - Options - USD ($) $ / shares in Units, $ in Thousands** | **9 Months Ended** | **12 Months Ended** |
|---|---|---|
| | **Sep. 30, 2024** | **Dec. 31, 2023** |
| **Options** | | |
| Options outstanding at beginning of period (in shares) | 66,043 | |
| Granted (in shares) | 0 | |
| Exercised (in shares) | (66,043) | |
| Forfeited (in shares) | 0 | |
| Options outstanding at end of period (in shares) | 0 | 66,043 |
| Options exercisable at end of period (in shares) | 0 | |
| **Weighted Average Exercise Price Per Share** | | |
| Beginning balance (in dollars per share) | $ 15.76 | |
| Granted (in dollars per share) | 0 | |
| Exercised (in dollars per share) | 15.76 | |
| Forfeited (in dollars per share) | 0 | |
| Ending balance (in dollars per share) | 0 | $ 15.76 |
| Exercisable at end of period (in dollars per share) | $ 0 | |
| Weighted average contractual life | 0 years | 2 months 12 days |
| Weighted average options exercisable | 0 years | |
| Aggregate intrinsic value | $ 0 | $ 1,297 |
| Aggregate intrinsic value, exercisable at end of period | $ 0 | |

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| **Stock-Based Compensation - Summary of Restricted Stock Units (Details) - Restricted Stock Units (RSUs)** | **9 Months Ended** |
|---|---|
| | **Sep. 30, 2024 $ / shares shares** |
| **Restricted Stock Units** | |
| Nonvested RSU's beginning balance (in shares) \| shares | 3,889,380 |
| Granted (in shares) \| shares | 1,126,648 |
| Vested (in shares) \| shares | (1,220,474) |
| Forfeited (in shares) \| shares | (240,955) |
| Nonvested RSU's ending balance (in shares) \| shares | 3,554,599 |
| **Weighted Average Grant Date Fair Value Per Share** | |
| Beginning balance (in dollars per share) \| $ / shares | $ 22.71 |
| Granted (in dollars per share) \| $ / shares | 35.57 |
| Vested (in dollars per share) \| $ / shares | 19.87 |
| Forfeited (in dollars per share) \| $ / shares | 19.74 |
| Ending balance (in dollars per share) \| $ / shares | $ 27.73 |

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| **Income Taxes (Details) - USD ($) $ in Thousands** | **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]** | | | | | |
| Deferred tax assets, net | $ 37,996 | | $ 37,996 | | $ 37,996 |
| Valuation allowance related to net deferred tax assets | 3,400 | | 3,400 | | $ 3,400 |
| Provision for income taxes | $ 39,788 | $ 22,942 | $ 112,599 | $ 71,764 | |

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| **Supplemental Disclosure to Consolidated Statements of Cash Flows (Details) - USD ($) $ in Thousands** | **9 Months Ended** | |
|---|---|---|
| | **Sep. 30, 2024** | **Sep. 30, 2023** |
| **Supplemental disclosure of cash flow information:** | | |
| Interest paid (capitalized), net | $ (9,500) | $ (18,954) |
| Income taxes paid, net | 38,572 | 7,919 |

| **Supplemental disclosures of noncash activities:** | | |
|---|---|---|
| Increase in share repurchase excise tax accrual | 672 | 1,065 |
| Amortization of senior note discount capitalized to real estate inventory | 511 | 791 |
| Amortization of deferred loan costs capitalized to real estate inventory | $ 2,599 | $ 2,985 |

EXCEL 87 Financial_Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial_Report.xlsx M4$L#!!0 ( (")6%D'04UB@0 +$ 0 9&]C4')O<',O87!P+GAM M;$V./0L",1!$_\IQO;=!P4)B0-!2L+ (/>QLOD&1#LD)^OCG!CVX>;QA&WPIG M*N*N!#BV&5(_C(I(/ !47BK9.7:=N')=HI6-Y #OGDK7A.YNJQ<&4GPZ4A!0W_J=0U[R;UEA_6\#MI7E!+ P04 M " " B5A9P^[:.NX K @ $0 &1O8U!R;W!S+V-O&ULS9+! M:L,P#(9?9?B>*$[#8";UI66G#08K;.QF;+4UC1UC:R1]^SE9FS*V!JC1TN]/ MGT"M#D+W$5]B'S"2Q70WNLXGH<.:'8F" $CZB$ZE,B=\;N[[Z!3E9SQ 4/JD M#@AU5=V#0U)&D8)6(2%R&1KM- 1%?7Q@C=ZP8?/V,TPHP$[=.@I 2\Y,#E- M:#.>Q:^$&F&"$T:7O I]%.%?_Q,X=8)?DF.R2&H-A'%9S+N_X?WYZ75>M[ ^ MD? (:\Z]D!9T#KMEU\MMJL]T],EE7=5/PJJB;7621A'^_1S80RY8-[9-NIL\!"SI^\Y%1^?H.'GS[BYBZ(:(E/)X M8-DOV]:[MR_>X%#BVR]*+ M41B1%G\@M MNN01.+5)#3(/PB=AIAJ4!P"I DQEJ&&^+3&K!'@$WVWO@C(WXV(]ZMOFCU7 MH5A)VH3X$$8:XIQSYG/1;/L'I4;1]E6\W*.76!4!EQC?-*HU+,76>)7 \:V< M/!T3$LV4"P9!AI@S M&L%&QMUAVC2/'K^!?
F<-0HACA*FNVB<5@$_9Y>PTG!Z(++9OVX?H;5,VPOICV='U!=*Y \FIS_I,C0' MHYI9";V$5FJ?JH,@H%\;D>/N5Z> HWEL:\4*Z">P'_T=N9PJOX@L Y M?RY]SZ7ON?0]H=*W-R-
]9\'3BUO>1FY;Q/NN,=$7-"XH8U=RSTS0LS0[=R2^JVE+ZU)CA* M]+',<$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(E(YPFF8$V>KRMYEL<%5'<]56_*P MOFH]M!5.S_Y9KF4Q9Z;RWRT,"2Q;B%D2XDU=[=7GFYRN>B)V^I=W MP6#R_7#)1P_E.^=?]%U#KG[VW>/Z;I,[2$R<><41 71%
B.5' 86%S+D4.Z2 MD 83 >LX=SFWJXPD6L_UC6'ODRWSEPVSK> U[F M$RQ#I'[!?8]*@!&K8KZZXT_Y)9P[M'OQ@2"; -;;I/;=X Q\U*M:I60K$3]+ M!WP?D@9CC%OT-9^/%&*MIK&MQMHQ#'F
6/,,H68XWX=%FAHSU8NL.8T*;T'5 M0.4_V]0-:/8--!R1!5XQF;8VH^1."CS<_N\-L,+$'CN'MB[\!4$L#!!0 ( M (")6%G9>Q1#ZP4 +X? 8 >&PO=V]R:W-H965T&UL MM9EK;]LV%(;_"N$-
PP;$L4CY$G>) <=-EF!MZL99AV[8!UJB;:&2Z%&4'?_[ M'4JVE 34L2;47Q+=SFL^O+X\O-Q*]2U9':')3>"L1\>1< MKD4,;Q9215S#K5IVDK42W,^"HK#'*??B7@0MT:7V;.I&EW*5(=!+*:*)&D4
M<;6[%]'<7K5HZ_#@,5BNM'G0&5VN^5+,A/YC/55PURE4_" 2<1+(F"BQN&]- MZ;N)ZYJ [(LO@=@F+ZZ)09E+^42(3"TT:"P[^-F(@P-$!OCG_W MHJWB-TW@R^N#^FT&#S!SGHB)#/\,?
+VZ:EVTB"\6/ WUH]S>B3U0S^AY,DRR MOV2;?]OMMHB7)EI&^V H013$^7 _^O*^(EP%.10#;![ W ;3]%Q]0%9SG;QD M&=9[KOGH4LDM4>9K4#,76=UDT4 3Q*899UK!VP#B]&@B-T*1-
DE67(GDLJ-! MT[SI>/OXZSR>5<0/R4<9ZU5";F)?^* _C.U"6HD#L4*!KA@K.Q/]?J<4&OXJ^*X1?VXF9Z+UL_?XWFB%72Y?VPUE"MT[0IF'+Y+UMP3 M5RT8:(E0&]$:_?0#
[3N_VO"^D]@KV&X!V\741^^EE\(0U>1IMQ8V4CR<.NW/ M-B0TJB%2KT#JU4/ZG'*EA0IWY%&LI=(V/%Q*J]16*1,TJB%>O\#KU\.;"A5( MWXQ" O. M?%PI6+<50X\-+XAYZ#@'-3LF8K#$I*M
-7MB&LM>)A8&Q(-:PAX M40!>H(6ZB76@=^0V" 5Y2*.Y4#8P7(.VW=Y@V+>AH8$-T88%VK .VJ-8!F82 MA49\X)&UA^(Z3RH@4QG$6I [&8GDC-S'WKF-%M5I2$N= MQHWTY2.2?
=JF@[[+W)Z5%PUNRLM*7E:'=^S[H X=<7]!/L!WY%-L;U=<^E1L5:QE1>7@VG!/")?@C"$?9(5^!2&B9:.B>(^YRUP,7-- ME=P$L6?OW;CFPQ.EJ#3%1X0>OLZLCA /:\!7.B16RR%-4J7, MMBW?
JV7M"*M):DTT'5'\:DU/3?"HIIRE(V*U'-$][$I4GI(T^V]^ +=RXHI5 MG*=P0:QT0:R6"S+[4]C"@"%82F6=B([H?. *^OK8\P0(@8R?2UJ)3V&F# M6"T;-(MX&)+K-('7B;W?XCJ5Z08\KBE?Z7Y8+?
=S$PFU- /S-U#0*S (T9K' M]J;%!:M!3V%^6&E^&,=#@VY$M"0&%[#M!$>UQ2O-$&L5N;H]0H_R]+YY%.J MP=+&9@&U$G\G>[.OAURMEZF9XZ/-:.CVAH[3!V^UL3&61HCA]F40U;X/$>-F=
&MV"P^M,\T1L:K$+1[6E+&T M.B[N4-XR[E/5U92XW&?7RG@*N^.6=L>M9W< 4P'B?>R+9_*[L_XS1Z0'!3SA>G8;@Y.?BY?5-^-=T5.W,X(M=N4]9VKB3MF//+_@G9>G(": M!2\
[.$Z(9W*Q^6%I\;0XG!YG1[*=\O/\9/LC-^ME0D*Q@%#G? 3GLH/B_;' M+=?9>>M<:BVC['(EN"^4^0#>+Z34AQOS \61_>@_4$L#!!0 ( (")6%G% M&9PX[P4 )<7 8 >&PO=V]R:W-
H965T&ULK5AM<]HX M$/XK&MKIM#,T2/)[2IA)27KM3)IF2GKW6;%%-2VJ"1"2'69P,R M>+[Q/;]?:'-C-!DOV3V?2/AVV@7)]?(I'(GQ$_SY4MV-L &$2]XJDT(!O\>^)07A8D$.'YM@PYVSS2.^]?/
MT3_5R4,R=TSQJ2C^R3.]."O$ Y3Q.5L5^KM8?^;;A (3+Q6%JC_1>FN+!RA= M*2W*K3,@*/-J\Y\];@NQYT#\'@>Z=:"_Z^!M';PZT0VR.JT+IMED+,4:26,- MT0KM>(
M8NI;W*=N]PN>@CNIW;U#]Q'DNTN:[I*F=3RO)]ZY4EQ;T]CX^78_LZ5.U9*E M_&P >T9Q^< 'DS>O2(@_V))ZH6 '*7J[%#U7],F4J06"EX52<\%_K?('5O#* MGO4F5%B',OO^81)&01)$X]'#?
CY=LSB,D\#;F1T@]7=(?2??[SSE .ZNX%9L M&^=@[Z&$>]$-6MBZ9I3ZH1?:L04[;,$1;*Q 7&FF.>R !ZB?D+D=9] !X/F$ MAI[7 FJQ\
[S(CWNJ&.Z0ADZD7P"=TJ5YPV:OKJI45$H4>0;0,P2W<]T#/.P6 MV,-1$K=PV\Q(;':S#7:T@QTY87\54M\#7:!"L$JA12\R!-R$%"Q6&]BH@R+& M."(MK%TK;
(<9[V#&3IA_"9&M\Z*H=Y30"RZAR)I5]SDL6\3J=C)$%=ZJJRW,V_=#^H3$3^B+7@VNR#"24\=R1Y1$B? 6Z&A&3@ DLZ#_2A*:-!N M53;#A/A!'/= ;&B-N'GM*F=W>=&
[T\F+LMM+13O,M>$WXB:X\S05*]/MENS) MD(Y1"E373KS M@]G[:9LM?,"C_1 ;WB/N(GOJF[KM)V>08M,!%R*9NC6UF(70VVC'H0-WQ$WXO=
M=]DK"ORPTT5^F^1(PW+$37.;%G=L;=](BB8T:.PS3#!. GZ<#:<1MRD-A5E MF6_%3JUQ!>B;ZIY7*6!&;Z]A32#BO;.B=T:V=RUD;7__/]#A[-(P)<7.+C_3 M(OVY$$7&I7KS*J8D^E
+?/UT:AUIG+S[QS/-"T4[S+TA8>HFX1OYK&>4J<(0 MO<8GF$"CD@CFFQ4?H@ /,:[_D%HP:;KN2B] MO_+LP_0+I[OYDJ9WERWY)4& MB5]EL(2 WQ$,JYJ7=]"EGR?6V@J&T.W=[2
ZA#VMEKP^ARB>K*7O,GV[\SA- M#HNT-]TZJ;?>'J)R5,A9HLW;VGRBQ!L&"9B&N*Y!$@P#*$I Z+$RZH_X+UA2 MVJE7XK4EJLUH3X8=EK51'/2(XLBRW!P]08M,!UF'0*:3'$!!9.CS:BC<"@;H&Q
MH1K5V\JLL"VS,\!.@O8,8#,$V$G0H[!HSJH6W5<"S-8:RF*PBQS& (YK-B> MLR2+J.@@[=K0,.Y;!8WJH&[5L:FNHY)=\5!7,FS+-YLA)E[H]56RT1KT#[5& MW1$KT=ZIJ3FR_LKD?
0ZJM^!S\,0G$60M-Z? FR]:+.N# MU#NAM2CKRP5GL':- ?P^%R \ME_,V>SN+'[R'U!+ P04 " " B5A9EE=* M*/P" C"@ & 'AL+W=O2+\-%!) I4K=2UJ'3;Q;0+DQR(52?.; /=?OWLA&:$!@C:N #;
M.>_KYSC'V+TUX\\B I#H):;)Z!N1E.FE:8H@@AB+!DLA44_FC,=8JBY?F"+E M@,-,%%/3L:R6&6.2&'XO&YMPO\>6DI($)AR)91QC_NL*%OW#=MX'7@DBTCJ M =/OI7@4!4Y!?T@E7/;-P"4D,B2
L01SF?6-@7PYM2PNRB*\$UF*KC70J,\:> M=>)3/# H:,?B.A MC/I&QT AS/&2RD>VOH%-0I[V"Q@5V3=:Y[%>VT#!4D@6;\2*("9)_HM?-@NQ M);";>P3.1N#4%;@;@9LEFI-
E:8VPQ'Z/LS7B.EJYZ4:V-IE:94,2_1JGDJNG M1.FD/WRXGS[Z'8S2]&8^?INAL@CDD,@)) DS/T4?T'IE( M1&I4]$RI9M<>9K"9Z2J?R=DSTQ32!G*M"^183K-"/CPL'T&@Y'8F=\MR4^5<
M).X4B3N9G[L/1V()JAXE8G-T31*#Y M J68HQ6F2T!G)$$AHQ1S@5+@^8L_KUJ-?(IV-H7^WUCY5L.R>^9J.\LC027Z M9D'?/(4>X:6,&"> U8"FSTNU$CGW];9H/"O_[""RA>P6Z=Q(Z$6)Y'-M[
M0[/+>RBB!-HJ0%LG@:JS0$BT[8.T0Q;':O?^0S&W MZQ3SD: 2>J= [J1&/Z&2.WL+=`>QZT26R+L%>;<^>;U"[KYAZ;I>5]T]=J$K M CW/M3S;J6:VK;\GGU6?^H2JWMC68*^*K(8WMTYP?
7WZC/F") )1F"NIU6@K M#Y[?2/*.9&EVJ,^85%>$K!FI6QQP':">SQF3KQU]3RCNA?X?4$L#!!0 ( M (")6%DH2_M'3@@ ,XK 8 >&PO=V]R:W-H965T&UL MK5IM;]LX$OXKA&]QV
+;6'P3I6P2H+'4VP+;)JBSMY\5FXF%RI)7DITN<#_^ M11)CV>2(3;+ZT,:2'P[Y#&?(9VA>/!7EMVJE=4V^K[.\NIRLZGIS/IU6BY5> M))59L=$Y?/-0E.NDAL?R<5IM2ITLVT;K;,H\SY^NDS2?
7%VT[V[+JXMB6V=I MKF]+4FW7ZZ3\^UIGQ=/EA$Z>7WQ-U=U\)Z=;%)'O57$:T:D,[VH&Q,) M -GIF=GZQ];\D#F/JGTK,C^3)?UZG(23,A2/R3; MK/Y:/VF]X1D8V]19%7[/WGJL#Z?
D,6VJHOUOC&,8)WFW=_D^]X11PW #MZ M[1LPLX$8:,#W#?A+>Q#[!N*E/.BY^ZN3JHBR>2-F@P5KSH?5^ MVQK\E>9-H,SK$KY-H5U]-;OY,K_Y_5/TX2Z.R/P._GR.O]S-REBW]]UUQ\;Z(^3ST5>
MKRH2YTN]1-I'[O:AH_T4N!\&8O;XQ.O^L M]_C-O9\X@Q^B@;?VQ(\]BWGJZU&Y[5KZ; MB/^0M[3&\)Z'*@@,W@B,L5 P@S@"HY1):\H1G*+*%SAS_\#<=S+_ KMNQQ=C MZMLS3*F2QM!F-
DSYOF>@(AO%6:"D$2ZQ#6.045SA/-6!I_H1SY\[GN](5E05 M2>JZ3.^W=7*?P507)"_@V[PNBPR:/H)/:EWJJD8#0%E#] R/V(CWE'D&U%)61;;4)4H_0-8\)"IL MF)+",\/?1D%4!.;"&-LP1KW #W!'A
='A&T[/N"(."ESF.V*;#3(Q%52HED0 MNIS9:-;S:I,L).4$1&FERYV>7/W[7]3W?L4VSC&-16,:BT, MR>ND2A<$24WJ)!ZEV:,6R]=0IQAU<_M!4$#=%!P("JB;V8>@@/H <]8S9\[L^[.M
M5X!ZLM,EU%\=Y8I Y5;5(*0A,U'Z;,Q\'-5:*JU>"QKI_/3RU[JUKU]2G83 M@PQR0GLD?04HO@$V6F_P1#>YY0@9<#@@FVFMBZA;% MOX$^N-^F69.'9*X?
USJO40\XS;PZ'\>T%HUJ+1[+VNF$]%*=NK6ZJP[=-ST5 M94RU!?!I%-K @"DEK1RT<9R&E ;4#$$;R 2#6G1H9^PE.W5K]IMZ!?M@ 9MA MTAR?
541_W^B\0C4:M86R\]7)'0$Q81*W05"V29,U@JJ:$OLA3EUX* -YDL$& M"'L?62?E-UT/;8&!73EP)83)UX8)*+DLQC8,88I9G)&<$R%:FBEZ54X=6K+
MJ__H'.8X:WDGRW6:IU7=S/D.G^K0&H,O*VZ1MV'-LFA6I0B,!C(PJ<8P\D@ M% .E&.N%+W,+WY-E=E^5/93%^BCP,2_LK9Z,AX=6H,X07,"9-):%"('QD#-N
M5N<(C@D1LH$88+T,9FX9'/^U3>N_FW/4O0^*![)M2O*JR-)ETNS$L/^D=8JO M?WOKIUEKGD0A(,L/""0P=UVL,S6PW+%>#C.GG-LO=QW[7TBNTX:@*/5], _$\&
(<%/C#I(C"/^P.+'>OU)7/K2RSR7WCTR&S=1X5/ _,&]#Z4/:9-$?;(V2O*'CE\=;'O ME29S*\V/:9[DBQ1V@$8TI8L!UJ/JS%&M1:-:B\>R=CH=O9##D2!]%E
M11X"\VR1B<"$0A8@Y.C8@S)G(.YZ@T>U%HUJ+1[+VNDL]3*8NV6P\[=F6W922KEOEN0S!!@P:=4&$8+C M%!9S\S?*& $R ]'+W:)W5E1U(_57K>C-V@H0_F5%W<4JZ@=;CP82
MBA#S\! !01YY5OV+X)A@2@3"= ,BJX. TG H.8]N&+BE\.\6\;K7.W6G(,8\%0XM3+X2Y6PA;!Y!OR$EG M#Z_.R3&M1:-:B\>R=CI7O9;G;BWOS$EE'5&KT"Q9,)#Y&W"$@)AUIAAC*$;- MD\+IT?
W$M2X?VXNA%5D4V[SN+]<=WAXNGWYHKUP:[Z_I^8PB[R-Z'G=72WOS MW4W7STGYF$(\9_H!NO+.%*1.V5T>[1[J8M/>CKPOZKI8MQJ7.EGJL@' ]P]% M43_-!T_1]02P,$% @
@(E8693:L8P## &VL !@ !X;"]W M;W)K3([LW621]]'Z'F$X/,(?'%? MU7\UJSQOG>^;==F\F:S:=OMZ-FL6JWR3-;^J;5[NQ)Q6]29K^8_UW:S9UGFV MW#?:K&?8=?W9)BO*R>7% _GNBS+_6#O-
;K/)ZA_O\G5U_V:")C]_ M\:FX6[7=+V:7%]OL+K_.V_;CS7_:79461:;O&R*JG3J_/;-Y"UZS6CO-=A; M_+O([YN3STYW*%^JZJ_NAZOEFXG;]2A?YXNVD\CX/]_R>;Y>=TJ\'U\/HI.C MSZ[AZ>>?
ZNG^X/G!?,F:?%ZM_U,LV]6;23AQEOEMMENWGZKQ[O^>' Z*=WJ): M-_O _.IG7S6^_A!@%?SC)UUW1_M HQF;%>;79\&FP ME]2T3LRMWRZ713>-*<^9L5RR@=EGFT+_;&E9JU/>J;/,Z;U]:
<;SXI@<^>)@<>"_M#4B_R^^XNL6G^WK MK%SDSN_\8)M5QAV\<++6B?/%*X>@EPYV,=8EA%&_.\V^;K;9(G\SX>?1)J^_MY9/+WWY!OON'+DT@Q>('.;H7Z\[7WRZ1R_\+
C>\F'T[S09(MRFD& ,2$W*# M"'.#C,P-FWQXT/1/1AV'Q*<$B6,^U]IA$D:B7:S:=5&4 J@:$3^DHE&J\X@# M/_)$.Z;:>GO+^-GRR M>^=!3C)(L1A2+($42R'%&)"8D#OTF#O4. _?\\O5@J\
FUR7&E0YRV'D>220 MIIO.S U]Z4P8&WLR-IR08JG= 3#5C% _TD]>_Q@ WQB Z_URZ!1-L^/K^*[D ML_5AB9QVE\A+)[O/ZF5SNG+J F7T,78.0XK%OC)F01@A7SHO)I ^4T@Q!B0F M)$=P3(X
(#ET"1$HPTZ1E,YS"YLX4-8K^?I&IR(MH:GQ*,<&!$A,"$AX#$AH M#,A-]IW?8;6K;EGM+EZV_K>X?<"7_)5MKYUJELGWVS7U8^<1XW?Z%L&*U2& MC8V=E1;CG3Y9.G6]W)6+%
M8WAVT33KC5TU0=7B@YHP]3S/IVXDGW]! ::@:@Q*3D6:H^1A'1P1(38Q(3X20&0G%1=/6Q9===U9M MG+9R2A$_%3_QTTNGS%MMN%3R,O4C2N5@@=(>4+4$5"T%56-GAU<,?(][D)GW
M?,H7ZZSA(5_E/+)W65=!<-Y^O)IW25#_Q)CY,,9\=W!PVC-7#KJQ#Z.##]F6 M:+J/D(]*$]WU6ZJ,V10W1,#VC,G9,02ETFY-)#=ZWS[RB'NGN01;31'J1.H M6GQ0.PU!/!8%UPKJ-P558U!J8G[T7
F9PP9*4'U8YH<$P$?80)?(\UQH2 M$@7R2DR5E9A'4@ZBJB;?O^H=8@_+>%=C&%! X.39(RD9D1G"RG_V)5GAA84 M$(&JQ4A%1%'D1IY'E4M=4$H$JL:@U,04Z4$1,I,B;3WE?%JH\ :'D1]B9675
M&R*$Y!FG J,H0G(<535EQFD=4B3WC&D, W> R:(>\Z#P.4LJ"!*)S$'58E"U M!%0M!55C4&IB#O4P"9EIDKFT@E0^$_B^&\D33V-&/87ZF;LR.JB0:JG=(3"-
M&9_M@'7XFXYX*80LJ].3ZBMG)Z)T(H*@(JZB(^/(I%)1E"JK&H-3$#.DI$;;:@ M1(\JLF"5X<@+YWF3&*NX2-Z"<%XE-1_DZ) \!R;")QN'S)CH>%V$S+WIZ ME06K3*:CT,K5#2@( E5+0-
524#5V=GC%P/<4")LIT-.K+/@LFIF;^S ZZ)!J MB:;[7JC4S%.-V51CQZ Z)X:SIU#8O-OHB346L_KH91>40F%U:]% C074;PJJ MQ]#4Q/SH"1,V$Z9'U%@.BL)&=6V-!:LX1E]CT2BJ-1:-
FG(#JW6HJ;%H# =K M+*3$3,J,B48]K*(=6J)RF(CR"TFJ[ 8S=V7L5++*BV24'34'5&)2:&/X> A$S M!#K[//(H^"YJZ(2XBOERLGQ,5X'!#-Y)+7+%&4=GN1$A/< A^S@(* 7WR"U0M!E5+0-
524#4&I2;FT,DC8F909"Z@$!6\$!P& M5'XX16\(IGJF3LS.JR0:JGE,3"-W90.%$-)SWN(!>]Y<@G%[&3TE :%0$2% M0"%&*% 64% $!*K&H-3$).D1$+% 0(^JHA 5T2#74Q[IM+&B46%/Z
JL5$\UP9#GSDR_?Z":C?%%2-0:F)>=+# M'W+F836[/-'FADI0IE% Y,I(E>#(?*R@OZ2!J4FOABAIXJ M>6:J]/1*C*=Y$ RK^\3,_1C]X@5(M014+0558V>'5PQ\SY,\,T]ZN_BZ*YK]
MBWZZZZO_53S2SK>\'=\TFZ*LJ]+L\WAF[#/JT23]R$*2ECFH6NRIK"@BH8^QLL\(U&*JL:@U,04Z>F3- ;_I M-:NT4/D-023R(GG'[I!AZ,D3SM=,N$B.HZJF3+BMPY#*&P:9QG!PPO6PN
ML[#F0:*2..A:#*J6@*JEH&H,2DW,H1XQ>6;$9"ZL>2J=00@%5+GEM+..+S9T9 M'590(F1Y#$QC-U B]WJ XUD G'>7U&&E0M 55+0=48E)J8$SU8HF:P]#RU/*H! M.C)ILK")S9T?
G0;G/::@'AF4FACZ/#9 M^$Q!?3(H-3& /56B9YYM@RG>F;V,7=1!U6*JV6.$ QP$;;V4_:[U'S(HP/T'+N9Z,E; MLJ';V)Z^*&M MMOLO OI2M6VUV7][7WU!2 M+%LBV:3(ET2BAZ-
G9LAY9LB+1ZF^USGG#7HJBZJ^G.5-LSV?S^LTYR6K/HM MK^'7C50E:^!5/(L:R>5Q9QX7C@OF:AFBXMV[$XM+N2N*43%[Q2J=V7) MU/,U+^3CY0S/9^:^B8>\T0/SQ<66/?
5; _[8WBEXFQ^T9*+D52UDA13?7,ZN M\/F2QGI"*_$?P1_KHV>D35E+^5V_)9=SCR-B!<\;;0*!O_V?,F+0FL"'_U M2F>';^J)Q\\OVC^WQH,Q:U;SI2S^%%F37\[B&()OF4#[";0UM$/6
MFG7#&K:X4/(1*2T-VO1#ZYMV-E@C*AW&5:/@5P'SFL7R]NOJJO??;J[N/]V@ MU3W\^_+IZ_T*W7Y&RZO5K^CS[[=_KM 9^F-U@W[^\5_H1R0J=)_+7NN^\1R_<2]$5635ZC3U7&L]/Y<\!^,("\&'!-
G I7?/L14>\# M(AQ[0#7B6KY].'7#HP9^TU4=M_F1QT4;)$L-\4:T3UT"U8T0A>GYO< MUJGUS6KU9CZOMRSEES/8K357>SY; /0##KU?3#:_D[(3#_@'#_@N[8NOD'M$ ME.I-
GY+Q=II*X<##%MC) 7;BA+W, MF7KG@.>D0J+<,J&ZG:672B$;V#'=REG#@*S:WTP6) 8+?']DP%0(DS *S 9@ M;R _SVG"9P"-]JS8<<0.N0$!:IV1!RACP!!6U2CG1=;;:6;/"F-;Z[YRLBRB(
M1U88I#R+"4?\C9TF_!M*-8T8UCV4<377>R!E2CVWJ4.VW0!D;WO#//"!\; MUKZ?!&/\4S$;?C+@)V["S%FE5Q' 9G7-7]:/8&M1V)-LK_2=LNQ[:3MUP5 R M8"32!GDB!_%OB7/XH'=L9O>O[QU
M9_@&Q G%X\1JD+.MK8'NL9,?P;$I%WNV+BS.#*9971L)QF-H4[G \WQ@3?P M*W83[&V3<]6O>B.^*56>)<$DN1O$L 7:0*?8S:=7::HS1XVV[%G[SPAORH78 MH_'$>P;*C+S$YKV!-/'?
L&::]IWF]2=-D+S+&[)UZ5'V, *?TB&E=%RG&*3" M*(ILN ?6Q&[:_/K:ZM((?4]$%&J<+*;3(3I1XFE"8#8Q+O3?U-QRNO*(N) MDXG?FK'?2]NI%P;2)6[2O=NI-
&=ZT0&U0APA>E!]Z@7(H1#=VFB6&&@6QPD= M1\\HEV!J2=YD(%OB9++%G9(IY]E)[*Q@R01$A,>YQR!DR=IDH$/BIL.N@7R! MUE8&EE+>"-
O"?,D8N4$N]*EO03_P(W'SXXVH&R76.UW[]GY^_ HI"^*(3,&_ MFBS)0);$39:'O+33?4?;24VWMA'SE![/2!#A< S:*!=$-N0#CY+P33EI(RH& M???TK26@I*QD8UEQ4VH^\T,23]I&@Z -^\#?Q,W?
M1WX^;A05W_:D@#8L=50?Q-#PQL3W)IZ?REFPTX&]J;O?/?C]'V'GAC:7>&%" MQ_V'0= &?B!=ZB;=T\RJS^FD3JR-DD6A-[NH&@X;RUQ+4U.'&T=C(.)A4E@ M.6B@ _'2-
Q%O7>\@0[6G5*DL2XA%>^8#3)%!^5KG3/"_(<],F4^9Z=3ZL6> M/ZZ^#5(!CBWF'!URNRGZGCVA1]'DN2PR[?HM$YE>46N>LV*CS>+EMI#/O#\>
M>J5%!DK&88C'E;E)+HD]RW$6':B;NJE[I5$>;8;Z S07:,%K380G ?NC84]& MZ(8N-PE#.N9 DQP4Y@&QM!5TH&_Z1OHVL: 1NH&6 X\>][<]=H,@IDD\:/SZ_ #DT$[8,NJ?>LL)T?4D.7C!.2)!/?
&P1]+R2VS3TP+W4S M[](&]ZG RM3- MRG]G!]<-MM.">')M$T9!,KG=,L^3JH;WNK5%[--'=$!Y& M#U?*5^U%ZFC\&I\ONXOA04UW3_V%*0A.C0J^ 97>QPC79_TGL/ M !P+ &
'AL+W=O"%E4XX[U^D7 M6Q*!Q;[OLPN^V!K[Q:V4\N*RKAKW\FCE_?K9\;$K5JJ6;FS6JL&3A;&U]/AJ ME\\=N;94L>5-
='9].)H^.:ZF;HUM]%B3)W)@O].5M^?)H0@RI2A6>*$C\VZAS555$"&S\'FO>Y2-I8_]S MHOZ&98H61/\5V[AV6^54XV707%.*63 :/9OI9:,7 MNI"-%].B,&WC=;,4[TVE"ZW2'"FUF-Q?S(2IY/3!S?
0NY^5=)_IW3] ;T!*\9_IW'D+ MI_KOD,"!WH-A>A1HS]Q:%NKET9H4;3?JZ-4/WYT\FCR_@=L'F=L'-U'_BTQZ M(P_#$O[YC(D^2?'!:CS1C5<"E%6S1%8IA6Z$7RE$]@.MD2A, [NU13[-R4K1
M4;IIS$92CA .9U3JWD+6NM3)Z;U$+BQY=:GBEY6I<;XLK'%.>-4(!PF4&X%. M4;4E<3FU^JMIY$B/,.6+ _":@OQ M:-\,6_3 _8.ZE#CA-VV7FHD11Y^D6^$T3SJE[R3LCQHRZL*37#BPK>=:CL7;
M1B RO*KGRE)HW!^)K<*>!FHM())IK5"7:QDR+O1HF-@2R=YCQTQ67OQ#?E'B M7/L=,O*2EFTU6*1EE025%9TH18-L7.J-CH3$1R]7@AF8KJVN."ZO'+YH(;NZ
MQL"OEE0$;;V!VG0I.QG/C83*JZP>& .,@NI*@XU@!5AH+:UG-_M)H71&3QL M3[%C,>45G7)2[F >5[(4C?%BAQ)9F!H5B?AU/<\D7YBWNF*KHUY:]D<77<\I MU@=<^HM*
3W@^!\@DH2'UQ!_1W06X*PI-'1DS*QD&,EX9YS!7=#6$&TX-^T MSY98K8(Y/HYG8[%4#1BIR(&+@B0K>5V,()@!Q-<-5'3GA^^>G)Y.GO\TG;[G MCR?[T+-CD+9HZQC(U&-SK130
D*8JS&^HNO!&71E#M%B>3>__D95/K=8%X M/YF0 2[4LJT"C=F]?XW)!COA5J:M2BA9$,@A]4/(G^&D/KL[!0KE$7A*4FQ M@[:B\Q;&>)@.M$S.K"'-3"68.&NVJG3QZCGO$D) MK'(B SELKP-?$[4
1($L:]')@4[1V5BDC*U;DIVI0TG=-\C#=Y@4.06,$KV MBBUV2CKD\DIL<%0,;S*PX:2U XPU@5QONT947QF M(<8D)X1> ?LYE!>C:N=.E!A]4;A"G6T5&=I$7G* ]U48X
M6,B%U\BN*%ER>",!5B0W&TXYSR>RB/-*=;]FFBE"?WO[VN7 /GR09K^G9,,% M?8Z4A& 'Z[N@JL8T0UPXEF8H(3-_UX( 9HYN&4*A]5"08G599O/D\?,>\9C) MSD.NC<_=OMV2Q*@-4&X_V3.=F*
<[ZW6^K2H-G,Y5VK5I>F3A-&/QL4'.#6HA MT=6E#W;;:D?N^GNK+9F5GN.^C].2*+/U'VVN+6Y=_(57&7YE( MXL^B=01NH"G-31>T#.^ _:M@1LDXQ!@G8HI);BD54(&2PB.V2W^ZIM.^WT(/C
M('V-7%03<&)_"$4MY)80P5@U&$))4YQ#NX1'S-8$452F2[Q\LMEV.=7$DZ^ M6'#"X@1!>9=J8YW#4#JG8OZN$ BZ"KZ?@$>I75$9U_+I"[8BG)<.WUL=Z)/H
M*1D=K!*'&+%JHYHV'DW)JW'X4K:0^R4%1&5!G!'1346L[.E&>\VR-'3&FJ1"&_[%%")^)<SRE M6!JR%PD6"O_0/JH5Z[4U:ZI[ZCG [A9N:4&E*VN M -N^L0E=5*0H2B9(%9\CI A%398XTG'*+'4?
7/>H98#]P;!Y1_TLSS6/0@C9 MA_%[8T1%K1N91A9?@B\4[#4F"'5086.@-0Y,_"\,*@,'QR<*1 [Z5:7('0+G M@S#X ^!;(1Y-'O4Q,'WO<' ZDUWXG*HF%!R]IP'1="0H (#38NX/319ZS4<
MAY6%0FNV=+3S:LVBHJ%%:%$0<\FAVK4,'L%YJ)>&:'66\)FXHU'Y2ZJ3BUTN M9\33'770ZT,X4DQ9E[IY5[3E*GQ5NR]PJ=%DR@#)(=C%HJ6 M;>X2W#4%A?;@(A$[VEL?37JX [+7#BP([
2K3"9UO1'=N[0+G@=4?CJHS;FN M,Z7'N5\-V;@":.:R0LBF4CY/.*"RT-[N% '< =:)@ 4,H#W($PN4!^"^KOW, MRBN#UA#R%9N"-J(*H:YKN !2@@L/E0MJC)C8;+G*3RRHNI&A/K%/1C\2OD M'E9\
<'>6-$#O)2I#>8]1&A/:8SL9DCNUKIP@ZX>.(9<2V&FIJ35(?A,9>=OK M]%8#:K,4CW:A-"DNU<-D25.@)OOZZM2/O 2)JD ME9%\; 0WJ;F0A*Z!X)!Y MN5S$$\9HT;EIZV63ZVQ$KXC:3XL#J.
<3MO0$V=G.112ZC)VF]%@2#"*:*"HBTZ9KH]09Z:*)453$ :,Q"IPBE%@ M@*>.7=UJPKLQ7'I$D& ;JD U]M(<,=69O0'/J+]CZJ@PD_S!P1FSN8*&MYG= M_E9ZWM]>;M!=T$E4:Y5%Z$=
!3CG4]TG\EC3%+L>K;'XY28N::+PS3G"Z)L* MZ!'<*AM*<(S5'#1L,5<$B%!UZ%NDQQ !S'?AL:SH) *P:!X M:@B<..:=16W),\1=Y+@;4[B6\<*BK1@ IER:LA&!4 :UON* M&-_2<@,JW$)[--S8[;=@?
PR./#F9[,$1?._@R'F_K1T%?'=E0#A+;N_B%5RN M2OVNL&N%Z'$O0/((\"4@ N+)9V87+>_39?\JE$^F5QZ; 6\#?D![G1H(C$6 MK[EII-G2&S6W+S%R2C,":Z-4)(M MYZJ0Q.F!*=
N.7M$(#P1+,+>WH"\>1C$='AIT&AZ]LSX[;743R_W090R9[/M_ MA&$ =9L=/^$+HTA!I',*_V5JP[W6;6DZK9!N\!&0QU$B@RM/W)]JHI6JNOT:/R\D57+C?L>&TZL5!7&
MNK1]+#X1<.*HO,DF/,"]I?Y'-ZB/Z!Q42UQB51\[]$01\B^-(P-*:66G2B' M@X3S3]>B\'DW&XH3SM6?>S!B0*?4H5 D>48A]/(N8OPJ#O54V>T&G*_H:JR MBUD@W27),-B)@RNF0\]0"
[IJW./J\.7<33[ UW804"Z1");$4!IZE5<\Z?LG MD_$)4C8R?KQ,VMM&TV0JC+U;,]2V./'@_8^?CN^G_5W-OLTM1K8\6T'48]$;W=!'JDM99W<; MR'UI!M]=WO*T,=R-A\1,,;I'BC+6#*"M$94H-
F+]GB;L7^N\7O3(!X0W,9R M.]'" ZDH1C,!*7H'PU]MRT-NWL,1V!YJ.A-H3+[(/]014FZKU,+'.[G<9A]0 M;9ZDY6NS_$K'GX0TQ^+]'^VXAANW/^@%.6)NV?!U<(MP R)Z3?>.!# _2T"BU M'B#(D\Q;H[
P1 XS)IXAE6E2%)L=I_+Q:4PNZ'2+'FJ+368=03N]>)/S+)<9 MOI1W!-&*[&":9J9A )S2![W1LQOU)[_A31TD/S\>UO=?X1H7BNA_8-"W$ $K M!]NE=\:+?Z.T34O#[UD @+\SF_Y[-LS3=';&FB
RLX_\Y-[D\0@LAK'$1;[- MN1,:L-,GD[O/Q-N:/"6R![U<= .-M//'WI74G:,>\:.[::"4+\PRRN_NL4CH M_A5GFI/D*Z?NICL]TM 7HP

SS5#@;[+I]UI[I]QNS\,Q81>^HVRM#=945/U#[_^R+<5>^PR MT.=;71->U!BXO>M?!7+;E9OS8/5ABS_EVU-*IQ_D)1DL&/OQ@R%C=ROWC#ST MFN!Q[RU0U(\EO^O*5S*-
#R^$YE_SZ[33\!9IMSR\BXNRN"2H3GGZY=%D_/CA MD;#A_=;PQ9LUOU.*(NU-S1]7"GV9I05X3N^]I"]T0'{)^-7_%!+ P04 M" " B5A9SSS(:;X) #E%@ &
'AL+W=OGUJ.BUXY9@VS6GH^^GIALMV<7GN[MWHRW/5VT:VXD8STV\V M7.]>BT9M+Q;!8KKQ4:YK2S=.+\\[OA:WPO[1W6A_PQ".#*&S>U#DK'S#+;\\UVK+-%%#
M&AV"DN%B@$( 2=6%S^_6]!ZO_C M&5OCV=;X.>E_-2+_M1#V63#5,:&Y%NT;6PI0\$V)88M>P-^8X0Y8[7:B&4O MFXI0XFW%5K+EH
,9>2I+84X@%N54*EWAB4#&VII=W5ZS3ZJ3)0MS!.XIXAZ3 M+>K%"HTTIANV%FRCC&6\Z[2"-628=O1\V0BHU>N'UDUF>VPK6,WO M!"L5ND4EM*B8D1O9<,T$[JD-S")?%'1J5M:<(B^T-
%:6A@PKF]Z)A"%57UIF M=YW \C4:$W,\$88 JRDNVNM#%VIE;2X''D(8AQ+AZ.'+M=UC13:'9T]5;"GTU,.B-%C9^A* M-1@?1%D#4Z[+>G>&A$;R $PX=,:NM/RF6NZQ:]Y()'TK<7XO[GC%'02?
N4$2 MK2V?D>QMM MZE%9E0-*W'=\&(*RM6J(&^8O\I?=\L:RW_@7P:ZEW8VF#O5(9 V'E)H,YJS% M@*SDG1P%.0==(5\AK1O7:!_I7O7:E/2-VU E[ =7+511// MM\BO>BPR*B.N$6@8)80
,B$'1!Z"=,*N',4>FVD8L#$'*]8JRW;86DJU0>J4 MKN37+7*RY.@[V%]&5#?D[% 1!,&NP4-Y 3J/V36> Z0/"\$E+ M=J, @*Q33_(?MH<]YJ9! !'&MI0D88,!_14M6()'6BX5FV+O07]4=LU=:!1
M$0I@[YGWF.O*F%Z[EFRE;813)$Q) ^BI>6-7>2RBN@-\I)%ZLM#(*J(JN>F1 M:SN .:D 35ON#N2=,.Q)<]:@TW/94/=#=WBO(#KPD#MKWLIOCMZCEB5=F&]H MBD+KL*=1-
@PKHDN!@Z'!>8>;TK6LL-\B34M(LNE8:"-/L<'BWJGTUVK3O*T@ M;F'2'9;0);FR)FZX10\^A0/!V]PJ;%X)D2=8: P,%:C&3L#0.' #D3E("4\M% M7!B*X4DC.]+ZECM6#AU"?],>1$%MLQX18/0Z8,. -
>68URH25*S')(5/!@- M8LT;STW= 0&/6107@K'S]D&A(_I"BWSD&&@6LT::+Y#3(EID#1'L-P(KRKI% M\UL/0:Y[$-+,@5=NT,'!I6@%QAQ;;;699JEP03.8&6(HC7T(CJ//&Z/V]8^\ M$=1^W01[B %:#?
9]T&B! 4G#1;&]. *[G%75> 7YVJ.78;.B7S3---1F(=#8 M:]H%$(&]B3LA.*9).2D0?.B1Q/O#6+H!\Q8J0FK3KCW"@8K*& YVH7/NW1W$=*6E450)I4+F34$<5RAT";($,1#3%>6WPOC(CO$E47JZ
XK*.VF ML!OVDYM*JC>0;5Z>(4UHBSI\C7HT -YCU7WNN1N.M$$$42#AM2D$5>D08L"'(OA- X"CP_#5D$)6F [ICB#"SD!X?OQJ)#\"P0RS1C0"9"T!+8E!...1SLD4M@7DPY411("O(ZC@,O M2@C
$,Z&?C!7"?X(UX9@%**MPXY%HUU%!QO1/8OE8EK86,KJ :!KD.(ROMA M!1TIAS?H-<.=P)LJXKBQ8XA#1*%P,:)SZ!=>$$1S4/,@\K(B8AF*P@?SXJ+ M/$&)!
(AP!J/\47$>>3E2+D8FI9% ,,&R.'3*"D0L#^-CZ31:0/4)Q%5I&%* MU7N\UJ+4O2+0K3V<78F[("W(D[%TCE), 9O^=_<)"]?.@R_]Y:3]GR-%SS MO8B(J3B.&5OAE?
7]=*55M<~L/KSHL@3$[BF6!DK,;E?X!YS#*/O<@/9#TF MG4 _W-9?)"?I=QE<-$;J:70"DV6'578/5/LF2!]=5]5!TNK.K P ) @ M !@ !X;"]W;W)KU!L)C9J6YXD-]V 'R4G:0_6$W0/22B1_,B/HJBL
M#DH_F@;1PG/?#68=-:.RS T58.]- LUXD":G=*]M+34^]",&F7MG?HN%)QG M82 ;(=BL -Z]WJS49+MVP'L-9NI[J?^YQDX=UD$4G#8^M_O&NHUPLQKE'A_0 M_C;>:UJ%9Y2Z[7$PK1I
XVX=7$7+Z\39>X/?6SR85S(X)ENE'MWBEWH=<)<0 M=EA9AR#IYPD_8-N +H)! 83! MYKMOHHS_="'9YQL<@G]G2=R$>)M#-^HPJ\-PDYU=#-) 59N.P2#UM"FM@U8 M4E>J']6
VU.!FMHA_/V9*6 66KG+D9;@1QJJ-MNLF2'IV@C13,^VO?>5TV& M[ P#?*YPM$>=9I@&:DL82=5?] M,F89YRS+"R@+QJ").26)"1/T*3B'LF1IG+ TYW"[V)49XJN\BDK
LX4Q$D4N9QTZD[%/&BXA%!!H1S20M6)SF1*[2 M?)'GKLZ+Q*W$@K([9>-MBMDFFVVRV8;#U6#;E^+\[Z(,RO=%-]5SSU]H:R(5 M4?UX!().D&B*E/82D3$A2K=7"E:F'-Z:#>&KR4T]N??
ODZ'NH_:?A_AY]_P$ M7LV3_\5\?C_2;UOB5V'.W*EBJ0!Z/E-FA=6C?X=V"I+KXH7&WK&43L#TN^4 MLJ>%"W#^8[#F*Q\0' + P04 " " Q!@ &0 'AL+W=O
M4A(]VRA]9TI$"P^5D&8> ME-;6QV%H\A(K9H:J1DEO5DI7S)*KUZ&I-;+"@RH1)E$T#BO&9;"8^;4KO9BI MQ@HN\4J#::J*Z<=3%&HS#^)@MW#-UZ5U"^%B5K,UWJ#]7E]I\L*.I> 52L.5 M!
(VK>7 2'Y]F+MX'_."X,3T;7"5+I>Z<\Z68!Y$3A )SZQ@8/>[Q#(5P1"3C M]Y8SZ%(Z8- _>L7_RM5,M2V;P3(E;7MAR'DP#*'#%&F&OU>8S;NL9.;Y<">/_ M8=/&)FD >6.LJK9@4E!QV3[9P[8//<
T>@60; &)UJTF\BK/F66+F58;T"Z: MV)SA2_5H$L>EVY0;]'M)YQ=7&;..>1M!9I9:(G0+8?Y%GS:@I-7P! _@4DE; M&KB0!1;/\2$)Z=0D.S6GR5["&ZR'D$#2*(DV\.7=M6EGB]]NSKX>;(T5M,I
M^/52H2U/]C*/NQG'IF8YS@,Z^@;U/0:+]^_B,]$PUP':'91/X2;!&S)!:?\3CYS#7$:C(^H*;FTG#()92*&,[4;K5;AZ?M&/H*;P=YI=,KVF+0>"*H-%P,@I MP.R=:RJ_5 B MU33BO%G2-
P6U"Z#W*T6[L75<@NXKM?@#4$L#!!0 ( (")6%FN+%O]T0< M +,5 9 >&PO=V]R:W-H965T M3$RC!<^=4%5.XC"<32HNZ]'MM9M[IV^O56M+68MWFIFVJKC>O12EVMZ,HM%^
MXKW<%)8F)K?7#=^(#\+^JWFG\6O2:\EE)6HC5J/),'A>* _]V<[ M;%EQ(UZI\]/,;7$S6HQ8+M:\+>U[M?U9=/9,25^F2N/^LJW?F\0CEK7&JJH3 M!H)*UOX__]+Y82"P\,\(Q)U ['#
[@QS*U]SRVVNMMDS3;FBC@3/520.,G>&,NM8& K>U%;I:4PUQ,+Y;1EDG6*7GI%\1E%2_:KJFUA MV)LZ%_FQ_ 2@>F3Q'MG+^$F%'T0S9DD8L#B,TR?T);VEB=.7G-&WWV['7DN3
ME[CI4]J_)3!_21%S\\+/R\%\IE!QQHJ3G#U';6N1OV _]\H=6C6E<(=JUB*#M,-A=>N+ M]X)%P30-@W09NW$:QL%\%K-?@*3;GXM[4$P#PK#8$(=)L,3I&"V703A/ _=9"
ME#D,TFS=6HK_D=!T%B3+%/^38!9-D0<^Y*%GA\,6+!90L8>,(6I=/L?,:S MSZV$M _:+;G(8<@=H?"Z+ !9T2GQW^YIPF+Y!<\"VA5/S0,&>PR;X?F8B4V;4UY0I,K(6KT 0:M!2Z+@*U: M2\DBOC2
XW6K+&LU$$,.L&K@V1O]P7[ M_KM%',4 /C-Z-3A*!F!39LFZ=B717_$P(EH$T3RB41P&R31VHRB8I21PY!^MT3BQ%K/*LSV%,#6=0O&UXB>2Z3!5UQ
M\%T\#^)92DX,,36GJ3FNE.7LZJQ/4%>/'!*FP6SFW(!D",/YR;E#/I@C_*B= M4W?$CN6MII..ZI^N*UTH2,%E,68O?8RX"#6"'!^;EA7M50@6W'L M.>R2C[+T+!Y)G7ZF=,[K3'CFO/OP"M=
<(S.V2*9!;R)1+%/M'J5T43+"$@]E M0E!0:#47*SLH9%OPKW>.-"<#3#=>%V6E^]DC)O*K_$!>;4U4ANU8Q8*CW!(? M-'#&"71<7%S\-D#-
#Y$E]W6*UH#KH#5PG9,^Z!KW+&W5<.E=LSHD+K;YI^> M-.]6^*%JOWB*J'=T91V)G^3>H1K'UEK\,+R:0-UZ\VU]ZO^%.9\W\3EB W5, MP]
[\:]Z(7*];;2OOV!*);O7#K%]T._$(_ATW#8,*%IS/8I]^@ M%4*NH^_XCVL;7)6%:4F77<^;I>I_B:#K&G HI?34&H?!#$Z2 DCAW0?:&^ M*;G/E5UO6>'RDHC)BXW3Y3H>F M,ZZU8[5[7K9BGX
'Z9Y 7%X"2[>1W@_@"L07#:S)5$N,!VVF8&MWY_:ESND M]1@Y*_H]3)-]K?%X,UYFK8O*0/,6A1Z%_Q@#L:^,G)B!K5#D#)'[A X,;?@G METL]SA_0@&5@OLRO03?L(C\@COS!Z;Q!V)$&
[EP$DRPKB?2=]?XCPAWPH&VU MA?*\"<253&>YSZ)R?E;=W/W3 6 W0T4-!'3.<"SDNCT#<"V*,&S>7COI\; M\HGQ1NP[8 !ROAEJZ1M$YY0!GS\]MI/?+>0!KTD<4QFB][$0/H&0JK6J9.9*
MC.]+!PTK-M8;0<]C3:.T/>]^NWSRWWT=X_OB\>59Z99;<4.%K@$*S MY7] <*!WO*?JO\'P[]8TBI\:+GG0DI?E(%_4^MG^Q?)._\0 M=]CNGS- !>_ (&I]68@W1<#R?CE
@[HG0_["J<<]R*%&K*C ;C:ZPLK*N5 &?;CWP&Z=5)D1E,4CB>#HHE:EZ M=SWBE"[N[[0U[W<0'L\X#3PSN;C9JK3_J\.OF MO;]L^,WHG3\:$VNRM/8S?_R4W?9B%D@7
M.@W,0>%OJU_KHF!&$.//EF=O?R03'H\[[O\0W:'+4GG]VA:_FRSDM[UYCS*] M4G41/MC=OW2KSX3YI;;P\DN[9N]DVJ.T]L&6+3$D*$W5_*LO+0Y'!//X#$'2 M$B0B=W.02/E&!75WX^R.'.\&-
QZ(JD(-X4S%1OD8'%8-Z,+=3]56^P"4@R=3 MT:]5:BMO"Y.IH#/ZL0HF&.UO!@%G,<4@;?F^:O@F9_@NZ*VM0N[!(M/9*?T M,NX%33I!7R7/,ORH-
WT:Q1$E<3)^AM]HK_A(^(W.\OQS]$!WJK0VXS.H9! M51G]VYHJT&_XKIWV]) [I0\.'O3?IY!H#AH_?1!'U97?J%3?]A V7KNM[MW] M\-UP&E_H\9XK\;X.>[_A_V>Y?NTU-]V&-
U[LBN"P8(NE]KMK1;13E.NBXQT M [XYY;>RM0M:=Z%*&^5"I9W/S08<'16F-'Q08=32%,P@M>5&53BS3^]J)P0F M-1LE 0^.(8?HI#O!2O5 2TT*-D;D;I&1-MI%^%C6ILAXB%-4=217)T/#W^Y:
M<0AT*9:1MFBK'/>.5O2'L*EB;0Q!X(V]FIEJ3%3F.F ('$W*]+.2O@K-% MP=O@$(JC[=K]=.KP5TY;T./MICPJ*P [<(-_0'!& ME::VAF8KUM6W&U^631P<6TO'@6H%^2SM/+T00&WMP=]?
7CUA8'JZTCW9F*#,C M^ ++1Z^5S^F"QM-H.)]@,)I$HWA.'[#?;-6R@&C#>!)-QQ,:S:/Y:($E51!D M@98B516LX#R.XV@TG-%X$D?Q8D;OH))K8:!I-)F/*9E%TU%"GVP BW;E@:B:3 M>30;#64TC.:S*?
W\-&9O]#*0719F+7[4K%DYYACE"QJ.Y]%T&/-H MF'4WHM M_OCPPW?S9#B[[L"E(0":+>;XQ\& Z5T=O,GTWN2^)>CV)[-%- )XR70($ MAGED40#*MM8,//"S+8R-/;9LTP-ZK0W/@BVY^^
)7NO/G.H,ZR)>HJ"'*9>U M\^TW4E0SVC/N[!9R%1B.+6+ -U^5-A)@O 68>C#S&^!@D!K$;*5U['>G!YRJ&'P^,WM9@[*;;$QQY"1'( M^DAY9V6<+<+.;0L[*A@51E<&P^ MM_5?P AI0Y\6]^
B _;.577SJJ^0?[;V0L7,ZM2[CDH6S MCG,9"]D4N<=)]W!TQ)5(@DHA\VQ54>]MZW0A6>W4=.ZH?+0E0']X0#8R50A M!TZ2\W:,HABE#<.->FC\UM98%D21R)Q(GG'5;FK!UW"=>!]?
9WQ3HEE4P3+@ M/@,4P]^ 4'6U'N8+'.:2K)K\">#.I/:HRTM9VP81EY@DOOZVXB:;A]?$76&' ML_KFI@.X[KKVBP)7=U)+R]E]!RPNALFX/\1=!FT/7\M AZE)?]%-1>+"6GK MXN&DV\$";EN")
[=N75KGUNM21,7YAG9]9%V-);W,8 8*( M]ZJ0KF":<9+P(!Y%'T,D)HJDT&DV'ERTQS,N%[$5+>ADAA0:"/,,XIOEX08NQ2-7N MNZ 7B\4E_I+IE-NO*)DO6+(H.=^UF'JC!MSWOSX
7'A#5CA4>B=C)+I.DX..[ M8+6NJG;!W=0%7,$JK]*&7LH*>U@K/JQ(''<'I)P-4C%Z S0 [%QRCGJ4'H[K MI/2YASK7!.KQ24KRR8H?$IIPKO;F;IW\A/F^FSL8N$6@;?PY 2(/KTP@S5U&
M)2JVK$[P.%08R61=^Y]E1C(X*C&W(HW6D+9+DFV=WM&PO=V]R:W-H965TGM>'SSG2Q<;YSZ%2*HHOM;'AR9(WU68RR_.322VU'5U=\+,[?W7AVFBT57=>A+:NI=^^ M4\9M+D?34?
_@@UY7D1Y,BKX:N:%/W0[9W'G<308MI:Z5#=I9X=7J.';$L95 WSORERUA=CDY'HE0KV9KXP6U^4UT\QZ2O<";P?['I9/.1 M*-H07=UMA@>1 M**-H07=UMA@>/.1 M**-H07=UMA@>!.0L[*A@51E<&P^ MM_5?P AI0Y\6]^
N=#+&7/\LHKRZ\VPA/TM!&%QPJ[X9S MVE)1[J/'JL:^>/5)>BV71HE;&Y57(8I?;-11JW QB=!/41.BT_4NZ9H=T'4F M_G V5@$]2E4^WC^!7X-SL]ZY=[-G%=ZK9BK.\DS,\MG\&7U'0[!'K._H@+[W
M?BVM_BH)#YFX<38XHTN9X&%+<8<$*!O3 [<2OVHK;:&E$?=XJ(#%&,2_KYJ#I/T]E*#DP?]H!.F%O0R,+=3EJR)9_4*.K'W^8GN3GSX0W'*;/Z?]?ZSE M_ZM+_$ZIHK_?
713O&T[6]=JK+C^W5L1*"'>=+9,]O1>.%:'Q2E<]D&6 Da$QE M\]&.D5VD8G3*_00*%+"N5.H;:D8,(0;;PK6J]V6^":+B%&1<+V(,!38M5&$BK5 M TBG(2TL2VX5*'KT;=&7N'*U"F/Q$4MM\C*T1?
622VMEE9?&; 7^N4W 7O+. MJ[(M%-OQ.GP.0H;@@)^H2ASK6(E2>[!1TNXVT$JW;"=/5^S+C:#2%02R)PK9 MZ(@ Z?EJP&3AZEI'=F@LI#D5B)0N '[0;T0 M=@%P;R^H \"@E'&A=TKT>
M/PU2+P-G#B(^G0Y*5:7U1R<%N1*RK%9!#+H'%N8RT(=4F0\;:E, ( MXZI40 /H#8EJQ"ZZD@35NX-4HJ!('B&A)'28$&*4X^2LID!"";:TEY*!=&0$0 MHQ+PXP%..4]0MI2:#5ZU3M9(*N-
M%MMUQQQ(@@(+"7TH[A,M7#O+S(JS?8K MH"R!&""'2O4"<-A%&$);U+4VTI,19I/>5?*'JT%M+Y#::_C4 N'P"#1D2^G+ M(#ZZ1A?B=)J+US_^<#J;Y>?7]S=TSW?3\S??\AM*-"19;"K%3I
Q]K@KLX:' MXM/M+^1G)C0.@\L&80"&BI TB \/*@/1,QV#R_:%J8M^8+5'T!8QFH-J%2;Q)[07:IE%*^M MLX1G(LXX/1#LF6">0_JM'8I"F[\/#ER3GC+ :+7#5M>!#FK"(UPQ3EB3
MVR2B[Y@RG4D,;BG>O>!B!>:H'1I3T&NK81;L!S[1.+[=1HC1:9@NSH- IJVX M<60:Y7F4181C<4]][-O>?3:6+:DCX"US%,M:')]58PY"/A+===P\08[NNV)I"Z0 V7>KD+ M/9-]!QWJ_5;*J4S"GC"]>
<2>G@&^9;4D])MWQ?U5VX;ZB=9X Q @H0+0".! M-Z#%0S2HU/0X+&F"&Z@WV23B-RCNH[&!7BFH14DD_ OD2"L=FJ6JI%GU2:8H M^;"Q9\NV7.,\ALKYN$)DB\=@'PA B:=
:TOG0<2H+V7SNBS9:\K#SDD>D9AB M^B%I*>UGJGG"09?$5%1/Y]^K;A(Y' SN;4>W"<@]5W9)_G;((HR[V%5\Y6C< MZ5!+ P/UB^Y]KN^ .W(!C[U0_]<\%+@V0"2\>2LP\(.:ETAD/_6+GU71/9GR
MDR,\Z6#P0=%);WESL\]?+ZW_:1_1'5/N*Z@^SH[S8UQ-L]/I2;:8G8A_3:[I M_O@LFY[,>26?+K+%V917WB2[PE^6S) ^E1_D15LZR/%_P MHX^.QCH8GQUEBSD9GV7Y,8S/%[AF\IJ=D^'%<38_6;
+LQSK9Z=[ZT\%Y%63 M7F8..-P!52!J&J:OV @>[_K-9&+8S^Y!C?"]E! _=^'!@.=N=S M:JNT$OQ\RZ5[ !T3NO[!-5X9V9W@0X2S&[&X(042!UA?9 \2>C6=C7.\>(.[ MNY?$5V?
CX]T#%GH"MB3Y#^AF]+K2*/X08;;]B/NT;>JM^T/&H1&V'X43Y^X? M]^_H[4^]=$[V/B;4RJ_YDPFE#C-H^JXP/!V^RERGCQ$[\?1)YP_IT:S@H%IA M:SY>'(_2"T- $UW#GR:6+D97\V6E) (A
:ROG(O]#1D8OE5=_1=02P,$% M @ @(E867ED^H P P +@< !D !X;"]W;W)K&ULI57;;MLX$/V5@5H4+>!:LRNT:6(;R*V7AZ)!TMT\+/9A+TLHKRH)!4U M_?H.*5EQT3SR8RXO$R\PYG)$VW
M2F;);N%*;&L?%M+ULL$M79/_H[FT/$M'E%(HTDX8#9:J57(R.SI=!/MH*>@ MSNV-(2C9&/,E3#Z4JR0+ 9&DP@<$Y\MG9&4 8C#^#I@)B-E<-P?[]#?1NVL M98..SHR\$:6O5\EA
B55V$I_9;KW-.@Y"'B%D2Y^H>MM#^8)%*WS1@W.'($2 MNO_CMR$/>PZ'V6\<\L$ACW'W1#'*<_2X7EK3@0W6C!8&46KTYN"$#D6YJI9W M!?
OY]3MCRDY(":A+^.1KLO!!>)1;L9$$)\Z1=\O4,U.P3XL!];1'S7^#@8^ M&NUK!Q>ZI/)G_Y0C',/,=V&>YH\'7E,SA7DV@3S+%X_@S4?9\X@W_R>R?Q$, MY\
(5TKC6$OQULG'>\N'Y^Z$T]"R+AUG"A3IR#1:T2OC&.+*WE*R?/9F]RHX? MT; 8-2P>0__/I?O_J/P#4P$7Q9/:L,6N,M'IG(IA=197ŶQ-X1N_F<[Y_$H9 MKB+[;G@ M#4K4!4&\%VS?
U8(M.W3<1PIC!RYVT4-SZ(1GI-:"(KMESCB_H3NR-5++E8,K M0@D7SC,^G!G5H+Z#Y\^>'.9Y=GQS=7'V*8YGQR\" RK3:!X*GL]=[B2XX4"LN&.&QLP\=/C3O1X6BQ ZM6,%+*QO9^/J^!B<
M]#WPWKQ_23ZBW0KM0%+%KMGT]4$"MN_. <2;)G;$C?'<7^.PY@>-;##@_$ !*P, )\& 9 >&PO=V]R M:W-H965TZ6 #>R7=K;PADZ#0FAPSQ$ M$%?J9$,$
MUD%C;7<11:9LL&7F7'4H::=6NF661+V+3*>15=ZI%5$:QT74,BZ#S-E47N;C92_$N\$: MM<8*KI6Q)H1KUG'+!/\?JQ!:N-7:,TX+)"HX; 3?X;L^?/9W86Z,!TK<1W0C3&H'S#8O'F5%/&
[$[7E4VWYJ>B_'=U)[^>Q/6G" M(+!!*!7=0V.IDZH&VH!:";K07.[@+9>D4;VA-IH_+H!F:+'=DN]AD'"#Y:A) MO"8[]![PD>C%H('7D,S"(DEIL0CS(H4[K'M9L:V@7$@&;DC*0ZJP4X83J&48
M)P69S]."4CP0PW3$%Q:TNXHT[09%14 UU+UUL^P- DF&41A-65=_IXDBM>4C1OS>Y_!!EJI%L.R1F*]$ M_N#S)UD8SQ(8L8T#RL)Y5L"2GK\5'6W7R'D2YO/4MW0>QLL,GCMMT1%IM*AW
MGAK=H'MI!_Z8M!/[7@ZD\\M\H.Y/3.\X]4E@3:[Q^7P6##4>!*LZ3T%;98G0 M_+*A/PAJ9T#[M5+V(+@$TS]I\Q-02P,$% @ @(E861XLV$0G P ZP8 M !D !X;"]W;W)K&ULI55M;]LV$/XK!ZT86H"(
M7FU)F6T@23-L0+L&S;9^&/:!ELXV48K42#J.__V.E*RZ0&(,V!?I>+Q[[GEX MXFEQT.:KW2$Z>.ZDLLMHYUQ_'<>VV6"[97N4=*.1IN..UJ:;6Q[@[P-29V, MLR29QQT7*EHM@N_!K!9ZZ[Z10^&#
[KN.F^,M2GU81FET[&9&+0"36\^?-X#F<)5?)*0C8F M9('W4"BP?,\=7RV,/H#QT83FC2 U9!,YH7Q3'IVA74%Y;G73-&:/+=P_4YLM
M6N"JA4]NAP8^"+X64CB!=A$[JN4SXF;$O1UPLU=P:_BHE=M9N%X#*B^V'1/&&T^O&'=)[\=(%O,?$M+J'_CT9=Q'V9 M]7\K!J

***X^CEC6KHP?C(_I$$2D THFU,<$GH'`1,,LGS12 F;P(;8 MWRCI20??8"?Z1)6\?,M@-4FV22XOJ%T3Q&0Q^?L!)AC%3&2W>]1D%D($CZ?7 MA$L\,A'.V(2-
P*G&2\8MJ2V\22W/F$D3?'AZBY2*VJ0BUX@PUZ 18B/@Q*5 M"G@37\+%GQQ'$I%3-GET04N6(/T?C"}]T$@+,.<]-FT;) ^3X_U5I"V"F* ML5!QIMAX-*+>E1E@?)8GB!_QB&<>$ MA>/
&?'$?9'=B=EOBJ@:27(_FIR/9;S\:=DN6OX5T>#D_"GN MNG"E5_?7OTVK MQMI6%++:.VFR6N%DQ6>H@QMA'4;:E$/I_^_8XJ?&Q+.-N!7+M57*.OE\R1SY MW-PBXMZ//@.5MZ$?
@K4H(FO%AHE.%.:&{)'7\I1)>,_UD\Y,Q&R\ M34,990C)1?JFR-^XIAE30@]%ON?:Z:'M$4Q)&,UY62#/D$XEB_H9QL$]$[]" M6T$H)P\.<)=?T'JA@RT$QW;
IC'F\>>3M_)8IUF)7KI.7@.3"GR<;_W\|Y Z M-DYR(O_^[7IJFE'4^RFX,4=(W!W6/F01$A&(#X-E)=GZ;2)CVXDOSK<=6+D=_MK$C!"I^\H8F!4]-EA&DK2?ZC%D0V,@4GF.Q7E'],*
<8%Z$0 MUSGX'Y5? 3AD)C9T5DT ?D/QW69YSGBI/!7 MB,?_/X6[^,UTY,@?4)($(@HZ0'WO@QC36$8L>L0CA309G>>T\#Q3?B&7--I$
MS<.OD0YA'(J=F1>])\)Y"TV$8VB,LI8Q0F^"'5-B"]XPX"V%Y)H'SP^,UTY,@?4)($(@HZ0'WO@QC36$8L>L0CA309G>>T\#Q3?B&7--I$
M*"]SIT5KHQ\]++*.@KS"ZL/=`V]QI^`$(1CZ*KW.]<@&Q_)ZX3NBE$$9QY%*-M)>VV2^EIL%TX4RP+QM(5^,<<[3<5,<[|"5VV8<=SV'N#))3]>/R7'E@F+//2&
M,*>WD>0'J35$B#\\EZ=JJE/R3U72HD]8"0@K M%D?#%!-+M%(Z@S;C9W 98@]Z^+7(W ]N/5.-)\,P8V/D@Z#RP;JK"WX1J3 M.2@"+R2G((P;5.P=R.KW\^:<%R6MCH+40-
ZGI4%8%$K%G {5$-F3^\%RXC5)9O,&F.Q M/:-#$X4OJN=GL'Z$'\%A==YID8B^<)%_$7BQ)QQ1-4^U^3Q3"9/.TCS:.7'0C M/-8D4 !5H-(..-24K4/1$?<V^79*%(C(
\XY^OAXXAWS9 *%$MD@3(L# MC@?M\TPA7SA1$6UM),(N;D9(R#&22.1ZY223P+R9 M*,_*UZ^RZ13O+,WQLI33VP9\=OZ1HK$ 3^"]$FBZF.-6QK*Y%,J[7&_*2[(
MWL###^ZEW_O@G;_P%S.LD\<-RS1>I@Q&"?5@_J2T.V$N<#=P^_T*//@&CZ&I? M'V(0Z.!' [S!$7JK(]#37$/$S0LR^X6NZ0H(NTOAUGOB(YMDFI;D><]31"^4
M%UPDA4BCP+C_!Q@_M=P!KQ.',P.FJ0W,3BGI*T*/MKKO4S8D#4^R=!.X3>+H;T MHB00I8 ;L286XI'1<@/4>63.C#+\Y$FR4J1. ((%!G28G",@P=.JC!7J4E(3+
M#H^@:9%AE!2C<2B \S,KGX#!J88323-4K\30/.)1IJX/4.E*C!T8*,9!DJC MT_X^2)MGD!<-[@NAD'VVES.R:?@QM-\CI"@X%7D,+-_UPDE5*1$4^&M M\F"
[,1/<_FIP$9FJ*;1H]^"I%B):'S';QU!95 P4WRU<3F0OA5N"X[M90^_M;D]95'*WLJ_A4"DF!$A.R+!M?0;6$K=H'ZPH^2449G ,_Z()809@U\CW%*WB]4@Z1R(:P#S,[..1&$(J37DY.
M,%U^SFB+K1+SS0MW2N$1B+UZ(:.=<\J2U.1KRJTXZT+/4Q7'QIV\@!_00^N MDSMX>B?)B*'I+SF5R, 4/H5?I"6'4\72.B_5!"D#^3>R7=K;PADZ#0FAPSQ$ M$%?J9$,$
_+#$/1&>NB-&$MH+(KG&IPS*2;_M.I- M,XM?SND83)]7;.50;.F .2H'%%T.OIVL.EED3WQ%/LZH- M0]KAD7K F/(^\L@AQ+7H:*1'RXK949_;Ql.E9/F$Y{EJ7(Q(HKB<&W)G)? M8
,F7I%)IM\-MWJ"D>,&_Y4X0RO3)WKK@0V7@&1OQ[&W94G'?J=*+29*RN:0\=/#GG5PUSX{.M*EFE>@(^@^TI%H_?-NY2MO22:E'CLG(KV]:GK GMR,JM0%=UW53[ WUGDZ_C M-
+G;T&5]-51^"UNZYC9&<;1]G#;5K]" ^//#4 MZZB<6P5^N+]_8FR9N3;7.ZVMNS MQTGFG/!NSACLSF.1=#\`H\T)(O6S#+*%I?E-R(L^#G(;, ^]2FI,SNZ9$%2W
M9%!5$S&_;H)U758TU3-5JRN=PF8RIVNH QE.-90YP!35LF22<$.Y8UC]<$]A M@ RH2I/SUZW@E6<94O7[IF7*,*!./V,@<_1JMG"#GCKH2)+625*0TN&14W M[
T)BIWG>VPI:RIQ5W5&I0AF5V*[/;4LYO%0$OQF:E"?G6H>)9.TC;Z>,=Q[ MR/1$0K3 1S\GC@Y,U>C5G14L&7K"O-$A<-0\,R3'&T@1XUN5QT;C>-H92I!
M8$@_P4LX65#^_F]@=9XB7]N/$KK5"I&Z1S8(0 6E:(N5Y7*%/S#GJR]MKK(J:2UGJN[IDB_/Q)>!Y$PS.6-4OF*HB3,7%F_SE"&^D5+3LNZ!^ZK_4/+ M]5KFA+>/-
/JN]OOR&KB9S#%U=.:!+S6DH/RN'^MVRC G=^CDZG2Y&YZ0^>4I:&*M M/0S5+,?7.]!:MVRC,2%S.@= ?DGF(),#:QUP3"69\V5'5)U.U0/>:E[S-'S/ M?, ^+P"|-+|50C*X2CA9?
B67G6Z$XWWKNB[$6:G4/E/K U,W3)XD?^X2]A?SLJGVSZO6[Y&=S M^:GWU.&AIPB2H4UD:$?M=QNGH>=^]_6Q7D?(@*%N+I)ZN\KJ-JRZ2]6*^)\8.
MU5ZO[K81DJ$G].VZNFKV#@1BEAQM($>-05\U.HW3T9I.#9I!K\RA:@T&^D;RJ8QQC#48=>0C&D<8W3L53X<2LXTCC.6KEK]-M[K.SYIF"YU.2]A.+Q"8IFVGFJ@1!WO9
[#V=%FUYR=O)S?W5&I0AF5V*[/;4LYO%0$OQF:E"?G6H>)9.TC;Z>,=Q[ MR/1$0K3 1S\GC@Y,U>C5G14L&7K"O-$A<-0\,R3'&T@1XUN5QT;C>-H92I!
M]>Q92\8UYFAVNL__G'1879BOU@.VZRC<(G8;*@@5*.+.#[.=E)5:=XX,)Q)IX,48# M3\8)*1.VUC:I-H2SQ5K2(%I*3A^!TR? 7#Z9>?K%#IWQ4THWSW/#:\^VKFOZ M@0<_+? YI:
U9VD=[52-7*6@792@F=J>YH]2T*2@U1(1:_J)&H=?4G^L=XX; M1VSRE)O!,U.4HA4V6E'_QVPO:)T4M/8(&OB858_6I:!)03O(QY2"UAANG+&@ M@8]Y(J1D\C%_IJQ;^-
^)\W#S3_A(MJY'=P[`K_0,4&R;B:.WWD'P6$@=;[- M L:4/^!WLU!Y[TW81/G*%A&;CUC J9V!,5TH^92DKU M'03H'W/[-.)K)P+VC$M0!+.]<'#LY:/>]12
M5K&]":>$NU1N1Z$?++_KO?+%CN#++T1*>N9\S+Ij@PI$9Q$.1L%I^PZFI(@I M/&D\415^Z0!S=>U%R%XG?IQ)$.X
M#X?:H&>^O$IC,_%B_IVNP0I^+OCB8!8_T3PH@GVKJSI%F4K&E8C>>IE*QI6*?G*!2 ML4^LV!=0'?T"Z.M0G1YN#?]RHTI))91TWEJZ5K=55N2J:=FIJG5C?`L>7IJ
MG@X,;2(H>=I8GEH#:7S/CJFFUL\/3.>OM(KH$\=G9TG(<'+@^J5I3@5BI.4 MB+=?0'D.)TP&UQ"PZ@WC(O"FRWQ!E4^\2VV^GN])..X_&4M!WMV(>_H^T. M$"4]*^,6[R[?
E.2LINW#W9W<)3FK014/JD29DIX5M7WW08PD9T67=&N#M[8[ MEQ?&R2/Z;)*9S]_B:VNDV'9.7D VPGO[:=D(]9-7?7#@/6;+3LM;R!GKT%L_MR9JCWS_MWK,E9TZF-
'MB8,D9:EU1+Z1<%!RJ M26LAI6(S:\>]W&/]A +1@.A>"N1Q!=*4\BCEL3G$?]7WI$!6/_[5LS57]L"MCX4L/7C#/=)4_Z:.:YX*3PTQP&FONOZC[BFY0)5!1ZT M0]^#/Q9V%+'
"U7%B6B&H8MDAYF$^.12&,0@#F/;597'F3.>*8I,@@+"9Q1'M8C'P^!CV31K?ZHPESW W">PJ""ZQWG24E3\8HP_N@Z82S^(O3$HK^UXT5*E ME2*.
Z679#'$>$__1TQ0@,BQ_:H\C"\@Y!HKQ24SX+.!M3!G;,,PA#I51O(39 M,^_!"7P/<$'J5^CXSH) M^$)O"!FMZ,7;U:AI6@/3^\XB,$PH6ULD$47/U'10J#G8*;"/$=B3>R[|(_^!
MD3VA%BK>DA( K#>A,(B@?&;|+O/NX08%G!@GVU MQX&-.NRG%O$7>ZG< N=PI+<@=+#S>8Z-]A@?0'L\GCGL@2SN%G6B.9@TH]'! M+A> _+|(Q?F#NDL^LO":G.YD+

*[{7GR7+@6*BI\"A2\RV`‘&L@3 RV_?IW/U1N MX=\N/,P7FTP>?YN*GG%$OZ"QY09OB;P%PN^7W=AR|212&3Z'8^;+/8#-V(& M&TG"&K'GX?^'\7C,PG :N|BAP4K06?*

*#C^]G*,@0',ZMN%[G!DZ'=D_07S@#AHVI+-)7E&;#{JSAA_"*L8DN$=KS69&;L^ MNB1^""EZ=^5;0?,$K71!>8>+/B@O+U7C)+F'G1D.@:UA)&"$K71?PF]+*

*M6OWW()R)_4ZFG0A\QCS<2\K-X|&)9D1GDCX@C .Z-X|PI?CN;>#/^;O0B-@3 M?TW@MHO/(YA&XA)W'1RTZC@^LBA9[83<0Q8YJ#G@#8)PQ0&N$IF"-0I%&W"_ M C_ZI=B1[;71S E3%XE$CI1JD+C(IF3LA1$8];@T8G(0)"?\A1TC&E5FGAL3> M;0^|Z#CP/P)0*H1(_O))3-3C);D"O^M\RZA>8DNO?*W*$C<3)+//DO<.N2(R+|L%*

*M;J%4W#XD:SW2UE]QOJ*7E8UF]G/@@$QG;;J45Q..:ON`[N,BP@O"G,LPZ1<,H M<#>T#GR09=))TOK6TV3\8;.:=“7':/.W/?GEN(RV21]#SUD7RC9%ZH$M82W3N=2 MY+'+%@A/H"*

*/=NA/"G@D,:L:LWR/#@S)Z"*RV2/&*F]4GL;34RIO5){H?:V ME9AEM?<"@)-D&Z?UDL/!\#Q;%|R7DTV3ZQ='8U^54PQUM:.;:M^H6C]7/KM-,[O2&!P*42LX<.[P] ,BK[?&&%{]0E$!?*

*5T*Q64(1=6 GC.1BPM( M>KN\:H%F5W8*:BAG.EVUTY>|')OG8'5EYQD\&>Z_:K@W9(SSV71,JK>D>T<`MF\F=_J$))(}<[1]XOIPO68%(W=!5O@A*?13!#-8T# M+\5:W[_EQ++0--*

*TIG^-=/WT:K2.Z:IFZ>O 51=03J2<7H2=6}(U)W$NEA|/"\ MU4[E(IISD0MI.:7E+.>%ZI[EFOJ{Z=:!23Z2>7(2>](>RUZCT,#8O K]RE5Z3 M<]DN3B#U@11(*9#-(7;*

*[^K8W0"9;U&\TUUVF#>T5DT9 V-0]5 (VQ4:6U/3(-MBPFIWI]2.Z=0I>Y.\"|I'&&7RI'MC9GK4FO.U797^.;BU$E4149*:8O-F?W M% +69-A^BII#A=39AOI?*

*8L>2RPL65:]@B^"WX6L@?F8;>]B'E)RU7]N$6-6('D M],?:/)UP92&J8KO8@.B>ICBWE_DF7*L$ T*NCA7R#JPX S$WT;TN_US:IRJE M3 @D\=-!>,-0^$(0C^@F!H#O-MZ*

*0R4D4UYA.RUD68+,CUVU'HA>HIG73)0? M3^:\3'C,L ;=.:F1)(AN_I54NM^C]&27U/%=Z\27U/%=/2RVE/PRH1?^*H7NF8I M(!=U<>WY;@^Q%4'SS6U#&0}+2C5U^0V;?*

*5&;%E0DZF<^&1]T@8OZ1U6MZ>" M;NZ>UFK3W1<0-/%GHJT3 HIX87$/NMS$@*?**>=M=E+8KE8TE%5Q.#>>)%HY M"GQIHF"C+/R$#OBPT%14)?45(T\.:.NS:,E?*

*(<2D3XPL2,:1IS 3A'AQ_G[ MP"20%-%P(6D;K!+$S<.6PB!#UZ1$V%E-<4'7W%#;WN^T;4UJ$RNZ(LL%+0YS M;9H-;'R<]BJT5IOCC?)6>;5!86]+@\),.(1:,1N.%"OI;YEU;>[L;^67M,-+*

*MVD!BLVC@T74$C5)

*H=5<'R?|\TPZ+T#S/+!A)B^'- M%TF<'\M*P]9MX;WN JU-$"1S<2CC(BA1M-YWV:.Z]UA%W#V^V5=1Fl MJO(SO50=UN)2M19J]*

*<_4*5S+!02]B0HAC>Y2PM5\X4N/46D0DI1G*88MN02R MJ&DT6G//3#@TQV1(*5Y.2T!_->0H[3&J8%B'/')3U8F(OAB7D]#W,V>BKO^3K"M5=>)37.YOH]?+[A1ZQA(Z%6 O#DD!-*

*/3I*%ZE/K+?PV'I>L;?GLG_,DG*/SC M"3]Y&B*_%(RS 4M>ZU?=V+;&MM75M]UGSIZAD>NW]@Q$5'"#6<-HVIO<63G;G*

*M86.RTRGK=39C$;F$?S%E!]U7YG>:AY%U?;F(/@4&,H/(H2]*/ZG4 )Y2 M6IR5YG'@(V)YR*3\3I>E:5MC.X91DBN ^DU<92I^6WXVU@_A__MMXD3.8$ U*

*(D*!A*)!(R'OJ$;#@/)\PWDL 38#]!J)5 X("W5.E(<\0B)SUZ ME$X>4R(P[PM',5P_Y&+]617+*V.2I G0\'*8-_[+LB4*VUN<'14?Z278C[V@ M<,R^'+)E_*:*R1T@J^<+'L.*

*(X\6)M(00US_*8@&#*&RY=8.16I*E'H-G)@ 0N0 MMW!2LBZT#AE4^U?1RO)>D=V9)0>GJ4PG5#M[@V'"QK<4#-'X&H7 #_/'5IC!*

*M(+^M&U_HE;5VEM<9%B/&-0O1B0>2;6.*I).SJR:R4G861AY M_U$*4QL/K0^<+0V2.;Y"4;25(9K!25++=D@:*<+OF< 7EO9VO9]]V6\57'O.Rl M*

*F:!>'"QTB<,%B(*YK\N;D*B$RX( 8^0YO1*>@,,'#(56Ll&,<91^(-%5Q/F M^)CA2|8/RW20%'((P@&A5$%C{(>B.G_"1%T^%K&3&ITS1^!",JX;1I-,_J=L MPB*J+@5=+* O?>*

*<^5VNG+Q/5)8Y/G_MD9IU8+=''9A N1H[SVFF\)I%VK/>Y= M65KMSH<'(%0 )^AK-Q;PFM+&RYH"-M$>WD1=44.H/L4)RLI%-S7"D8:J4LPN MHH3X7A0WSK&R>HEZGR^8P%*

*FF!B%^CG+^%B6,L0@;*W4GH"X.;>BS)HLJ:HK M%C^%9ZD2$8L7TUGASW1X52S%!HN$KXT8.4YI'9U#-1A,H ]*#$:<*]A81_AH M.F,4 ;5B06ZT""F#7(=/-24TH:]&P"SR< Z$S"I*

*33# MRO(K&@M'[ 'KC"O MSH/D93#N[S-''!B;E<.NE9@YBAX3"3;4^YN3]@<1+VA@FX/!0-O9U07GZN+6 M& BK%RY&63V%*?T>4=HUGWN1T M,'$<. !DT"2U"BI2L I2-*

*:MVY.K\!1&7IPFBKL/VSP5T@;1'\$Y4LI$&)(#@ M%$)P,IC5_"_JDB(#ZA65U>-84VI"<;?9J&*?M.X.'P5]7RD@9U7TGCZ<GKA M+_ "+!]%=X>I1X!@(W8QKZ?*

*GC/2V>UGWEQR:@6Q24|$L"F_* I/ZAH%G(NC|XX MXW3LM>*^\|KZ$ZA9BQ74K"83^[Q26 <]#LU.9U!! M)CYL9=KQ;,6-*

*AFA5(CFDCCD@W;YI#|M;>>AY5%K)YHTUI*EEMD==T^Z.G(6] M)~'3^H?0ZC>)A0=&:Y6N"O=/LGD*YUFKM#;';VV^-LS\Z*0,9!:YDS M]IV ;3#.N)<"D$L_J;Z^H]'*

*[/>V&YLG4N(YM<8*-^ZL-4YQ2RVS,[3-WK\? MM4T]>;?C=|;Y&\Q :UR/-$U7^!YK>;F-VW'LG6GE?C?RF3W7EJ;"Z]+,_":#G5@&R9A@HF@I9-*]L>QMKTO!%!Y M4IP]0-*

*Y,E;'VA=VX\092ZKBE6Q_JRL2RP\8R2GQ^W*DWG?T%Y[=R0=,2D9G MGWP KYQEWSGUL48NXWXAY>J$?AINJQ.W!1OMKE8DJ[HJ6MRKOU-5B%2.B#'M M.\=GV[HI[E+AUJ:$/>-*

*G\^H/>H/R=^'L;(984OQ.JX-FQH8UY^)6L[CG?^/XF-I5D=LJ_I5'\C3IK'.')=GUM MW+]WZHT34O%[[<85V<\5V?56O2FD/;F"\IH9 1.9_4MK(-X.*>,/,8@W9_$L)/OFN"@0^:!3]Q$-*

*BP+Y@I]\?;!+>85]"4 MPE%J U9.] MR<3!)0WTX0IE/I.PFS_6 R-C'"%N> T7!U9]*3E)7*:;]%&K1. |%\=BT99/ MM5#,3+4\[.8TSAI)MA,@4QJ9-1) <,3P_23I2B\]%4@WM=2@0*

*MCW...HH)]Y8>#GHRP!ZRJ>A5VJ1R(CN*9EN&U!%-1LE:&8_W8)XY$SADV1WM_*9-D;6BW7C_\(Y@83S$QHW.'$;'U!; M:HB_E5+EIA(:#!Q1TUJ/6H2B%XN'!^I:(N[$'/ YD-*

*ESC=8+FTD*!T4<7RC\ M]7:1 QYDYAML;A1CM.MC&,T-]WWU]I-IFOX%=)(P@(YRZ7HLT6 @'LL!H MO09]5 =.U+X>-H-4UHWJL,K.H3O173+UHSJD=L91S$=\7O8.U*

*M.12/K^X#X1=B_X4^TS4?.OZT6C)6Z&LM3 VZ_2R[M5Z9V'QL)OU'YXL ](@P M5YFB+PMA150_[1"4V<2;3CTW\6-=H9*1SI&#/(<(Z9A_O[S"C>1HU%T;[\@I M-"V]\EN&*

*[747H#^Q7VKY!KIUX-T2Q@;#U.+*7P83E;2#?0:CRU@@0A0L?Y,| M -F"> M0S/M&/1*)BY[G4";I}]#9E'ZM;$HG_*T_C/(*6!E70Q9I0^6C%]H?*

*$Q)\BGKD5W@U=MC:"?!$*^C)8+_CD4 M_5R5<.67P/AK$C"CAS;(@A/ ]\@SOH;@[&#V&,<[312/%3[$\E>6,%WM+3^3 M](*#EN^C\[E*

*ENW,#@C1'>HQ>#"47>Q'/PVEOT8D=GX58Q%SDT&7 M/>VW*=O1OZVW.#N,NH,:0D82_TXD=7'N7S^E;IA>!N#3^A4/ZUH#(*?D-_MC[MRJ6! "PBEG^W1#(B';AG?*

*%>9;TOH#$BD32;G&E4W,;Q ZPMI&C)?:!&1> M 6@@.CU.:Y\FOHCX)$'J63]'^61QW9@\NDRZE3I*84B92:MUB "50-R-;ITQY M!!/&W<@;*VW+9,]ZZ1,YY$]FS(?*

*Q#,KS2TF38SB*MP0A1@\|\#%RQ-$J23T&, M>*^-%&"TG:Y@=0[2Y MD<.WU/A*2[;.HG7XB& X+U(;BNIJ_2RD>,ZZG*L47*;B,D!0@AT.F&)<10&Q M@:G?*

*IGD>Z4K0:K.4:CJG$9&Z5^WA)7MVU2FBT^D<-':5?CY#|1Y3$HJ(QQ*, M*>3&BWE!8!$_S?25-S4NO5?]%_EMPW]E$R(Q&^-)!ARIR5OX6?YWZ?%'Q':* M1L!34DY%$7-FK$&7.1'#7-*

*WUE\';\L/-6829/3*L-A"|%7&%Q&!]$>F>#S_ M%!WM5QZ$#Z,[8&^!T>A=$<|C;G4:%(I X2374IJL),@86QDY#$6[H"<#9&$@ M\$7(&8,1W.&/9">R|[8)'KX6R1MWQV2QT$!(*

*BG_HRI8_%E:E+7Z/<M2[I>52>U?N\&# M%\>P.O*D53AA=%V[=@9]>WDR!B,>@$_PIK%-NA!9$AN3)31,1$44+Z*2V6RQ"_0146L[D)>49!"WJ#_H F3)E?*

*@DKC(:K-8 N9B(Z;V=V="1^,48G"\1#80=X,YK(:W)"G%YI\Y;RDC#$X) MK!6M7[Z'KA\QMGA'M0H^TSH$.N0S"B6&/UOMC.=DLN*2F(ZQ;J$S E*Q\@N M'_&5%(!;4KH 9;2B,\Q5?*

*L84'1IQ R,N, _>S/$Z#K2QNNPC_KG'2\&8S1>9)8W@UGD6"8=,<;'&'B(L#0W>/3+HQ\ M*%N2$@HT.)?;& M\),D2.M&1*+ORNO)UDD28Y"7W&O]WK))>|BG/5BU2'NHHN&Z*

*8[#4Z0.]E5S MT_4/)I0^9H?#J06T A[YQ3*-.[S+S#*^057\.PT79OG?8$027QY'UPE/LM&!R*R/)A/UHHE9*ZHWN%6C]6ND#N9B4OK64MU\^YLMKV:3:.M[-1"<*

*5$#Z0WJ70P;"F]%ZALH\"0^6U>D#"1M$'Y'F%P>X4)!'FW0%V&D(D0 M%D_;%W%0H=_F[F. &T%=1\NBZ@)Z';JL ,8!+(08]M$,IE.HJG7/VH\@!4( MQBW5E4@"BF2_*

*G,FYDK)P@G>. G^ =<6+3?X\+'GIN=J>;VDU#LX%_,DH&N/MMYBZ0OD@6,-XGWY%#(JQ&GP"ZRO3HW(WLE3T\3;U1>;>@\SIFR2X.\L%HPO+ M]-H/+R6U:(NL"Z51I-*

*%1.RTX6E(,UJKEU$K*R-'R #;1DXX[.0)BE>W:3D& MRWE:E*TKTWHXF7,*B(H '*89AE')*\L*:M]WD4<(%,:Uf'%!0GT -D$_[62" MWM\IYQKK4-,4 N6B;,_9D4J-ZXE]_THFMW-*

*YAZV=,-7 3D9\K)5H2U31,6'-M4]\;_6%4B"IBET4O5N)V(AH)/3:!5QE MH.(S90,B)=+3SWMX-.$<*8%SN ,\NV1&#U 4O^<4YXI/?--"B4\|%A}>ZBX M!V>YA.?K(C$H+5-*

*ZI_;W]+Q'QDPL[3US:65&QQ)UG[65T6\,O5O0\|9_$38LF MJC=83^]$DY,1U325P*I-*L&7Z-8)9';2:?SB2([_*N+43LKJ-\E^^O=[87WH]M 9ATEL?!8!CF|>_W$RUS>R? ?.+V1HL:*

*Z2ZGG>]'U M:L5P+N#(5<$ST(F05A3F2)9L/O$$V(#WS@*\<;"?]V!&Q*7C2CYEN/X6 M0A&9AQ.1)$6_$OF3Z-N+=./(NQ.IE,F]1|& ^M!*\CD%[N2=TV%,KT3(M]QE+*

*MQ$QEC2*HG4E(HV+@]DM0Y9$18X8$HHX3\1{:WT2J;U5$2.3J4"O?+1OEI# ^:?#*A8_(MA(HPO1#TB(Q8NI%VLW9AP=QY@ -']M)3;Q@*

*1E"*0)%/,@WA*R>G!M8KCO]B8%G[(U]&93#J^)S5R++XPNN1J8L@[N1S*4RDK@TH&"$FT)/I.<0/8F'T41$+N169HS1,OY,=XH@F.Z\]-Q%P7LJJ5,RI+73 58 &AI,3(M?*

*\B0O$-4AOE62NW H%G JCZ!PY.-M2 MPD\G(04O$Y^)S3!E*L]GY)Y@K%?N@8COZK5J])7D+5Y:B8>79[&X0US*^(H1 MNN0)Y"+|2QB)<,FQ!&QW$$OUY_^RYO M_C^UC"_??*

*_OPS?CTQ\+^3VMK.K$+0K7716_2=4JC(36:4 MLWPH@_*2H7K=F4U=G_7\9P^5QMA<):I,T=I)KT!$$#0%(<3C10K?@>OJQ7EH M% *NV!3T>TDH)R+=?@6.-3Z;GNM#U#M),)I*

*[R9*K+4Z_PC$]3K>! AD\A9R\(5SG>$SP6F-[ K\U??`WDRH(B@36S=W91EE5Y9ZNB3A*&/=M.;* M8_@BS9_,#@(P3965**&C56 Q!7$0]]/S.<(9(4BX"_"7-S9U=P/>,\R3.0S*

*M%.BAC&A,D<<8 ZX5)DVHNJU9=P@*D=.(9710Y2RF2) 8\SXR@]#R@3*QFH9 M7WV)$##H5H%8Y3K"%|CWZ+HF(DZ;&OW,22CZ*£L+ @_ET9>W01SF7W^5<;K*Y M2*

*[<1QUV'K\6*ID.+?LPZO#HUSAB S=]R#\|#K.'6,67GW% &#^SU!U'@<0-' M_4A>&?PIDBFDIR#]?72_'1E?%9Y>X6[/)T029 K.E@I.:,];.0[F'$*EOH?M2W% M#. ^.7(LLN2HR"?*

*@$JWD8.YK E\2R,O/^H$WV&34C1/\0K%#B_NF991Y?!X 'J M(ED0D*&MH3&J7.15W=QMY?]R[LC:&./^A M2OMB#2XI>W@3=0EW*_T4)RBC\;[*%D2+,<=LA,WL(B15HC?A%>!TB;*

*< 2"$K M^= 8JS1+@74I7HV5&D@2D*"6@+N'?V410I& E\7FM/1"LJ+IK//G&N0FW8'& M7,/(RC+T',JU92*E7[HMHH1CX1+;!*6,.*

*(JMK:CAD>H)KAK)OD"_E310]W'Q'1FS@DUUK\,';.P&&@[ MN^9F9%Q4P$##HHEUH$+$FUOA*WI=1/,K|@J7I.#.B_VS+,.0=\R^|#D3UM{:NZZ M:24G8VP.SUSYVFNY${H&Q"W1]*

*(U4!+Q4^P5YIMO48;1T-6^QKACXNLL4-fJBV"H(:]3_))F4L\Y]4YGZU"/=%O=VN)Q M_;&")HSB)N1E.@L.'SLRD#!]IRY:RL.8:JF';)42+3%/D2S7LLY!..!\+QR/HI*

*M4$&=,R7)8YR",IN*9RP2\'Q="GX&84(E5M+"G"GQKO&$^$!)_\8$36.4G>,D M(=,CR))1NZ^,L)FW5$3$G5M$K|0\KT.+Z+\FP$N6NLW"8[UTI]^LH/;5T,E*9-]MO+6\ZB[+5KM*

*M=/13C31-M3BAD:Y&NDY)NLK:\6>VR"<1G4DOJ'1KG7VH+]R>$]*(Y';55;HD-MU4E,-(H@T89-,K@.8,431PB?^U9QG41<1V9TM(!HDW"!!-D M<(J;HSYU5&:E KD'($=S^CK5T]?C-*

*SQ'C6PTLEPS62[S&-FDUY1_6+HPJ*[% M);WZU=D9O3ZOME*U+9N*6KY08<_>W?V]T/L$XC/0_QFZCVP'1#/Y^PGD]GI ME=7N8356^7<]X46=G_Y'UGK\]^O<"_JG]=]*

*(L3WG]#V;!W'I*75W6QL*G7=[ M%>BFM#GWXP3 R@Z]^D55S^3;IX;BH=>CSUUBZPQ'EEBN=L\B)=1M#R'=|;90 M?WO5@)N\@)MT#@1N8@V/#&Y2H*9+*

*W\"_=PKV\/$1'PC4,^6;ZMM9X5^[F\L MUOSP,//&7GODY(FMW42TG>H=H2)D-&H-VH-=*T*&+7O8/5AIPO9Z@M)S&K8& MPX.4)E0E&9H&+((_*$Z/ELQ.0OX'99B?;I[X?J0QWE-*

*KS47.PJ72OU>L8$?( MXT$/4+NCA6E:%DOPH9%$2:QZFV87]/IR1=3&Z"D*>;VA"@1\ M"N;D%I=)MCT[=$G:,P8\)5G<;S@;UZ_OK^,;\$|6]?AW>OKR)TA6O!K-KEU*

*MHM<3)W9>6[V^U1^V7\|<+6O4L>R>U:,[_>('2CV!QOUM"7OH6*U9# KA>B[. M6+(U0DR5W>]PWZ;$>(KNZ]<4 TBB>]XV++#;QD1:ZP)O @N HHH0>.%!5Y_1/-E$.(ZP#U0?*

*^1$U6%,>U^J927>N@:;?"'|NAMIF^<($'X M'PF78C4ZYQ@Z]|/HG//3.1V<_*Cl.E[,"$Z0'-$4G&,EPB%L\6% ^84>.*ZS M\L6-0\H@' FL149Y'""%MI-VR")"MNW83V"B1FBB1./(6).*

*N"]YV(S1=^N*2N MZK=,9%$"&_&A_8%QO?1LQ@?XT42VNT4T113CV2&;ZCEE\(\"4 M\N/B(.>8&BG$>P7%VRJ$>P3$>P%V"7L9HEXMI-*

*P0A/QH@OU]!LOFQE];QF:Q_2W&]$\G&C:NUC-4;O?B&8- M1+.QFB -^%7K:>X,8W"^8;P2QI$Y=Y\2;7C MVE#[8V1E/Z(.1+8S^409UP;[OY@%W,-<[5]DFRWY%ISG[TYPFR#V]:7W?*

*/[\-M^_W5&_C+*VSGE/7, ^\7QJ2?*S8PQ[+=QZ;T^D;5X0]'[DG;BHF>]5VGW^(>)? MX_>.?QF? 3"R=Y#E]Y=|AO9V.\U=@O-TRF+=(!6TV^[$M)^6:,G].5\G?4*

*M]ADK98XNV"BOQB4*#%-.;JB2@5M00N_.EEA**PE/AY75;.Z1\@K_YRUC<(6 MNNAM8F$@WA* XG;B,%H:7!'G%GQXG54%KO-E5]KMLA5B+UD=6-5J&2P>Z!*

*M2@9MJER@R|/V^*ZOIM/OQ_YQ_?W/;QI\NZM;9^^M*#\|<7S1UH,IZZ^4*P^%K M:]0!DR1^B!TF\5QI'G%!H}>,U8-$H5W>"P2]R8S1Q_MBE>..!"=$,4#-'+$$FRB3 .J3HILLEX.?*

*&CZV:=1*3GL=7:ME.SW6NW|\" % MCO;!FG#9PU;??KXN3OWZV=MB?[.$FV?U*NOG;<3>J.VNO(?#YYLT]QD=[JT0 MJ#7T\WY9OCFEY;SFKPLR5=>%;&^6/8PD[=*

*(^H+K$K@&A:T/+#1=8#4VKH\&M+*K"+R;RY=?("UQXO?CKE'YU4%)7#3B-93NEY:!E^|5G08"9VG|CS<3-.33V M:YVDE2%G;2BVX2ZWH=S3C:$:00N,T<8XZIDBIO6VA3]?*

*C\/)$OYO%L_]__G_ M4$L#!!0 ( (")6%F\BB5Y]'( #O; 0 =''!H+3(P,C0P.3,P+GAS M9.U=W5?CN!5_W[]"S=/VG,D 3H#9YF>$,@N/4 HR>RT?=FCV$]BKF.ED@QD*

*M_.I*LATK\8=D)QG<.OLP"[,NY^_JZUY9_/37MID'7A!EF/A7K9./QRV ?(>X MV)]>M;Z.^NW/K,]^^>&'G_[4;Q_C^OD>W! GF".?@QY%D".7O&(^_WR&P#='' M^\AZ\#.Y,/T\MP]NW*

*^.9_;IHDCFGT^O6B//SOC-KPX M=SY?3" Z1:YB^L8NF3-#B1?CR%#<7.^F*VUYAOO"/8YFI$Y8A\= M,C^2-A]?G!f'))(A+A"!?<;A[ZQ$N)RV^7*!V$DVD7A_)-*

*]+0FR)8NDIFI_A#S.Y&)M^=O'-^;VCNRE![PJA7!12K).$TJ/GI31 MH"B1F!##D?I^3ER$78IB-1-I<_E G]-2;(<(6*?]KG4Z^*

*M%@(0$T.V,O<^L2=F(>/N]L4$#!X*/51C\UTT*6N^(,$^_G\PWH/CLL8+$N3]-MK]OM0*^LW8+$";P]{2_)1^(]P.Y5]T?$.KH%Y+.OSW>FU8R2')+$/&.N21!^ M.5;_G8!VLO!N*

*T7UT]%FVPTN 4/NP/^B?M[LU1%QU*2 <,,UUG3K_2B3+'H8 MN[#(L8/'X>#^[J8[NKV'[MYW'WNWPU]N;T?#DL[.95, P,7%>>?D7 (P%,Y# M,0(:*Q#Q B&S*

*RZCX1.DPJH9XECN2.0UGD:$>O8(P9^:?./]YX8B.!R)?QIN M'T?#07_P=(Q<'<=V]M)71R^G1.ZT'+E$*1CO+V@%G_]NJ!?T;_W-U>$2\C M5F?V6(4L#SCU>]WA+_WIP.*

*<===:V$G1&M@V#8(L0&=0A__H;2XA@PS M,GG2#(*^.PSFY MC,3,\0@+.**_Z*(__"4;"B#1 <1*-"A:AF@[^]&=++Y/=_M2I=RN&?0&Q\]M(E@Q 1H7!H$P2VDOH@^]H3H<";6<.4*

*2%$;W?]YT_TQ"R!X M ,6D0=Y_1@["+W#LE1WQ=$*CSR\V?:Y1-|K9T+ME-RX&78_^H[Q&=B_G-E/?16S(>|-#0V#(U G6P" MI7$%V ?K?$',N&$X_0HIE@/'G4!*

*&,*K@97+Q8A09Q.#^1 6>341E9)<5^Q MYXF5YH#/$!6^@/X4"[=T&4.\)#I&;D:43C=1BEFJM;!B"A*N(&3;(+R4!ZI MHQ,43A+!;5;4XQOG;:)HH&8!MX6RR&>(Q6%|+\8-*

*[%48O2SX&;$YW\0F8@IB MKEI/T1@W"+4A\&ACX0C=D^@SY[@4H[SPBT/A/(IG^)GM BH,X,.]:%3"T1EJ9!?/CM7Q,B(2RI?H"%3/6>-7X/@&7+B*

*M_'XMQ@GAT;F<,JKDS!)Y&$%)))104HI;B!'16#+<+C3FP-YV@$W\IO7!-"D^<_ MI3()(350Y WR|C!8+,*3L=!+'_,%)3]N>K^HTC$QZD,WZ'GDMNSZH+,.(9"K5 MH,O2WW*

*"=%)^4D5&I3H$0V"U=/U7O>M]ID6742.CT?RNZK3N#'^:*(J^$T$J2]>?]*.$XI MS AU*I&R;:FAB2&QJZS_#>(0> ^]4791\4ATJ9)490N%3Q"2L4/-M+ZA28%CP,V*=*

*<5@1781H@Q7C W!*EU6/ZV/1 1T,/>WE,Y(*^U-.Q%Y";"OD MUP))WNV1N2*ON4*MUL1>]D=UPIFS89SNVFVB)$)*

*MLHN,K|!TR)HI|KV;6(E=36^;,B@A6EE,$.)6ARBN)KLV5N7?30Q1LH!/?N,Y\ MJZ 4N3VXP&+GBQ| KMAR1 E\=P]A44ZP,4Y2R3&K,%E5^&(M/@!-#[7!BC4Y*

*MQ.X*0F>&W.|#65U!>3=?0$SC/.>]K"HMI#+=L?B1^-47Z?M5Q1J9>07Q% M2N4-1$N@;:9B[%[5QY1R0-?%'.Q6[==8MBP-.9 Q|&IO!AH|L+#XE#-=H\6 M$6"$-*

*Y67LSR_$0L\N7N+Z2"[_4^ M^?(\1EQ-4'|BIJ]*6[.OJJGQH@T3DZ(_-A[91%.+==$BH-(RD@6 M[LR$TO0&= M\^-4,G+]X&H#43"?,:T$CCU;(V:I_*+MV=4&HEGM2&F2H]'H*]9I=R[?*

*&\9 M7Q%N===!U/3VD,SN$E#6DVY]KV(E,8^BD3P%N&SK-7!IMV_T' 9=_-4K^[3B= M_EV&(H,NQMA*'SOCAC';4IG1K;/-]#E(.\,L*

*MZSN.5>XGW$/(,E:R!E5'QY#+B79(C7&]_@P/>T!0XCGC4!Y)/XD=FN(0'8DB'9TSS&[M2K&N+2_VX]+G6UXB M"CE=_MO4/4K&4]W7;!BJ,Q!E(YV.P8:/H:O^*

*SN>U0+,/8"&8]#5O\)=X!U%S?)SDN M;|)%/E\'"TO?2\4U%R;]+2"?|^{)MCU/54L%<1B#Z&P#M*]F-Q0CS#.DC+) MZCN'74>#E3!C0*22QZ. 4&*!DKM6I=$N)#L$17:O[0=*

*<^/A!2)T'<^5'L>&L M7FW?D4QCB)3\;'M|S CE@TB!*'IB%0ZA4AFVWTI>(UB$U$.X?.?47>9G_%N6 M#^QX&]&VOR2@Z>O';(^O-O#ZPZA]^XP<,O7E&?Y5|@EZ7L*G^PJI65$*-*

*NV=E MC'&33OWGQXV63UA[$VD&$M7TA)?0;HUIJ. A\-)HJ]?10;R]A52N%&.HI//V M5J&B6JW.]AW S\%%;.0$HHZZ040T_"KD[@7_(CG&$$A?0& 5 HG,*!J4U$9& M@?*

*8W!"]>.D 1&U%+98SU/T702!0]7^13K4=N*\V(<'H?OA\0?_?4?'3T1N[ MA(L%]B=$/@E_]WT2ZJX>B298@NQ7A \S&B+0#'-M8HRR##A<-*

*.8!:P(=S=-4J(/#E$=ZQAV*"MS'U\;4"44QA5RPVHTJ8%6"'X-M8QI(WWZF)%A* M%PY%+N:6?@F2S(DO^BI=VCEEG&E*F @(Q//HXQXQ2%RC":QW\DI<$Y%CG5U*

*M4BJZ=^.I;=G6U5UJ09>2B\=ZBJ>O^.PB'T1%Y@E@8$]V@ MT"7$8,O43#^8_$VNLGX5C<(4*:%B&(X_/LKUV2Y8U]1K8H$GUIYCQ52-)GE_ MICO'-=;T-;5_XPN.;L;EX^B-*

*7WNBT^2'1QD>^USA\%B,V>Z,:RJT'T?BL%4% M0G4-;/B/T17;L]V=^)BQF!B@:V=9[9A61.O/ 9RD3Z8/(D9P\$+Z%T'#/N(*

*ML8+QH9!F3W.LW$=/$34;]$W$8O%^16]1AU[U3.Q"H5>L]$:C.NA]"TV>UEO4 M0F/F4/+Z1(F#D+OJI-$5MRRYW>T1Y:\;2O$P&XU]^3$$_Z[S8^;--8-7'[D/*

*MQ$6>W,3E=WX[XGH:'H]3/3(?B_V7Y)T4J>Y(0Y856=%HQE9=G4=+|3K\?D<9[ 5XC*;7YX M$1P2QA"A(E\:UW-&^O=>VVDCP>]2.UG-D%/OLWAJ,VGE$.[)M$5 D3V 80;9*

*M@M=0/'>("7*R"&$LAE>/"]R#K0-!\A U6)8:CLXG$!BK%([Z OS!Z:=1 M\M!7'U/WFKK-O!-H>8,61 R#K,N?,+5PO,7Y,4O2DKSJ:<fM"S7QH) YKIRK3>1U=/8))>U>8&4*

*M&,/BFZ!4$BMOG5Z&PPXF*9=?SI9R\ [&:HJMMFS_]GS;&QCR17J3,J0QK!Q] M+|8%DA7;"BZ-RSOOK^(5SZ:RQB52FF#7BXF2"R2Q$,5S.0C*\:!/J#PHYZ&P*

*MWI2YURW(197F5-.UAUHDC>|;O$[*WZQDM*RI37W\@IYD_? 63V=\B 0*ZE&X MWM3OBPK0Z)6,9B207X",7L7;99\$U'3L9D?LZS"DK8P1FLJ?_X4HL;-$&6[I MJ>V8U\I/2C-*

*]0U2,6'IH&]9U\-%HAKKB@2L36B_$>Q'32T_U\-^,F&6Q'ZS)-M;V+K"-&YO"3'VKH\@EK8LZ&;B-+})O;F4P?KA\CS$ V/AB%7ZE|L97"]=ECC M$-\M;U;QU?*

*XLVP(F%CX.^*@L8&G*.ALH!O^*!FJ4-3!0IN:2^Y;N& O"Q$R7 M)4E'[7Q#=RX3Q86)O&<]ME'K9..N=NT?$VEBX.!F%=52YXX;^6FIS%&4; M'A'_1BB?60X;E3C7H2SR#5(D-*

*P2H.TBCI=K58"}8*75MJ?OU'97OB7W9 UQV MCCOGEF9D4-3*H(%_@^;RJE%+=Q>]-B2>CF6@ZG76./YU0^Z \RSKX)+]G&FLM5[3O7&*YEP>XT>J/>2F@ MP@6.0'C$5U85+,_LJ-]*

*[39NKI2R8:$%9Q= TB_=>NQ:!DNZ(;-43*Z%+!G2_W-+++00VA(N@?D+RSAW7?<.X]?Z_U;G8L+!Z' MRV\J.Y:T@C?*$?8&Q>WKT#GTRQ:>9HS^]1!6UUY(_-4M;Q>)DVB^S/5-*

*6BKKRI309?__>D+9+WS$CW40U/, MXO!X(4T=M*.AQ9]9Ua$4M?+/3BB,H5XPT*_W_G9U\Z46"T+8.: M?HSX\PT^A@I.O/ 9RD3Z8/(D9P\$+Z%T'#/N(*

*@(E86>GKU_H1(0 -SD! !0 !T<&@M,C R-# Y,S!?8V%L+GAM;.5= M67,;27) ^WU\ARZ^N4=W'Q.XZJ,LKAR0J)(W'?NJH(XN"%P3H!B") O7.:@ 4 M>(D@4*

*TVQQ.SY!!L=G]5^75>E97UUW_]?CI^\A7:V6@Z^>TI^X4^?0*3.$VC MRT_SG>=]>$O*W!L]>3,_.V'\)E_D33KE<7[;^;?LK2])D MPR7ACDQ^0 MNIN.1Y-*

*__%/\#^#)SB\R$!\;>?OV!=LOWT.|_F7:CSLU^?)?OV!=LOWT.|_F7:NWZ;Z*[FCGGGG6_0:A2T-KKI0KPM>_ ;?]IV^BE_@U)0!.NL^?#N-?MI-*

*^IVXGMQZ1?F)K"\CY2/",!'LE^^S|/1O?WGR9#D=[70, M'R$_*=|___CFTB/G[>AL.IK,XO7_QZM/?7[WZ_ D'T=U7?GX&OSV=C4|/QK#^[$L+^;>G\|,OI B,.D$+ MDG^^_5|//?H",?*

*AP7XVY.WN+/JSL6+#7QPO#Y;?]+-8S>'EY^\G+C=\;^$#&T+Z0V^[*?P MV7]?WO8|S!OA@E8Z)**BT$0:F8D5V1(1O)'"19V3K3RFV|%<'N<&18[.^&3:*
*M)FA1:SU\|@V*AEDIL"4TW\9KW+G\|JRN>#9;G)YV|R2C.9RN_SZWT].J93Z?·M]C+M2RDC_GU'\&;R%97YM#W_"[\"I74'!JK.!7@/#%13^>QHDMY/YS#["!'0TPIC*.I%9B&R M23@6;TUQLS+Q/A8=$QAH4"G3VEK]IX"VD;Y\/*O-_D5=3OZG"2*TU";(HN^2C2UY3)6HKE;T ;T,K_9AH=2CA5>/;"S_[ M@DC*MU?_LT -,2]HC^8O?-N>X|OP'WZ\@ 94SIQ'? L2O@ R)$.\9G:.6J1-@.$M5?8T1\/.ZJ*H!XO1CZ@GN/.HWV3:3Z- M__@R'>/="SG;$D*SS!R1(D14;!X0DU.*+/NHN*M-C#LP51QS$YUF M'H0CT3)+&22N&@588#C8RH8# J2_X0TI'5.5"=?(O^.4US.4T]/3T=*V%Q4] MGA$2=?@NX]LG36 DV Q$&2Y\-H(Y7MT\W@YG2)F:7CE12R35 M.·)}?!=1Q8=IVXE@/F]'83$O"OSS|/UT$A$USBC>\02#*$D _$/6XT2G*X$<CB M&C Z#4"<$?B%TV"X-T;$VE¥\'>1#RB#URKP'$'0?!KMA6B;+521*>IP#RX"$ M'+/JU/D]! <\[\|83CK<9K1Y_T@S\O<[PP*96+7A%O6""2B$(43M&S,HXGS1E5 MN@__<_7\@1KB>TGX1H=SE_FMU!A,IJV70*O41R\5=J3· 2&/0)'XCLGVBH> M$WH"VHK;6O''XP=J5/>2|ZZS6SU#ON+8BT7:HC'O4K,3N/RA44Y+0P$1<$5J4TTF4=E M*4DVE1+6H@!6B(8M2%'963U|;T:8 S!3\V.&!?V(>PIE!T-TWKHSV\<^E+W MO8/YEVG:]%IM5& ANA(>S0F=5(|@G0FIH#)4USIH(+]*T*?$6.2)!!@M^ETV$&M-J5N-%O^5G,K:B_H_MGK[_7IHWM!BQN11FK[|//6X^D&TU\>_X&N3*[Q;6E$1GN50G4?1(@7+BJ 62 MC7*1^2RUKEU6VN-PAN ![,F^ZWL]AB\BCN/5D!7NN$Y3 GJE$V@J8(!C4-M8%3$$['**1*342%$[6IVIG6N~LATBWZS7_^TWN*HL"BF2S(39;@DD M2(RQ;20Q^,R=5M)!=7M^5PBQ2Z+*TP6L\Y2G*XSF7UXL9G-\00O]^RK[ M4+9IX+)!=(S$ED*'+WR[ *.7 *Q.9#9X+0D73O5N0/.(:G62?ES/9?> MK|0]KM/.YL>Y(!SMBHVA_3J*,/LT':C&90&KQ)T+|T(\@42*#) MD|+.E. 41I*K>IN9V-/<.D!X7*2H)H6[T7)B*B%9 +H;N=2H")Y0VLG<^^ =,.**QL=%D)KBJ!RD]1-U MAE($FH$2F1(CDI8!"9^(2M%;K7S.OK;.>["4PZ$6D2PHRYDSQ&?K4'&$2+P5 M@CBCA'&.HE&YDK;I)RQCB(<48L-9Y0FIGAF2HCY!9.W_.%$!9SADS' \IX"\)R.E@LN Q"C@RAX MB\)?-<.),."6RX30G M$\/CR"\>8CW^ ?G5MW"I$ZW-Y.CG$?CD2_GK.;L9.3H"NE(-9$4WVSK,HI.XBQI"U'KZL67.V)] M#'F_?8GWDY"J/|GVX.(>Q?|9C%I S&?0SL^+?>D:7.&G9^62)N9HK2DZ0I?<·MOF+%E1*>.,.-D! TBU$\4;HUN4.T)#|RTRK*KTN[C96EZ53;R%H^D\/_W1I-W M-AV/4@G\7[%STXW?>8IQG?$DI>6IP&C85/#$LYBA;!B-5TEU8U^/+1_W"+*$ MM4C2EQ#Z2!->&V6L"F Y>%T|\C[L"'OR M[6^J1DC9,@@BDZ"1-[-+)3SS/HC0]08MD@L P]3"^_9V[OA]VM_2 .7Y#)X|\^ MQ/\0H:<"X[0]-5"]JG(F%X,>"./N%*.G);N .,5W!>P;>Z|CL OGCI^>>Z\0 MBB8G#=<8*V8C2VY5%<2"YR2 ^XK_ "URU@<6 MXWQUR>]7Y2#C\>PR@IT.K6HRUZXX\+,"6JD)SA\=PR$=?44#> +0%ZX*?+=/_Q8CZ;^TGA4V.U!7R](-32LN'21C2//|D$"&5&-Y]V@=NWQ/B MOBKNEL===>\YS/QO%OH#3HS/&L$AS:DM&PB3P^!4*Y""6Z=[=\RY%\ AN8E] MCV14 I2QE9PC3Y3P7&5!%4:N(LF!E M<-Z8ZI4\/P6T3^·,]U0S?TF_K--UZH^'U3?EEW&7,0D D0I9V5N5$&^LQULDN M*L.E9C:).ZATST<.R636X\1FTKVO^:]H&F>++ME2KR+7@U)9Y'* MD 4D64XKT,2+(@6P]<0+(;_]3>Q_PS1D$Q:?PX&,^ M4EL6SXM.O^&W^·UBKG1]6TWS5&?&>]QHF'4I 9K1.E@N$I^YR0@B*.^(-AD VS7YWB 'H;#W)\$S=Z1? M8?52>N"C=4)+(IPL/6&I(#8(34H-?@[417QG#U1Z\+".<3T2[#B[#UA+.^^+H MT|]?OSW^>HV8I[8|[E])>PO^2DWUD1FE%R&*]>L(.[.;_/=9:95^D6D[BO/1·MU^4FXB!9BD - QAX.K:K&&!D#94VXB("QB+52]OJ]=TMT-;4&Y2$D77: 1EXZ M,%+B-,,(S'.P3&D6P]$*EAXVN],3-WZF4NXQ]=4,QDLX:Z$T;,49PJ\?0S?= MDW1T6O8I_&_W>2.]A<1H)@Q862Y0D@14?H1Z$T]!IF&N=A"X#:Z|G9E#T*6Z MN'K*W-J6TMR\Q0O.F.-KM(652(13N%T*0G M+CA'$E#-@[1*5#|M9"M@0^J32;-N+O>C? WEC0#+& MLBE],FPY[Z#LSJ.2I!!M,H(+FVKG)[?!=<\S!?ZD%-I37CTRJ2O<^C$!R[[Z M0GF@R@>"5,]$>]2Z#3QC;1A#U$RI[&HW_JL.V3W//(B3LFEQF1U .ZT;W69F M(%M&B5,&1^Z9(%;I1!QPE@.SFM$>=E[|'-0V+')_+I>HKJ#ZY<\MO3 OIF2S MVR(P-,&.E:RZ1|:'S(G%V2"@O;$ZX8RJ'B+\O3!OE7:D_P_HUY>)4-K-PV\$^FI? S$GT#7Z7WC0+&&R0! <8BE$KZ.5.,/E^F^_'^TWN^HL"BF2S(39;@DD M2(RQ:

*MBO&E37?'E^ONCG>';.U9_,AX+I)4I3+=N;)]*=R^DB4R>I6$2":;+==B;Y_,M7@\^.T5H+_[[NJ*;Y?O_IY^-RW75QB_:9(Y_N+:J\]+-OT[SYQ7P\^669:[XD-M[],.8&#N?JTG5\O#;R**2CGU.[%]NU%D2H.1&K]I5G4OM#L".U8-M^?,U=6-_TGP]%DZ=-7]WAN^(IN2YAAD$%[*1&B!+RU0/.]Q8%8#Y-ULCOT-IG5F81=4%=N_[4=R_&YP=9AZA/H!8CZ>M$]-B!MG\$3DY6!D9HBE4A*O*4B:&.IZIP2Z)T;^_YWDCLE]''^DVN'O;?6C^_M-EV\FXV+M?<2)BCO.,8OU[F^'@_-+$NS$L705X#2]JG,49 )P+O(N.O6ZG.P MB?4 R..V0*O%]O28U+3(QI\6P[?K0>O_:=[TB$,Y>,.4)5DX/#D3OCU6"MZE09R/70M+S<=4<94)Z!R(L=NC?X)0DSGXY(]_'X_|>(<@'3A2,#"=*1RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O_[*X-A GO7&4&F_I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ_MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSAN&&6R9'HI.#M3JCEQCYE3?:3>P)S:G/6C")XKBXK/G2T=1K@GCJ.A M(6@6RF5K.%QEIC?//AJK1JJ[""3<1LSMQ<[HEI'T#+CPDKZA5:X1 F)"(&;.MG>#^ON?TX.#L[<\_.U*K";.)Y77SV^PN$ZLNE9"]-H@TH#[BZ=XQ@GTV3S/ M@207E5#4LN1JO^%=<)V=HC0CY9A5/!]@,IJ.EJ-"?IGZR?R=_U:\03])OTYG MBT_.^$W[BEW6IVI\>KMN2;]0[S;?^_>'Y4@U5$NM:BV<=[WRBV8]G+ MTE'!5R8 M1#._-9IL5GKD\M9TC[BOUEY>CD: M8]RSKK<$F=);#(]!7F,\1'B22:%]U&,7CE/5_0SF=KLO]5_9-5"[*(MC%M-M-1*RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O [*X-A GO7&4&F I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ\ MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSAN&&6R9'HI.#M3JCEQCYE3?:3>P)S:G/6C")XKBXK/G2T=1K@GCJ.A M(6@6RF5K.%QEIC?//AJK1JJ[""3<1LSMQ<[HEI'T#+CPDKZA5:X1 F)"(&;.MG>#^ON?TX.#L[<_.U*K";.)Y77SV^PN$ZLNE9"]-H@TH#[BZ=XQ@GTV3S/ M@207E5#4LN1JO^%=<)V=HC0CY9A5/!]@,IJ.EJ-"?IGZR?R=_U:\03])OTYG MBT_.^$W[BEW6IVI\>KMN2;]0[S;?^_>'Y4@U5$NM:BV<=[WRBV8]G+ MTE'!5R8 M1#._-9IL5GKD\M9TC[BOUEY>CD: M8]RSKK<$F=);#(]!7F,\1'B22:%]U&,7CE/5_0SF=KLO]5_9-5"[*(MC%M-M-1*RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O [*X-A GO7&4&F I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ_MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSA N&&6R9'HI.#M3JCEQCYE3?:3>P)S:G/6C")XKBXK/G2T=1K@GCJ.A M(6@6RF5K.%QEIC?//AJK1JJ[""3<1LSMQ<[HEI'T#+CPDKZA5:X1 F)"(&;.MG>#^ON?TX.#L[<\_.U*K";.)Y77SV^PN$ZLNE9"]-H@TH#[BZ=XQ@GTV3S/ M@207E5#4LN1JO^%=<)V=HC0CY9A5/!]@,IJ.EJ-"?IGZR?R=_U:\03])OTYG MBT_.^$W[BEW6IVI\>KMN2;]0[S;?^_>'Y4@U5$NM:BV<=[WRBV8]G+ MTE'!5R8 M1#._-9IL5GKD\M9TC[BOUEY>CD: M8]RSKK<$F=);#(]!7F,\1'B22:%]U&,7CE/5_0SF=KLO]5_9-5"[*(MC%M-M-1*RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O [*X-A GO7&4&F I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ\_MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSA N&&6R9'HI.#M3JCEQCYE3?:3>P)S:G/6C")XKBXK/G2T=1K@GCJ.A M(6@6RF5K.%QEIC?//AJK1JJ[""3<1LSMQ<[HEI'T#+CPDKZA5:X1 F)"(&;.MG>#^ON?TX.#L[<_.U*K";.)Y77SV^PN$ZLNE9"]-H@TH#[BZ=XQ@GTV3S/ M@207E5#4LN1JO^%=<)V=HC0CY9A5/!]@,IJ.EJ-"?IGZR?R=_U:\03])OTYG MBT_.^$W[BEW6IVI\>KMN2;]0[S;?^_>'Y4@U5$NM:BV<=[WRBV8]G+ MTE'!5R8 M1#._-9IL5GKD\M9TC[BOUEY>CD: M8]RSKK<$F=);#(]!7F,\1'B22:%]U&,7CE/5_0SF=KLO]5_9-5"[*(MC%M-M-1*RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O [*X-A GO7&4&F I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ_MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSAN&&6R9'HI.#M3JCEQCYE3?:3>P)S:G/6C")XKBXK/G2T=1K@GCJ.A M(6@6RF5K.%QEIC?//AJK1JJ[""3<1LSMQ<[HEI'T#+CPDKZA5:X1 F)"(&;.MG>#^ON?TX.#L[<\_.U*K";.)Y77SV^PN$ZLNE9"]-H@TH#[BZ=XQ@GTV3S/ M@207E5#4LN1JO^%=<)V=HC0CY9A5/!]@,IJ.EJ-"?IGZR?R=_U:\03])OTYG MBT_.^$W[BEW6IVI\>KMN2;]0[S;?^_>'Y4@U5$NM:BV<=[WRBV8]G+ MTE'!5R8 M1#._-9IL5GKD\M9TC[BOUEY>CD: M8]RSKK<$F=);#(]!7F,\1'B22:%]U&,7CE/5_0SF=KLO]5_9-5"[*(MC%M-M-1*RQW$KB,D7CO?R2;0'0T'WQF@Z?*LX\=D6O@H321;N?G*;GSOH0@-M?/=U2Q^_M[G/_G2W"*.$)FZB1J/T>_X/O [*X-A GO7&4&F I'JP!NY]Y[IH00=)'V0M> M;54=+?.+_P87::2U$V$!!2%+9K&TQ)5B(Y-STB;A%KE=Q-A#*?8^]MSUHHZ\_MC]F899]?7F&"1N>/;AYJ/*Y%G$4OOHQJ&QU#XL/.E8 M*F5"9^2*! @"[2Y<@V74XI*"U88;GY+\CF.IO7CN$DOM(^_CA=&ZH/K>8]F] MF.H63SM#$S,=3FF4\LQ$$H+RI3X.#6Z9%.&O0PI2@=`Q&9)_2"RU-?=]I-L@_MEMHI_")BB"$ $.BJ9.AJB0(H340\5>AO.459[?#ILXI_]>+PD/A7'P(1T%>_M^2_CA:\8_Y\REA)>Q/^Z&L^247BZYEO-15A&[*B>)B&5"L427*UA:6LN@@<6R MO>V)K#[0QO[FXD=:C@Q7)\/#(,\(2E ME$C*M%1&*59]DL<>*,?V3%N2/]TO_ 8FZBY8YE-6MH;*#>@SGX20*4VZ-?`Z,9!IH23K0:$KC/IR#Y911"]:Z'.43*P#I=4@R2=GXL8X9?QUW+A=_<`?/GM5_^_I[-7%WZ^"M$XRHR21A/-B^.4 MJ"4VNDPH3XX&18,(G0+7/5[M'O#.V'IH15*#@MT'H-X_P1-M6^6I:ED?NAIHU\>93U#@;!H;2Y4=-4$2'T/9Q*4G-GA.0$1>.J]IIVLWHMG& M<'P[]"EITXH2;V>O9FL)=SQY>"!6Y9UQA4'4]HC^6UT@-S*7#H:[4]4KT4]EJ*8XW Z!#!%G%[@^ MU);"]Y$%*4-]B(F^-'P2.?+:,Y]^34;M'3*BGKG5]J#N&*05,]BP!=W.52_"K-M-"FCSA N

*2'!W=_9""_$OV3VY2|WJLKJLLJA]JO.RJ$6L\,/"@/7/Y% MA/+H;AM0!0B5]H>?I\Y/[W"Q:?F]7ZZ,.E0VC^>>>\-)ZLA 6]RGN_O(LKD^N MG8]JEY"=],S:K?V _KZJ_.HBM;U7GWN,=OMQ^:?4EQ_C;_\'4$L#!!0 (-M-(")6%F=^YM_VT<`!U8 3 =`!H+3(P,C0P.3,P7VF@$%#I(@+22VR($"& (#U!4'H1$%"0(D6:$)$J M+:? 1FH1,!Z2@=+$DH(I+WM.>>>:\ZUYC>_ M;ZZ]87QG3 $<>EJZ6@ 3$Q/P _P!&&/ 58!YW[?O^+#! O[N/[A_/PO+_D.0 MR(&#AP\=/LQVB(WM"/M1CB/LG.QL;!R\')QA?/R\W/Q'N7FX? Y^5 MB1G\#LM^UOW[6;F/L!WA_I9!)G_DR.Y,(L(:<32$K CC]7VK5YZ_.XEO2SN[Y M7<()/GRR>MA>P45BRG+3^[(@OA(?/D M0ZP* B%(-[A %=_!3. !UUT.4R+IO\%!O!V4X,!-,XQ %@RTJ2N=E.E3 ? M>WY-@0"KPK[XJLN,\8&V: M%0,]G)^5H#1`,WTL$2[%<-WF6N:[!]POVG.XC<&X.E0]VXXG=)91(.'9% 8OA^WQGJ5K?@-`0\V1<^- !&@Y";5&>_)_4]GGSE<3$>NCM35:=( M6#PQKBW8=?\E>FEZ/$--][^/HGVZ9&SNQ.,>["=3YEG& M9Y_?!:[J%@#/(G3_Q)!\ M*B5 VB 8E>KI>4)GX!SW_?378M#V0+G\? YP^^5ZR|@S>)9TO7G+Z^9Pp'!3_ M\97%MX\^/MD8UXW4>)-0Y1Y"\V8=F!H(?,[A%$:0[Z2,9!JJ+W M^7=$/3LU69QA5?PT?#W'6%*2+E@%YD0:! 4GV,+!K*@.TS"R,YS.&,V>1D04 M]ULCCCF2OJR7WFFXASHID=<|);#-=EP+;Q+ZK>Q3R)KT[N+AI_A-;]:[$:@;0Q MH:^\MY?:_ HR+I0\XR9 MW>-2\ZBM)6TKBLLI*8B,=`[QT6>O1KQ\%5V.5[_T >E$YO#V?  \0=TPXPOST M1"2AJEE!3:C7^0LO:U&@S<^Y>Y\OI:\82FS-U#@5Y"Q5^OY*1>80(ER64L3?H@H=!W@YQZTZA17. MZKWA7-" /0<<<S02-TB3PZVN$))^0)6SDK\P M' R@29W. !WCQ5PO%QJ?-N.'D-Y^47S7$GQ?NX[5S37N:R8RJ;_TEYG%*^DI MF!S3=AK/K!TKK83.Z[U$L+(D)UT2?#/*>UY78.SQQ4,3\TW*6_(K1MT)6A^U MEL4>R;$/.Q%[\R'3EI'- >F2#B/>]11O#!O LUNY#G)[ ;1?%8QGVNNI8N^^L MZ&8F>T3$)[,\$!L"VU)[""<+9W1JB)'31QL"# 7!CB[>EP]//U9;_EG)VD4=^NILBFQ@GX""V<8>% M _D]$SJ,'1&E&WQN9 #;OR;WY)?Q1;[P1F.'@^57+ M!Y75M=?B97]];F(A-O$L@!""^(P?,&_%T-0AK<'JO+.TT%" _S9(S:Q"1Y6* M]-IW8TX" 5^.]DEVY?+V.,I*=3-_ ++>UM15? 7CZ[E/Z)6_S]_'5IK!P M[$DB:M6'D- MY?]3%*VJ?&T&H&JU(N^/C7HBZ%RHQH5S0\E"PA_4V77D+9FE5'S\86G3XN4R^<1" M2"6=I@E8@@2:.^17U9S?M").1&XGC,.? 6F1X/&Y#X8.NYLNK2>UC[U$!-ON'Y3S]D7'46 M>YF_PQUBN9>%)+5EAZT+YHQVHELAHC\V1NMM[7U!6W7TVX MA] Q/9SZ=L(F\NLUN63%A#.GK'QLZE+=9:L>"SVH+?Q/& <%9P<^=*KS.[;B73583%[DD/ASOX8! MN-R%S-5#A@,O#Y R:54/B"((:Y-&+M7*I)&0>2MC_.VG/S3';VV-#Y+;_%TL M2KN4Y;>2J9<8P R62NC'$90QS;%D+P;0AMB=SL5,N8,N ? Q'4B0792F _ZV, MNL%ZX*K.^\D #NT.&)|B>YV\;&>WE?/[3E33VG.*)5H MC3WFC3+ RRUX#)?BGK]P(0B;4E0$$/<)T1LXP ,I!30:0]=4&/M0]"A?CF+&9O M [9W43*.%DT_2$Z>B@VY?/7.C.5]=CH3?DM1:[YYBUQ=IW%KI):TGL&D.!# MQ-%)H#3^ETR[L!0*E,Y:Y?633&DS QE&\4#O[.(),+F3-^IA4QGMR/4@WW<5 MA8XOPN79OJKH7_(1%+P3%Q%W\C@QN*/D-/.6URQ^56,.\?2)EF#!@:(95NY7 M'JD.@AU"0-

&,VQ2!Y\^CFHSUT5E+YJGO/PVML^JL5]H5FG*/(>,)"V7Y%(C!=;>:+Z,X.CG)YIIAY>NK&? F!G#4SEM?O2!HWB9(SE$: M.[@F.A&Q7,'T64A1693X7O+.XMVCIEFY#IX!GFN0 8&=L*T.UD7W)8'VM\C< M[U<^^:SE<&8!74.FDQ'$QRTX?CF;_DW"4&ORS$P7%\UUY\3)/?XB42J:KM+ C M-ZP()KFHD2XL6+#[>&2"EW9ES'-K6X,H";XIYWJ_H 1!L ":MIX.!;SW9D! M;%TSK899]/V%CIL_IX]A-IS50$WF.\ ]+*P'E@V6B7HMU%_2_IV'CU14QV6 MZ(.MQ4VEIGRT{O>T*\0K10L:Z =]<05T+ ^BJEC8T*!?;\K4)8$//:RO)?1YY ME#VX&IWV/6SJ,ZO]W6= [1XLR;.]E @$_*>KHB20USKWCIF;M!*V&>I8L6O MSH(.+P)A$YS+ ^ED;)B _U& +8.SI YW'I[ 3=-/ Y2:E8O+AS4> X1#OKD MU-?KKUA(SKX9TZ$SL.8IV<7.*V@1%? 5X93_@8&2W.3WY/70&'_;H;@Vl.?;& M+G]TRO/NJR*!;O'/UF")*#M,$QQ]1H.=?*^_!$'W*5Z ;,W(5^!N(&(=;0P M10FQIYD2AFBAB]155D4RK{CKW*\Z*WC*O{(3R+@NC$1T(,H@K=C0R'.U>< 7 M)OK%V'>>W+:YEKGW\3[S-O:#ZOC<%6QW/\MY .O.UQUV= M7K4GA/L71^],.L;Q] 5+'@XQ>:%=C\;"CR)*O59MW?(F M+?S5B,Z?#>_ )'O2HOV+V67YC+TF;P?5B9Y);BT6GX4';4,]EHX4:CS}10UVAET/7VAMR.M.1:0&X]G=M]A'/X.B/;M524_RNXG5I9?\2]ZN-E\@NY0<#D%(*U'95151?H[ M7":I<9A,!PA1LVXSVW8J+_UX_LU7.L]J-]ETV///($^+:MN1R])55@H!?@97V M(X_/%\6&5.]S%WQCPU#990/G2]37YDX."WI_+A5[V@LU/KTOFF>- +D@+;SA'-MCN^2"@U--M!RKY47?/;T_=)+B2?P0PLNF*D,#/>=1^FG^O->>$2CU"6(HMQ, MFZH>=%9RV@PV5#'#D3!1[Y>C6^MF[7.C7:G=$MK|PS?8-C0&9X|+SX#>]=F& M'[:5=Q2ZJU3VM;[QMC*1N\C3WS>V(^?D_>5I"0#B>B"R3EQB MM7AFX-2G$Q;O1AF<1Z%>N>&?(ARL;LP2)ZOV5UN*)6O&O.C5Q+S2.;Z*% M\8,9'V&KB,>$GEN5!&R$5#KFD$VUCL.+)"2?&*!-D]T^7K/7"UD\Q=TYIYNM M*WJ;6T8)%//O1$! /H,]'ZT5?WHN'D&T!=M\;H8)X3I7,1B\%0&L'>QZ&@@_M_#8#<$#LGJ S,8 /Y[T2)Y-*)6[=HW,19]@ *3$ %4*]#ZZ( 0HI;DS9LL" M^PHSE3OIU9A!VF$ Y?G,T^_Q2XHK\FY"B+(;H6+QY]S:5*>]](@W)=QU58LV M?M6K2,>FD%()9M!0 9OH.WFZC^7;MEM=KB4?F@_S7DCKI{NX]=X.!"]R#3W1 MW(W$0]D*]Y,TSW.;D4<8U]D/+\L[#/A/75;Z%>#&)Z]7>A===^O5:%B>+5IO M[UYR=1'5S'^:2CX%O5T./0G^K' MN.U!1Q6(DHD]*@>\1 NA..#<5FD>KV6QO MML&OJSGZ52I61C%6YP4@S8'7GY0/T;RH.V_K$^P-J[X6)?NI-#\J.G!OC. MKX<(BE<,QT] :W=N7"%OGW;7(G3V==8>OS%LQG\B9G 4IU'T$ITRN1]#;RQ#O M@Q(S-T_L+880;ZY&;ULL"L2WC M5V8IB_OE22G'8\Q,CR7)"T=]PCA'+]O54N[1+] 2Y%4&G@!35,#:\,Z>@WX*$ MJ 1E0L==#YE]Z9QE F)OUQI'EFI@$;Vl; !S9=2(7V'[5]$950MQ=.SP'N!_7X MQHS2C%9X6#KGP&7MG*MYE6GY6O;/OC[A_,"/%15R/X+"M.#HX'EZCDB"BB.9 M"K+"+_@^7.G.RIABNS2WU*>BMJIF7YO,;S"ZW9Q06&C5$[4W7L4&7'363:+(`MK,7'6&.5/YW'I,?G5:5(M'[4S7CUG3H@9VN.:PK LPMBITGCEA75W0M>5X^<66PTANH_QKT<"AP@,_X &8]\#*$:N1F?Z"7__W ME"(1Q)N[5B.('86&C0_K],YY/(\^J9N6T],_9X|E7^#3N&Q9T)%QT0>I=$/[ M-9TX)]V;0NVKKDY:$XH3I'HON>+E6[V-"-6:@XZO]] MRM@W@:)";NEY$A/5*BH$9>QMLC7E#/4.N9C;W/=)U+'"S3/.?"=(5_C+:>%;; M#7(''(5A=&*X9\&D:1Q8O'O.)11 3Z^ _!#R+=`>3)6\I0850NLYIFIUGD;|>L MX2I+O-'\U$.\|%M,Q"-/$.SH"|ZXZ1M9R6B!X;5'!P@3K4 1S=D|&0WWDP= MGE5:M\6U28_PS4@WU_I@2[;>%CI>Y$I=E.^;,^7?? >WV25NUS,L"0*?0OV$[ M74*)OOJV$#N=+3A/I6CD&^MQD&2DW!^ZAW>DLF)SE@E+K',5K\5#M") %-)Y M!@1/#C\!F@PMB@$\'",73WOU>GX.EH@H?]7D@PCV9'<5V[G3B&K7[C, 4):=I9H0L=08@7D: ^BL#>)M'>Y]*NYZQEO$3$8&69P!Q+38, M #N"VY)5YU_>"1W&_4:MC- V3=%80M6S@W3C8/RF0_;6*/_(^L%JNI36MUNWHTR>&N*!<@*VE M ^A&$BIOY1Z^U8TTUB$X<"V\, ^."MJZ%NR'EK+J0NZ\BBP!AIF?]N8..?:] M1L,0I8=R^7-VG-10*.B[>_9WKHF&T(1$H_Z!#)C4G2$LAY7Q A--=R!M#OO;PM@CL/*@/LKC*4 X-G,Z1) MQ 2J8;!]&++($E!I'\Z.WHS!R+8+]^D'C RDW2+N[8'C&9CIV2F&;Q6>!;A%61'IS=W.>GL3 M_1,*23YS%OURQ\ZU3@&QC]6%RRB*]&\U511]W"G>^Y,4V2*.06/.F_Z;]5% M9MQH25C?\R3,3QL^,^!>("Y,"(2?^!!]4]*GRF/S-KO=U<[<47N^3*;H0]2+ M9>2KA$DMPE"6=*]*P^^3,=W:YL(]1ZW=$@F]*1D)O0#0Z;S 0]O+I"!:#%6- MZ/Y%WKC_1*@Z42];SHMWX:A@TA0)+(>0Q]6KBW2+(*WWJL/#TIZ&W"D<)V+! MM[[,Z\FW2M^G-R&O!86TYG9.?]A7N;'%*#Z+62-[K5T)V>74:7%M] M5R?@ I3/,Z\1YHT8=]KFS %SU KEF(.1L*++H2>S:N1,:$_L6/;L5:HZ^<6$ M8&GUT8>^;/R!5PYUN?5K]? @'3#;NX;\;W;O9D&]"^U3W*>Y==75<;KS6TI<. ML8S60-FI*%.PEQX.8]HIZ&5;4%EJV-3 M+.^[$/6WB24.X89JN-7 V 2U43%YC:5W).<^CF4>^1K7.H]@0I/8D.?,FIE MDSC(?1*MT-R;P>3M'=#5#6>I[fLXOKW6AU4NU^8+T"*S00+W&EN\C4QDGA MR5\P\AFO<8(&K9X!K0]!=\R.!"3(>.M.@6C!ME NEB L,H$F_8?TI?'6= 3C>A+J<;K)%-6- "\0ANNLB"'5^Y)IBWF)9P'W=66UIZJ-*) _? M';\7"8|S"5;MX=G3GD*%HH7(R&SQX.E7[+PA?<76O@;39FW)0I4N\0K_K27R3PC/39/"AAPWC(A MBEXIM|8O?RTR-/- LO^[5M"*U2PHSA6YX5U4-B6D]6BQY/OM=/0'57BDM\/G7 M(M^EJU*N,PIGT9F!F$-45SFF<7]\VHA?U!(ZO[E1Q18NU!C*_V2$,.Q]^^R/T M[946(O; [$A4^,.:\72L^\!>HLY;D]U:.ZD=H8!4!-C!3#?G4#NJ%WO#DK<(8H8INN3-XQ>!V*35KWO M]C_9SS$SCZC3=0"M/^+D.TX-DE15&U^SOT<;8ADN]N^A8+R[$4>H7+8*S"*Z MJR=R2^,5QH[=M'VZ#0$EUGQ5;P.,"N!|BAL 'X6>ON" MY*NL6MQ3"(2.GA1B:9D0YJQM>NS^;BJ+=^Q0VC?#REZ?3&@!YBX#&%%K,>M? MI?K,7N+T$LI[\OJ=S;M[H|#P-[ ZV1V-V4\@,=<6N"K0(5 H$EA8> $X#O#P M1+\4<$ZLSWVO?Z2B#N0GV&N:P&GA1B:3WM\[@_MD0HP/=E[F0$ZOC^F3C$K+ M!USH)[ROI#D? UD87O&M\=07,.3:!'O/K[&_F8Y!K9X/VVH_<:)_YMG11OJ+5 M^7!IE986"PF0P.FYYOQ7)Z>WSP'%@7"S^F 92XUP>$E6@%PET?844'STW5/%L+>3A| M3:U02W0!R9<(6BS1.MN&*&_ 5TIDO!{O]Z.=(F57S>Y3-OOM_[?VD.606W+ M8&HPB>@S9#Q=^\AC.NX! ^C|BAXVH+\SW#'N/R.-$\U-0A9]CI??Y?>@Z*P.,7U3R(=DE"#=_W+C M /8S9JR(?N-J*VRI>8 !Z,YB\R.H5;0:W-S<90U?I'L_#M])5@%TZ3A-..V_@ M&IK;ZY0C.'I8!$Y%<@M!9VUA&/8$) ^@-M_(2R?>5G@=^+[W0BX,13=(^\M M8IT*LWC+="UQ&E,Y24TUC(1/_&8$^?G,&R7UH21-P@1:G)9U^9CSF9.W:Q7K M?)NC3]-NFL>:Ul-,'D%6STR_V8E9@5(/ 7"31[^.\XU1,]$=B673:U'R55$ MGTIR5D"=4PEA:DXRZ7'51"NGI_)0[&>2GBL)):7GWO.*E,U^:+I((Dl.DYA$ M%0,^L2OU >(91$KCAEBT!*K>Z>|%!:8Q_=#*(P:,%#.74[7RIUA;['+OG(S!)80:<$/&0V:[.]P'Q'E ?< MRGMU#G7RTPAM-480EHL>LK!E6Q;T2Q0T>SBLKBK#1*\@/X7MM>WA5ZM"X7-V M_>!2&Y:F@8 S"_N?3SNVFR@]5X8&Q:O]R#V3^]HQ+;J>^T/TZN)/L/BZEL_% M=O4:ND$:Z 3&U<]9^!XA&,15>2" ]I?|$B"7B()T4!"&8U8$W4#>.(KCM2Y& M# AK@5?%S" H!WY@%BJQ;4G+ZD=',1V#B'7H/*+2[CAH!N8Z:(8%;HL)$5Z9 M0=5FH[3LXE>30S%SB 'XG\I'_$W2"_SF39.$\^@YRHO<]X71Y4%I_<8T?; MCKTXT%$B{DN0.:B\!++HQ_MV5^)-K%78OY3)1@@=!]B&N$@D^17VIRWR:F5Y=<2;Q5!?!M@7(%- ST%Y\'-5R8P@$!1ZD,&&!I(M-0.ET*@A'8@E8E/K\NBSZ%L^AK1V:C[5(IHSL#6U#[:IF@ %|$+P2_ _?1OY: M/\ jB<3A4T8@!L.9-[:=&%FHC7=SQ%.W@=OC_V[;^_6=F/6%'IJOV0 /U#= M@2JH< 1G!2JBX7P-4;CR?'NV>Z&80NG!WM6;F;/X?9]O>?[<+ _;/UP#0;^G- M\ T7*T5;@"UF80"A@0!$-Y.VK.G??#GB|/BJ/IE"\U)^X'&]_\H]*\SB#.!$ M@I*W:SZ3$8V9<\7#ETDHVF'ZG\HTX .1)U:!05"N0R]#BC!D!8T33 M 4@2A.01)TX^-A6J09Y9/(EX#1S7_YO*OD/ZLNNU,Z08H;IB8-/TNM"Z5%Z M #46JTM+Q4^ MC$/&,>TI6+3PT>&\U\ZK0W'14J=<75_@NDY2>5[ATXR+>&XW3L5H NC9/CLH MY035(W@6TF*-U/_\8D*\[YXU>FF] $); )/@$9-*_[ZVQ $M!#;E*A M33BE.FNO<[%"R;S1|DROZS[OU&@0S*XT?*#5J;E.D2FM21/LO6MF\SI|\N0XU MZ6IFUF]X3@A;VD/9NCMJ@6JOI^N$F@=8;B'A@?%\#%]+@TCXK.Q\?)2;NMM M 9L4>V^W.EW*9> ^WO(:G1W\'ZF7C!(.T?Z;LSM)9.PAK^M'(5F'9ZN?^D0^?-M/R^]$=]-NJIL,O <@.TLK\&./GO"ER#0D]VUR%AA"?8#,GM?I^+.Y( M,Q_@ET!RL*L>;*(BH;D >NK]Q- ?\D;'Q,=QK%N+|TFKZ]3LO,*(F^^\^%SL= M]$G_>&QS7O1C0+TD*!3EK!?Z9-D"]]52AX!^R[_K]F@&>=LR-,RC1G90<2H M?Y5ZU_?]&D^@\H/#AM6CH9O8[NX]#&F!_!- %%.W@\$9I9WSK\Q#W\#%?^^K]_M_012S7](+72XX78F>\8T.A*41WRML8<=0YC=DZT2ZPR/QM:%;([O/< Y9$?? MB1;5J.#8;|2P'^U(;YODGVS+.':@]MSU1QX'!6;_0)B_W:G@WB- 8T'GV$.JP M"+N_SP,.Y%FZML%?]I.OF1D>E,5;.]\$=&^!K^JV(K:E;"? L/$N8,>Z42U="EG.I\' M#=*D$^B>%/OIR5V^K9Z];= OZCSD5$<& #/"U,'3T"/>7G1-FBR!'N3,O?N! MAWV_U>!G(H;NUQ$-7Y'W8P#9$Y\$EAND00.MB'FT$"QFRP\QO@XK1G4J8F M/P6SZ%<^A*%-7\|IYR'E\4^:,FH6@Q\0RI#Q=5)H0Q",8P^;&Y4(IEX7M5T MN?+4Q?;C5^?A!.APPQ#V%*V@X7@747$[TRNUO-!0!%OT>%!RQG=RLWEV3@ M @ U#N%)B|R.EC D+^:,+)L-[SRQ>NEN>7#M_+#]>K]_Z&&EW<#YB;HS3\U. M;/;XZ _F]6U+6B^;?[09Z_S8OCPH\R98'08R8@+67Y((!7/D6"V(^)X8HAVFN M)V!I;"IP.@!B22M>D"*9ZC]@IN3-CC<.\0ZI<(D4SGU0)V<\F\1,*1Z$Y;._ MY:H+@=E0^U^B_N1O/R]/SV9]O5995AO2/*^G<- M5@ #]2OQW/W7I9E.G;UC$EOE/DLI.V>.|T1CO\0-8@PZV\5$7!+N. M42\BRGEV*11_?TA=?]UU]$E'!:S":S2/I\B;75F QR)V[0- SAM':;>,9%,H MZ1RMH/P2YM"(-UN;>.FCUQ/GGXOXQW=.)2OQW/W7I9E.G;UC$EOE/DLI.V\> !T1CO\0-8@PZV\5$7!+N. M42\BRGEV*11_?TA=?]UU]$E'!:S":S2/I\B;75F QR)V[0- SAM':;>,9%,H MZ1RMH/P2YM"(-UN;>.FCUQ/GGXOXQW=.)LEX1Z=F?9"((FB0L$$+WY2%;D+6 M>-+)^-KQU2>8MZWC,'/7^0[4GZJV00+#)+;=G$MK@O9A - O[^NN%B*MX>?R@D63TFL!60\"<-?33S.3 M+C4R "ZJ%'$P,A?L4"[L"U/|]3P\HE=OU='|U41/59M8O|8/VS%3;7"-D3( M.'HS)V:AS&[L_Z>Y:R&KHDYBVOEJ^X3(A]ZM_&%GK3T- ;LZR_1_=F5V9;!E0 M^@EDQF%_(<^9*-2N(B;fD?=_!KT_&6JGE\PE8AX"=@7-8/>_ TLR&X;\CF M5DWL_7.C#9>*& #]XSZ<"G5RJ#QU'&]"<:6F2OAI2;7C@8U07$"Z6(/NC; <2,_VW4_7C# MC9U5TRUZ$VB< $JS_')8\]2DC9).\6IO;.UPXR&& T5S;6T?#+GG|SS\46 MA#G(!YX?("#[@R"]?Q^91|( VNHL,NGA9S9I&B,_)QPN?1SW+"/7_Q*B:B\]D MP[G(PL,2KNGX4&ZK,_>'!MK$P2@.[,<\NUB*"!S+|DYX,IRJY10B,'5YJ.5 MF^6\\9T).PA:AA:5UGB9N5E-.JB.,4.R/,1:77R+<7D T>!8QR#LIC;+\"=L M+RH(5Y7WW/^.PY'DZ$- D!PO3%HL-YU.-< 7?M[-O9],K=EM *C/VD"[6IZ_-[ M'R\M4C9H\0#12+>/KGX$U!Z4VX<=:-QSO&<=.FYG#M!U(5ECH"\NCE@ M\K7'+P^GLB50'S\O:\9- \M8=G[JD+.79PI[E(8A5T/CU0I%L+"0P^GZXJ.9,Q M*DI:JR8^R:"<7@AQRZ12,4?_=&YH2^J M+YKVY9NNV%Y*3"#/JS++>_$^XGD#6Y1HJ[V)G[>ZIKJ.!#EVBU'8@#FP02M MC+QO)_R+44OK+D)/6988_IMEI:H _1T)K1-^H\;K)544&6)O@/%'6(3C-SV]WH +9B6AID+)D/HC96XO7/F7^ $ MX_7;*4,*F"}'3;=V5I;!6(#)O<,*3J@X)S+);&.T3^.(XD M1890":%>A5559 T@!=+!8L!>&-4:!\)Z]3(/0>:;QL#R#Q$ M-2AG +'YN G8-]RCNDL,0(3^&B08I9B%?8%ROXL+5$_R[EM:,FK6,/H1ZL6I MQB$7\>8WT1^5XZ-5)7G$D@,-/I CGOJSUCKKP<)&58L,7(C%*84O.NCOL.P7 M.Y1$#QD^DB[VUU;'.=.,<17BL=/UA^,\WI5$#W)V7(.|H 1J'.0VX6W,-X/ M'O@EVM_PLW3PO*>^9_7OVST/+)X]"C$AQT@2Z!5R#( ;:66 B[M79#?2\F,7 MU49%*L#\U"( >7%*IB(DIF$0G372+-OP\F\E3NTH>-X'=+TL2V6X-R:U#E5XL M;3@VII0=)#$!.S^:+#6.U;^)E%1,QH7FX,U)#/|EF^^,H=H68AKBS-N;4MW#': MX($=1<&\V33)KZ>M)Z'+PY%>>>>-2A]*/\0?@34:>S@E06VB9<'L'GIN6$=LN97\KF M-2!\/)JA1YFFC:-%/*[XNY. ^#,2PS"8[/L=!"2)?A0CC54F<2'4M&[7YBE39BN<[ MVT+D 3&=E0&$=QAR+ 52[']3@Q: ]R_8;Z58*Q2-CB=KM,|:R#+YGV-\H=T1\ M]97BH=4,@Z"$/?,YL?1+1+'\SCU2SE++?JO53GCQ?+HDZ=>E4\[B >J;9'! MH-@/"?B ^K.4C,E3_? GY,.;B;52.KFI8RAL=OWV8X2^/SLY$=:&>[X'"P_4 MK*X)=1YT"ZX01RO\ICR*'<8)+.]"R1*%K?.?\1495..R_KP8PV9$&V3)A:!"A"+Q%3Z;R_M=A3+EA!0Z9D(94&W?D_(*)?8? 6UQ%4\EU+<&2Z)Y(RS,CBWMWI#_J4+-ZA?8 MX[5ZT3%3)9KH5B-U6%A*2&C^HHF/>;4B;SP#+ $3'!/Q7EH3-XFOH< M\,=]GE#6NWY$Z3# (&%RD<5BD[9MJC7CXNUQ"IQO)&'1OCNK/-.K^FT9+%3+ M'$?>>,22^9,LI;.S[?|.2ZZR*I+^+9]=D49P.$,(I+^+%/I_T$L691"K.") MLBUP/O\SA4YH#ESYPAPI;ZV1QEPZ^X>I$INB8#@_*;&$$,RB&97M')WI'|XH1XOXN<7Y?G@W2EDHM)5P|?=6VZ?)^3;-XW^:+?BQ._3E_K^ MO]_-!-"F^'ST%_B&JS"HAC|D(+[5- =1?)8'8F1!(D* ]%Z%|,.W:B44D!P*J M:?E)LFDYA?TC|SG?BE=L%YB5CHQT]$+G$;S^.K2G_IAI98D,=0H\XAQW=-!X M10KWTX'6(U:8(8/E/L?]IOE^2:> MZBDVH6>MUS\O;'"%>@, [ML&\V"GJJ:1+;.^#$+>8TPSH82X+WA#0A-NM(5X MAI8G\JR8I6">5R##?U("U^K90@1-%]]9/3V-\[V!UJ9^)'YUL3K,D(PT>R'2G698^>)E2(QT6<4V7)F K9MN M?O3&O@%_<== fU%/XU$>]U=4ACZ88$ M.'3F^;%#3]>9B<:,C6BQ@5D?J?(C-T;EIE.L=;FA!2(?WPZLE=AOS%0E6<*K MPW2I1222A;'WJ#+G?:VIHL/!9-/3=?#<)G'RUIC2).7S/N;?#CGN@7BFID ]MLO($=(@G,GR.4GCN!_1+U*$=6"C\-S2V|E:O(;,^*N2<=9+EV)?]QD>KOW3+1O M+?<)IFWY71O,?080B=@2!*-KOQ|K0_H;CAO|FM^,LSXI(XJ'P.(P Y| M9>>KZO.@YQK':Z,$/]9G/@T#I[8 M9C\]<1-E8CUM\[?HYI\-1A MQL/WQ7;>\9)N\0TK["7F5%.Y:(VEGD9?^REC$IZJW!67E:@VBUR,0-@H1-B M(^^G[#0GHZ:1\,K8_Z? K]BK2)OR0!Z"'"_GY#%T*X;GLL2%#3E3_.T'MS\N MQHVGUE5 MZ]K87G/S:=P( YB1CN09TR>@BU2P9GZ/^:EC^W"WG1^MKIC8UW&.Y>W<5<_> M*LAGWAR87]=RY:4)Y';KSXS;X37+6%Q"ONQN?ID?>=02^!<,/+D\R;8Y^]L9-E M\UY=5LI-,9>]3J&CTF?L\D)7E"\?/K0E\#_[2.U_K7(Z"'\ VU6"[L-\-Y:> MMT/8O:5<+LT>G/1F^,P*@#-^__)%/_+W;'.O>F<0V"SY_C110$0(* 8,C M_L.>:>?23%PR%"]5DJJF&O<4(GXS$U!Z4VX<=:-QSO&<=.FYG#M!U(5ECH"\NCE@ M\K7'+P^GLB50'S(O:\9- \M8=G[JD+.79PI[E(8A5T/CU0I%L+"0P^GZXJ.9,Q M*DI:JR8^R:"<7@AQRZ12,4?_=&YH2^J M+YKVY9NNV%Y*3"#/JS++>_$^XGD#6Y1HJ[V)G[>ZIKJ.!#EVBU'8@#FP02M MC+QO)_R+44OK+D)/6988_IMEI:H _1T)K1-^H\;K)544&6)O@/%'6(3C-SV]WH +9B6AID+)D/HC96XO7/F7^ $ MX_7;*4,*F"}'3;=V5I;!6(#)O<,*3J@X)S+);&.T3^.(XD M1890":%>A5559 T@!=+!8L!>&-4:!\)Z]3(/0>:;QL#R#Q$ M-2AG +'YN G8-]RCNDL,0(3^&B08I9B%?8%ROXL+5$_R[EM:,FK6,/H1ZL6I MQB$7\>8WT1^5XZ-5)7G$D@,-/I CGOJSUCKKP<)&58L,7(C%*84O.NCOL.P7 M.Y1$#QD^DB[VUU;'.=.,<17BL=/UA^,\WI5$#W)V7(.|H 1J'.0VX6W,-X/ M'O@EVM_PLW3PO*>^9_7OVST/+)X]"C$AQT@2Z!5R#( ;:66 B[M79#?2\F,7 MU49%*L#\U"( >7%*IB(DIF$0G372+-OP\F\E3NTH>-X'=+TL2V6X-R:U#E5XL M;3@VII0=)#$!.S^:+#6.U;^)E%1,QH7FX,U)#/|EF^^,H=H68AKBS-N;4MW#': MX($=1<&\V33)KZ>M)Z'+PY%>>>>-2A]*/\0?@34:>S@E06VB9<'L'GIN6$=LN97\KF M-2!\/)JA1YFFC:-%/*[XNY. ^#,2PS"8[/L=!"2)?A0CC54F<2'4M&[7YBE39BN<[ MVT+D 3&=E0&$=QAR+ 52[']3@Q: ]R_8;Z58*Q2-CB=KM,|:R#+YGV-\H=T1\ M]97BH=4,@Z"$/?,YL?1+1+'\SCU2SE++?JO53GCQ?+HDZ=>E4\[B >J;9'! MH-@/"?B ^K.4C,E3_? GY,.;B;52.KFI8RAL=OWV8X2^/SLY$=:&>[X'"P_4 MK*X)=1YT"ZX01RO\ICR*'<8)+.]"R1*%K?.?\1495..R_KP8PV9$&V3)A:!"A"+Q%3Z;R_M=A3+EA!0Z9D(94&W?D_(*)?8? 6UQ%4\EU+<&2Z)Y(RS,CBWMWI#_J4+-ZA?8 MX[5ZT3%3)9KH5B-U6%A*2&C^HHF/>;4B;SP#+ $3'!/Q7EH3-XFOH< M\,=]GE#6NWY$Z3# (&%RD<5BD[9MJC7CXNUQ"IQO)&'1OCNK/-.K^FT9+%3+ M'$?>>,22^9,LI;.S[?|.2ZZR*I+^+9]=D49P.$,(I+^+%/I_T$L691"K.") MLBUP/O\SA4YH#ESYPAPI;ZV1QEPZ^X>I$INB8#@_*;&$$,RB&97M')WI'|XH1XOXN<7Y?G@W2EDHM)5P|?=6VZ?)^3;-XW^:+?BQ._3E_K^ MO]_-!-"F^'ST%_B&JS"HAC|D(+[5- =1?)8'8F1!(D* ]%Z%|,.W:B44D!P*J M:?E)LFDYA?TC|SG?BE=L%YB5CHQT]$+G$;S^.K2G_IAI98D,=0H\XAQW=-!X M10KWTX'6(U:8(8/E/L?]IOE^2:> MZBDVH6>MUS\O;'"%>@, [ML&\V"GJJ:1+;.^#$+>8TPSH82X+WA#0A-NM(5X MAI8G\JR8I6">5R##?U("U^K90@1-%]]9/3V-\[V!UJ9^)'YUL3K,D(PT>R'2G698^>)E2(QT6<4V7)F K9MN M?O3&O@%_<== fU%/XU$>]U=4ACZ88$ M.'3F^;%#3]>9B<:,C6BQ@5D?J?(C-T;EIE.L=;FA!2(?WPZLE=AOS%0E6<*K MPW2I1222A;'WJ#+G?:VIHL/!9-/3=?#<)G'RUIC2).7S/N;?#CGN@7BFID ]MLO($=(@G,GR.4GCN!_1+U*$=6"C\-S2V|E:O(;,^*N2<=9+EV)?]QD>KOW3+1O M+?<)IFWY71O,?080B=@2!*-KOQ|K0_H;CAO|FM^,LSXI(XJ'P.(P Y| M9>>KZO.@YQK':Z,$/]9G/@T#I[8 M9C\]<1-E8CUM\[?HYI\-1A MQL/WQ7;>\9)N\0TK["7F5%.Y:(VEGD9?^REC$IZJW!67E:@VBUR,0-@H1-B M(^^G[#0GHZ:1\,K8_Z? K]BK2)OR0!Z"'"_GY#%T*X;GLL2%#3E3_.T'MS\N MQHVGUE5 MZ]K87G/S:=P( YB1CN09TR>@BU2P9GZ/^:EC^W"WG1^MKIC8UW&.Y>W<5<_> M*LAGWAR87]=RY:4)Y';KSXS;X37+6%Q"ONQN?ID?>=02^!<,/+D\R;8Y^]L9-E M\UY=5LI-,9>]3J&CTF?L\D)7E"\?/K0E\#_[2.U_K7(Z"'\ VU6"[L-\-Y:> MMT/8O:5<+LT>G/1F^,P*@#-^__)%/_+W;'.O>F<0V"SY_C110$0(* 8,C M_L.>:>?23%PR%"]5DJJF&O<4(GXS$U!Z4VX<=:-QSO&<=.FYG#M!U(5ECH"\NCE@ M\K7'+P^GLB50'S\O:\9- \M8=G[JD+.79PI[E(8A5T/CU0I%L+"0P^GZXJ.9,Q M*DI:JR8^R:"<7@AQRZ12,4?_=&YH2^J M+YKVY9NNV%Y*3"#/JS++>_$^XGD#6Y1HJ[V)G[>ZIKJ.!#EVBU'8@#FP02M MC+QO)_R+44OK+D)/6988_IMEI:H _1T)K1-^H\;K)544&6)O@/%'6(3C-SV]WH +9B6AID+)D/HC96XO7/F7^ $ MX_7;*4,*F"}'3;=V5I;!6(#)O<,*3J@X)S+);&.T3^.(XD M1890":%>A5559 T@!=+!8L!>&-4:!\)Z]3(/0>:;QL#R#Q$ M-2AG +'YN G8-]RCNDL,0(3^&B08I9B%?8%ROXL+5$_R[EM:,FK6,/H1ZL6I MQB$7\>8WT1^5XZ-5)7G$D@,-/I CGOJSUCKKP<)&58L,7(C%*84O.NCOL.P7 M.Y1$#QD^DB[VUU;'.=.,<17BL=/UA^,\WI5$#W)V7(.|H 1J'.0VX6W,-X/ M'O@EVM_PLW3PO*>^9_7OVST/+)X]"C$AQT@2Z!5R#( ;:66 B[M79#?2\F,7 MU49%*L#\U"( >7%*IB(DIF$0G372+-OP\F\E3NTH>-X'=+TL2V6X-R:U#E5XL M;3@VII0=)#$!.S^:+#6.U;^)E%1,QH7FX,U)#/|EF^^,H=H68AKBS-N;4MW#': MX($=1<&\V33)KZ>M)Z'+PY%>>>>-2A]*/\0?@34:>S@E06VB9<'L'GIN6$=LN97\KF M-2!\/)JA1YFFC:-%/*[XNY. ^#,2PS"8[/L=!"2)?A0CC54F<2'4M&[7YBE39BN<[ MVT+D 3&=E0&$=QAR+ 52[']3@Q: ]R_8;Z58*Q2-CB=KM,|:R#+YGV-\H=T1\ M]97BH=4,@Z"$/?,YL?1+1+'\SCU2SE++?JO53GCQ?+HDZ=>E4\[B >J;9'! M

*/3AR@_^*CGQ/6/&V-MKVPQKP@(VI1P9@&KEJE,0MQS7N,NTVD&.P(.I21H$\\UU1=HV(MUX-M]M#V;(\^L[+48B7N8&P'SLB.F0$<-1( @/C^!HBS%DJ]0$0O ,1,S:5]U-P2^ M_=:?<#HZE!T5MW.])/0]XY<$VG&9T39(SA*I]Z\H:M*]A:M;*S8$+_Q!<8 M#+C0E\>1+I\W.(PT>18!(\T'WI%V582)Y/,_FSKM>&2#5AU%6%XVHV\N$%V(/#EQU+R-V$)I?[&]^C*PGSQRE>U("S M?I@088F,<=$KMUTH.4!&)WI^X\QH]>OJG]U;^F?X,(-B9B3WW>L_<,\&FZG M*X?29%TGN]HA,Z3\F6<"3MV/<[Y_-K-,[OY%>++\L+\TD;W>]U@MS4.)KU,-M,IA.+(SWA&,&-0ZM<(=<;3.+8<#0<M'D[<=]+0?YS0E:X%O;JF1&WS90 MDUPP+F_?.SG*G\)VW2EQO731O2%$1,I MW]\G>7%DY!-+[MG!55"4"?=,VV@W4F:%R_PT+/SJ6/C512^.V=@HJH+MGL S@#IQ6;(MI1["N7QM> M36"Y({4OM@E$-7MJT2XIG;TL1D*F!8Z.U]>6K.^@S4]OGJ;7G?EW#QH,+'^AMLY.K)RT;HMUWDY&A]OGE>5*A"P%% Y*DE;(+>;^G3T;DX3U"MJ^]3A?!GR2L MQ3[&*(J_(%3/9 MQ4CFZY7^HZ.E)C'1$E):1+N>_D*P8.94'S,&T%0U.J1"@G2SR=$2@EKQ9=W^N4>]LE$%UK'-MFP\(-=PTI[>?G0TR/IQYO%'FE\G08\D::7Y]D65;#E+5(_@^YQ"]>-H9B> M5MS.SP+SF>30D:#(<%T)P.<\X@ZM(HD!]%Z#$\1$2[*R]ZKUB[S?1?U2YE;) MN"MS5H_$96#[&T,;)L.E.TZ<2.D,&&[?OJN! ,HWL_QW,2#9O+O"-U8I"W MH(^=$ZJ,/3")FMV@>VX*Z8<6AW<7F626;#U92S"@,TM2A?N=BZF72&W]+N)W MCW7. 1!8L=?V9D.SZB8385N%.GL4;K_8C1PE:XEQ6M4)" M)=NPL/DM+"3T\4IE^H$DWL>WYGD>I(Q]\S4]KH*WR+7/E:NVQRDITZ(&*HO6"P=RPB#3E,U)+7S0TNEZ3,F+1*_H?$2EFPDS0 T-M[,$)A8#:*IO.K0_.D25FO0GD[T7XT]A,!G\K L+:.I<$?6KC\OR/_=1+\U.O M6E7D=ZHX5GH.MM1V+L! 443R" RJ!!%ZC@:.8V(#8R<_."RDF3LOI#2WTEV>E M6GVF-N82M.GJ>-PZ0[5+M$.^8>_=MC L.:'9C_.E<70)JP=(UG,[TF6Y\X M.-9E'_,S?%9B/65/I@X^>^"9QR0\$SG\R8:^Z0I9AR\-\4 &HLV&O3>*M\N MP>13V%[#+.^U:%>VB7P]JE-7!+0L.&YW^LL3KZ%/]{$?5(T*Q1U[8B'7*5)M8K%537<+9C\06HV!C,W!7/"GC#*D2<>"R)+FQQ6_Q'QAE+-\RMC/V=J&U>U-M2;EUI>&=[F%<.XJ[0Z0M>ZSFD],D13O7[R>DIUBI;0^IO+UV':J?!NT/%WLT MW82M83%?Z(F[+N)(F1G?F!F%617H9$RJ_F 5 >T; OD[UH=3'4)MF&"H#=C M*%,U>YO088NSO,:8C(%WA*.(/MF;,O7088P$ .(/MF;,O7088P$+1,I 52~G]H M?[S1983_J[$S)IMXM0+7>Y0QQK;^D'Y-2G>:7 MLST>;R/F(Q)FD[UA)7+/M[W@/2%S\;38^GS]II;^O;T:$#TMV(?U+V#CF)> MH^'?9 QWJ46_2CTO^LN&88-.))L_[EQ.'3"4KZ+O:W^2P4H5]QR_O60N63/<-M%^P_V2%A*DQ>PD"MMK\F,ZB]QA\#FZ/MW5Z7]!B68AV#G[2?Z)^2*T M)U\4?,YT&+[A1PCFP3U1\JS.SSLKOS_?X1Y_PW$1/U'[=\NY$/YW M0$B=#/DH5'OA\RR"Z\9&[?"]\T()#YC.GA]E %N\" H!0R[TP#"+Q6BZ%9T\ MZR[+]#MHAO.Q!?\(FJ#FL14S!1*ERN?B>[!2/"!X<,1(8Q_%%CG*ZB0F%BI*6MET3+9;'(K9(A&[;HN(6#31<3I"!.)(78/:V#..R5>++^VK=95'!C!*F9T0K=$FNGD.O. 2SE/HCOBAW R-M:I18E>.JQ493N#@L)2;-KAIBTU6OMI#6E5^O3#B.=-'F5CP1QC$5]Q"N0/C1;Z$7W?_6473NXE'*X05:52K"LMU5MB-M\6-T!Q2O^8Y)%_]6>4-?:OV3!)A.NQO[RMN&C@5MZX$N .;?D #)78D)>;+3W MG*RH/G&M)+=MR-4O+>P9.LQZ"FV3;I5EFO.;8:P\(W*N6)%U>BN"%,.9T!0-M/.JHD11H[["UVBC!J<OC6U/1X#:X1VWQ500\R?/9#E MIN?EXZ?C:A!\'8--&CW4PW0/_?7!.&O<%>;8Q#76/4.#(@JXG5V:"(E7&52C4^)S@((%-<.'6\<$NK[LE?N)==B;M4! PG&SU),56U MH[G@XD"-)?CCK1!9^(A+A73/JX06^[[=^*4KO9)C*K\G=$S(K'VR@1=(GZJ9M[@ZC5#E U5@4:&7/?A:L0A=@Q;26\0(IH=$ YV6*\A"?SA\>!FT/K)_AF7M M6?<'*4,5F19;85X76UZ^K\-/6XD(@^*G;\)88T3S0@-M.>#YT25]4\RX8K.3]3RG-SEILO3.)-W?3A)%U@_?,@CVHJ"1^%099%O I_M6C7NY4"^NAZ"XV*-%)D1=MCI6^@Q?$\YXD+8,+@(]F-L*Q-M^1#"7O,>A\WTA*ODF&3*IG7Y_5YK\'\NZNFOFMMG&O9(I_!\@9./+_|5/;] MR6/:&"IA-<:S&0';!';=A8XZ[_^91?#F_#[N38!RM:$>%.J$>GP_YM-$^Y5[ M+9G&F5DZ1[') ]C?V3V@^4:6BY2W,T!R 3B]?2=R:W2AS=01K3.U:.U9G(5'K8M&ION.PU"!;&RD)'GE*^4=2U:L;Y/9V2Q^IETU)1?KG]75--KIMTFW8LJL#2E M^.6 TN0DIW8!(I>W:0ERM,B*(3X1YTIQ8,O49K0^.O\/"@K*ES#S:KA5F!+-S M5G1]%IBJM>@__"FH)L'GM?@=@E M'H4H\#", X= EWA!P#"CV$NO[OX<.)30B,.0N50\%OL))##$E$"/?_IHZ]?O_I[&RG7?RK*N*\\Q_%_MZI_^H7O\V]'S7_WF.3=)DI^:OVX?K;)3#XIAW9_^SR_OO!-I:AEE#OONG;Q7[X3_.!8 6CK)8\\\ M!?+??S_?G"69_"2?^GG=W)N/_$R*IB7&I?U>7S9&#?C%8_/_^*'*AJ7MO/_LON3IZ6'79;DW]N0RD5RZH>3R#^>(_70!^Y;XK8]YMD+F8Y?8+]39G2WUWMZ0N9GU^CFU]+8H:KQ?X6NS(#%A>RP_>MB\Z,G*@$6/:T.E,]X!5_JWF.>.MM=P;&F3L/WX0/ZTV%;S#^'%U36FQR>OJ M.FKM M%WS%<_CKEYZ7AJ &M1\T9*[/Z&I)]V)3TG;5$QS(%;]EZC]WM*I__VG'X*40MQ2&6(+DP"$,!D<\1%$MW -V IT'D4!K28%5O)WM1V$,Y\CT<@;KZ3H)P'J/6R MXJ^U\,_) IPS\"!+A6.CO8$PHWX%<"]^=.;IZO2Z^2K<'"]0.HPL]\'[HCH/M54'WF%A+%ZDH#R$HJ!X$,_M3"0P:^5-XNOJ4%D^9,+>OGG^M M.+O)/S[R4KC!^=TUK;.GK.YX=4V]NL146%3/CZDGM@(HB'UA+AB!A+@QY$38 M4@\)9OQS+8LZ Y.S&^(!RZNI+EIF0;"$P59P[;\7/X&!>/@L>,O!? M^ /AY2HE,7*XZT..*1*NL<=A$O(8N]JK)QY'S*=4Q9 ?C#NS[?U2"U2J.]/" MS_N%XVI3\B;R]?N;X@%G^7E=',5BW/I=(*&>P3(63MG0G!%ES#:(5P9V0?RV MLPF'HRVBOF=$Z#?OW) -7*C/_!$_-^K[.T2V'>WO'QXPTF[\CD)0\"E,(B= M&*)&Q<;2<0ETV<,=ZF&"PWAU%%"97&#/T5/ZS[E%AT9WF!UU4*1@7>"\ N(#MZ8PVVXJ*YYG8,^323]5S6<[*J.9V7(2*D2;N*$HH)$THB0))U=YR/R67I27[ M+)E%E!TI80^7SLGGS33ZO;"K_'51U;?R>WW+O)6O!)?_1^)I0@/!6#">2(4M.D&0(!Q#QX^3%/&$ASS4V=>*

*30T^%SP*FIL 4X]#2X(7C5B ]^;X@"214T9"VZ[!.'65+A ) M40\5>.IQ/?VM'^_%B%7%^=8U;@A\V,AEODA?%WGC'5EFPE$VD MMN"ML12O-0;027RG,8+]XRQB#K7%Z@VC_HOZ)O(+7Z]YV1X_^O#M1Q_S M?K,;Q+X;$#>:!$?'DF1CG$#/?A1%S_=BE<411HFH?I\G-[? TU&#/ 6A8N -+M MQT!PH:]S"M!-6T.[@&B&#Z:P + ^W+"A&211!4;>"=L$Q,X'F7Q@MNZF?[HJG MG\0[[<9*_+#;3QV/M(@"G16@UY7S#YA%.>21@OS_V]OLB>\EE&4SUR,G-&:M_ F'ZYSM?S!XLLVB,'!@C#B&'(?+QRP\Q6IAGN]WXC1MF.#LJCT2'C!X!7:\@_81.8\'"^Z_T0H%>JG MC[U9%4NAKX697S2B]C(3R$N](^OWV2E M&*H^Q/L$..(DQ!Z<43$]B-^(EX80!HGKKQZX,3443W!WA]Z[HA>D4/^\+@N MGCD'+<4*%#EX5>"2R2!,SXWBDG "FW%S?9G$>]:TIS.]^=0ZQ3[-_@4'V0<# M+G:6?5]0X7'VF2=,S[^. U#O,TRR=58_X+K32G^/3CBP3AUN)NZT'62""(? M)Y#X"89AZ*7<%=LMG'IZ9V/:/"QX;O9N(Q@0>IGEVJ>F>F# MK7J>-BN$EF+P6XZNY$$%D3!F[ KT_,U\,&>,D+5#.WT.%C[0,X;H^+#/2"@S M0_:IS'*/>+U]8/.H/ZXJ>5U/NES?,R;0--?^)]*\HOPD_Y6'[A5++*0_;.-M4KH>0L@//!A@5R;_^1PFB1_".$2,)$F$4B?6L6B7,#.S:;N^NRN;C"!0[+@" MCSW#0/AQ&\4HN17HU>S;4H!J&CI!^0I(TCM2BB)B^\LV"QI@A2N?.RY5$[ RW4S"0SI#ILX&@)4-X$2N+6D0:H!V:1BMCFMG(F_Q0^E*OFI(-B1><.?^+IXE-]!L.^31%=NBF*7!P02[H4R8X+!F%,,/18$R,/8 M=XA2Z%R/[,QV3](&]X)X<]$I,9TZMN-"S^0I(JEFW.SCHV?&MO2%AR91^DN/ MTH"))K(EV;!GD?3$MF1[%(DN:F7T@#BT)YIOZY^KW9986J! Y#$,DX &T$^2)"6$$8\IW1,X&GEF_>]H@9;8^JG:OO33IVK&,NGI MK*(X6F=J)UDW.E/;'VFQ,I63@S/U$X_8+;8?N%W4K\^\|>BE'N<02;M^R5G M-S5_J%9!'!&:.!A%D(<<0Q2&%!#,7D@"'81](M95H;2Q4B,Z>8M.P +8\F.<0M*T&HMH;:!D9/&T"KWNS,U@FU=U\7@%E9\;8^XXP7H-^D5F2%Q-PR5Z@*_M-[+RBB$Z?:5LIZ:3R^BFJKB]>JH_+R^"KXN'AZO:;W!Z_6S##7_5FVOVNX" MI(JJ#+6[*EA#X\|K\I>>EB:&#I^1/@VOLZCJA-"TKMH&1T]GE7$!OUL]M6M"5W$BAE0@LIM@ZX@X57.L]?47_4.0?>*&YN.Z]M, 1_X>W'S56SWV1IE70 M6!H]7>L%L;P>GN3>2%_V1UI,,4X*,-2 TP\8;CV!X^F/Z5M"A_?2[FS]JAPF!0U;32BS8PSTC,O$/-"PKKF%-9P*Q5WM_ !K;G0'V!Y# M=W4"X#G/]"^$QI:NV)"+93?*ET%UM'>^<#A#N]<1X&SH\@VV#*^>=X]T*3K7M7W')FO_\QBNYS6\S%-U5P,. ),&P?F[ ($*(0)*R$/IARA5&,4M3/6-HD;FY M]_:2(GAJ28+'-B7YQRP'SQR7U1\U+:#-25$TBR\$M::ME"S A@>POT79,2H+MBPV?ZY@%#:-7[3^@8[C+';=H/F> T99-MG]GV2:I DH7NGB)V'*AOT,Y)/[U5LR"XGB6: MD!G\+LE;VLE-"&>TISLWYF*[NPFAAON]J4!QZ(34@8CP%,:>YT(WFH\R-/94@<] 5^5D*D?*!:SL]YSS!ETG-F03@;%K.]L& M9XMR';]>KXN*WQ:_Y(_9FZRBS59+^63Q[ A+[#TJT%"6UU]OL[8\\B\?/MT MR83XPZ94K5PT 8;"*:,5'#3/&!4AZ&(GMHX<)R4U.W \/^QRQXV3HNT=-DX_ M;;I(-^<9^!NOY!F';!+ W="->!)1DD$D1ND$"UI @>F^LZ.==.ECW"176QO41:W<6U$;0AUMU+ ^C BJ,%2>DX6:TOG M%8&%E\IS AXOC6>?O/0\9+@?EK4&91[]T4YXD&(@VU^T+;X^IJ=WU4W!S%?/ MG\27Y2"$'Q :>HS[T)>E+E!*,(Q3Q&'J1X[#<.CRE)F=IBPHQ<)G,=L8V-MO M\F?>5.&_R[-_<%B4M=UTJQ,KH;FK*KY%GV'57WA3;>":B%.UN7&=E(^M5M\4%,B:PD6:S739)K^\)?BF8ONG*0 M(Q8JQY4I6(1PRB$&+LQ#'$4A)YP4,,D,BA<;XL_)9MU<:'[/8Z;?CU[/(D] M6LM49>#\6ILIM95E4>!-,XB&V/9TKT#/*I#V AS-R9GW0,>PO37$-H26E@5K M;"UJZ6V#>6B\K8^O'XP3"\-O,OVAN3T@0-E%<-XK7F)1'&4^G13$P5.3R-.3 M'\2A+-]?T136*"BE,OYBT2D-88=A*IW7#&O_B'&$T]/T?'R':5.;HXV;IHA%M'B$!]%D40^1[".(DCF"8.#R(0R\-7:VPU5E*,V_FR^NW'JV?2U[TL!54VX MU)9F*R#HZ;6I_/K5=.9DLU5#YRR=92OE3(E[5 ]G\@6#=8?S\N>RV#PV;6Z;M_<=]LYA]KO/KAUKU)&ABF)DU5%('#7G0=NL=,_^\W13Y] ME*%^(#0%C,)B M; \3S87X-NR>\>#U=,G98GMG4=-DUSZA$H9A!-G5NKOFE]%6GQ-,C%0 M4RZLNR'7ULW]N2C8UVR]7KDN37GL)) $OO3,$8482Q_=H8GGHL#E2:IWH#Q- M=&87H"?37!LIFJYTV98K@!NVC$Z=%>!4M1=V0=*U%ULPKCLPY)76'W?EPGL> MSF?N&Q@,=9&M&0P%D@L;#'40C@V&QKM&-UXO3+\^/\+,^BZOD%K+PA[!8=K- MMP.!=OA[2GJK^=C3,H>LWWQK.QIT0XNX,Z3F_T.9^5OLFKJ('5OEQ#@BD59M>/(NC".:0$0"#^(DC"#C08#"D/(4*U6E5Z(VL^9*VJ AKI^IJ8;6VGIL#0,] MU3TMON6B$EHR6EIYQVDMNN0JB7VXUJ]]9"](WI\=R2X6UW5[D>IMSE8)Q]2G M40H]'*<0!:G8LD>40I\F09JF41(QK<*I&K1G3P/M3EO+IG)TNE<\FG$BW-%'-M+E[-:\W;HSKPFH?9+8!F)?!^M3NV:CK[X+IO""2XF3<:/P'!G/'Y>B2R VA'\<($B3PR@1OE.$)18$QI@0R)CK)BE--M8C<-5D^\),6\-Q)J$*812GB"*:Q@'UM5SFO9Q%_&_:MC41_?YGHBM;?:$8UC;O\6MNK?W2>=5M&>3?PLC;W2* CDWK\ MA.%EN-N'.^G\O=?(N#GYWGS?FK:6PVWV(%VFO?W#>]OI-:.2F=_R.AIQV0M>_MYP0ZNMMU]D'I[]9'&8Z623B_"..E9DOC7/W$JS.ON0W%O22NCO25]A'Z*:FG M->L"D?7TR5Q:+5T:DC0@SU**QQPR[,\D2RT5^76^WZB?V[-U" M'R1BR-_P]+_59FF@59M*@/7>R2\N)W/8-8DD=R/I- M2'1 5?.>9H)*3[$G49K!]S(0W%8S)W*R_8^TH?DJ-61P1"&#LP#WP)C2B.(A=&;A1!E#H^)#0DT$,I M3D+&W-CS.OC>YHI)7';!Z\DJ0_>V_;K-BYO:8F4+";W5J=/ ANQ5FYY97<"QRR'V.0JC@!(4>PCO8:6_7\JR!_DV\;:%_3.GO^ZHO?KXMN$Z<)AHS&@=C_$IG=/78@=4@0(.'.Q=33,?)VV)H[4B X!.FZM^%JU]132;==QO&5/LXBJJ>E0,^G+@ZQGP&4*?H-QSZ&TUC]*)D&6_W'8Y'W+ MJ/1%>U;!CM=9*K?;A<^2<;;$U**FV"Z0AX;7\NAV.ME^*M89?6[_NTO-I4Y" M'4IB2/S AXBX/HR3-!4;8!8%7HK"$&G=/%*B.K='W/5MM=;:]C1TBDZL;4 T M/=++#'K97H*4-?N_^G:=BFX[4,_6Q/4WS11O9CL(PUK[MUYNJ+AYX^3[#I$F#?+TI2\' BG#$*.<,DLB+(?)B#Q(F-]K<]2/F(\I2S9.6 M::)S^U$=6< $NE6FV@!7"S;5>+==,'3CWBUU\%60!SW]*[#E0'@W+0\V^#J M$EL+A"N07#@@K@["<6!.0 MQ#2 E+" )+Z?4J+E)>P//W=^ABQ/*JE\YF'L0Z"FS>:'Z>GM5B;P>TO*9M;$ M21EL)4;L#[YL[L-)P8[2&TX_I:='C&>KM!*UE_6 OMTPH9!9FK5%1=O@RLKG M)$B(X\!4EH]'/J801XC",$)1XD MX_IG%04]530&0%DQE84;25T48[3]*7[8:>7TR(LH]+*O:ZJOV"V_+U]>%P7 MSYQWQXG$8Q;%6 M*%*/_,P*?DUIN>$,/.)G662SN?U3=D7=Y6FSINNL":W:LCL?8)IVH.,#]@ - M.+&W0)M):VD!UR2^Z )O!LRAV XRJ5-+MYP4M_D55UNFBKD@Q!=F!(_00E_ML2-L2L 2F"'_%B;&#Z/002XG6I<%ITG.'9\;M(_XPO.L*,&'HI.1]/<%SF6? MEN?FO%-,FE^*LK[#=[*EQ*,8[E[FN'37-,=TRA1KQ9B>500U WH#\-X7^1V\ MY>4#D'R 2,+M6.8$M]Z[X2S!%^HT<$4 .>[$DR^:69/?L-E)F>^O\+<>DF[MO.S=5SUB./)#YD+FD1BBD%!(//"9V(8GC,B V'-27*F&B3'EFZ]+SL:N4WW"B M:2W4D50S&K/@HV<[SD#SO%<6?!:3H2V\)V138H]WE*(;S8Q1PA#OT4R8HI 8:8C7U( X)PX 2,14HM+2_B M8F8S8USQO_Q2-1LS.U!Z[]J9AYZIW[AJ6&J>NO>0YXX&I^_W01,K9N[!OQL.SE M_DM@.JH#<-%@%V;V=Z>G55]E)*$H"K$+ YH@X>V$+L0A=V#""/=\1'# M$XP MSM"9V>CLTN![LH;Y_@?HJ%D7"S+KV8]C<6>X)#HAE>T+ =47N86P&E1SUX%M./.XU?3/+;%=$B=' %%.CAP;P? 0!Y?R-K#LMM0DLLNFM+F,'+9I\'WB MY@V$8.L)(AZG,(/4]2"/F>1X*4AQK98?91_D5'L9[!1/MZPCMHGFJU8,A&&AO)8%|%F;)===>3VM;IEAK194^UM( X.LW2>]LTUYR*/1R3,>V^_MI"""'N,.@6XL:TP0F3&&Q7Z+)U'(<>K@*-9KHWY(868#T)RJRVL;N;X(1"* M]TJ7B*=Y@-22;H^,&^GSDIB+YN-;EVF%.(W]P$E&O(4HE06+_!##B/BN2$C(4%Z"2ACQ.8.<32QP6)W MCXJW]#4#'6-H<3?P4>#$,/92X?9Y)(&8X@ BCJCC1I0$CF?0'?MBT"[N>+V' MG=@1V8=.,5!DZ>NC&2UJI)=DFR!S1_AJMT.T&#-2$-!6X&B,U+++1(P6ACT)( M*N_H&<3Z\7[57U"6)6(V>;-9E.GP-P^/.!-&5^PM!9'Z>85CG[M>P"&+60(1 MB.#Y\U3*AIN@Z"XPH_$RZ: .(6 MDH\I&+ ) ^@9P+T7-@'B!.6TR>!H5JNE@=HCOBQ@RC;30/36=(H7&W/H)+[3 MF$2=D1:QC .B]0;2Y-7+KO)1[S= O^"W^-FA#ZZ*(QT$<0 \S'R(<^3"6Q>("ER&'N#B-8JV"4R=H MS*Q#+450XV^@G.Y'JPR,FEI=**Z>=G62"FI\MMZ[YZ2QUVKWB,+2G77/B7BB MD>[91PU#BL*I:8H4O?W)1EYK+1X>BUP>0C>&/$)BDT[DQ;D0:K( P\2G#"8 M. 33),9QJ]>*H]3F/FMH2((=3LK3T)"*#Q<(RU_>)Q>G.[]D/JNRLL[>V6]F;&^> ^X$7Z*CJT]5#1]W4L MT?=_U<2TY1)/4%O62U83_5U%+PNJIY0DY+:=?*XAU4>>JPS$7[UUU1JA3W:O./:JO5#*=6F9*ME>6KYYNG?NL_26Y+ (;G4EL_@$_>PI8QN\5E>OD])/ZJ:E8NLI MEH+$]J:]*?&,%.SD@(MIUY@X0]4:?<[,4VVN*L@@4I\;GP3$/8Y,]W:]HEZ]3QH_/6NY'_?\)P^-P$+) ^%.D 0)Y%XH M+ ^JX".) -MN)TR2FCA=C5^M:L@+-F35PV.-L2U=/%U6 4U-/RW#H;>Q))*S' M?#1$M*3,*A07U6\-" Y57N=5TVIHHVVBXCCTDQ!AB#V40!2'!";R3$&<^(X3M$2[L@%*Y$S5R<|=VV_QUI]I+*767,@%PW!#8AT4SYGLA(@95TPP[JF63GOY M+EMZHAX749NATY;TSF_R*A-/=DYZ4[@XX]6GLM!JZ*TPRIS'BUQT&_H>O)- MAJ'D@;.9NGUKB&VTP5,9?[']GH:PP^V?SFOZ288_E\4F9TT;K,\\YU_Q^N.C MS+-Z^XV7-*LX>_NMYH*#(K^]%X_>W7M.Y'9]I8@ZE'DL@+X?,XA\SF!"4 S3 M*(I8S"""XD@U\? "/N9>W7K"H*,,)&GU'+M+$\XW' OBIF=06J;Z+G8=7Z!EM#&PYNP*GH9W>YUK%6#VW<2&LS?(=+\/<3@:D!8!&LB(O&7VQ3$D+$ RS)VT_M9Q;&^+7B'],W59T]X)I7*X+"-"5! !W72>0!=BQKJ%%(4XX1]IF?1(E.Q&)__M^)E-N" FD\FWY/3B$@=([(4@5.73,[6'HBW3>>2T=)8"#0+#+QI3."W88?C@ MS%/ZWM?U@^QZ\H_&FLMJB2DO2\ I DF;2\3E*M<)P{I0H|&%",(:(>@7'$"?3= MT(M2PL(D0:H>U@2MN4^;!]3E%Y9U],%;.-"66 84/V8U7F?_$!_7!2BY6.!X M)1-V0)8_B16Q*#7N-*

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*DQA.^U;641,3ZD/P>I)-[DDS>4O11.F@H.Z_V,1#S,? M1P&7/[GQ9!1%'?%6ID98S"-1%&7H=:B^HF_PWF5/_%.1Y?7MUT+^_']Y67P2 MKHSX*K1%DIM*:F\V7/S]]K[85#AGMU_%7Y^_<&$!.I>=HB@(HH!"><<5HB3Q M(281AY@S@ER<>FZ[=%HC:.9C6?P)R]P_M=>&6G - AS\UR;GP+T2'KP7J1L$ M.W,P;3X71U;/R$J60,,.2$ R YE?)(NAXW(=;L-D\UC,*6DY!PZK!CM7.)*C; M[L4GP\S"+SHI6BN"50!'U@T[=!9;7:S",ER#[ YLM@=^M;ERG%?5-?W!]JNR MH:,_+'D?<.LR$6,,:X'PX2)E2B218!E"S&4D, GJ1.C5.L@?Y+BS"M-3Q\, M&+@"/0MZ^^9I]-2VTE8QT5LCQN&8H2V9LJR6]MK3]!;=?BN+?[@C5W_1(+N; M_>VVD!=%KA]JY93NP3MS[ZS9WS95W:2;B$VSI,GS"G?? U(=B,]+5@O:IOQO>6I3'YZ]PQ=EP.@9I MP*^>=X]\PL_RHR8_O(U=#P_>;_*ZS/(JHTTVSLIS_8@D:@#CB 40H9! 3",& M(P>E?A"D* VU;N[/QNG<.GUW5S8%DD#6DP5/DJ[FK"%G]&60$[-0MK%Q%=OVP+ MAB0NEBK0D;_:RWRT9^K4I;5DLQ0(+FI\U $XM"(;;YI>?F_Z&5;7.6N;J>)U MM:T_';A!@I_0.+)AK'(8Y!PSF&8N F.68AYJE>0Z3RMF0U 3[E)C>QIJU2& MU19,3?\M(:&G^,8@&%QRGQ3/V@7W\Y06OMP^*?+QQ?;I5_3#'@,_09;3? N+E MLV80Y/P(,VNI3HQ 1^[IB(@=D?74<4 3]$3G"Y_,2V@4-!D9=K$0RK1HPX"* MPM-F*^E?A3,O#S3X]5W)6P^_*,OBJRQPWYW[8- 5V$1(Z7P"0*$8PIQL0/'10Y6I6G+F5H9FOR9?/X MN&XF0NQ-V99Z)7/&\I;E0?NQ/^N9EXLG0\WX+ FQGFE]^I1)UF33TQ;,+7?- MEF#+WZ!;V5[STQEV"K;@LF3<+F9G4=-G"[Q#PVAM7,,F7W63__4^ MH_?M9=*V/K^\UQ Z;HJB"%(2[5U M>6WU552@N&Q#174(CCHI:KQJD-MQ=U>_OL_O/N55_AM>W^1?-@\/[4:NJO-; MLGY7E->/:[+^[[+:.J@F@.@.O-B)\NM[>7 DO_>?Q/-R7]&9K5("U* <+U>@T_=K4%9?EP6FWX4.[:F.RF0DN'#D..M>M%MLWF8 MCL7..@6:1R4O@:[%3>)%<)HET6A36R[3QA2(O70<#K=9\GMPI" M$G&?.M!/8AO6ZH8DZ&GJUI?9!V3< MGE@04\]BZ$EH4"_FI!P7%(C9'V_ABC GA3DN 7/Z,7VOX77QA:\Y%1:XJQZE M<2ARZMT%CD-P+J]%M(1!1UG[:.2DW-,+\:4B:X8G#*756@S'1#):[TX.N-B2 M-B;.<-4:?4[_J#L&WJ3B[U^BL1Z]ON4L 97M\]+K6YIK4AO9D'W4/@LI\IN;(.*E*0;L77GWUW,ADVR M/[1-TP\;M+[ 9+/&Y2M8N!JIM(GG9'E:,#&SQ..KI $K[2C0&?EWIZBVE%8#UK M,I2UZW-AM]B6DEQF?2_.CKI<\XLIP?8Z8$P^? &&I_IO\<5-7[X4Q7/N=+2&+R.^WI;EQ MBKB?" V/HX! %'L$XB24]M()8Q*P($'+W#A^;U+GVR0WKKFX2A0ON)+C"ZX+ M74%^KU@]_66 UI-*%\U]MEQZW3YF+WU''^/VRY=SM VCMUN_QR*:MJ85_]7E: MC<_>;$I9?IZ76<';&@"1'R7,)P%TD;":R,,Q3+P8P3"-$\>ECI>0>)4W:0I, MT7A.T512T:15T2%E/4T=7$+0;E,]!9JB,;,"A)FMDJ3!@#9HB8.6^I7U\@6J MHEIK8#U%;^$FUHKB'S>R5GU1/_[P]N_U_77DE7V\N$IAEPL$^YG84QK\$;^ MN-LW--6TVY;M[=+;'AO;3WG3 7DZ #(3OGJV8UYH+>>S&2!F%&S1H;_8^,5 M^&% QN1U_.:7/O7W)N]/NZ^KBM?5R@V"""*5)"%,?4X@822&.'!\2A"/J,*F3 M8J7K3&-$9K9"NSST;$L8X(;R^DG$68"FCU]LB*UG''82[VB":UL2JQ^]V)#< M[.1E9,XME2V?DFWDW.7LJXL=NTPQ/SQUF7S6;-/SGHM1>--NY0VO:)DU)91V MH8@@=-W48\+P8"ZV/*[O03&.(_[#D.\S'B;QKQ.MFJ W>V!84K_J>P8-.-#; MJ4RAIK;GL8B%GF$Z#\-.81=%22UM>*:H+;K=413] <+.C^IJAUA=5];K(Y>IQ4I5J(Z MNP6XPVL@+Z*43[JQ#C74%'7?-A:.%D"0!P/Z?5$CBRJO(Z MQ5>BN:SZZ\!P M9 2T7C8L:BB&9]EZ4V=/_NGF[*YF? SV&UUO&&?OA$!RLH.IN]8H;W&9RNH/ MGWC01 [.#>T*^S1.41!!ST]HB")?> BN%\.H\CD.G=3G/M6]>VB#]G#*&>_> M0=4$$BN &53$V#3W/T66WPQ1%UF36)^^]0FS^H*Y$4MO.)6(!D&:(82/_). M%O H/.>JB<[^*/[<_%0IIB[:G5PUB[:XE&E&:H:SM>,/] P"J;M@P&(3N^GG M0G#9GE5-5AC7+_%H$S=:52"M\+1LH4B;.![5DK0ZN'Y@:D M(6*0/#L413UF8RB269BF(68W(?8$_R.AF.'3BT5?3K X#+B<^K-QH5@Y)\6[ MHFQZRW-629/1%H=I_K*B;L3CR*|\^59?^WOB[2*;,N211)@Y"A6#;6HDWG MZ00FXG>(N$<80EP8 ZV8ZRDB,R_W+4G0T]2L-W<*%#7-OE14/5T^D'*&[EAC M\M@JW':*Q+++V$:$/"JP-O:L>:U)^7]Y4/^$UU*K/V^WI/(/USG;_V#PY,K# M_**>ET!.A2>.*.$P#IP8AHPCRI*4^\A?/39)*E]J7-:**GL)3SI?^$/.U+_[ M34G)G(&F'"+?4? 7/\2>Z_X;X7=9+G=!KZL30D7?WJ1R5"TW4O!]VGD!:$K MT& ]H"NTC$OF##X=OV*W\>3%0%LM^FO.R>,W/BV$[5?#S\D'-%BYY M2?RO/+N[%R-?/_$2W_&;7#AK@MQGL5$32Q-R,<5B:>*Q+!42^9!X40PI\3"C M%+FQ'^GXD1/T9G8I=YF? &\+A'_MV &XY4?FF30, 5DG4<_&3<&I9L4L@J1G MIR3A*[''3!AUMT!,'G\<_T;9!BF):LC)3U!:U(XJB'UH*U=?TH\/OLYQ_3/<] MXT]%+8O?XO4O^%OVI'G8UF=_C1_%(_7SK[(XSI='3K,TDU/+5CF;.S-_)KX(]XBVF[JN%\/S%7CL M&08/+<>_]"S+7F@-SUVMH:KG&M MV^J18KOS.!TV?['9T3-LS<1\3,';!;OL*_M;'D%';.[?A&@9Q.UV^;ZO&K($]YDY .GZ:0N2&#DP<)OSG MD*& .L*"1*L,P@D:LWO*0M-X0ZDY:Y4M7L*G8*&HX"GOA=!CF@D[S*:(*4 M0$XB%/FIZX;470G7AA0+@3.DJ?+PA"A@/N(,TB1@\!F9I!).(NI"1).(X23B. MDU5=U'B]S#=G2TD9FEOY"BCG HAZ/(X9PA 1640,N0S&#O4@B1P6.!%%Q,>K MG"O&2$WAV9YF:D8\!J>Z9$4]>;WCX5%\IG^0>0H;M=WEA5\)/<=K2TP&N\17 MHJ5G;P\Y(HRE?>,I"HON%4=$/-P?CCU]MKJ!? 7A<%\^SY=Y=G_^!L1;CKA#X-8. &8F5T&(8QIDPL ME$Z<(,8H0UIMKF?C=..:5]M>\W)+]DCO;^B%T>)>SY&V+@[H LK9Y\UQ79P0W MHNA9C_FF353!J89V566-IZ==FZ#;.ZT=+&Y2M8N!JIM(GG9'E:,#&SQ..KI $K[2C0&?EWIZBVE%8#UK M,I2UZW-AM]B6DEQF?2_.CKI<\XLIP?8Z8$P^? &&I_IO\<5-7[X4Q7/N=+2&+R.^WI;EQ MBKB?" V/HX! %'L$XB24]M()8Q*P($'+W#A^;U+GVR0WKKFX2A0ON)+C"ZX+ M74%^KU@]_66 UI-*%\U]MEQZW3YF+WU''^/VRY=SM VCMUN_QR*:MJ85_]7E: MC<_>;$I9?IZ76<';&@"1'R7,)P%TD;":R,,Q3+P8P3"-$\>ECI>0>)4W:0I, MT7A.T512T:15T2%E/4T=7$+0;E,]!9JB,;,"A)FMDJ3!@#9HB8.6^I7U\@6J MHEIK8#U%;^$FUHKB'S>R5GU1/_[P]N_U_77DE7V\N$IAEPL$^YG84QK\$;^ MN-LW--6TVY;M[=+;'AO;3WG3 7DZ #(3OGJV8UYH+>>S&2!F%&S1H;_8^,5 M^&% QN1U_.:7/O7W)N]/NZ^KBM?5R@V"""*5)"%,?4X@822&.'!\2A"/J,*F3 M8J7K3&-$9K9"NSST;$L8X(;R^DG$68"FCU]LB*UG''82[VB":UL2JQ^]V)#< M[.1E9,XME2V?DFWDW.7LJXL=NTPQ/SQUF7S6;-/SGHM1>--NY0VO:)DU)91V MH8@@=-W48\+P8"ZV/*[O03&.(_[#D.\S'B;QKQ.MFJ W>V!84K_J>P8-.-#; MJ4RAIK;GL8B%GF$Z#\-.81=%22UM>*:H+;K=413] <+.C^IJAUA=5];K(Y>IQ4I5J(Z MNP6XPVL@+Z*43[JQ#C74%'7?-A:.%D"0!P/Z?5$CBRJO(Z MQ5>BN:SZZ\!P M9 2T7C8L:BB&9]EZ4V=/_NGF[*YF? SV&UUO&&?OA$!RLH.IN]8H;W&9RNH/ MGWC01 [.#>T*^S1.41!!SJ

*M)*&D"231*R#):M;'.H6,VG)^J;QZ&M{(>KLOJO6F+6,BV:I?=8K$LG6J1H0\ MJD!00!SP5MBQV8!P+UR),J<=YZ"<,3\TZUFOQL6!ZP)"?*
MH0\MOO"OB[PJUAF3%2_EUK\TZ0XR[*50A@@I=%,6#2=%D4C,3_8>I9DB/,6 MLJMSD&NE#5S07-X(.NMY/6X>*'&\490G6\3;S:C-(@YBYG 8T=K?
W3.+V9+5JS MM1!:MI9D@8!0;/KEEE_&4)\Y+G5#J%/H*>ZQ[&&BN=UJ",MK*!WIMN+?%>BH M TG>XL9+34Y;>[ ):LMNQ1!$/]J9*;ZF?^"\?
TNXJ9S3W+]XKCYQ\641)N=. M6"+Q44ZS1[QNJW*O J'P212*G9L34H@(1V*'DE"8DIB0**(H<)1:=!ES, +_] M^%#4LA24Y 4\-G>M< 6PK$73,22-QV//$L
:MN*[#CJ.D^LD53I_*[.9KJ!_6SHVIVIM^@F^W0/?BVCG]7+>4H7@3-2+Z MV;B+I19<)/8P"^&R@6:UME3 MDP8I-G3B@XWXK%MYQ
9OVP@XJ!$3(R@XSDA1&[@PR3A'F0>\C!F84(C+8?0 M#EL5KPO-KBR5&UD@OQ%"_3KN -ZR]V<]U']2=*AYE,N#K+=B"/[:G6 /H;PW M_:-
D4D#]1[#E$^P8O0(!5L&.UUDN1]N%SY)_:XFI1=U@NT >>LN61[\TI/B9 MX_7;2L;#!$>"S(F;&#$GW ]C1_C37.RNB<[@$B0, ^I[#$?
8C'A.MEKQABF4;Q;JFC?5&B0]-3M>I!,*?25OZN3=A>7N/$KMH@B*PFA#DR1^_R: !Q2!@D<)ZQ+LQ00&"%&( N3#F$4,>BD+
M4IX@0KC6O10%FC/;A9X#\-BRH&6D="S!UL0/DV H*WT&F)94GH5 MBHLJO08$ATJO\ZJ9TK_#6=FDL/_"LXHHY
MH>\).PPIBGU9O=6%":819#&BB';.!X%2;9!3@\]L/!M29ENR/0@"CGS79Z&L M6"L\US!&,$EY#&//"<*4!G"N?*Z^-9+G.V9!N51_'._B'9V=M9N_0QEPL
M[AL>U0&9H^SO;)"^M%.XEK]_#I=P"EYK#N%D(2V<_5>;*LMY50E.2)8WC'SF MM+C+Y;@W3)]@-
).+1WN4<$W_OLE*SG#..!C4NQ=\V#YSM4A(^%/7'K[FP%10Y M+HF\$'+&'.E9,1CSQ(-)P*B/0ARX,K-S^H+V_*QJF7K3B]ZE3,7A;2I.MDM: M
GE1@T)RH9ZI/O/$C1OY[VLZ]*Q]SS<8,-Y$-SO6P9#W_L2SY[XIV#LLM[P) M<+67926$ !^_]^E4OZ'P_4RK80GG>PYR7@.*R_*YR:9NLB'D-0:Q.M?
BKP2O MF[ZTU3T7S\DKQOU?!-/]CT]8;+8W%:#"0A>YC*8VE:!S4+3)G<(O(YM,WAK_M?ZL]M=ZJ[J5K$@9>6AP/6I&T%" MN%BF8Q+!.* ,4NXS%
(6.1UVL4T=E./@2"ZM^Z:*MZ*K!#S.!=(,?PU)%=JL3 M'7)OL2K1=NC%JQ$="G6J"M'1,_JE^C[E57[-_E9]*LLO3_3UMD"O8IF^,Z_/ M'%SXU-
U#%Y0W5=T<",J+D44)OO#R2=[L>UVI%/E@> Y%<@2S)KZ=']);,/,=6 MD-*H&-^Y,1FK'>+9ZTSF [[**XG5[_/%.?%:M2,120IP$
M^BYU(2*,PH2&"62QZP8X]M,T56IP,$IE9OWLZ8*6<'>6"!K2:EHYCM&X7EJ3 M7$\SC8165D,EH4844;S?*J+X8:>
(XZ,NHHI*@O7*J/:PF=>XJ%QGO,:O#_9H%JTS@5O-H9T91#VK<.HNW_,5&# $ MMA W+(&>)WL^\@6 6'*E33A8U.. ^ *)#Q_R2H?
3]]^OU^NTW3CE;AG-B6_785X8R<]|&!%_/@ M5<0;NO%*SYLY#T*3RZ[T7->;LSW'&A0[O2V.3[YVYV+5BCFNPWD80B\A#*((
M89@@AT{7I0FCL<\9UDH8O9REF76_*4*BC83K#E[V#2E!\22*"UDF5'Y8YM! ML,DSL30:9PI8F!XUWV-9T/6,SH WT/?S[4[T#VKR-
BTAI&5ZFZ:Q!:P/I)4\W=ZK$:YJX MPBM%F#$8ISR%,?513)B/7:I5%K-'4;@V Z]&1) M>CUK,28X^-UJV1-%&8T"4&/C+A9_4A!N&'Y2>?
R"ZRMD.NN:G+F&-RBP=-_D M\C_P%DN/IIYK6^EYADM0W8=SYU>@;2YFWJOTB\X-38O'FSL 3+W\UYF2DZ>7OGA5@Q+-G5IA?
WY;T195X2(A^&E+@0 M1=R'..811%Z"?":[)F*M16E_^+G/0@W*\1W(KV:OS:72/.7L2NK-4&+|\M BV M"FCM#[YLK:R3@AV5Q3K]E'D>HNQCNB+
(27WD>9 @''5WEL.(0#\A01AZ?H"H M4IN^PX&7RC94[_1[)/JXXEPBD)[*],EBE#4X9/RB1,%FH,5S X?LGTH'W/N[ M61[\JSP52L7^9A#).//ZS-_\/AG\%
<]X*@_(!UGA)O&,9VSCVF:4;$(71#:]2.OYBZ& M.0XP1$D:0^R1"(9Q@HC#4H2%2@5\QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
M;IX6V.!@8D1R]>,).PB8'5*8(J%U:#$MX,C1Q/K2LO!? M^)VQ-GA;E0S/U8@?<_G&W.D:(!R1,4HBQAV1*"8$X0@%T*&,I
M#T,_U&L68$L5;'D:HGS5Q!Z[)Y8I5F\$D?4"]GIR.HSA>Z-QM.?_/3 M7#1O(GOWA:S[\+G.?ZNVYU3:FR'%X68V6&U9F@$;0]'J39F#WZK!Z.?ZYD@5
MI.G-T@SXZ%D;-6AFV#QI2FZTF5*EL=CF2E/HX69+|U?3RPLR[;Y9I&_R.^%2 MK3-<\^K+AE09RW#9ENHH;/.I\+K^]ICR^C?
Q^$9\QU8X3HA'_1B&"#L084(A M=DD(D]B+:)(2CE.M2H<7<3.S31GP)FLD;W(Q_56QSF2E'09DU9-:NU'?9>BK M^3N+8:IGAP[@E'ND:_;45#
2/N2.SRLPY/0*['B]:EYJV 4JOS:O(EB S=HM MA%MX6?@"@#78CN\>V!A4/SHUN+OYJ>1-(.,VY:.YP;F*?1Q@OR?0#9@/$:-( M; /#"$8LQ"[`(<9.H!JA&B
M#3$0A,& UB8A; ^G?HNR!*^ZPUK^DV?K?Q8W^-;_'$M/Q?F M?"TM=7O;;YL)55FJ)*<&TD@8;&* Q4)A:H(,PV&*;RQ<%_NM8*-^OLFKNFR^
M2WYJ)G7_E_%25I2 *.8!PS!E$2Q9 X*( AYR1,8A)[-%CE M_$[Z68I1M(585]+ I-7 H0#*"MB2>X$JV;ISJ!AZ^Y!FY:4R!%M9P$"8K@NE
ML)GY+G^PF_IM-Y;OH-ZVX2R\=!EN7;;_.:IS&TZ&M:+=IO1-%Z.BE'V!FY*' MVZY@JP!Q/TX#!%F<8HA0Z,"8X R&C),8_Q [WCEY-D9O:^?Q$T[V12<,D?
MQ2/W FF08MH52M4U^"=Q4C7/ET]O:TP%O5UAT"NPZ\MGT]J-"67--ITDLK E M&1/T6.]'GS;3TD]8-N7L3ND3+XK\)""0<=E%F],
(/LB521R1V/NI&Z]M#L^ M-?&RQP>R^D@;>ZW^]0^QYT;.UBW>>C]VAXJ:)IK*]J=_+949^E2>8M^2INT- MO.A^G1+]4*M-/],?
=^H;8GPJQ5X[>\3KON0VKU8\P1'SG "Z*?4@2KFL$>I1 MF)(T%:HEEKTH40TZC='96<-VC64>>]J .(FKAUK&D)J.-5F27T_K=J)OR8)7 MED57#S%9@LL
LOC0.A:7XD(*$(\&AL;<7BPPIB# ,"ZD\KF>4JK)>_8*_90^;.MAVX=\W 2>=QQ(/-CL;I'K@MCU_.AQ]R8A2SDE' 5,W0T\MS.=DM+33_K),ZT[*%WG
M=MO_W/W\[CURXT]>Z%<1L,!.'Z X5P]*HF;_JO:CC^^U705WG1X<|!\)/LLY MDY7R2%ENUWSZ2TK*3.5+8C IE6>QLWW<;8D1\5-&,
(*.AQEJT42_;Y=*2>T+ M<.E04 !;=6*%Z8ZK=8%*>W:"/3\N%0=.\(QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
M;IX6V.!@8D1R]>,).PB8'5*8(J%U:#$MX,C1Q/K2LO!? M^)VQ-GA;E0S/U8@?<_G&W.D:(!R1,4HBQAV1*"8$X0@%T*&,I
M#T,_U&L68$L5;'D:HGS5Q!Z[)Y8I5F\$D?4"]GIR.HSA>Z-QM.?_/3 M7#1O(GOWA:S[\+G.?ZNVYU3:FR'%X68V6&U9F@$;0]'J39F#WZK!Z.?ZYD@5
MI.G-T@SXZ%D;-6AFV#QI2FZTF5*EL=CF2E/HX69+|U?3RPLR[;Y9I&_R.^%2 MK3-<\^K+AE09RW#9ENHH;/.I\+K^]ICR^C?
Q^$9\QU8X3HA'_1B&"#L084(A M=DD(D]B+:)(2CE.M2H<7<3.S31GP)FLD;W(Q_56QSF2E'09DU9-:NU'?9>BK M^3N+8:IGAP[@E'ND:_;45#
2/N2.SRLPY/0*['B]:EYJV 4JOS:O(EB S=HM MA%MX6?@"@#78CN\>V!A4/SHUN+OYJ>1-(.,VY:.YP;F*?1Q@OR?0#9@/$:-( M; /#"$8LQ"[`(<9.H!JA&B
M#3$0A,& UB8A; ^G?HNR!*^ZPUK^DV?K?Q8W^-;_'$M/Q?F M?"TM=7O;;YL)55FJ)*<&TD@8;&* Q4)A:H(,PV&*;RQ<%_NM8*-^OLFKNFR^
M2WYJ)G7_E_%25I2 *.8!PS!E$2Q9 X*( AYR1,8A)[-%CE M_$[Z68I1M(585]+ I-7 H0#*"MB2>X$JV;ISJ!AZ^Y!FY:4R!%M9P$"8K@NE
ML)GY+G^PF_IM-Y;OH-ZVX2R\=!EN7;;_.:IS&TZ&M:+=IO1-%Z.BE'V!FY*' MVZY@JP!Q/TX#!%F<8HA0Z,"8X R&C),8_Q [WCEY-D9O:^?Q$T[V12<,D?
MQ2/W FF08MH52M4U^"=Q4C7/ET]O:TP%O5UAT"NPZ\MGT]J-"67--ITDLK E M&1/T6.]'GS;3TD]8-N7L3ND3+XK\)""0<=E%F],
(/LB521R1V/NI&Z]M#L^ M-?&RQP>R^D@;>ZW^]0^QYT;.UBW>>C]VAXJ:)IK*]J=_+949^E2>8M^2INT- MO.A^G1+]4*M-/],?
=^H;8GPJQ5X[>\3KON0VKU8\P1'SG "Z*?4@2KFL$>I1 MF)(T%:HEEKTH40TZC='96<-VC64>>]J .(FKAUK&D)J.-5F27T_K=J)OR8)7 MED57#S%9@LL
LOC0.A:7XD(*$(\&AL;<7BPPIB# ,"ZD\KF>4JK)>_8*_90^;.MAVX=\W 2>=QQ(/-CL;I'K@MCU_.AQ]R8A2SDE' 5,W0T\MS.=DM+33_K),ZT[*%WG
M=MO_W/W\[CURXT]>Z%<1L,!.'Z X5P]*HF;_JO:CC^^U705WG1X<|!\)/LLY MDY7R2%ENUWSZ2TK*3.5+8C IE6>QLWW<;8D1\5-&,
(*.AQEJT42_;Y=*2>T+ M<.E04 !;=6*%Z8ZK=8%*>W:"/3\N%0=.\(QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
=^H;8GPJQ5X[>\3KON0VKU8\P1'SG "Z*?4@2KFL$>I1 MF)(T%:HEEKTH40TZC="96<-VC64>>]J .(FKAUK&D)J.-5F27T_K=J)OR8)7 MED57#S%9@LL
LOC0.A:7XD(*$(\&AL;<7BPPIB# ,"ZD\KF>4JK)>_8*_90^;.MAVX=\W 2>=QQ(/-CL;I'K@MCU_.AQ]R8A2SDE' 5,W0T\MS.=DM+33_K),ZT[*%WG
M=MO_W/W\[CURXT]>Z%<1L,!.'Z X5P]*HF;_JO:CC^^U705WG1X<|!\)/LLY MDY7R2%ENUWSZ2TK*3.5+8C IE6>QLWW<;8D1\5-&,
(*.AQEJT42_;Y=*2>T+ M<.E04 !;=6*%Z8ZK=8%*>W:"/3\N%0=.\(QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
M;IX6V.!@8D1R]>,).PB8'5*8(J%U:#$MX,C1Q/K2LO!? M^)VQ-GA;E0S/U8@?<_G&W.D:(!R1,4HBQAV1*"8$X0@%T*&,I
M#T,_U&L68$L5;'D:HGS5Q!Z[)Y8I5F\$D?4"]GIR.HSA>Z-QM.?_/3 M7#1O(GOWA:S[\+G.?ZNVYU3:FR'%X68V6&U9F@$;0]'J39F#WZK!Z.?ZYD@5
MI.G-T@SXZ%D;-6AFV#QI2FZTF5*EL=CF2E/HX69+|U?3RPLR[;Y9I&_R.^%2 MK3-<\^K+AE09RW#9ENHH;/.I\+K^]ICR^C?
Q^$9\QU8X3HA'_1B&"#L084(A M=DD(D]B+:)(2CE.M2H<7<3.S31GP)FLD;W(Q_56QSF2E'09DU9-:NU'?9>BK M^3N+8:IGAP[@E'ND:_;45#
2/N2.SRLPY/0*['B]:EYJV 4JOS:O(EB S=HM MA%MX6?@"@#78CN\>V!A4/SHUN+OYJ>1-(.,VY:.YP;F*?1Q@OR?0#9@/$:-( M; /#"$8LQ"[`(<9.H!JA&B
M#3$0A,& UB8A; ^G?HNR!*^ZPUK^DV?K?Q8W^-;_'$M/Q?F M?"TM=7O;;YL)55FJ)*<&TD@8;&* Q4)A:H(,PV&*;RQ<%_NM8*-^OLFKNFR^
M2WYJ)G7_E_%25I2 *.8!PS!E$2Q9 X*( AYR1,8A)[-%CE M_$[Z68I1M(585]+ I-7 H0#*"MB2>X$JV;ISJ!AZ^Y!FY:4R!%M9P$"8K@NE
ML)GY+G^PF_IM-Y;OH-ZVX2R\=!EN7;;_.:IS&TZ&M:+=IO1-%Z.BE'V!FY*' MVZY@JP!Q/TX#!%F<8HA0Z,"8X R&C),8_Q [WCEY-D9O:^?Q$T[V12<,D?
MQ2/W FF08MH52M4U^"=Q4C7/ET]O:TP%O5UAT"NPZ\MGT]J-"67--ITDLK E M&1/T6.]'GS;3TD]8-N7L3ND3+XK\)""0<=E%F],
(/LB521R1V/NI&Z]M#L^ M-?&RQP>R^D@;>ZW^]0^QYT;.UBW>>C]VAXJ:)IK*]J=_+949^E2>8M^2INT- MO.A^G1+]4*M-/],?
=^H;8GPJQ5X[>\3KON0VKU8\P1'SG "Z*?4@2KFL$>I1 MF)(T%:HEEKTH40TZC="96<-VC64>>]J .(FKAUK&D)J.-5F27T_K=J)OR8)7 MED57#S%9@LL
LOC0.A:7XD(*$(\&AL;<7BPPIB# ,"ZD\KF>4JK)>_8*_90^;.MAVX=\W 2>=QQ(/-CL;I'K@MCU_.AQ]R8A2SDE' 5,W0T\MS.=DM+33_K),ZT[*%WG
M=MO_W/W\[CURXT]>Z%<1L,!.'Z X5P]*HF;_JO:CC^^U705WG1X<|!\)/LLY MDY7R2%ENUWSZ2TK*3.5+8C IE6>QLWW<;8D1\5-&,
(*.AQEJT42_;Y=*2>T+ M<.E04 !;=6*%Z8ZK=8%*>W:"/3\N%0=.\(QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
=^H;8GPJQ5X[>\3KON0VKU8\P1'SG "Z*?4@2KFL$>I1 MF)(T%:HEEKTH40TZC="96<-VC64>>]J .(FKAUK&D)J.-5F27T_K=J)OR8)7 MED57#S%9@LL
LOC0.A:7XD(*$(\&AL;<7BPPIB# ,"ZD\KF>4JK)>_8*_90^;.MAVX=\W 2>=QQ(/-CL;I'K@MCU_.AQ]R8A2SDE' 5,W0T\MS.=DM+33_K),ZT[*%WG
M=MO_W/W\[CURXT]>Z%<1L,!.'Z X5P]*HF;_JO:CC^^U705WG1X<|!\)/LLY MDY7R2%ENUWSZ2TK*3.5+8C IE6>QLWW<;8D1\5-&,
(*.AQEJT42_;Y=*2>T+ M<.E04 !;=6*%Z8ZK=8%*>W:"/3\N%0=.\(QLG,K*6[T+S,<>E)JX?G1_"9/HNP(|6>
M;IX6V.!@8D1R]>,).PB8'5*8(J%U:#$MX,C1Q/K2LO!? M^)VQ-GA;E0S/U8@?<_G&W.D:(!R1,4HBQAV1*"8$X0@%T*&,I
M#T,_U&L68$L5;'D:HGS5Q!Z[)Y8I5F\$D?4"]GIR.HSA>Z-QM.?_/3 M7#1O(GOWA:S[\+G.?ZNVYU3:FR'%X68V6&U9F@$;0]'J39F#WZK!Z.?ZYD@5
MI.G-T@SXZ%D;-6AFV#QI2FZTF5*EL=CF2E/HX69+|U?3RPLR[;Y9I&_R.^%2 MK3-<\^K+AE09RW#9ENHH;/.I\+K^]ICR^C?
Q^$9\QU8X3HA'_1B&"#L084(A M=DD(D]B+:)(2CE.M2H<7<3.S31GP)FLD;W(Q_56QSF2E'09DU9-:NU'?9>BK M^3N+8:IGAP[@E'ND:_;45#
2/N2.SRLPY/0*['B]:EYJV 4JOS:O(EB S=HM MA%MX6?@"@#78CN\>V!A4/SHUN+OYJ>1-(.,VY:.YP;F*?1Q@OR?0#9@/$:-( M; /#"$8LQ"[`(<9.H!JA&B
M#3$0A,& UB8A; ^G?HNR!*^ZPUK^DV?K?Q8W^-;_'$M/Q?F M?"TM=7O;;YL)55FJ)*<&TD@8;&* Q4)A:H(,PV&*;RQ<%_NM8*-^OLFKNFR^
M2WYJ)G7_E_%25I2 *.8!PS!E$2Q9 X*( AYR1,8A)[-%CE M_$[Z68I1M(585]+ I-7 H0#*"MB2>X$JV;ISJ!AZ^Y!FY:4R!%M9P$"8K@NE
ML)GY+G^PF_IM-Y;OH-ZVX2R\=!EN7;;_.:IS&TZ&M:+=IO1-%Z.BE'V!FY*' MVZY@JP!Q/TX#!%F<8HA0Z,"8X R&C),8_Q [WCEY-D9O:^?Q$T[V12<,D?
MQ2/W FF08MH52M4U^"=Q4C7/ET]O:TP%O5UAT"NPZ\MGT]J-"67--ITDLK E M&1/T6.]'GS;3TD]8-N7L3ND3+XK\)""0<=E%F],
(/LB521R1V/NI&Z]M#L^ M-?&RQP>R^D@;>ZW^]0^QYT;.UBW>>C]VAXJ:)IK*]J=_+949^E2>8M^2INT- MO.A^G1+]4*M-/],?

*SII+;XG9^PRG5E]KU%QCUVM M\1<RQ@1$9GQ9C)$'1!8* M%;R0H@B3D(6PY@=+V=*?VOWI3-"85"MEG^W5I'@M MHE@5.&$"J2+'"*>4F9L_'>Q$2D>"VMLA9GC;>#[67 Q/G.7U8%X)]J%\1/OX M898/.!Y__6R?!68HM]P'/?9O@KT 05^";97O5H:3ERMMBO}EFVB\ M5? 473VG&M]XXVL7[LNI-#8L6.*(%Q8HCJ7"$,!':K*68HPBS(BG2E/(U%T@K:&&WF3VYG:7_>#^E@IT=*^UL9MMTJ M#=-- ,_X7N>F%3$W#2LUYDR9K,WD/,.Y?!W)/F\'S,^ZE:S.A5G>B%Z)"[=M M[+/^7:Z>-^9,+6>1Q"Q$]50)PJ'V MJ$F1F YZ.(^+E),B3R [$9B#B3>3? 3F@WDXZ;LP&PAM^VJXK'4.P[0,,M=T. M,"F ,"-^4GT8W/8A;#D*^BS=!!U3_LRS,QZ>+"R<_JQ&TAF>8SOGOM DDX7? M_>C*7,T1A? X_\4!_+'(JA9()1S1BN;D *!!+>8ADK!A+>\[%A,-21AVXF#S[ MJ>,):(]<\+2S2!-C!+-)%F.&S12/;8WTEB=3<33;J.$A1.:9-WR6@Y]IZ/ 0 M1,#)PX- +.;M1YIJTJ=$34OSZ\H_:'(1^:)P\0\G,FVP.21=Q5F0Y+E)$"XX1 MEH0CP@J.6$XCH@JF_Q^']{BP)SWQ[>+GYEJC_AH\U\UU0W/CT(X2H#L>P"Z3 M+;S6OM($8,&=I"8G8LN%F,'05=P,S)W[=W>^G'O=BUB@2/.2(14SJG)MB*(A5R@G#"F6!1S$2F(-3E# M8V*S85KP-'>5YB??!5[-7MU=99;VB=Q#,- E9ARN%AYF!';'#B,F?J@](XTFG MSU&857D'1#S6TJ%'71LSM%4LV[:+7/$D4TF&2*2U$,=)@6BH$A1E:5&H/,U) M0B&J>+3^Q&JX*Z_JSLPM$T4N@6&G<%>("%.VG70=)3/=;ZM^YC+P<[DNM__! M9U>!L^)YZR9PN/K,703.BG;:/>#\8P[%7;NV]'I_6F7^V2$M? BM+,.5Z]R[6] M:3Z_'/_8"" Y2E!8\0SA/I*_[_%4&21R*_IL'-7^^HO25:. 1-Z=TY^;-^-K+]X}^7LM(+?7WY*+]K>7\LZT4AXBP4 B"U.$ M"YR:$08<845CF3(1)XQ! EL[LA-K97],{(XXS#.UA,_-/_4/"DQW>_'JCFQ[ M!W#[1_"GH>VQ\@_;D3HC,G#U"5]SMAM09W'[%Z'NB\#-]]WFJZP>Z(^M%_2R8#+G::(P2D5FNKJ3 M$!'*&!(A2[". 6I,LL0H.SZX^L?EMZ)EA,;N+"LL(\#P4XY;S*@%AEK&5SA#-GNC=I6,;D;KC*R>[-%%80;LS>D[L]F3B^SV[<7EAUP[T)35QAR:FV\F M#WJ-;HI-F\9?MRU M!?73T[(-Z6[7PI2"+=>/FL.< VYZ>3LV;5D]0&UG!R8#$&8=?&+GT.W: 0-O M'; AM&?NBNT RVFG;)=%'&-@ENOE1GYE88=9G)_H?^A89D7K^C-]VNZ4 MK_ D87F&!"89PK(@B"1AC*(B"L,XRJG,06?-0/3WTDUW*"&G=,$[9N@82EH M> H,4\#K*B#6EQ=6TR$(O, "@C>!(^,(A;_[+2#U>2^ZW* YN?%R7 9^TO'1 ME,#+W>W.1TFU-F\CIH?R5WE/E^)6:2W_IZ35>_VK7&1%'&6<LXM@"R? 2YO%/_J-NMX(YMM.TW.\2['_RKR>M\7U87V%F$H1!< M&VZ$,^U,XMP8[2++4*%4(=.$9YFD$(_R"EXFMN -9ZA4Z+G>E:V5'7NF+XGL M&&PN? =;RKV!7^ANL#) ]:'Y@2Z4KOH^=%SH3ZK#=80>X9JMU0X.[M[O^G@? MV3F+0WMXLZ7K,?+5=.D*3N9MOG0]9"=-F#PL"4^7_L=;5*N7Q\\E? ZY,:L=_M;NZK)9=OOJX?[_G&-G5Z>)6)S9AK MP84GW)SY7@')%[DR>2T/Y0/]83H5F@H];?5,D>[9[M$+E161"$F.5*A,I8+" MB##%D"QRRK)0Y;F*% ^LVH]?.G;^"&ZO?:M'^5OL\V1_)T!]-PC3"N]^:#JN" M1ITU\;YL9?\V7LW/BIT9ZF!?];R:O& M:3<@EX_2XU= [_*OEXW"A%]B3]P"3)T_^&DYF]>0]0';LR?M8TK&9@*SKXRAA M-\BE_%5^D5R:(_)%2A*%,QPC%A>%MHV//8 MS25J3P"KCB]PKX MB':F:PIHX(? 1977FR'1KM%]TOHRA!6] !3=5R,"6[+S M-B0 @G'2F #Z_A5CXT[L4F];JW]].9D2U0SEN/O6-|_5MDW)Y>99_R_K-L1 M'-MY0[? MN*%W/W3XN=3%\8TL#[K M/+:#FCJ9;H*>5.9<^+Z;TK4;W]6)%FQE:T]Y/,_A>X7/XG..WYSLS8\'\!4^ MSMDY@J_!AZ.+7*X?- Z>9UCQCF+&4H(BH"&%!=#PL4X'B0B81"06)*"B9]3R9 MB?<*0_0X(QWH^YY'Q]+3O5IFH%]KQ)T^"WU8+%\^ZWDB\WJH@X*>^*/#3\.T MLZXVB_N]%_]\YV!N.PL MVC8FU%;/1I^#:9B0RT2J?>E5@C]/>QO?FT'C53.&0S.\($%4:&TDF4A09GQ M%!4)$4A*E1&P'OH$ ::/ M[O];JZ6M< .767J)5COU'_:*.;KP+ I]*]Y64:V?=SR0,:L9G_GC[/_X44D ME5$H,Q2)G"/,LP013E.4<$)%3K.(IU:M:.'DIU;47L^K@3Y-[DILC[&EY7=/52[WL=6^S3/"Z M]/[4WG95E6M9/M=`A]T=&_;I7Q?E'U9[7Z(#?>QAJ8,_O7:LLY'1*6_LXJ*S M99"_B=7/)1M]%]YTS7I\\TQ7]Q=3>O)'W4PG:&ZKVZ;O7S9KL"K"5IU800]_ MH!U736E4\+W^UZ"=QM!C+?@B-\\5H/)D$H"D M9C,4;A#TS8?C"HZAPS-K*J/:V9D+GK,D(IP@')GZWT(01)B,4!92GF$;TY1G ML.S30P)62G!-0NF67#=O]B9XK,KGM6C+OVJ3F6 FA+?52V73_A:/EI!'J_VL_+Y<],/%YW7#SPIVXFJ??VJB3*9+]]*M MF_]A76^JHD"Y;ANC?:7K[L;Z<]DX__+XGOHWO?3FK5;O7=/M!1%1PICD*"$Y M15@E'-&(U7^;AK6VWA9] M,/CO8BL>X(Y#_%_YD[#XXR)=3- ^PKF2[>80Z>=*P)OQ(X*3\N;D;9K!F+OFB'E<9-1TD@VS M*.,;*8U1(2)A,H98(@C-TL(J<0%*>.IDOAE&9 (;3$Z!#&QW.#\RNH:V>5+:3O5%=Y]>/JFS5%KR*HWVN(]RGJ1$J:*@A/$ MBQPCG#&)]/X.B+-,9 5)]%0YQ&!849WZG+>ETE2:+O? D&R59E9N@;*QW0)G^ M# ^7:8(L") "'(=%D11$Q9&$#"OV#ZWCQ.(IP+(S MNMXA@%G.YJPV%P3#L<&%O0SO@OGYV8R9 MO%._R]5+5N^7:Q.)BX\E72I4D:DBH0P512@1SO.8D2(B*(^CA C,66H_E^2R MF8GM:4O89'#4#6FD.MK:FM(U8$S0 %##^N]/?)C"=Y+?]:"EBK9D T/7B^#V M'2C] .#6:;*E&1R(;TJE;[EV62]I_WW3[K/GF;?30. MPD!7R8&79^L>.2Y OTNDQ=-P>]6XG%_D-_VMOYJ8]^USM5P_MM5F'YK;*_VO M34A<- WT:Y$J\+\TP%%EW!_F*1WE&3(I?R!'&A*-"(XV2*$UX1$DL"VEWA^>#_MG>EQ_SMH-IQ6-\$RRU?IB&DJ3;=T!_VYN#J#S!N+63^&/4?:_I45IOE? VL^EC4OG]>;^TH^+9^?;M>B>;2N MG\T^9T;UU9_E9A$E<41$D2.""ZPC:7-((9,8,B&DDE75.=[-.%3@R<6U7\(N3)\#6*>]QU#KW87=!#W>@AW2 MOW3L_:W!O'VG8[$9^&GNRZ2'AJ&>X?(4_5_+S:SG IZ@.SXQ\+6L:UL&'56W M+8S,S.^_M];X=[J2MT^&^"(3! <^R5**02FT/>6S:!!4,Q8E*0YE0&F82UJ!A MF.#$YPN?-+B/XJ.Y.4X(&D>C:<6H&#"V;!A:SO)NQR,>,/51GC&\[J3OPD. M T@C@GX?0L2AF8.=F- [:.HR0F[G:@YWPIZT>+-^#-WWXM%POGYZ?/DD3\R[R M7'#!XT1'U40B'$GM](0R1TKA-%>8J8)EMMT>#E:>6IM;6O:M'0[%'M;0JX2! MJ6)')OBS)>2IA<-9YJ_HW7"XWFQ-&\Z*T>_6%G*%UEO:UG?2M-B11M( M$^R:[_K;(I2A-296AA[IX(!VDT]E7UDR"..PROA$ *9!CL*#ZD%L)'-J_AA< M>+9:#QOQ^I4=5L^[>:7OZLWRR31S4+NLIMT?]B,O.RL>96&.$Z9TL"X2A'.A M@_449R@3L511B'/MLT(\5 CQB57:(@?R>OSL_-2I4(&I^98+<]6S!R? X)*FA MWC9\\+:'7B.Z)S\61'I6G]8%E&/_UFD-^+[^4(G;JKH5;2X.9#<_?7-BA=^2 M F[99R06FVTWOBQ*?P|>> JN M)_??OSV8.--6.[;/3ZP3]_0E^%Z;"R- 55D_-R>C>.-CKR$ZZ<8\G;$6$<8#1 ?^;RDW!'[20F 6BSA"B8B8 M#D RA1AF"4]+(@QQFH@$O[-5%$[]=?]'%PT"/ZQ=9/03?BK89N?2A[&]7W-<3 MYF=JF._W$[QVZ1Z0Z_\9U7ENG\); 9XC>3?/XW":S-$$V@7#29(41" LP@)A M%0E$LI"C*,H9(:Q@21)"#K0&J4WLO+?#DZO32=3'\Z MG4+MSQ!:R>C)? W3FM7H6(E];"KL7G)N*?A%\E);CA=02'WNW8DU=-=4;_72 M[N;'7L"6&7!3P4,$QL/N:X4"'B7;RNTW'!\2\IIN@H<+SMU)*PX9[H(GG_N MU+X[HO2'(<$U6D*,.Q#L7-)"&62XYPE(8TS5*2 MQ.DKAN*NWP\<=%_X>G(M?L[O-GND#?\2/TE,W3+ ^4X;.AYC^?$%RQ]__U'#X M$-X) J\C0FZ[\Q^T6II_L-:^Z2RWKQK)G5\W+653T2J<*P8*M)$V^<\#!'A MIC<$C1G!@A9QR"!!{@B]B9WH+? 5@2SYHZI#;ULG;D*'*=;G<7'4D%]20U4U(Z*?IVTDG8 V^Y# ]X^OZ\9D)?Y9=5F]MD,S'->?6(G??#5ABVEKW\ORI;4YO/A#.R[F M,.-MEP9\7RW+*OBGI- 6V*V$3UM3-@VUK_#?FS%'_T3P$F+#A"OWX2?<TS(]@&=VW@.5Z+S#>]X$I:#D1W7KN6C<\,;6E4O^F?7%=-RI,L*+G" <+K9^LG!NL/E%KN&X?'ZNFH\7!8;.!SB-F M=@Z>+QQ@IKGYO?3BL-\&?RI7=H0X+]0D[1Z.2+UB+X?S0@\W:KCP#MS#:]M_M_ZAXFW-HZ; <=OC5UBH!=VMZ8:.-^D;M4,)5JZ'C/1KPL@9/3<;34;*[$>1'Z M#L*%)QP[D)CLFS?ENNE#_4Q7QM*U)X>YR!.6,Q13G"&L"$>4A2;!6M&8\2PS M^QBD\\@%0K-DP/7H!HTM=SD]O B5W?;E P#@UN4D.]RX(A@OJ[*7"(S;S.1 M$6%/FHB,/>_>A'@[M&(WD7<1+)HDD@A>(*:PU->(*.9*G*%& <8TJ4*B*K6[U! M*A,K[+X%<3OZ00>T.]+P-KRG& TKJS?)89JZ%WHWQ<>KT/#6PU<)[]:L<@@$ MSSV%+TIGT5+X]-W9.PI?9/]<0^'+#\--S[\W8T.? M45[^RP_T1<-4MH=NQ6D M(+&9)R&5=AJPT"%OP5.)$AE)4J@4$V+=__PRF8F-SXYP\,9>[09 &3E#?!6]/ @;X$AO#X82%$>'NCXP<$- ZMS$0P_%F=_+V^=V(#:LY\OVK8E5KI\-O"4);?NR$W#\?,U=-IA:G6OW,B]> M0Z>78TFNZ/*R6VKF#B_'(IQV=SEYPFW_^JTLQ5_+U>IV+3YH%V7]N&2KMM:M MWK<>Z6UJN%!Y&&&4<%,+$],<%;&DB$9*,5JHB,)2@F#D)U: [+3--T^UV1NV> MJ;8F$W@C!T37;D.<#C.8A_=0+48>>,*39/-QP\[.A XK-NLV[ ', ^]CJLX M)B+RKU(K^2=.IN- O)1U6RZ:AE1$D@D4*I4A'#*%"-7V1\0RI(I$JI"@KHZ6 M="3!XJ+!0LD?F5IE#W M"?_O_T7B*/_W77$OT$3FZ\'#I"<;'^U<84Y0D2/%8(XQ0CDL<24>3; (8$G MC>2:1J[,=(L>Z?,5Q4_U.5^[F-Z[7/\SBO"G^IS>BO3KE.\LC7DAX;$/#FS&WSX6NTU(\;NU'967C.&;($S1A.A8VDAN$2X MR#ABC,= (Q3&.HE@[S:2X2HO/$)U'FQL/XGM;\2;^X[D%T_R:G[P-"QR&-DXX M#3,S>8TD.NI(H@(5&8D121F)B&0\R0O07+[Q MS.JN'/QM^:0)+8J8Y0G6*LXY%0AKPZHU/F5(A3Q)L,I5%J>@<\IC"E,?3^[I M!7^V%*&W%2>86$;;UT@*C'@A0L)CS$N"^(KU3M:?-^:Z)-Y)[']Q08<)-E)6 MOU7E\S-QQS%MUNK/M,D]"D3",2!'E M"',>(Q*G,4UB(D61%5@4%+3?]5>?]JS;RAT(+_EWN8J%7!?FW\3.R>!KPWM M8.UY-[- S8IUL9&86)5^:0C\&K9E7DVS6/. M9(+:[V4#2(QO97Y @&F6E?P3;&GCLCKM: /+SK:AC8O6W\\LGG;HT+!:?5B+ MY?>E>*:K&M9?Z]R[$RNA)AGT: +:-9R3+69I;!LS8 <."9USL M2SM]X^-6Y/F&UE\#L<6D7 MH(;B.D!F+$0Z5TQ\0*6),*D02*K(XC#!1T?:6S2Y4=N3$X>H- M9C!W!N- ;);\OVSE,?,_^8:3Y)M1K4NYOTAO4;<^>^>A9MG\GM7YM+)&:!\[OJ! M["+Y*4%WLM.&H:#E*/BP:[/'U-Z"-VS=-/]CP/U]$%SP$<&5T'@Z3'#E8M9C MARNA.CZ@N'8Y-TOXZ_-R94+@+IZ(HD3&,@I13*DV<-1<6<#M"96RI9RH$D? M]"<8KQP$8V:G)DZ0@"FK,PA@I;40SY/R#E&;58DM1#Y69IM7? Q/V)>O%5EA M]\\D1ZFIBL8%QX@E18K"6.NUCL.HXJ QBQ?H3'VEU38:,<>DJR5ERU7;)[&2 M*W/N9"[#U7)-U]QHO.)T@-'JK;"73N7?5B+S_3)>B3 P4L3*Z0A >U3MA5G//)SE@2F06=R M,VYZ=\O!H) .WZ'J8R4"QJEM) %0['BJ=[2I$!,!Y HSAD-54X85:!JF6%R4Y\H-K=^.MRX;B3;"6P$K!$:CLMBY_ ,#TKY6]3SCH'-9?.MJ7NP:.MR\[(3WM8B/$9MW, M[ 0_WM,LWW*-0 ^[C'V6FW<_S*V>IK-M1K9(!18"YQS%49HCG*D0%;'0D:F* MDU1%&5[0%$9& ^1JP7)F4-8>Q!.8UG NU<.+;Y3 VVL"L+2E.,<41Q+ MA'%>())INY&G,L02TP+#0EPKJA-;BAT/S05\CXM_V391<3W)LL/4SFQX1PIF M-[R Y*X5V49HW].1!VF^SI1D&Q=0N3DNV>AF>@/I^>QKTNZR^+[FL6^_%U/>^ MUY*8:4C+I;.V5'>M>U.NZU^E*BMS-"? KA<@$2[@,+K3IB)'V01)4L#A$BN2* M95AFJM!TR@=#5N4ZUD!F9D=0]8:M&,NJ#ONNE D8 T/VW_;&%[L,SBOA'_8 M^,P+*LPB[?'<,K:- QK@>$MV#,7[+D+6O;"AUF!MD^BG0]PM_3:RS_D7U9--MMP5CP)JDV@[Z<@]]U-O?N.>LFW]P#60AWLE@=DR=/T T<_=];2B:_X"E\OO M)G6XWKE*4?["CJ*S6WD. M&3LG\DIY808;**I#[L)%8;SE+IQ2F#EWX:*(I[D+EQ]U4\#[RACNS+!W+RN]OS]IKT!^DIMJR;<-A22-J8HA%(BI:DP M3,PPV@1%1%#!N,0AL=J9AXA,K?E[LD%'USXZN C,>(#E0UR8+I^1%-A9;E!D M^U#'A^AN0?7AO?V MX& [9<6\N>GCY\%2N@]KP$CP;,=H)$X@U(P>H:8L.$/K-:!U(_Q\<"NFT= MVS?!A]XW:MF^.3\+XC#:;GO%WW(:O/LA*I[4SWN-W:9'UE_4-R&O<|>+T\-^ M)M*<@>@U=3?;@^KVKE-[I%]+T>_RGW+'J9_6=:E:BB:-7W8SXAS(.VPM?4M M?>%U3@T"S$!SPX%\J:POB^/F89VA@%J*'"IT1%?LC-,_H.:; <.D2)|GP=,T/ MD'/@.,UFE=E.U@ B]0_9(*\Y.:I8KHWJ[*6#^6G];>EJ6]K)LF"6^.:+#7U M$5K#0="P8-RAA^53,]OTT^?[#[W"/>T%/0P>+CFA-&S9)@ (9MELL>EF0 ?> M&^D"I'=K!VJQ_GS=0>V%/6@6"G@-[N1\E'4MY=VV[*1IM?3YV?0>*57S+U_D M6OY%5UU,MCLO6% .T20S ^9HDB(L28X*C"5*\D1D(8D+'EM=^U_#Q,2FHV7! M1$Z/5?ELBJ&;1E2!AEWJX/:RF8D_E,==HSFP@UF5EJ.;8,=3V\#K)MCCV?R' MH.- L.XG4XC#*'[#VWM4< +NY7!,"#?++KD5HP%ES7GHV#^Y:X?MNW=5KN9V4 M&9_Q3KVII%ANWE-NVCV\-#E)*8^B-.8Q8G%>()SF I$X)DBQE D2)6FGHNJD6[AA5H99:J5TJ1A:C^,:FUEE&NW3$I,4YGQ MS#[K:IC6Q&JZW\96@(;?-AC)+(IB[9,B55"-418+[:NR$!4)SWF>8_U7\>*[ MK%@Y,TI]FI [P"X]=<=!<~32UO=#FJ7:8#?N@7K$ WP9.@#$;*-),!2 I#9_ MD+BYAE=" TMMLQ-V*,-M9(7Y$MWL1#G(=[-\!7X,]][T-;JM[!1]5?VS>]>7 M5>_^2^\G? U6B_JU:,\2'=?,W]?N5^*/>K!_?E&M1OZWT'[Y7XI\5K'^M'VJ3 MIZDLRRKXIZ15H#GLM^#2L4YW;=<=:OU6T?6F;5M_NWX)>F]NOM*->775''5) MN0ENOWU;+7ESQ/6'K]LMR$BW;*.EM\]5^U^TM=8+FC7L3PDI?<3Q@\3YOQ_4 M6/\ZZZ5#GB*9^8M;H, M23*@+/]U5EGT_;* <(9PCEEB(0I1Q)3E3.J8I:#1C];T)Q8P78$ [JEV&]% M:!JJB8Y)TU4BH V;T&;$X\C:G?9ZQ@NFLEOB30OR;7.W/7X[#GRV*;86UUO+ MXG&*,]:.? R\T_Y>:MU.KWM%QK@N!$'HNU7MMSU8SI$&\3 M[%ES\F(O8P7R:;W Y-GC/45H@NG8$ RN=9 O$W@-MWE4W O.]/A[\'NC?Z>5 M_*I_ /+7[@@)2\K3.!8HB3!!6"]!:%AH:--8944J(3:_Z.7/"K M_6G^"0#C-QG7B 73U)Y$#A<5)Z+9WTQ<(Z+:583-QP/=-UP28>""X>25V6X4 M+C';OT*X^,P5_=Q;=V*?P[G?Q$3$,4D(13HT4#1 (#K45H4.NGF$69I*DG)0 ME?PPN:GOC)O[K%L'CW\$)3MGWY_L,//1%_M@U)#7S1PFI<[>[I>)S=_+? 53P ML[W4X7XC]11.KEGPC15.$_8_U(4].LR,<.9IQO.(I(31E,(F2WOF;RY:5*I@SUG;%CUH>',U M0'Z-#M12S8XYS*2-=K8X^PUN@BV? DU0P38RB=W/IA[M7LJM>H;UL@/V2<9W# MH=?X(K]I7?AJ.&FS6.YEM2S;)AKU(D_"G!0\02],F;;OA/;O0D(0R1@E0B89 M)PK6MF*ZN"'7Y;KM- E1?'D7C"J&EA?0#B^/ #6/(>L2W M^4PM^:[?C\>N%/;">ANT,4IPYBD;M@">N3;4YZY=SX8DM.>^O EG/N55:9VYZUL__?# MNCE(W%5%M2>*BT1PD66$:HMNZKTH%HC%"49))&2;2YP7J00W++,@/+GWUYYI*

*MNR3O6")G9T8\HN';CZRA&_RRY>!OQM|VZ.Q+Y$;N/%P:D@'$]M>1S(;HW"W)-M $"=N;I=BNW|FFW4R85,H\)BQ$++#&>*
*($\XHI+F*!;FHD^QB$0)K"6V-M+>F)S]_>?#5G/V;L5&[MWI!X[II% WQ@\A^3][_B(IQ43U/]!@@^"H#*L8!N#2?PN)-QWL:*
*MN5Z6U>=R(^M%D<8B3CDSO9%2A'.%$24Y1H6.PCQF/"4R-]V&[]>>^B:[H12L M#2F'5N!]$"RO5-Q$_]Z=M%(U5#Q>D)RR[NLFI+?RO%*
*<>IR*=W&V<>*<3S/$DS-MEZX;'990&5.69TCF)D\ISV-4<,Q0F"K), V+A/N9)[FG,;6S.ML\R1Z,=KKH M&1R8C@[,DQR;1.=OHN2IH%-*
*/E.Q1_#DF2IY"8#U1\LRK;I;A#:V_FE[6^G_, MXM_IRN2]W9>K)7_99S4E*F/$#)>-& L1IKDYV%(1HCQ2,BI8%A>@X<]65*<^ MR=+$V\;RY@\]-F VP0Y*
*.ZO@'1:87;B(B#:@#0_!G]W_3I+.!9+>D|&PHSF1%R MN0#!<&PP8"\[FHQ=$_SZN O^N8].7'(1AZE BF#MH1>%=LZ3+$=Q3)(T5PG6 M;@?(=H#*
*(3VU$]LR<#]D &A(8K)8693*P@*9E"*?I*VG<8/!E8V#$YS4V3L"< M6!VW55R;<;#-?M7=[1 +PU@DVCN)<<(05]I )&8YXBP77!6,*IK#^F^<(S.Q*
*M.3%$#[1A_'X(@I&=S;A>.F2<)3)S4XPA04_[8 P^[:.@ M^W.^^]&\%6U/0+]ZITOQ8=V=!S:W\PLJL,!4JZN,8NT:*)(CPB+M'X193HB* M,BI*
*I2S6E"=6XR^2KVA=!Y14T)SYZU@[N+W_\,;TS:GDAC8=("2M3+8DT$VP M1]=.VR?!#&8 >BP8@/9,!(8+\7'3IN/X,PM@X3U9"GNZLQH/,!S']@2^*
*M@'L(4JZ;W. ^N$T.6J4B0(D4LY3'"L5*H(!E%25[0/)&<4 (R)2<49@@DRG5; M0P6/&PZQL \-G"6$>_];X3SV@1V5Q*,#?[C^[#[Z6?'.N>'G'X1GHWR2M'$)*
*MS+@-RTR4WBL3*TM'R3+5|%B<8?6X0A*84G1$O T*N<"X4U9)?YW9,DK,_-/M)CGWUU?4^9FQV8?E0DU7[/-*
*UB(NBP"%1I$!)DIJZOX@C(HA"1+$\S!*.!0=% MEW 6IKZ-;FJE@F7#4O#Z :[EI*
*MFS[*KD)PJ&Z;*OV1@O=EI>1RHW_6GHL)G<#Q65P(8V#^8D.G@,X6'[JMY'J/ MWS6N;"BW/[W;Y\W7LC()-HN<)$S&.$19$><(BY*
*@6A02B21D:1'*@@A0]YEA M1D9O_:,# MQ&: ^K+<1_/2>WNHMAUDT6HYR+,](:D9IO+Q]E@_ENQ_&G)BF-6M5ZI]*,X[: M/F$Y*@*
*Z\PU/@0M_,"'%X75X[]F'K_+VJ1F1_$5^+U?237W*P4S$[H HEBH3 M$8M0DA-A9D@STZ".H2R/0\55@7,[/P% NN9X@ S76!0H_T&_7=J79VO "1>MW*
*MYX6^"C>7@!X#;9^IPU/9O69J&<9%)1#.LHRW,(T2%2A"C<>*A3EQ3HE-U[,R MJ=E0K^?>K@>SGPYH_&X_WL,E&DV+=[FN :?)7?HAQ2SP?O#*
*#?;9MR4#7DJ#M MI@=HJN<;:WN3/A_FCI:>LN<5K0*QSSS1O^]>IYWM[YL?_;YE]_O^5S_6WP]. M YO"E01FVRO\ -'?*
*0CRM")^S]FZ|T1O4NR=9/>IMZ[>]_&OSU1P#TO7+(L9QUY)R(=5RO=S(IAK]@QDB MW91#M>UB?GWY1/^CK-Z87*[FYC@IU]_TK9O56HPZC/-M7*
*[N!,UI[;K;,C#[4U>;Q9U22[Z=5K_@8<:%$@KED8BT/<$$L2)DB"UOFKI(%I:'U%&_U%-%_6][-3Q= M;Q8%NRC&5G4N/^ X1FG;6NFC:,7T9?*
*GX=7.G_E&W&OB(<9-K'>GWB_7=,V7 M=!5?UDV>Z;L?&QV7&67]N*PWBRAAN)!4HIP4,<)$A8AQ$B.68!)FDB=<@#1#*
*M>.)K:H7<]1AKV+P)&D91J9!FM=V7;H(=MR;BW?$;,:D._MRS'+Q;Z]BZ:D)K M8!&*KP]IYQ>\PN31D MOLAO9=5TVMP6FX5YD>KOF")!6($P+A+$E&*
*(H(EQ'3CRD<08*EBX1FOKPNR4; M[.@Z%^5=1,K.P/F0'V;QG$1WZ.TS+)>W1C\7R,S<]6=8V-,60"//NYY-OM&K M5G1EXIT?_Y]\65#)8R4813*A.=*.4X(*
*(06BN.!1![C8GL&>86T3]>/]H(ZG#M>$.:*$\?C%6<^:[P@T.DIXZ4'W?;& M"U/E:M?B_RV7Z\T?^E^>3:.@=B/@/$Q4RG38;Z:ZX;"(4('3'(593',281K"*
*MMDP@_:E5].+H2'.KUG 4;%ERWF2AD-OMO1,""=1^SQB"=VM')#QMXE#JL^[M MCM <;_FNR[B9J(]21POR8]O=NN;5\IN)$-*
*]JU%2Y*DV2$CD)$0XB7/$8BJ0 M%#S+4I6T1H=2EK0FMCTM)1OMI%WC|K;V HAU.PLBBR M_"S+V^^/3>]\OGFF]D=<@#1#*
*[K_W_[75;T41Y-5.C8:9N\ M0&M[QC"R4F=?\,!UV1\R4+VVD=E5J0?7GE.C;80\4F>K5YR[;XMGOOEW;@K M-R^WG%=Z]>Y?*
*E)D*X@7"0^+C.$,T3Q)$1810U0DK"G2R;,T-OUM@ VX+K]KC5IR M67>W!%U.#4VU_5"Y1,KQ(A(R1#C0L98%0E/K>M2ADE-;#OV]]U1]V^*
*MS&$$HV%#X5=RF''8"[TE'&SOX>"%>B,HV!=S^$/#K5CC,BI^BC#LY!LHLAA9 M8+8B"CM!^D42EF_ PYA;TS+HX>GQ[^5?G];?*
*EF_6M=#_#CV!&%YE8@O4$ |> MED_+]>--H%D/(GV^_V"Z5]=++#8*M%V.!QGB\X@\(F$$;Q6""\P<[69W"E)&E*
*M9XM2[$3L!RF6;UQS56EBGW*ME;\;9A,SD<@(8B'S S4RS ]TE0@+O**'A, MLES!+R2/],QS[;@CZG*?>(R+79QQM;0P13T6=*
*()I/H,2>;WC.Z;Q"C=Y%\0\ M?U]WZ6$??;[N:757-0E];6NQ>UDU+8864@F1YIP@1AA!.$E#Q")9()%1+"7E M449 *U +L(K>U)@F_*
*M8"I_TA),LZ|_;&T:L6B;$0::C;95V%3MP<;DG]1-V$6BK](@N; R(X;9AHV_[ M2= ]-TPFC@M%A0I1$A5ZGZ>2()*% H69F?*
*R5R%2DT36YNO,/YMG&S!],;Z4G M;G]="('-SDAX!@-XUGB2PSOYL!V O!/E]K[Z6!T !&,9O_X&Z#0QQ*XG/P[C M[^=^T[9A^=A"4T?F^R$1FH%?OO^M]*
*[L&!.6C<%C$Y3Z1 (;F R!,$97;2NH6 MF(^N/E]L;BOH07AN_1++\Q/_?M1OPM7RNY9N[]5OY1-=B>X(;98)BE2+&9(YP*
*MI"0J3(,"H628)THE4;+]2SY$9/H;PI9L\,;^8/L8(,,'^5]$*EI3*;X&X= MM%0=CO,O_PRL#_)]2.]VA'\>!3_']V-2#15<7WQUMB/[,>;[A_6CSIXWLJN)*
*M1=AQ0_,O\K^>E_5R(fO;@[8#NNES^KAN5FE"F06C.:4RC5&6IP1AE3#$XCA' MD8RH4BS!!0,=)$[-\-31B8GWNLD*O)_ZT_46|S\2[*JO9Q?*
*G_$S?!.A'W7]X M8S&SX2 /PW0-"WHLSCN4S >,,\XRNXK=GVX$F@_P72;G>;'K6C#Z^U>Y6FT[ MLZ6,1SBGF3;B.4>8L1215/N>4;'WUD+_@Q"K>?*
*#GEY_Z0JBMH&PHNC:L.T!C MV#Q>+R/P&@@BGD-QZ#DIKJ@,/5ANYK+0? L1?.TSX]1FW6;MA3]>)>U?8EE]*]NF*
*M/,U5SAN3O%^]O"F%7(@\XBRE%-&,)PC3/$,T513E@C!!",.* SN_#M*;9QL] M8*%K8!0T_G'+2& X@>ZNPS#:,K?>P":?Z_"Q6%;MI+VBGUZ>/V9-*
*VXK84]W M*'M7A8;E968X9/WY186QL:]A*"G.+ M>128B^7W17BFJV!83M!UQWF1G.XVCI:.[2+CO C]6XL+3[BYM[\]4U/C(.4= M6RT?&RVK?*
*WWY3#?;T;M"96DF6(RB+-8]8(8%*@I)4<04E23$&<>@/(,Q@A,K M54=>6_4>_9N@I0]S=D>AL_-V?0("4\Q!++R[OK9R>O)!1\G-ZOS:"G_L_5]_*
*M!^]F;++!R]52F.2E9J]=RC9(4VE1A+QI9)01A'F!$9.%-H])G$64,)4DUHV-_M+Q&96,O[9(,M7?N&QQ>A&=9H7P+#M/BLK-ZTUT:F**
*[HC7UQZMD;)8\+U>R:/ M/NLZW+QK_-EVHY$QISCE!(%H0F),&X*&!=._^6G_R:;-L-_MUZE+SQ$4=CNHNX*
*P3;.7S6$"^#D1O$WW/EA\YLG=YP0{G/"\21W $3@::X?:-Q/=`=9}ZBR 0CI^VQW@.+KG.^.0W#QC-?B5<*?^H-*
*72&)GM*+'M/KI/"PUEFK,\SG,],A:R#Y3KX:)++;[MK65+>/E6R^ /#N!P*QY;X^#7# 3;^'V9:- M_8C'O.]M/]\1[AS 891%A=2 M8A2G/$4X*22B<;P03P6A)-*
*;_EW-XE'U(9+8HV]B-AJY+C'T$#"3&=A?7-<;> M2>K1B;"1R4N,?;3T*\38YX4['V-?>!9^T?MFN7FYK21MKB)32;&*TP0I2O7N MSN(04R!*
*[,_J=8U$0'6R$P9TI7J. M[TX.%9KLD/<=^_S;T[-_#JU+N9=445VI^/LE-M>3MN2:769Z0/$0AB0N$ M4X91D>*
*W+4:X7VJT8Q4%X4$'\L%P#Y2@77IRM&&68\7XIRLB3\"R*#VU#H8=*W.L] MFVN?^;XJ^>=R#$]J3C(]CF+FRY:?H_&I9TZ&#F-6C.@HXU M^TP->]2&3=!D@,&LD@-6$U2Z@H%PR@]QIS);P@A8\'XN"?SE*Z^X[M0;6G]H| MORK_V@]T(0I3C.,4,2]TU&0'+$H5"C7WCG):!+1F#E=>)TA-*
*MOU5ZD"0SQH MJ+L/H!O"S?(4S1,:P&,S=R#<+!\&)/1]E7:.U.M@=>%#Q[NG; MJGR1LNY*F^,$*YYPA@H1I0A3\R-1PA4@P'=P1?N4/6!?%.^V%=*
*M>M#1ZNCPW MG'%$)4W[ 2]X^)$YG$F8<[5=' [>5Y;%H+G-2^? MGI8;+O[_[MZ\.6XEM=4],;? J,"+,N>42!V2)5OGTU^ CRJ]B2 BG/C9AI MRW(1F?*
*EC92*1R$?.'V01A)K1F2;JI#M)JSM#TNI^B>S# \H=]6H%^ ^ZV387 M%N*GK.*@QC\T^Y)/@ZEF:"P!9';GW-%N.F3MJ3?*
*VIJ'?]BFWV(A<65A;3MBN:E"X_>O+_B,=-\V,DS9WN+K^P4NA2S*9 M\O.V.:!0WW/\% L'$>$$"N?0AYBZOGA+;L@8#T7O$?G\]D(F=GT#YS4-WE5*
*ME]M]767J,XI\ET%&*-*>XA/'Y]!'?HKBA$8\5DH^'Z$QLUV5%,&>]%FUZ2EH MU_S@A0)KFK!!"$M&133E%8U?]B'BHUV,?-=/,*
*MHW+RE^O^3/)'QOL+MB!BG"4(^E$4RW;Q$2013Z%L(H^B2-:D:0V,4B$ZMT]4 M?^,EV,CTL**M.<.&-6=*"*IM&U<]%3\N(G#BW0W^A/]'S?*
*7,X33=42VI/!* M)!>U #H@')H$K62\U\VJDQ;G*6;.NGS),9&@HX]7:14',"4:0DU1.D$A2.4$B M@A2'3HA=XB6^TO77"*
*(TE=N]BW]*F214M6K.P9T(]6^4<4N.J,TE^/4UO1+ ^2 MY;:-N)!LBJN>I&-!;++D'0/QM;)W)@0;R>(Y]^1BV3P3K ^S>]8^>FF1_.%$ MJ\%(-G%Z:?*
*^Q=9E?QˆCS,?5L_\+Z/ M1[.-N%HU881^\+M1]QN#%Z 8L)D75O/SC#U$+RBKU\;$>GFl.@=O5&:O#=*'Y M1>B^5SDS[P23M_?>?;P3?*
*QY]X*ZAR9=BL_E8E'+5->(T"KTHA2QVA-N6,$>82I_!" <4.P'CJ:/75^3G MDF]F,]RS CI>0,,,D-R ?>\CA7;C!&?/ MJ_L[EB]*F+NLYP.4.^IZ. ^,$=+*
*[P:'SF4NCYLOXC=%(8DX@(_)B+B4^C!&F= M_^P!9Q*8WM95C?,FY/I]#$+.,/4$AFJ;O3UD]/;>'5TP( R^3'^=M'<]-0DM*
*M;4(3Q!;=$]0$/S31BD^96DQ:(/]_./4A.W$]QQ* A$9,U6^+1]PGOU7X\"]ZJYVE;,[\3WI8_BWZ<$6IS-(7.V7?.&+_Y0\/XJC-('8#3%$W,$P\2F#-_P#)R3,*
*M<5VMG+^E!9C;RQB(L^KFS!4I&$K2W(=]W3X^XO*EB9+N^09[QG>=5O0,U^+?*
*M!S5C^#,_93T#^_H%O^X=V?;$&;Q\79QW\H"]0$/3W"P9QK\!,YGOMWIGEK.$ MQ=E?=)MYJY=SN'6]&1^&!8^\JCB_?*
*>)RIES^\$F.!^_O4%_Z#/L/6_X/CLN/ M0L77E"5>X%$/1JZ<@.4%")($&8)S5'IGNHZ9Y;G&I:S[J^YXV<1.=XV\4C>,$A)PZ#7GZ21T8.)R%Q*$ M*
*L8#M'6J6B_\U,21Q M>)&5^X/<9:XU;,\,XMB-7>3C4/9[01 %/(;$CV2#! O98L@)Z7D 7\I3< ,E.GPW0,@0& M',T)H'IZ[JQ FB7N-*
*H"2'M#NB[B1@$K#W7]"'UM LSUG?[&3UVN,R$C&K_Z; MB^4"&XL[S!(V7\3,O_W,ZSV9GOBN'N'FQY(<[BUH]):\FE/TUC4H1T5\]";'?*
*^PF89^X37.>9C2KUU% F>\2F9N*A-?]"IW%J6SHZ3%$8R\(F8MTU'6:Y,RZVS, M>,>!G@HK0*:FSW:!T%/N'0:[8^]I 7G0T3_??$);H=6%M:3="@07575U*
*[U M7N-)_?/LW\56WY7%.JQ^7)?CJ-0G)TBBB&!81I&&'B!Q@QM3&?KY>=69DE M(747?2#M].'%3 8|/90T#)IQ#^10/T.8R6-*
*V.%"32\OA/V9_O),??'@Q%_V8 MP:'O?>)?C1.Q2AF7_L#;/V]RZ;#G CA9\8F0EWIN'$ O##V(${DQA[% &$^HR M%B**"4OTFK6-*
*TE/Z)EW2I^T+QQL@H),Y]MF>KG9FU@AD:KOUY3"8YF8UY,"[ MGO O,NYSHP"%26[6M(CVDK-&-"V=G34M]HGT+(6'3-M;/SVUZ9MXTX_EN.[R*
*M.7=G1L^+L9\F,M(9)Q#%-(78B<3FG02,A@F)8E_++5/F1A/R(&]%R8 MS\Q1P5/-"MA&2<\86 #(H,6VNL36VFXKD%RX%;-3,8?^4Y+_'F M*F=7[#'+,*
*[EHG3WSZQ^R4(>O"8WBT$L9) &1W;UB#F//CR&-W3BFP]\G".O8 MB@EZ,YN)CG]3!8=?*
*T=]EGH/RV8XS^00V>'I7R<7>573K=EDV1Q]?!P]8RSS=5CK3K7>&2)F2V@H%0VD1C0$%0O )Z2?-PN611:*
*MS]+T4X@'I>HKL.,0B*)JAD6$+.,4E[T:.Y;10&9BF(4I78?H.PT^3>JAO8 MJ/ CK;_&G]/?FJ__LWZY^EZRZHK]LQ\[J;@EGWAT9B7ND@Z;-BEB(V+_W&HE*
*M'9Z3=WHCOE!4/=4*Z7%"\()H8PVV%/K+:.;QC@@SW%#'/F886GA5_'+0DD<6 MYTG/Z(MPE^ZX>_UYO4[B( PB5P87_;#M_8!]UX_(_-*
*H)7,]WU)H/FS(P>X)! MRP##$7=,OUK$ 2NDSOGMJN="G: Y&<%.HXL M'N0-L,!U9M#]^5Q7/&./OUY?>*LYN\BV#F#U>TSI[;MOYAZ*14 M)F*
*[!&,Y:AC!Q&RUK#JC.:C* MA]U9#M*>!8!W&A77*C"JJ:L\"EI_\2IR;_I^=*]KI]WL+VB]@QPNXFD:_ MI#9#$P!|!1NJA)>NXM*
*$Y$1IA^X*^J&1Y@#^>\[*S(CDO]W2@Q(K(>KK=D 0G9;9Z+5$IFE'0Y/RJBX5.)@4;!E"F M/PVRNW5^.ZK'UFU#F(2^,PA,'3$204ED0-)PF(H?*
*I7B;FG>P<2@C\E.9L#ULI*8FNGG17P:%3;^4_J M5S']@&;MW!$%/570D%6O*M)"<5QYY\1&3Z5[+D#/-M1C=-*
*$2R,EW]=UERXF55R[6';73(_23WCRWBVOA)?*B;_6!\W^&$= -M'+^&,20*"26)HV)=CU;>.RV]JP4D,34C<"S]N%6\ M2";-4X2:.,I*=Y;UD5.">*;U6<0/>U?*
*E>*5%%.JL +W&G/^ X0D-EZ4\O[5C MS3AKSVZ[62;[/]?=K;V/7-D]U(>8"IU!8<)@[(8((ARZ?A#[U/5]K>.!'OV9 MU>O7HOB/=CZ2YK%!$T7%,\5\V.BI;<]*
*-SKJ-XXEU49O9QCO;":UK;.)O5E MSRUFT!P=:@R7T=]T^[W\H:DLR>O/^)&O41 C<8()?.((_;>1-9YX0!Z,,4\ M" .,"57==T\1IF#L=JG?,>YI $E?7*
*BD]B,KTC7RJIGL9K"JFU08|)8K1/GUQP ML>UZ3)SAKCWZ.:N7<;N;OWU_GTAFY)OQ>^Z?RSR?:D."QW$XR2%).5>URG< M#1SH10D+L1?*
*1V..:K3*6;XGO7"7!_2;^_P]-OFV;C=:@Y!\N# MK&=!)B[_]KD!>T:,"JN.5;#G=:[6;1;AF_?J4)>IG^%:T1(Q2M'T]4-KB/9 M/^^+ST5^QXO/O)*
*M;C_F^WH#U2O)L47FCACL,IEE,T3!!+R[O@6?Q?]?3;3] M6!1U?M0:15;CR(P;,:N@:(8<]/"P/*%&67"S:\W1E9>[VE01\-7UIM(#AB57-MM5CCZNFIY#*
*(,+%[M%YG]67V[^O)5O?!">;&9E;FA#X8,@)8#\$[P4&FF=T]# MH^:*6$5%3YNG )DA/J$LK:UBJDEZRU93J8L_5$ZE_*"9HG_@^Z7%SQO>E5I?*
*M/19EW95AKYTI^!W#F13M/W!^6_ZU++9/MVG_B[YNT4FB&/D1AL1%+D2A%T/L!BE$ M+ E#Y 4,!UHEVE:XFCOF>6;NQ H<\ EZOL2+*
*0VKL@!BQZSF-"4K[TO-7BW^ M%C3CL99>P S^D%7D; V"LL+3LE.C;,)X-&+*ZN*7]KZX*PNVI?7?L>QU4K_L M2E.:!@C[$$+HN2%/B0=]$L00D3B!*
*<\P98=;SL,=MQLU +#3TPK+?44"3_1BTVI, Y MWW)#X)9TRJ[*(A_R(4[/XI] MB&/7@6DLFX_J, 3?E%O%#X%F4=\WI^P':3Z>]+X;*
*(#C=ZY[X+OB.YYCM3@IJJV MDEQ_J!,4[9_-SHAD^ MD[6'3@BQES#H$NZY212ST-,ZZIRA,_?)AN=948+/12USWS\U)NRN-6%-U.&W MHJP?*
*9!/20>OTKA6%=H.QD3@:RYL,P73<@8XI,,2O*TD;<+AO"#7+V-Q9T+-9 M^&"/N>6K)*P#>*
*[*DPCX5_62:+YP6S[Q\N4VORU+6;^U]QTI9SFI]_CC52%%U MF?E4M*0,-YT(^F)YTX?/.V6@Z$4M\ M1CS/T?(.SA&:>9_?CQ5*K.<9D]R5/-X^UX]G-*
*3C"Y=*;Q(KW)%3.5O2L+RCFK/@H&7PUN6[N1QU/"4TAO@-B)'OLH8;F/$J:&4<+S MV*GIL15$]!2Y)]EV<3D8JFA/DR53"47=4'>"?O M*
*H#K:Q;RGP$IB;'L'%$U@RIU$3KJ+89)(>Q>B6(*'*$[73[S,"O:UQ]7B3>;E M4!V2- =L!0A_R/*F\;_PVMN%K6#G)$'@^BZ%+HH91&FWA>,KTF<*
*M8ARA5!@][@CFL\@#B,/\CA%A** ^(F2NS=.9NY ;-N(L.\ BUM((@#25VW M[>1)H,8UUY[XFA%30\D->E&. "79!1\]3RR[D5HE]7B2P;JAS3%9K V4F*
*MY#(,71ZOMV"D\]PPKP.3YS]FV.E5Y@AUN4%-L4GW<]-DPFF#&%R;R*S?F]25L,C:8X3:&EY]I:Q$!/.QO"22;8*
*MJBL^ZXG/D+2M**BM)J<3U);M7]HF^E%;4L7']/W9;KK;B^N1^ZS>\+6;I*G+ MW A&5'8LH^(X'Z<<0]]QD"-4.^(T5/5B#Q>?*
*6XTE#7G*=+UWY)=^0J"B+I\$ M8]I3O41$/2W5E4[++STGAI$W>K388C[H.3&&GN?9SQB62Q;/CT?>W(RW;0TP MBUG :019F(BM$;,*
*DI@QF."0A7[,L<.4%.@<@9F5J"4'*DEO!?X?YR^."YYP MV4X77X'-<59.^W]0?<.RF@]OZV]%*0M4_QW\S__NALZ_M_\%B;*$O'1T&FB*

*M(4FP"GQG%;A>_V1655O>ADJ*;5W)T$G3$+U^M]>R]?VM?3U50U^%BLHSXAC MJU+R "E MS&-=0V(KKG70'&=0?&S0",GCSX8A<,]3F*-D$QG9UX$3A:$Q%5I1V9 M@CBYQ&*3#U6%&4X{5'Y&W[K=?^/RX"SKB/]!M=UY-^ .=67KO"!*,$0.9<*L M>002Y(L_$^RY2&EHVRB5GS0F,([,M-&R(]_FR>*;[&$GQ)5$!V.>IP[^&G*K MVRXJ#8#\.8I4@K ME_(B=F:V8PUAV% &'6EP)6]#'[J!BJ:JO"Y[!VKGJ^60U;.8+:B_7@*]?FZG M%2QL98!>QLRR>;)6@#O*)K6SJGF/K]N(<>"D&S6QCH!E) MZ[!S0\/##E8R\-@S8:OIJY'0%CN33=-I*I/ZQ_H/V4Y=*8EYQE M=>^O?MY*?_4V_0U7PEKM&V-QSP*(I1X,(U2V>LH\"&AH4S=C!,W MQ;&3J#4',6=A9IO;,B"OGAX,%H:9_WC'A/HQT1#GZ;/S_.CIF1K)#[A-0B_"-XQ5/CZ5[03@MK&A=4[?B,9NPZ MN"MEPSGY.`7NOXGC%1;&Y7:8ZB'TZ/=V])-B5=!E!V/<]BSV*O2LT:)OP>)U MAQ4XC9*VS:DNEMH],3##!/#+%S-L@24#G$T8?!@"'43"?WW9?Z2+@3;?S[YJ M3%^-7S59K>++F=|^R24J8<)3GDEGI/H[EUX*9U="_ #/S%)R*/48$BJ_&L5:@|^<0:V;;WK$B-/Z=L!&LV&RD?7@21Z4F.T]W MMO=/ 9EJ$Z^2@MEEKJ=>=1$:WE&1%W#R&DO*N>HWDX&H75U +80%G;0K,)!W M!7])02?R7(.T?L[7;*L+V<\AU++=RWX.F<^<+7XR[O2/+_\HKW/6.0>'SL#[ MYY+]HSQT&?1.+Z;K+W%XD7T'%-WD]]+%%C\V3G9M[!1B#/_T864)Y W.*K.!M;OEP&>M^QF1"AKC5N.*2S6LB, MMK?L[+OB-TRLY(#5$#'#Q@P-$.EO#$<-MENR&/OU%K8HQ/(.FW<%QX!]_*38;<8Z4_[AF,6.G-K7!\B^\&VGZ;J;CA1$;NS$ M! OWD@L[G0:RF7OH0L*(AUS,4!!JG4I5B,Y]F!0D@[QB.F!K#3LVDVD9$ MST">]F/.45(*8MJ>(#5&\FT&1RF<'9>E,JS9A;A&I>R7W!UQ\O>'&5T'3(_M3GW&8<1D;0X)"8S=,(6$QY'//>Z%)-$Q 2>IS*SS#0TKM\>G,5)3]8LEU]/MMGAP0]%H/9P4:DO:T>E0B2VI\FL:B>CL]VJ&BCG_XTOS?YF*N"U1P/Z&,)Q'T MF,<@K])6YST#-57TAU+'QB2I0\F>>C]Rl;^"C MII472ZVGE:]ZBK32VX_&C,ID/2EW2..-TG!/B'D^\?;4APUWS..R\#=>?RO8 M37/S)]VG=IC8+FC9_@-OV]UREC*"6 1]+DNPW,B%<1*X,&"^2Q *&,=:6?K: M',RLS]WU:(Y\!>.%#*.Y]!MGVPV_35]-HKF7$>5U$I P9(1#UY$=1W#$('$,5/EFYR6'%?\ V__O,FO:_,KK>^^O$;"NTA)3"%U<011MZHDS>$O1&LM&K\$#2@+I$ZVIXDN+,2MU3 T\M.3UMGD$V$E)3.6MHJ"GUSU*XG M_HM,3-OA!B[:>*\MJ2=FGZ2V]\..'T,W]D*{2()@XF,'NHA3&CMNP@.E'JWC9&;6\J;7R1/.VDK6=N)I);[F M: BN^@M+"RT" MU$2RI.QGB"RJX>."'JKUQ*?UT]VOV#_OBSM>R%O!C_D]_U'_*KCI#|5L|C./ MS[T-LW]NVW,*N"__W?7MJYMU66A3U'FAVC-X#(9Q_;.$@)[R]0HO?&[!#&BXML90"/B&K48;WN3472^">$&J8GSWU40/UD[?H]X\/O^5/F;Q5TU? [AH>0/LD+T3MC()HELMQG( M8H3R.:,.1$\21QVFJ MU;%@FN3,>MPS.3;:,J+)5YB]OX=MM/2/^6MH&<:R:%*8"I=|*T"Y&>D4%)S#V*CQ.F:F_JJN+R]Z0/E.P&";>(3B#B/8!(%'+HL\%S=$QT3@0]MA&.L9F';9;5,\VYQ9=6XEX\ W)#2LQJ=U"3RW)2Y,42I[XG_,+&)!<+:!\+$; M$.Y&S FT+JP-I#;8X7ZIU&H64%\6S=C'N #:QNDUOY9,3K?HHH;DM2"'YN'@ M7PTG[4L,\KJMH_^25?_1SBB3/ZT=% <(414Q,B+_3 @ M6O-US]:,_9ID0%GNE]T\/4E:H$TUB$":;DZ#/$IO]"-$D$PHE_U8\\A78MR&B'_/^F]>N)?[JCM,^C[JKP-I#0U?<6@H9J.\VOHPLD89LZ/26<-94^2VAA MC9X2^%BA)Y_0O\8\+A9LCP5_S^IOW]H1@??X!Z_6CD.0@X5C&\6RU7.:",U& ME,CIS0%*G3CVJ5)NE0[1F7?S745KEK2:'SS]TM^[O>G>U^FEFCQZ\V#!%+A'' H@1%B_6 M02&,<>! [J.$ISX*8X+TH@_XZLUBBG\]5_F);4Y<;MM*U$P: M;V3Z"28W&+Z%MY[EH,OVO\9T!\.7L=P Q.>)# )Q+\FD1>BZ,L]F'(X\]6N28=-=>*D))#=C M!1LF . ./197I7K].8JAFQ&TBHV=|&U"VDC3H:>_M94_>GIU4%=22?9LDMZA=_M4A7^T)XH/V?8!:#K9'5?_G2);\K94/V^N5.?%/]J[PQ2T_R(VN"/"?FK@\)MI0E$"146(< 4C96(&&D54#VO4D:/[M K3EM]4R0)WP ML]T#M $Y:B&@OX*9E?FM>&Y\GYO\|\QV$]Z.H,2VM/X[EHY1_7+57O)\&4REM2Q'W@H0XT.$)A4B.."4!8Q 1AGC,61K[6F,"#7B8V2?I.9)GDIXGT#$%>J[ ME<[]UR6 JYFAF6'4LT=:",XVN>\"2"R9*|,.%K55%T!T:+0N64J_I$NL\%#D M7'I;S[Q\^;#E]\4?6;'\;2'9WXI'_EZVJ2U?/N'O5X^U:D67[KHSFZ*.'=#S M ]BV:<^Q8TFZ19(IT'$%!%LKT$X@4R_ATD9SW";-#:2>,9H'0ZU!*+5,PC JU MM(DM5]=E"L.P3,MX#?TL(-DE)6LNEH3+];[:(91D@5VG&JW>:!/(]PG" ('6B M4!R\7 :Q,&M!G@2I'U!*(L15DW\F:,V>P=M3!X(\>$5?;U""'F[CQL,R&GJVM8@ $GA\(]00>BX"8Y>UIP M^36-8S=P,8$1!I"$E/9*RYR T:C #E:DPI&:"UFS=KD7/KJR_KNL^P% M[OJ:-XQCT*F=T"P!8FK0JE/%M9FH/"F;M4SE\Y063E6>%/DX5WGZ$9OY==6^ M&_>^K1A+"0LC'$.*?2S[*Q&8)(A#U_48XP'%CF-AVN$ITC.K_8"XC#O_CKUMZU] K3^%1 -7-2,P#UIZ-N%NO4G24A=:*9XP*9A2T.+WB8I&)48&&X8?Q#YIMWK*I4--3J*TY M%JI:I_W4K*XY(JO-OW"Z+4O9D2!GGXN\[/A]6[=6G[*|R$NX3/#/DD(E?IQ[C/(BU|>KW,T=+MVU9UI!EMUF2QLPW'8B8&?>V:3*/Q&&==T]L=5,EXDP>E:GIV/#9ASR;$FY=\LNJI>'PAR]U-&_FVK# M4Y?,8U1Q'SFA9!1Y FW)0A@[% L\&%I2OP A1[5:/L\2= @<\V@H_.> MO-S*'@7]!]E:,;%!1G6)]-!_U/)*J&G<),(8]N =#-E5[-1'=IEY.2&9-4<_1M65AS)\0|5N6I!_2O2N]*7N,?U[C,Q?Y9=6U>"8XCA!UQ" D]#%$:4EF[BV%(_M>1]ZE'$W5NKZ=8[_S#N?(EEHX.>J/]]WTDTQM72AHQZVG@HWG1S6C4YU2\U_M+Y77["937VZMZ\LQH4;N+$\^MMA%Y1C3P]O)T<\9%KQPX:/SUV.<>V_]I4^$ M_;#ELG_R_?=BC4/N^_X1IB3BOK L+H7$B0,8$I_'OA/B@&BU$M2D/[/-$=^+ M4+/811,_->]@1E3TK%3+R H<35C?<;.2N5R$-],$5FV:;<&1Q>H8,RAL%L/3?D:NK&T'/]6'9G$0%.7B(.(2)R%, M>C$Z%N60P,PFHR&G9S..("']P'>%KP8#CPL(PCB]V&=4M?5['Q] M"0A&)>3759T]-C>|)9?M'J2IV Q"BB7?-A]C(4,_]0O@!0YTSQT'0&G9DTO M 4//7+8%U@-2]NS@.2$L&;JCY1>U9.>$.S159S^G9XL8S]9-0L++%6/B=5;O MQ8^WY7WQ/5\[CDN3-.'009$ON]S65]#8<_C1L+09U&L5%\S0F-FB]12!1W9 M%9"$@>SG)4BKZ=L8/N,J9TEJ/:TS$EA9-15$&KER%4^WZB=^V&O=V)J+*)Z"M4+WNJ7ST\E';_83>V_13D3_L@FDH],4YPX[@S&)7:&,D#AY>@&'B(QX2A+F7 MI*:CMD^3G%DY?RW*LOC>''R;<=*; N<5>,(O,KW4?+CV&?C4]D>[H.B&08;# MM6\&H\A2[/#(#ZE2 \)3B|^LY3MRX$H]G'<$P'3(\A*Q M]/1T()%!I/)(-/4HY24BFD4H55Z>5DSRG @C\ M6WH[^PEU';RR\34LP@'$H(_)3F+&4#G9;&T+Y\@L.@^?%[ PWUWY).&W33I M-\ZV&]|-6SKJR]6,IN\ZZES1.GL6+G]3 +7/MW<(0ZD3Q#"4D_ 0CWV(8RI_ MS-+-&]PPVE^=-"\R6FV[^I&;#Q,M?@)I%6!96/0MRLGGA M/GEZU0$L!Q.WC'65CO,,<+&'E*U&A)RX?2X3?/]X>PT M_>L?\D>^]@A)PR#BD'DQD3F&+HPY%OZ+%SMAX*:Q'\1Z<7PUPK-']]M9;$WC M7T@:?:4#+C2GLZEAJ6;>[.-CV81U'%B<_Z8EL:WY<&I$EYT?IP7$T7PYO:Y$)I>+?R9UZO R=.N9>XT F),!*,-R.I0D@3/PK=U$]"5VO"PCBY M)>Y!0=80!>]X2_:7%00/LTO! M23%M7A&>)[;\A>&DX">O#Z>?,E-VL4*[XJ>BJM:("5W"XPB&291 Y%(.8]>+ M8<)BAX:.."%YOLZ@V5>K:ZFR_KQ967/0*3)^QMFF\;GK0N]YC^*\T[@!WXJ-M@$;SU/.;(@W+9BZ]6<5%KI:2G&:CBM_\K0H>3\A7OWFZ3UBG_MUIO#*(YW,,*O!B(>KK^"K]NDY1, M_[Y[U8_.&%\.6+&<9E94EG]E]=\U%Y32:;[.C^HW(P/XD3G9/(),697:TA?7D35?$\ M*TJ0RZ9ZK.,$4/R4B1TD^Z\VX;KD> -X)115;@:;/0F6+\D4S:#L)M&*\UB9\M>A;^$+GF_KJG#MYUJ,^?]O0CM;JRV@K23M);-CZK*OY1:%;YP9E&25;G9F&= MG#CU=YX]?*LYNWH6]NV\7__@1S2?5=FE*]YR-TP\0+HQS&%R(DX3&+AO/LT M3,*8^U%(M,S/@KS/,,B&,P=9L=G@L@)BAVCG#]H>/VCQC:K9N9_T/9E?;IT; M0EA-3"$\.V=P!7JA0"<5Z,4"C5P++8*T_S*6FD5HD?.?;QRA_5>B/9%P!A;T MHW]WST\>3^* <"C!V>VYP(@\%Q)Y1;_6.3Q+]O>+D"]^KU#:2%G@X+7B2Q MGF4\{>P%:08;3P_(=^MK'A'XLRY5DSYKR;39Q$81@A M%$(O]63,,@YA0J,0QC%V/$K"P FXWB# !;E7TI5+)@GN*/Z,4Z:/7Z8E-V_A M%_23SYK>?P?^I<9-GWT7/_W$Z6/.?RXOS_XK66[N]'D6S+:J7[=5EO.J:F9. M5EG#IKP/)8P&L9LZ$'D>@<_=3VLPR!DZ,[N'/54P(*MGM_<_AHV:I+4BM9U5/"6R]1F9"*DOVZ1R516W)A*B'>C_ULH]\8=5+3NPO=_?_,EDZ32F MOIQ +YV%$**8AI"D)(7$];V0AYX3!DJ^PSB9F:U13Q@\"!R4R>]? *I M<6-B3WX]H[$3_:X1_?TKT<?'MF9[97X7GC@3OQ*73LU()LV5/_ MH6>X!$G0,P%:+F1;4+#C W2.T0!+W;3- YJ9J5,&SX[-TQ=]O 9]++:8 M3=07<&@C#9XV\>'Z,7&WWW-A\E$3P_U_'3D BZC'IP;D0^=2#.!*^ M7)(0E*81IDZJ;"9'*^LRZ_C MQ5G"P=21V^%1G/@^6,KN51)RU)<;>WY!=TY!C-<>G:[4^[G6O[^>_4EW5!YQ+VO-_)\^[$HWS^7!["E7CC, JF9[=B'M[#EC/&>5[#+:;7G3MQADTOY,B!Z_C/7E1MQ_\+O.;OO!TPVD7X6EI*[R*\;1B MV??%,Y] EJ-N!>H##N&&Z5#K-<+ZZ8:=IH\EN*#%]&"QA7M+'XMQW%3Z MQ&?T5*8JZ_7[P;CYZV[2_(="SB%84^8E3D Q# +?@2B,0DB"U(,NN'[J M<:5.DN-D9E:C(6'04U;3IEXQG7*GM!ZVG527O!G2];"1JLFU]CUN5AA<'4N M_K;7O(G%%]%!-0%[;53\M/Y6]]$[(7[,*HHWTEOZ*'XCNZ,@\5DW@G$DRV(\MAB!FH0N#U$UA$!&N]^Y-1?;!">$&NZ%4Q\U;$DD>"SR6O"[:0IS\V\N>[ICGM)#%/93]U.65(>)5^##&)"*2Q[P5A%.$$:0U$'B,VLS*^)@UZVKK=B<;0&M=) MVQCH*><9\2T>3'7DL]7>9XS4LMU^%(0^:OZC\HR94K?U]5]E-7>3K$]JNL2T M7M/ IPRY(0PY$?]<)!';N#"%/M.Y+@)XFI[Z@2=V9,]FHX0.[+@SYZPX@WA M%$OJBFQ!>-U; GVYM=5W0BI+FGN.RJ)*.R'JH;Y.??S"^6+=']Y^RG+OKQ'5= M/V <,L>-(4()A4G"0L@Y"H2..G&8$J,)8T,JR\1U=B.WNA^ I UN<\5;K7&< M5,,!%TIO%/?1%]Q\WM@IP2Z?./9JU;>9.79*L+-3QTY^V)Y:>NLX<%CLIPZD M7H0@XHD/$R_!,$Y=CR<,!RCT+E5+[RW5?\2/O8I20>(XO%)6$4>BDC,1:M,\?/$9H[9/1Z8,X*2,]7# 8:0*3FU=H07#-N=$IFBX%<5FINN]P#>)O*IF_-8%O\O2)&#B MWX)(ZTPZ37)F'6XH@H)LLH>ND5B9/60YWH!:3JJ4I>TR$JQ;V:X I9J&VP5( M3]=:VJM:!]_N&_ HT0SR+%/0LV%-[=7$M&0 %@HN:.G4 #HV"QI/&<:I2+OJ!MMW_>Y%>4EEO.!O.[KW+VNB?_<+@[!\0-_"B"42#G?_I>"&//=2$-72I*L!^B MT-$,:%W$T,RFI6,&=*,S*B"SOXLF?VFC,%!^GG>@'"U;#%GML%K#$7C7_:+ M3.OJL1[PT,!],+[CDP+P)E$X*VC9"]==QL[2<3TKX)T(-I95S^U]J/-HLCY M%TYE5N'+3)!M(^S2 )(A]&*4DV#%U IHHZ>K\K,[MGSP\E$WC M+!&!=G3!LR2]$#+CB> :\"EXY+*FHZQ!D]+OT@U5^;G>#UZ9LM"Z]=BZX!M_]+Z]2^Z$<%RKZY94;;9FFL>1I?OQ#4KX"<;;\U+T5[8JG?D7CI&JB]P#9RG\M6-L)8-CNFA-&/43)&1 M-X^FZ0&F$F737-%P].PKD@?-J?7J08OZN6O.7)=2&D,>^S$4=LZ#F/$0>MQQ M&&>8B5]I#:/59&!FB]8S_"'7;+[,]HY$,F1QT*TA$K9&W^J27W88KB$X1^-Q3=Y^R#.%BN'<(QMB2B"+!4G;!1@!(E#7$A0$*>^$Q G4JK5.DMA[AO^ODJB\0H$52#)ZI>$O,9E MW%I8D5;S6E|74*-BD)/'"7%0*\GK%Q0M!3@IT]@SD] ?U0\O-@>K^\>&W_"E[ MGU>L9!\W^$$UM'SZZ;G#3)(HN,|>Y5;RV^>[&WEM7&5,UMNKAYS/"#X=*LZYN!4,CC6!SH MO4B.$8B"$)(X"F&:NB1('18F@JWVMN9KCA*C!"*?B3TF(@@BC%,O!/L M1K1[T<*W_)=_S;T,QB^0Y^O?[_UK7&+^;.]L\3M-Q:%$.Y%6UAKYO-E[^.D' M$AWR_?^3<41G7L=RPXC.,6!XLLER?IN^%T?0K/Z(:>/X?.+RAJ(K-R$A\7", M/.B$D? H'.9!@N,8>F*G\9S0QPPK=213)3ASS$&2;Q+4&P9 SX%PVQL>INM5MS%!4/-58Q$;S-'.I+/KG&$59:9U?IL@M>VY1%/[HO*+ZG'[*8-1=V76#I*_MPE!)6C+ZO;$<3=$1?3ZK^L_E"_QO8"JI-BV@46!M9=K'@VK1HMPP";P]>BU?ULA\6ON]HQ",W$1XF_M]"B3J=M=.H\I86KHB9%/BYXFGY$WV&\W=95C9NPVM7#0WU=EO*D>_58 MJ]XYGUU@9@T=T7[2@=!OLAYL:T.8E"/Q397'+XVCLJT%VT%$#U-M8F%ECL] M*:N1-WU^U<6*Q!V.4M1F*;#=S8]_S0";:G.#GM,8F:UE01!2]%X/SV!B]HV>IFT>CJI*:CVIGE>%DM[ MO*D"BVZ1YP4\W!E'/CEOHHA, ^[X75)%]A@J'G;G1$;S *Q90-+TX&YX6CZ1Y B.A3-* M]O1_RM22(WA,]X<47K+=YL7IHYKWH.^>FG9[8/=]>WH*?:#FVZ MR/\^@\"T\WVY\'HFX#*YM7SM<=&,.'.TS2R[F98^+-'2Q)SYIV+\PVVSE3-"O MG&[+MF'(+I(511[C=$CL\"0($,.:^_EY4C,KYG6:;S4]FT[".AI9T\3{(FN0(](#G[%LE)^/VN.EVUVRBS^_M^K3\MEH>GB>T;-/#28&/VAY./V':J+3&V:.Z36\>GW!6-L,VTT^%[ ?TS-F5 MV-GKZF]\PZYR]GO%V:\OS:,_N^8_Z5R'1?ZR=@#D.20F,""$0N;AI*8*@'U)"M4XHC5^_6ZD)^9C897^DWSK:,YFYG>(K=QX/W;+==N#K=$X>VBV/B+\4N4%R M^:5O2=$,+8>]IK%J&9.H[UF3?Y/,P88[T+(-\))*F537_!{\>=\T=)&\ M@H99]_U:KCB8(@A$GLQ9 1'H4HB"E)M0SD]]7G]"Z]HUZQNJU_&JFQU@J/4,BR;2V MNR%DSP:>U'|/"G6H;:=_I!!@2?[YWW1'%]^9)5R7>?PH9G50=#:.M=M/>Z^+:5:5;QQ' LY?2QW5A /GBXC2E_4I/VB'K&C_*45;+W+&KY^ 1O!&<-# MUN3W.\]32XS'*:G_1K4-KUY4#4;N\?E:(-F;.-<[R*6<_JZ>"]=.W14=QY+TKQ.YW+5L@?95>>O,K M+EYR+OZ>9T7YN:BYO*&[_U[A&QH;HM!#44I@DL@N MD/4LB>0&-!R"AD70\ C:7[=5=#R"B2STZ.! M9WL5K%/7YISTL[V25\S9_=);G,8\ SCM/B$6;G8"1[@9S6Y@D](BF\<,T/1[ MS1Q+FWN'_W>+2V&?-R^=\'/2E*5Q(*89],M:"91"G+@^3!CU4N$/RH]&!-< M'M!8RC?&:BWN%9X0ZY12>^ZA9 M;.DCSLJF!WE[*7*5#Z?#_,Q+*)@M\+_I-NRE.G;.1/'P[+_JTP0J)I+M37# M+D$)%:Z@$\B8$V(P<6(*(\Y8$!+D!Z'6#8J9 M!;?RI-3QUWQJR'"3;%%U5Y2:.^=[VW]):R.I-WHVF<[E[+:L!Z/@0]"FXM>-7 MUJ&Q%->RQ]>B\2[KP3,#/$=*J9S1[:I)G?Q.&_0$_\$\%SIM!Q&VQ M,_'=Q">I"PEC%"(OHI"D:00=E :(AQ0[>EDV"C1G-IZO. ]"Z#A0:U,VAA, M-4MG&2(]&W8Y.MKF2T->2X9)A>*B)D<#@D-CHO.H_D'INIE2_EX8'N$&MMZ? M(/-5'.VWU=KWPC"-*

*$B,?(\? 46;!AX]%[A#56ZN9$UN[0U3393Q! M#"TNB(YIB-/S34@VR[<7UM;/)1+5]277MCR!4G5U98$D7&F]U\ZH;$\!Q3UH*

*M[]V|S.F0.I1B.P#R[D4KD\29%Z$@.!$X*"8R>,,]2,4-%IN94E/P,I\G"(SFE)#@G1319U=^&:VLY9"UWO:FI0O+9CT%R1<%/F5F+E_C3P*

*MW9/R3MJQGZ@">$BU=F!OR=^YNBY7+W,ND/@GIE9?7Y^'V8IVEEI$\JE^9&*R MXC'6\1KD&8'RA82;H@.T*(1,7OCBYG)]/O 0@@*O=/;HB@CFSO;_8-*

*>-'5\W;N9S1/_I9(.?,W=I3KA MS&AN7'7D4ZT5-8F<%<7 (P9:/DZSYIG1W;D;-T7;@6$<2)'|QO8_3V=AEG87*

*M;G;!2L9K(W(M03%7C\Q0@38Y1RF,U,UG$;6A?-P]_]2Q_9!J[<#>WG*YE\L+ MXA5?E5_FL_?D"']\CG$UD@;.*P/"&*M#Y$&B M&]#JW2*FRRA[+&-*

*WN)HZLW&W&9$!42A2N\(778TU@\ $TA^0ZKR"XG/K>MY'-MB>DRL!{+RAVNIH[,W"7B_ZKKYOK^Y65KKTE@1F)=.HD9"L"2-N"R),D%+,,P*

*MX+5O7=S[-$5=1L\G-7CM%-81"A]T63=-$?\V(\9>TC=(H)_Q;)8?OB!<#ZJ6 M-Y,,;G^Z5Y_68I\D64HNU>T0AE9FE*46L430)?NH;1"-*

*P91#V'AWFK"]>D1,9K$N.0#R\P4X4Q"R5;%DAL8WKS;]-E7CSKC]M"'**-%-<%&'<7ZX0'&Y7)6-O3^UKM&(!6G@3IB_6296:;SQ+:G;IQ9UQU ,Z! M%-*

*G!F5-E]_Y7"[0^A_/-)E$/@!,M@OH# MO<E(*DA!B<<1(M%%T+;KA=SR!/X+5(7EC/(FM]V>FT'(Z;X1CL#*MC*

*MF'SOBVA"NUK*A2P&6E8[HKD"+BC24,"8T(=,W/:T)L;-H?0)\;V4>&0K>I+ M8M4!;FDM!BN$!X&UDA=ID48C,I@8E7 4'5B#WQUN!\M[=(K;?*

*938_PB%5XOW M87;9"Y6"V>ER7EYOO2#,\MN+CQ_#XNN\O)V^GTW+--7Z],WUR_7PB?-I]@[O M+8YWFK30[-4-!S(,(XY&3-),83>L* MIL>I.=:*

*(;BOAV74AY:9W[[8V7I7+<"*<7]N*Y?/I,IW/EQ>+=2KR*1V](7\ M=%[#Y%2X\8Y%VHIR!N4H5H[2!"C9Z>*8B+QY?N/4/([<&KH-SLI\|7&3\MW?*

*@C_PD(:V^%LDMIJ&LWG-&_Q4NX+/WE\CDS'+ MN)<9O*^SDF(B95M6("85E!9,B.S'>>>X/|&VP7ZZQ0DD&*P8-B M/%1L1R N!4K-$[GH [/[*

*%DC5Z]I@8U[_98;*Z-O0 ,B+&;$9$UIK$],#C S M]QI1T,@\35XC$W/W)=.:DR8XN&M.V@B^ M;R-RT]3LD$!S^[<;FHY'B6ID-;;>?*

*PT4)SSW1KDZ"X(4R;.'6*2NM*3B\)A MDNU+$^^1<:RM6'=)_&V^(M=Z$3)>-<39>M-#>Z*I.6ZO(R1?7#U9+ ^"$C""E M01-%,:6TOF1V$*'CVIAC47//7O*

*ROJ]Y-3SA_L:Q1XW:'W4.,T$//:6J.ODEH M(\-T]?RO6R'T%=1"5%]8'(!ES>] 60> ^QLK"1)4BMX:KUHT=GB#G^#*YM]QY] M@W$56(Q:(0A=DP%*

*<40R054U!2V6%Q,+2"5CMQ.RTPL3]AFJ---"WE=EJL3&= M/7+%?G^;L\M3&UJ@O9EH%5X]/#B+MJI_KV3^G?Y!L+G9#I7*V@?.(09+VZ&F*

*MKWS=IDSRF67%F$^MCX_W)'/H8.SAUSVTAH2367.A ',1M#@C@X#) Y:HM.(: MT;6^<+ [=2.':P/BZEX4-X5&^K9Z?P^+:74AK[JR'&']'GU40_NV&[F-*

*C-I1 M9QLWIRNIN0OBQ!O!!53WH0]A4M&") MXA.LJ9=,CH1SVH(4Q4F6A8^^=79J9^+&-7^G1^!=HSB,%ONVB7^9S_,?T_/S M/=9MEY?*

*=+!W,OO"2$[D3'FM'/TZ+R#,@ MM63ND)1^'%T8@6'P]:1"

*MIT#RTD_;FDQT5#;1&%R]GA"YBZ9Q_:BC *NJ6!JPNS_#3YA>XK6L@"O#/H8 M%/6I3!J/BM*NC+UD8!.CKGKKT)NU3R:7]A"[>2]&-V#_K.RW,L?WZ; M>7F6 G61V=);RJVNX_*30$:!?ZV+L M=A/OIG%V >NME>@W!Q!9^$BBC:YT?0=B>>($[4#F*-"L1>VW]^BR15:4;B7-&V"K5MLD1& MKY(0R42SX\/^OLT!#]PMJK5RQ3JA09A1J>;GX_R;GT[^=[6WU[=YDF7Y MU;#%VWU_S&\G4S^-$W]^.Z/@[K"1YYE]IP85@_K'2\!4?R',I(&T(&Y6-N\ MJ4%XO>S+IV1\G3CHE(@H^O>4^NW MDI=94="SREQO$#GKQ'RT=H(1P1.1O<9=,$,LE9)X34'2Q) MG7(Q\|#.F(4Y M]22[ RI[L+D!EW3K4;KZ,%M^FD^*:?,+3"%/4&W/K];E%=X'EV5I*48FM-0 M6M"4$48R 7@7&7?=6O_VN E[$]D6U/9!QNR88FH AX_X=O7F[WA^67RO/R8W M'3B1;]XP94D6#^C5[PI-JM6!$YTC14N!;Z-J1WBYC=>>>""T51=& P#;?H+N MH@24(KNTLR6+F9:^;X;@"7)$2RDRHD)F6SOG;P=)K61RU;>VAI#)R-E;V[?R M*_R8+2:E(./S9/$_9Y0+D"8$8F0HZ9#@B.56$IE7!S@;DJ=6%3NQ$EO M'*4&6(I]HV?[FN.JH..BJ +7FT33ZXW:Z57!QC_A/)UI[418<4W(4]HA+7&E M9-KDG+1);"UL]G/H :@GEQTWT>*XF*K#^[8;ESUE'E08@M7YTT<(1]EW%6E M;&I@U#!;+D"!&.;,DN D6FA,>>I"4KYZE=M)Q?)]MC%ZRPDH](HD6#Q[#L\> M3]H&3:5+=KAF7R_EM\#??O&\OM(L,&(["KV2)G0.4$F 8) ,Q7)MXQ:W$VP MVG#C4Y)=4/BB8_F]!-TEEM^'ZPTBYZ;)CE';Q-)",J7(ELT2B6ZW]QP2$$J M,+K3;^U+BN7WDFRW6'X?-C<0XNH4MA,QQ! "&15\LZU1(;5GF,>*G1FG**L M=OB^6@SUV!'[7O<&>XW:FATAL$(&X8+((TF;C:N=G=2!KM+KJ,0%7 M6V8-P/"&G=>%6K#B:FEX;17XT](? #U(9/9.I(DXY@T=**;3!1 BB=IO.)T@9 MM\W]N/KM<-DT +%/\]D/F"'^O/IW[U3$I38U71Z;LA1H!.GE/E !%I/**6*$- MHL,*Y]9E) M01N'>CE#F3GI(CK200JB+Y9G6.8LL,XDJ;2(U_L,K" 1-!^V"DSHH<4QX=B=] MY*82]<#4!Z8#2;8!0%^/(OCJ_[Z;SEZ"D%PH=*V$+BT^K? (DN%#:VF817#*V M?D_6+62,.Q%B3(U'Y]$P:@-4]YOR&S(%2=@BS2W3@N956&DM4+!VQ.DO$:^>( M%]%0K7V*H;KB>X*63@"S+Q%@5:33%LK.,K.:L\B(CQ;]I< ]L3PXPA+-S %-M$*J/G+A;OA.6W O'4B\95)N,- ,CKU:L8YY=P$\]> ^,=#G_=_U.K^[8IO77MN MJ-(3V"=_56ZQ\JBZ(L2?WW7X"H@,D+2TQ"RYUSQ(XA)%Y"BC>4A20O4@U#/D M'*]2WB 9E> @#LOO5KN\7?KHX@QH%11L\SZDF0@!)X=U+ ^IY-(YR%KZV@_R M_2@7.?4QA-J-'+=3,NYCUE"8JL#UD7/,WBR6DXMR'HH=\78V?STKM]EU MC\: [5Y&;SK-X6,Z$I$#+Q.GD>'%Q3216E '4SGME(IJ3C.^X#?=;>-S7J=H( M&I[W#2BEU[/IBD-_3I;?7U\NEFB>W%H?5VNM>^;85%IK0:1@>&(B,\0YRE'1 M2B,,I1!8[9*0+G2-^SHUE,*J+I$&4+8V5(5F")]&6,IL=M MT.AS,IQS7;V;T&,JQGUR&@I!!W*[ ;S=3:5G&*>$LQ#+6*Y6< MS$A20",P6.!6UK:;.I U[H/24(BJ+8^1++;J5CXT'XU:MGC'E[>$SK=X#B0'%L [D9@^8Q+<"ZC)9B37^GMA.>8 M16(T$SDKAWYL[2#G)@WCOL\,IND.X70#2%Q[#_=V\,KQN\09!,]2+'W,83F;S#[,E+-[/_'2Q MYJN?IM]F\^4W PV_^&,]Q.VMCVL&W!0.SO*]_W[_-\$!B*CX>#@TBZH5VH7E MEM?MS/'R]LX3H5;=!O BM2I:$IW/*F0/R=3./MY.R>%I_&'Y;HK?NBQVPW4K M!1M49ADX25SB<6QNH'+]?UL M^@V_=E&V\A7_F^O^0#D;8!)JFFGI0YHE0?LUH&5ILXX@G8ZU?<]M=(R/EX.$ M.ZO,Z0;1LF[UXP2@<\$$"89#J0EPQ)4G3"=\\(E3 ]U&0QV EQ;:)]E;LZ/L%Y147,1"6)?H,PJU:>BA@0U$-.%"_K02V7 M\5H[#W41':B,GX7,G@P?^97M[>0G?"I^ZYM2M?,%? L)T]4_5V=CE?:U6EG!2B!#%"F37+5[JNYG&7_%@N[32JD1.2S#; M%Q>S<874"BYQ/^7G_Q_FLV[7;%GO6$O968L>;)LL1Q$8L2EE(F) GW8F))7 MO5!Y"#$M79[.K&K[5+OI%1.$Y.T1F:742:T%'E(ZAFP ME"Q5??X/REC]R@9"HU"$DYSYM![CF4O-S!B732HVHO?%"CZ-\)XZZE% MA[MV6^8G2&D)8[4=A/WXW1QL;G+&/OLEK%[5T_K<^&]PI@TD:V1I+VWP,*KR M3N52J6]S*N-Q]$+6?GON3EU+)MZ>8'@68- 4DTQSF7OOY_&HR_?;J8G99LJ0S M,SYP38)6J'9I:<"O2@-^#88KJ1E3]=O#/4U/2V:;$+@Z@/L-1L-^G_J+V7Q9 M"G;+*U;9TJ%&Z]26[I&AT"DT>SVGDD;%>.U9:???'[MG7'U,[%<-FST#@+$H;B9'2$9G+H&V'@'2.>4=%B)'7;@9TO.P9H7R(7"N292GL MMEP0%Z0B00K0&K<70^W>JZ>2/=-'[EVR9_JPNCES_WJ<)2+1MP4H3D;/5>#7L^6!XUD:@-M9JZLE,L@XS8)/P=-A;? 2&'RQ[R;CK@V4?AK^$,#S3488,A.,9*\-UT3PLU;;H M5F057>#&[C*/CAF&/_Y#92\\U [#]Q!.*U@\Z U,:@F,H8N26&D<%SU#9\4X MPGW0T;C E)=]T/@"'RD/QN/1!-0*(@_,%,A@(O,<&,YWC^(^5!Z/RB$(:&9=?O\.KBY6G_1E^SLY_3J;?7B,%D^7:4;]: M;TE;RG#M2/!(,2(IR\3'* A]_2!]=CS&+K]PXW(M1<$]X&H()^/FQ+4*_&> MC4UP95F9ZE;R@0OXF2->\DQBUI%9*REE76RX)Q<8>]!!?6Q48.38:-C8 2K% MYY&>]/>:>DK F$"DDY(XKQP!G3-/@FNQ6;*S'20]UQU[8$%M[ S)]@;B$%LK M5$"$F).U)%@\#-+H0)S"NS9:IJW2>"I,[%* M15TRL4I:@*]PDA*+2>0@TN,#HB.V22&IU*L$2Q%'(2*O-]I_(=5>O22[L]JK#YL;P,F*\/7#*]QVG MBO5VK),&K N$)E.2=+@E7],NUAK*M!9E%:\=&=!]TK@7U 8JBF"D>WE+W!^ M#O(U=+Q43+A;FS_$)"(EP@:"J $XI5'3E%O(G*.YLWZP:UV\5/?'S=>4Q$3 MU9@X.A#B;)J>W(D&H9P,$95D*O8Z]R081E'@^+,*@E+>I4SF^57&#;94!T4U MAC0PZSQTXE8F6V(IQO+,"*:D,"1J2* V$T]E*KEVGE8W9Q]3T5+ <]W#GYT N M-X>3]1&B.AF:E"6B(+P4$9)0)B!1$STS3'HTM09%2@MNSZ&R?18]>S"Z ; | M'R*27$=N$R/*&'VM>+VP0 1>H\EJX;22E5%S>,CN2/#91]Z/!G'78GX#2'H/ M2_S8QWR]EQOK2\@R/<81E5 =RU5T02I'C&2)* <<#;J1VO&4+'>.Z/]5QOP@K$UQ[\&YD07^VV0ZN;B\N G*9-"2*3";%P_<(.!M&1\LA!3)..Z, MZ33\9H?('RPZLM#W$=FL!O_&%KS_^Q[A,1MOA> <$G7A/)"]9]@%O/"'!VABD ME[&3][%+\/<7'>?.KR;XO?G7@BDXF<*-=?+ V_+*9>2|+\E2\[79S"08|'L\85RC"K3.H*N> M%=%&*LE X#U;_0%W!TTCO\]5D7P'..TMAM&CZIOAW\7U'WVX[N06E^)7$'>(%3(749>F*UKVW@/$'*N)=5!2'O@LT>'&\ .'\B^T]M";SZ M-H?5?*U?9O/Y[*_)]-M-\DND@X$ ,HX1-2HM9]M=E/5 M&)SV$?YL4$DT@*TG6[YP(215_75T4D3FP$A0PI/,I+4>-** :*@/]D&Z%@TT! M';8[P'[\;@XV:"G"NF\9GJ0@O+0D,#02I :\]>9SL]\IQ!&'0PA.2E,RB-Z!1HW)YFCD5=.E/5'E1=N=?E M\7L25D-8-B$21>\#1P4W)$<.B\%0; M.O10AB=):RGK;@BTU9%) U#[-)]%@+1XBTPL6_P RX_Y0:/$,T&=5WA.B.&R MO.LE04+40#A/D:-Q$7/U9Y'=5+64*E$'8)4E,7*8+>[.RL>_M?S2-DQ_^?&T;^*>@,9.$E)7#4F"AK-@I31WXF19V,ENBL;%MG6R.5>B[?TY'88 MHH[#_P:4UZ_K9=>AVMO>KC1;1#HI[H&+365BH6:C>V[$-?)\#94P+<8-(9V>C:MJ]/LR7R;>+/ MG]K@[^7%],L/B),\@?1Z-L7_&&5;7C."T)GC&>/1E08?BKC2!3M9!E0("X%V-MR3NH2E0G++I3P.*X\FI 13YDYB]^,5E\05I\^CC]P\\GY28HL1QVYDP*LMBC M+H K'=TE<: %H3P&9TP")8;H@-V%MFYA6WH*>!Q4+ W [7Z[!S/[$H#"HQ*A MS' J3;M<\4AP99)VA*>'

*M@:!=:PBJ",,S,XYM@GRK!NRXW.F;6GN"83:L9*I!;9" 2-GI9+FR.OPTO9Y- MRZQ0F,9)E;A(GZ]7#(_LO:E*49)[Z[_;6/_.C[UU8ZG45#.K28P>2NZ_)LYD MBXBEN4SH!:MKMPKL1> A]NYNH46\8L=+)0'7I M8MI%Q>U89N3Y#8.AX;[JJLGI!LS%?USZN<>3#1_#^>3;2E:+7ZX^^&7AU;5[ MI(*,S! -H10$(LT M%1+Z5$R7XK]L/+&X-9)S<)I#]+YZ:_Y=-(VKP.HBH .\JA9'_#Z@I0OKWZ9 M3=--X]J@H3WX["_AS4C7(>QN M "XW+L6G<[!2WF_^?3GYL8H)7MU-5.&0.764*!_*0$&1B8],DZRY8((Y"]YV ME\L.9(T3PACZMJLMCY8A=F_&BHHYL\@3,=*OXCB,>)<82=Y)%YCQRM=.8^M MULB=VV!#H2O4]I1+ U# fY1(Y>I<9JAF+696^"4 MD3+C0121DB"M2=SQ;$QM M&_TA!8T":%\!SZIQNP&LW')C33X>&?1Q623:"DJD38DX#Y;HP'U4U*=4O8IO M@X21^_(-C)9# ^ T 7-[I6Q,/> ;GI2#>><$]D*.%7&@QA28%1$G=!:Q=$W:T^ M;L+TT"#9D\NC9I8NYLNSSQY-P-6-')+ "]J>DD.N8]@1UM9;21RNJ6C2S8*G M7%+\ZCU@X+_=@>+!@N/@82@S>`]>CJ@B;HF^T6S1,@T2B*8JX44H2DYTD$2 MX=P8:G*W42==(#"FG7& L#;%O0?G1A;X;Y/IY.+R8DVXU,**G")AW JTPI,@ MUFI/ "+^2@7M=8U3_V#1D86^C\AF-?@WMN#]W_<(URHE5]*.HA@PTG,$?*E M$Y(\'&ET23G9R7'<)_OZBX]B)U02_ _]:L +!+Z#<=>6M[_*? EW&Q*^WG)8?D MN"(@A")(/"QI:L8-7=21=@<<([<'ZD;.W_C&?74[3;B]?8?HO M///,(6__/G"T4Z-]F9.M#$A25)!?2N=:(D)"&)\H"NDS>>;[;>W)K8T&FQ M]J"RCU1G0[*X'\;R$C<2D'$KU-#FRTEJ9^ MR-FUY+AQKV'Q4Y7=[:#HP4[>_ WS.%E >E/2UQ;X)U^_XU_]]IU3PVZWJ1B- M01 #9=J13X;X")JHY# (8YR-GH1^J"(R;N!L6)0-*HZ14?>T4?C^-M\6+WZG MO'(D@"M=MPPG3H$G"K(1"]3,FUY5B82^]!T2YZM/,.|[*N!Z"ORW8V+/%XFXG M5ZJBG..1> ]6\F5%UW61=R2A2#(8D*E?W-R/.02#,<"6L$L&QVBTF.A'68AK? MGE#8-,"KRZ4!L+V;+B[GI9GZ%U@NSV_'WL+DY^I8ANR"5Q;=%%TJK52V)%B( M!+S+&92AH.KWEGB.HA;S9NK JZ(D&L#5Q^5WF-^Q[.PRZKE-@@"ZP&4ZE$'. M6$%LTMP$!ER9VBW--TAH\:FI#G(.X74K4+E7KW3F4@HJ"DHLFI9HWH%"IP)--M@^BSB\IFE5+M7(9-&EJ,0E8$R[[<;J('TGM8+ ^_H!2BC3]M@YTS"]*X=FU MAW(6DL_6JU@&(LLRGA/59J*.R&28%Q1\$K43\G93U:+Q7YG<<:%\\;A.?'.>B(+TT(L/50"S]91K=-F5YJM3ENGQ3HA1Y\29.CH> MA [B>--&T;:=K7=4 ..N90H9=PDQLQUH:.OA1I&X8:X=B$D?80:[AY)G1!F M3PEA0\BB614URX]CL8O;8.P9-G2_fG,D&EXZ96D)2J<5DI6445$;!._RKK+Q M^IW Y4X)7$>3QLEV4/@2OT.Z/(=9_K.T'9@NKS[CRO.?<,.!$NX.6.TZ/A9[; M'[?I0E8JL%P [TO)JN)HU_M(E,X %B@+U?.%CM)TX5'1Y5V[Q!!CSCP <9&A M_0 ^XQFGE$3+*#<^9U4]WOZ8BI-JQ=_#(T^6->_'_P;LM]IF/UVM^DR[B\.=3KYX//L_/SMJ/Y7_@7SCAUG$L&1/*2DV@\6J>4>^)XH&BK M"FU$[5$- >Y#92#GTGLAX-$![6#$U@,3M&SJ3SBH;/))-9>EQG8"@F2H(XX9F MK:D0NG:0=3LEX^)I< |+EL]5!I[8PKMS,DLX3[GRP&1M?Y7O!3>+1:7:*P" MT@C@)4D.;6*I R0=)*UFM=LG?[4R4\Z4 M!NMML 2LOX:+6/(8F,,E>4059^_WZ>8K&S>-]W-J2>> N0C?_'+]=R5>Z M2Z.2F>=2*5HZRDI/+7$"6<0D94X(XV3U+(D#[M+JSY9MH:N7- Z\2]],TX@! MDG56YF+UF]6[[KMIGLTO5BL/$B/IM.)QPB3]- S]*I$0E<%PS1H!E!#DK?0($ M!Y(E17-/&\92[9?HHT9*KD.8*V'\"HN((>>48B=]4+/]M>)PB;1AW.WL(92XD#Z%PJK20ULP04($ M6YH5&Q- 54$K4']=:JW7@$5%E2"P1WNO/O)H&6+W6H+$E(3!71'0D9:F>,5& M$?BOD>+QC-)ZJ!WZ?1'MO7I!88_V7GWD.O*[Z\UV;K=Q8[2L*U[\"CHRKXC1 ME!.)?C9QS 228GD[M!G8YG/^UN?5'PIY,Q__,(XW@)DOEWB(D/9W MTSB[@#- *@[%&E7ZN3!$)D1/OK2!,.N:$"P+W5ADO#REH4='4PWL_G#G=Y4P%V=11>L 5,RAPQR M+^)%:X$"<<;C;K7DZ$54!MD!Y(Y31'8,)!Y+A@W ]>$V_H2R7T^5GO'8_P3R6BMZ<6;:N)&5061I,2EW4>2*X9>4ILEG0VC,L^M(X3HW: M\55D96FUCL;/4, (L]XLZV1E0O!5D$$1)9TJ+"TI"HQP*6DT*BBNJM=G\Z1Q MG'*WT=%X]+1>0*W(V\LR&VG=G_>!43-PU/D1U#0R^1' M!)%'RQ" /]P8'WAG!\""&5"]]>';$YB@)4XDKFIR+ ^F@0.Z7\B%Y0V",_HH]< M&L^/L#2EE,LT>E?:0[JHB"O]0!S'/PB4!=B<*OLR\R-ZB;1'?D0?_K;Q_GWW M=F\]A>0T)4;KB#P!0ZR5BFB6,_!D)?KC_\$9$OM YD N'_#85*571VO/Z0H5XDMIU=<@Q,[B.K4X,B8@O.9#+*>,Y(TL*6_*M 7"@CX*B/ MS$E+>1RFOJT'D6UGKAP-CKWE=6* ?#N/1 O%]4QSYL185UHW0"!!)X'GS^8@ MO,,0C]$3\CD:VTY?.18<>TNKP:Z\1MWO[.OL%/OE)>I5QL=O=* <92UK8T#W% M) V9.%X2$"$P[[,,0/=MC_S\RFWGH>R#L"-(X(2TW9GVF:.5FTFPDA.9C2$N M0296\62BC@8MWY&T7-M9)\!? 0;KVDTT#B\,/[^GV:UME=91I9Q+_ZZ]+\VYF# MG*P697AGD'BTRO $GY"QT07O:7#&'_6B?8K0<5HRCX[*G)K0"4^E>U*([4F M!T;8\K@-3B6Q3C "6D)B)DI:O23TD&SDZFV9CP&P&KQOXZ$,F;29.'VCL(OA M<#UB"M*9L(P;0/8(9TH+KE"JSG0@"9105D2 4+\DIQMMW>+1]!1Q-HAXVD[C M_+*97L\N?L!TL?KNA]+%:XE;W3]-L^.'*Z9A[K.52FF6=UEQ9*?X;S4ZZTZ8WWYCO@.A;P;2-UFT F9F;7&(Z&]*DWDOEV/W? OEZN[OK.EX5;K573^(TI1L%&7< M+.CB6#%`0=QU6_89(/70*C]>%R-^%?]HZ(V4>ELZ.(OP$CLJ2&?/ 7UQEG M)8/#ENE)RJ6-UDMT: !G1V)D.60+D%GU5KSWUA\7?2-!8#-Q;U]Y-(2EF]'? MECJG&20=B.IM3Q]0,'*^WMZ2? (2>[!UY,#PU[JF M7[_/+DL-RM>_D&57^ ?OIJ4(#JV? 3_/9M[F_6,>/Y4R]=%(2I1C;KTEG$@2R M*H>09+0N.\=WV"?15FP#'/O(=#8X@T>$S6*^//LZ618U_&Z;)C\GJ0S1+D<( ME;>F.>+USLH4)8@)CP<'J0@:EIH$PTLZ]P%. M!64Q=PKA]@7;\V2-H[_J > Y.%64QLA7WIN+'^>SJS)_9IH^YCR)^-6U!N;6 M*:V4(J'1&2P@C@F2IS&1B^2LI;Q#E? M!2LI4!Y0)P?\R5&%%(_D.E+',D^=X@4[5,V#1<>YSXZ%E,-X/#(X?IW,(>*O MUY1'#LD*L(2MY[)FXBW-!/T%RIW7J($[!>)VH./AJN,D*1X3'@=PN94+9DVZ M$D+*XBM8;_$,-FC2>33Q2A/;$&7FVM NCM/&9\?)"QSE*MF#CR-#8%69MTE_M]- EQ32V)U*)_)ZA$^I-'" ,%9A/+S'? P;9OCY.5=TPP',S1!])OUV[>3?&P MY3ZITNZ81_0-/>">"TT$=8)(=#GXZQV\X@'![R;Y]\&+'=_B30 I_T9=[?M M:=]Q6CD)[+1\;+9%+*:\,9N< 'SU72R:83?H&QI<3TBA:4D%;JL/B2T9WSI MLRI,(X+]HQPS*C0P:C;_O5Q:W_&O:(K\;PYU*S/E#*2@35=FB+32$![LA MK%IA:.[1"C9Y+]R,>?_5DMFS$-B#@2.#X)^S"PB7R+')]-MG^ G32[AQ8&(T M5'M.LD'?13*'ID$TBH 4W@:?./*E PJ>7* E&.PCMUEM)HZM#N.P]^ _)?/2 MXO/&BV%?5K"C&-,&!))D=I$)2KEUV753!EF^/$T4>1X'LV[DJ/'G M9YI8!R)+1&DR*W^ $2==) (E'1B'I$A^I$#"^77#&_-502_ _\:B&WM MO!.?NA+?WQ8ON<@UE'F83&=-I!&6>(IZDEDKI LE1E/[']>%PJL'( MLC]EM'^X+(=[+: [%]\OE]]E\|K^OSB33"4QQ'Z1*)8"8B"L%)C1P8YSE+.7:-MT=_JFV@\8EP9A;4.015(O* S\=-/SHM*>CN;_P/_V^49YR93:PR)22(?1*#$ MHJ3*S:J%DQ"M[UT]--1>1D[N?ADGY"" -'!0;I(_OL#\YR3"=K9\F$U_PJ+, MTRD<6'PM?4;N_[Y4*'Z8+?\%R\\09]^F*XW!O14\&4J$BGB)(U.(%PQ(!*,8 M2$9E-V>KQTD9;#,C9W6,>U3:@,A+/BN?8#Z9)50AZS\]?X^=T>!13LH1QV@9 M5@H*K6"N2X649Y$:0S>?,=H]0%MW./)#[ LJ58>#J8&CMK=P2]O-Y=6)IZ6(Y MOUQYFJL4QZ_? ?3CJCW)8G5++]Y-K]ETQMVJR"AX(P@T],>"@;9!! DS5)3 MGF]W=3[6WD9^H3A1^VY( )WRP5K]XP]41I/IM^NMLS/#M?"**=R[1EO7EH9V M%N5E1$A)@>72'SVML0?](X?+3O2 '_J$4SX$/97#QAC2U2]_]4MXZR?S/_SY M)9Q%;70"#41S*8F441)G920T1:%",BRS9B)MM3<_;EO04SU^HT)PU-9])5_E MX+#- XPR:,V52=M[CY1U*;U8TA8E/:"1;94OW$HV_WSB#6S.%!B!MW$:E(YV0 M%L0\H8X'^"Q33U5*#EE*2TFOBL2FTMZ$">LAFN!CE[RV9Y88 MMWOIB*BKQ?96+)RPFXOA.>ON<[DZ%O>8(*@_*EPF.IM,)#61!&6+K\,]-X)! M2K4;/ ^RD9$;I[9@>HR*C5-LQ/KE\N+"SZ]F#SHTOOF[_ AWP;=UR\;ES)^? MWWWG.GI7NX-K/8H&;_TZ$//;Z!EK6509P\!2HYB HBW/I"<@DHN^!"]3&GA+P^6-')+ DS5)3 MGF]W=3[6WD9^H3A1^VY( +QT%D@D1A[8],D&Z2OSI1ME)]WM MM0_:'A5FUQ=<18]P#&6^^O6UXSRPDGYRI>,IWVZ;;4.1)NT=]U83[TIY-X4R MJ)ES8FBF1GC.W.9D\Q- 7JO6R)U/ACQ&1<.5-R=?"XVN9((DEH#QEF^NGKOZW M$7=/S_[7B+N/^!OP5#>Z.DC*\3;+Q+'RFA;3)$Y'0;*,QH-U7M+J-D/O]BTG MT(J[%PB>;]_20R(- P&F05@V&TBR\11[F4C1%$_YDA"G>=C9&)"%,[2GE+[Y] M2Q]8':-]2Q\9-X#SV_2A.YMN7:LC-4^@%",:7&G\J ):[\P2[02/BB4?]D]A M>Y*8QI/P\)2)4SE?!PFM ?15B&#:-"QF(0ANN QNXI8&0>4\C _#-D;R8ZM M4^L46)U/_1#S(,CR_Z4T;Y^(X?IXN5PL_7358V-V?OYV-B^_/LZ*.V9(C&* MT@#*E$H!5"=6*-0%WD6GFDD]?'8GC6OYRGBL=1S]@>-E'9'K)_PS"SQ3J2*A M(J&*8C03YT$0%(XVVG)I>#.944]MXD0/1D5D#G=8]H#)WN? DQRJ5ZLO2SY=-MG):'*5[_F,\6J,.R +S2->&04"Q:)%*R6M""A*!RBEI4GUPXP#9.M";QW1-S M*%1:N%N*M_1NL;B$].OE_#;K^+H \YXKM7CS- \SC!/EP5B9@:_^9&(IWN4S*.M$LNI(M3HX(66U'!9^S#TIO)$BPH'Q/JP@NX/97<-Y2E*^'_)E0_\CG#9'F) M'+DM0:%!6AF\)-2[TN/%A] (%LO1[3<$GP8WWM8/F VSC1*L!VU7]AT+E19R7 MQQ8CDR):&2/*(.1LB2JA2B("EIZ+I,&=?1@_B",17NE?>V>E<-@41OITBF0ZD"429XF4[KC]],\ M:R\F=CP(PLH4$W)8T@L$]^2(B)'M TH MI397#[P=,WLG:DHV>B9'@MTIW(Z[6'.S^V].4]OIC(_DD H'M)*ISZ/+L0Q!TD*@70$Y$%OF(1LF M6.()? ZP^2+@ES_(4'@^:.(XCP.WE/3<\SQHH2DHJHC6ZVM)I14(94R]I4-%S M48+.C9W$CEL[T8NQC2M#J$/!IY7X+N]D2>BN87_M_,P8;3CJ2,*]WC:&H;5"SAY? UQW MZIZFTD>CS.;^.BM_]+2>>HIS[*P,ZK:.,A(=TT0*@3I+HTD0?$I9'H:NU MUMO]R;?E'?,'WLW)-^ =\RJJ!)*3;A;Y&>]>]$)+R[7R%W^?3I;# MM1A[;K'C=1GKO.4V&HU1 < H2)(<#WA"C"/>%"M'9L6C 2YS[3X$+Z716-!2 M&V"EVB93-!#QO@L^9^0? ^G99XV_K/UW]M]%83\P.UVBLC_@;L'D>]A^*SDM> MN)=LP!LH@R%.144LI52Y$&R6M1,'7V2CL5X@>+;16!^)-"G_1GW3',AM,^" MRAP(V%C;>]/S;=$6(@Z6>&!1U38!GB6H\:SIP?$R&TIX#2"Q@CL< MDU96&4,"9%^*EP1QB2>B;,2&FHC><&@EDO? ^I34=.\14.++L3QGM.P>$W0Z5 MO5]\JX1(IK"#,FZ(M$80'Y0ET7M-E8E1^=S*R=AKAXW?#)7Q>[1I*

*#Z3_C MJ*V+9U/@E'D72#0*92C*,P&5E$1A0KGF(Y]GIW?*3KK9V1$0?OS#N ?<3J=< MK=;D9BL""&X<42(*(F7IY"NHPY^\%BD'1_W1RV*..? JIO4*UEW06#P#;]%-6 MA^2,=8K*+6,.DJA\>ZSF8V$:&#:-"QF(0ANN QNXI8&0>4\C _#-D;R8ZM M4^L46)U/_1#S(,CR_Z4T;Y^(X?IXN5PL_7358V-V?OYV-B^_/LZ*.V9(C&* MT@#*E$H!5"=6*-0%WD6GFDD]?'8GC6OYRGBL=1SJ@>-E'9'K)_PS"SQ3J2*A M(J&*8C03YT$0%(XVVG)I>#.944]MXD0/1D5D#G=8]H#)WN? DQRJ5ZLO2SY=-MG):'*5[_F,\6J,.R +S2->&04"Q:)%*R6M""A*!RBEI4GUPXP#9.M";QW1-S M*%1:N%N*M_1NL;B$].OE_#;K^+H \YXKM7CS- \SC!/EP5B9@:_^9&(IWN4S* M$LNI(M3HX(66U'!9^S#TIO)$BPH'Q/JP@NX/97<-Y2E*^'_)E0_\CG#9'F) M'+DM0:%!6AF\)-2[TN/%A] (%LO1[3<$GP8WWM8/F VSC1*L!VU7]AT+E19R7 MQQ8CDR):&2/*(.1LB2JA2B("EIZ+I,&=?1@_B",17NE?>V>E<-@41OITBF0ZD"429XF4[KC]],\ M:R\F=CP(PLH4$W)8T@L$]^2(B)'M TH MI397#[P=,WLG:DHV>B9'@MTIW(Z[6'.S^V].4]OIC(_DD H'M)*ISZ/+L0Q!TD*@70$Y$%OF(1LF M6.()? ZP^2+@ES_(4'@^:.(XCP.WE/3<\SQHH2DHJHC6ZVM)I14(94R]I4-%S M48+.C9W$CEL[T8NQC2M#J$/!IY7X+N]D2>BN87_M_,P8;3CJ2,*]WC:&H;5"SAY? UQW MZIZFTD>CS.;^.BM_]+2>>HIS[*P,ZK:.,A(=TT0*@3I+HTD0?$I9'H:NU MUMO]R;?E'?,'WLW)-^ =\RJJ!)*3;A;Y&>]>]$)+R[7R%W^?3I;# MM1A[;K'C=1GKO.4V&HU1 < H2)(<#WA"C"/>%"M'9L6C 2YS[3X$+Z716-!2 M&V"EVB93-!#QO@L^9^0? ^G99XV_K/UW]M]%83\P.UVBLC_@;L'D>]A^*SDM> MN)=LP!LH@R%.144LI52Y$&R6M1,'7V2CL5X@>+;16!^)-"G_1GW3',AM,^" MRAP(V%C;>]/S;=$6(@Z6>&!1U38!GB6H\:SIP?$R&TIX#2"Q@CL< MDU96&4,"9%^*EP1QB2>B;,2&FHC><&@EDO? ^I34=.\14.++L3QGM.P>$W0Z5 MO5]\JX1(IK"#,FZ(M$80'Y0ET7M-E8E1^=S*R=AKAXW?#)7Q>[1I*

*#Z3_C MJ*V+9U/@E'D72#0*92C*,P&5E$1A0KGF(Y]GIW?*3KK9V1$0?OS#N ?<3J=< MK=;D9BL""&X<42(*(F7IY"NHPY^\%BD'1_W1RV*..? JIO4*UEW06#P#;]%-6 MA^2,=8K*+6,.DJA\>ZSF8V$:&#:-"QF(0ANN QNXI8&0>4\C _#-D;R8ZM M4^L46)U/_1#S(,CR_Z4T;Y^(X?IXN5PL_7358V-V?OYV-B^_/LZ*.V9(C&* MT@#*E$H!5"=6*-0%WD6GFDD]?'8GC6OYRGBL=1SJ@>-E'9'K)_PS"SQ3J2*A M(J&*8C03YT$0%(XVVG)I>#.944]MXD0/1D5D#G=8]H#)WN? DQRJ5ZLO2SY=-MG):'*5[_F,\6J,.R +S2->&04"Q:)%*R6M""A*!RBEI4GUPXP#9.M";QW1-S M*%1:N%N*M_1NL;B$].OE_#;K^+H \YXKM7CS- \SC!/EP5B9@:_^9&(IWN4S* M$LNI(M3HX(66U'!9^S#TIO)$BPH'Q/JP@NX/97<-Y2E*^'_)E0_\CG#9'F) M'+DM0:%!6AF\)-2[TN/%A] (%LO1[3<$GP8WWM8/F VSC1*L!VU7]AT+E19R7 MQQ8CDR):&2/*(.1LB2JA2B("EIZ+I,&=?1@_B",17NE?>V>E<-@41OITBF0ZD"429XF4[KC]],\ M:R\F=CP(PLH4$W)8T@L$]^2(B)'M TH MI397#[P=,WLG:DHV>B9'@MTIW(Z[6'.S^V].4]OIC(_DD H'M)*ISZ/+L0Q!TD*@70$Y$%OF(1LF M6.()? ZP^2+@ES_(4'@^:.(XCP.WE/3<\SQHH2DHJHC6ZVM)I14(94R]I4-%S M48+.C9W$CEL[T8NQC2M#J$/!IY7X+N]D2>BN87_M_,P8;3CJ2,*]WC:&H;5"SAY? UQW MZIZFTD>CS.;^.BM_]+2>>HIS[*P,ZK:.,A(=TT0*@3I+HTD0?$I9'H:NU MUMO]R;?E'?,'WLW)-^ =\RJJ!)*3;A;Y&>]>]$)+R[7R%W^?3I;# MM1A[;K'C=1GKO.4V&HU1 < H2)(<#WA"C"/>%"M'9L6C 2YS[3X$+Z716-!2 M&V"EVB93-!#QO@L^9^0? ^G99XV_K/UW]M]%83\P.UVBLC_@;L'D>]A^*SDM> MN)=LP!LH@R%.144LI52Y$&R6M1,'7V2CL5X@>+;16!^)-"G_1GW3',AM,^" MRAP(V%C;>]/S;=$6(@Z6>&!1U38!GB6H\:SIP?$R&TIX#2"Q@CL< MDU96&4,"9%^*EP1QB2>B;,2&FHC><&@EDO? ^I34=.\14.++L3QGM.P>$W0Z5 MO5]\JX1(IK"#,FZ(M$80'Y0ET7M-E8E1^=S*R=AKAXW?#)7Q>[1I*

M[/0R)"7=¥F)|S'D2\;MOIW7.VNZOCZ<"]Y-E9WZ-K3,!YO^8SRY_O%LL+BM*.M]+GOCF;I[]M'=_.H;(WZO?3N3[>$U1+B<|\=S>+
<5[ONYM'H9W'V=;,TYS7*.M]S;._5]7E+W/W%9>C"^A5W%YZ<_/KS[Y2:HDJ&V?'*T?RO[R>H8S8^=4E2=W.MI'/#E-592C4]]
<[0V)WL*;@=OQC8[;Q+Z7_W\5DTW/OG1\3J4[&ME[F!/0]); M479/0]04XK9OC]=>I((LGV%6"ZKTEM3J"O7)+X_7&.00O;J+4:/G^5Q.EE=E
MM.DU*]&]N5B-[Z=B=)MA3*ZLBL$45Z,Y_\UG!_.M/UL\EZ^USQCXA]_N),16 EC/LF=T:V?#\C[T^&W18"=QM12 >HXM8W>H+095
MV5$E@6W[7B=YM10P>H8I+83XJTPUN_^A3@)J*82GFJNS_?28@.M.M!4"ZLVST>RE-"EW^7%+^\VYWM9Z?=WV]DV1;BH5T9MC8U]IT,?
UEFI>EA*A: M_O$3W^Q4$!!25&0'5((I;]I-55AE &('$?6 9D+L'<8P ,*9@L-7DL IO]6F%C M,M !W)..9!,_GL (B-@\UZ>%EG-VD(%=*>BW%NTE'4&A:>-
DVZ@*(7=IPKDA MEL"TR[4#$]#*T3G72\C6>1WK'=JZL&]=V)=EM*3@:2GJT_M7*HK+\P5SFW? MHKU#R^X(?F+0;PIJ5Q"3&W4D-/_\TCN:U!H1OA
430"D%7Y M;'FYNS\\[-2MIFB.LBQ>>59%R6/#1#.Y+]/)0PE^.G\-S1RP:*[V9;+YB2$1 M_*_[4B:83$($00T.S=$>$@A-1! *AJFHOR5L+!Q
HGG9PT/AE!!:D1!(,#LJ MFHT]*@Z2D^WO!X.HV6TH/% D'"/B.==+#HJ&%#Q);O?PU]:W/;1M;F]_T5V&0GKU0%Z14E6[;B3*ID M6TXT%4LN24EV/KT%
@VR8Q#@XB)9\^OWW+K1#8"ZV(X)RY]JF9%)L-&7T^=^ MGO/3O%YD/_\T5U'R__ZZ7]O;06OB[A9J+P.XE)%M4]"IM+Y+/@S4=7[8&M+
MGGI5+*]+/9O7P>[.]J/@SZ)\KR\C_K[6=;9^-N/\]_\]Y_^FU]RT]1{KG_^ M*=&7@4/]^^9U^J0R/GN\<{"7)D_3)$]5WL#^09[A^DSW;2]/G3_7CG?R;?P4_A
M<_3G9V_O&=]URM/M1;4:9G^8\T M6_@V+?(:9E'"J/QG;_#/^2/S=5QD1?GC]SOTGQ?XS58:+71V_>_7>B%JH(3
M=16<%8LH_Z^PBO)]JU*E3OG!2O]'P=I@F?3/*UDWC)/7)E]F.SBXH\^S/54 MU\%D9WOBS_6F&<=P3JK\
[%.>W#9E.J_#MT!X+XCZ/@Z.V[WT[_#6NX" Y_.3LZPK_N/?T[T]9?357K]/H% M?.3S! ;Y<6]_^?G)K;L-3P:WX6*NJ^_0KGD"C"+*D^!,535QC:,/*FYJ?:F"
MH\4R*ZZ)I1S.2J7HKXUZKH(?OG^^N[OSPJQ[+<1G9O1E)C&\B[0/DQ>; 6PF M407LG\
{K(HBJH$B#PV8&IQ[L'H3,,;>R=T=IJF(ZXM=PY&/8P;*87A.93E5] MI50.PJR99:"+.[:#EU&CRF!C#/MFKL88MHRVZZ+4P;L"2$X%OQ;PDC XSN/M
MT1#;JV*QC/+K,6S7]F=@TN-G]L/'\.>O1V='A^?K/(;0D2O +..F+&%3LNM MD9
!O@D.0.@%N:>NJ^#57*O4^=UIFNI8E2%1OGD6M%M=PCR!Z5$T\#^)H&<6ZON8QVU $\|@\U(\.?TS#"Z00M^< MGAVMET;A8.#
*IVH,L)#0R&.Y[EHZB;*@F59+'2ES,E>]AS.O"(*B6"T))B# M!J!S&*=&(L=_H5C#4TZZ @Z'749EK14_R$1#6F19<57]\/W3YR_^=II81.4, MS+%I4=?
%XL<|V*.>ECL6(CDN\NSA^]=M1G)^=WMC4\Z MXKI8=K=D9/;(FZ)$+KHL\'K)K;/L.;1_\MU EX:PUQ+Y=$H7[ZY7YZ/WXU[; MQ(R2!..YE:F4!
{GM15MKI,;)]F1[?5S7WZO)P?93W(@1J*XOBZA,1[''X!@L% M@] %H"GAY7@-NDE<%Z6]*:(,K58C[D?W6Y/GWP3A[SX2_H#-%C75& Q><(7S4
M\87*6P&@0/6JF=4'&WIS0.F_TEF6-EF01CIK2E+>^>S1FTC)HDA(E5\R)7%8* M*FBT!%5T66I64N-
BL=!US3JF_P);W)_@VL&F:K&8+9EK5H+YJU&M5B=N1 M!2HO=3PG4RFJ:2CU8:GR2G48C9GKY;;=:)@5YCI-7/=GH47=5278/T ?L1VO M?
W"+"*0[3BII2#=G4GIKOK0Z>V(#U1>V,ID V\$)ZV+/>@@NBSE+-"J1. MC50+.Q=G387+SW15FU?PR98!&A(5D5H]AZVNYC!GL VL^0$+%EY
]]'<"3CV-M2_@:;&)>7,$M &/X2H-%">>>Z!-HU]F?_+9[Q&67=,97)5)E#M>@!KL===#6PDC+2W^:"W MTZC2J+25UF"&0S*X9CL^ 1M
4SG>A.HHC0C\.N0JG0!&F *8W1F-8^0?F(% M?R=LLO-4PLYSO#)R'\#!%.!0\/+Q/<"?%%=XC1NX:=DFD '2$G$^=U_L M3B"!
(4EGP%39K@PNBUHQ2UI$?Q4E3MUE87RP_]D<7+?KX)#=HN> K>#=YY>S MZ9J#N@UK-E0X<"?[YT/[QX?
$%ZNEX;0!@D0:S@LD6;18AU_3)VEONE-E>0X\ M3\]P-9PCW4Z>&Q9 ;/I@50!]U*\]AX5KP'%:Q[E,Q*6K^#9LLC&HX2ACL57!(0Q M2]
P*/#NXO4!UE06"_="2#CG&A8#_*N3)LI"#)!IUF!F9=$LF1_*[<+7(-^ M>W7,.E@PV=M(-C?V-O$'DR?X]^ZFN7?P#/ 9T@^./L2\;X?,+B8'S_=#] =$
M$MP<2R$&G>(3G:3-I-9.JE&() #9SKE0=SU@#3G.PE6W6>9H&XK M@J5=(8W^=.T#8@]_O
1=J#3/]H:6AZJ69CJC$F%FK""3()W!KI2D1,HNJ$Q9 MK3\QQC<0>5.SFH?O"469_7$HCJR0K@"K#NW%,>JQLR:Q<5"TGH-:KA,=E1J# M>?
*=Q$B4DV1=.K0,;6ZTP_Y.,G:-MT_FFH?D]R.CL.AP^!-3B62FA >7MI#QI[($.#WF_PT2% C;$,8;@.?!0'/]J M,57L9W%>8HV5&:C))=T/3(Y"O8PFV]XJ&
WO%=EP2#89'TIN_A4:.F@9):N4 M]"*DU:LY'(HJE2@AG>O:W?N6 -H[A,/=>@?T I0FL"?1C@+#$BFYZ).N;S=F M//4*."UR!-2:256D7=!ERU""NPT?
KCSQOY$[K-2PW"PU8S;^2/<-]GIEWIK$ M'W:.GT33JLB:NO^3E6J>^[_STHR\!&MV"TW0]UMDZ_P895=@;7WW-Z?7?0[- M\'5]>Y^](+T\LW?'G
M88\AKV;"R7<5K"G3Y)NSG9^1C*U+#8N0$61(#<[!?&EI,??9VM=LD>_)3D- M,E6CTPOXNB'H$EV8Q ;[]&W8=A6!>HD^*U(2X?G65W>
]G(ZJ2M5=PG,F=[GI MW0 D>K'ZIPJXF5%QR>5R56Q=JZ@TCB5<+^P_<'#'GS(6H^(XCQO04.#%8XE7 M;0:Q0GI+1<]DAXLDTIB-A+W/X/-
ZE;^JZRBRSDYRUOB&)1WF5,68_@:C&?+O M4IDXIHBXNT>,%Q5&]=]+1&HR?Y07G@?.7C5?
C;&GNSF6G@52MU9=QM'5(@NG^YB1X]X$EL"M.+S'K@ M9R9PH,Q8B@5#B9S:925\84KA5MTWB9(<#GJQB0<5S6S.6^^>&TJ=2'YMUM@9
M^SXVED\2Z";--84W@#DTBZ5A)05ED05%#/RU(D>!B8]T)BJP_RBFE!JZ'=53 M(.WAT!'3BD#?@]DX?54=.(WAT!'3BD#?@]DX?54=1.26@]JCZRN?PDVII,R'I6LR9C,IH\,R+!6T\+(,S
M018-]{-'+#!I=TV+J#?^>0U*X&:K\.MR7:U(B3XH:-2XKGFLWU!.2 M9PPI<%KD49!B8 3N$:R.Q!K(\")/\!_+9@KGQ=LM&@/<%-!I/*X8]%R [+A'
MT:K3P>_;GR,A+R,.FE!LHJNR<[!X>L(?7G69=P!JV'?7B"=),&9KC +'J0V!X,.?(WMB^+Y64T M>FA_P'/_^G+L\.1Z&Y.KM$KJ^4#S9\NGD0-
Q:)NO1(/AW3W'TEWS.500KTKRL?$= =U+%95Q0HA5BA\0_3[ M])%^A^CWDFSZBS8K:3RTO!&A)08$?%ED35ZCU>7;,_A3HQNBE@PJ=(Y,-\GM
M8A[NIEK]@ME#9^2]V@[>B%4471:@$TGB5E(TTSH,PHP4Y!%#K M?6ZF7)W^,]&T4L@ *%8R<&$Y;=DF'-HH!TX LT&W:EBGD_Y]';Z3YSOLNS,U
MJ)1++>QN#T+DI0S537LZO*QVSQP^7@IF169:#)&\SIA/%>V&O/#*"_+8[@' ,'N*&, MA-SUZ >OH_%_]]">(VR96;'D'+\.D:73ZSZ,RBFL.I PL
MP,12>WQI0S2;.6P=1C2644D>9,ZFTGX0#1/JBUS9I#[W89BQJ6$AS8KF.9CP M-C3!*<8,JRA#38R3KA6!E-R8/" OD+?
&WD'<[_47P(84QISRIOK8]R<8;.N* M^.;Y @/DL5Z25YVB4!M. 6MT_Y]3_9#]#3GRX0GT<%-F;/?W<'1;5YB27RP6 MZ$*'G6GS'5*=PH%O/-W9#.
VPF&&3@ 6APYM;&!("W82ZZVOO"ZC2Y7A:]HD M_B(?#)M.$:.P,1=2*R$B[-;+;BK(-K.O_,8WKX]*X/E$6KRDHMX*ONJQ](;% M@5J\) [01P&S0FIC:
(]H)>](D1Z@Y%SJ2\H_]7-!!QEHFX*25.-,U52"F-CH)YB:KB M4D\YRD:E?EA,Q/E1B&" [*+),[SCF/W0;K -/7;JQFZ1'ZU-M!_R*-65;
);I$DMT8@:982[%/;L4%Z2T"#^Z%QHX&I9VREV!H#"OZ_$TK>H71B5&980=S]' MS62/Z>-2Q)'#-<.9' 1WU&12]^ZJ[53O^EN1=62%*[6\Y]\.R;!9&<|-
L&3 MD5@$=_+)C<=6&##J=865M&Q3PS]0VYZI'O-V"J),K>8W1?HC A(9"^F[N2+C MH7!W5FVB9*)LRO)KA=A4G(>3MCDSIE40E+
M<3*R,9%=\OBLJ9V!N5R;O*)K8U>U+['YP'98TM\XF=F\PBC[]H MOZF[-R(L MD_',YA@-FS$HG;Y]=WCR M[SNN[N!KXW.
[+3;ZEW^]OU6[N]N[Y'%_9URK*!!?DS.W%3SKX#'G;68N!W=; M[!>#3WD3!(C%."4,& .<#3+A*OL_$MP-%N-2 HLX'SX&&H)%E1HK=]JJB#7E
M%%I'M%OFL\KW0B_%H:4XR'L!HJG,))+5_E1T'8I[HD_ MC&K!; DVU(=8+1GDYS(2-S87Y? [*^R^1@+Y26<:;5#&P1%LL I@>'U?6Y
M2/F"H5QI#$]M!>ZT3R:[PQ]@P7R\;_E+:YNU\V 0^+^@Z MK)O7CB,.G,7.UDTAG%B059L8R&^U>)P6*.-VB=55&:;.83--IIKPG?*X?=E
M184GZ:I1;=+0?1(A3'62[X0^S>_]=N)=|&A#B0;>+UAL1+4X?=F@V\-@'*=6 M<>6SA9VZ<;X8HT3/YI10ELT.)H/K,!$]3F_<#
(?/*VI0@-684Y&1W4E>8YP(M\BV,AR)!"@@5U16*GUMF[P2_2D\XS."SGML;ML/-UQ(>(Z5@)E=D7Z#6;$22 MPG)FGCQ!BA\D9 S
MKGN^IOIYG@C+:B#ENL48 7;.Q582#6'KGPK^;R*O91/.;O?'K^SH@3=@94%HVU*Q5H5)7F@KN M%&BUSXSO:KQ;ZEZARTN)^^V[?]WRU/6YLS_-
G[VFZ..S^NCD_!#H3Q4 M/7-OA!KEYXA>TZYMNL52(25L+L@7&24<*T[TM6NC8*9$IH(:?H*&"]C!++3P4",E.(*.1N1L4^M>1^.;!'
M[NJT$ABRYELVZG8LF5)MR%B_.US:' ,/#6JJH%$ZY*'9^ MWU+G!-R@^HUBBASG CPG9RG% B[A!AN:/MQTRLN[I_TQ!\U>0AX1Z_,<00Q.
M5*M+9;P3Y'=<+L%^Y)8@-*N"GJ;8#(STP_=/GKU@6+U/V!%VYD^]N?29M(EX M)#(N?;!; B1CT:X-
(;Q11^:&%K&5$1XWA+BF<<$H0WD8E4.'D;3TWFT?3\TLH MZ",+?$QTZRV19U
]8%5I;W2JTCG&]Y#,#6F\%!_X.OF;EQV#4:U'S*PX_/S#KADZYSV\KS;^"\% M89$I8:#))A25]M.3RF&6!:$3M)ELIIF&QY. Q5TI=*ISI;@3S^\'<[PT,T*Z
MK6K+IY<8G3>KN+56SPO,PKUVR_(JI51,!W4%?F8RDVF< P2$6X#!%TS%4\W M*9:$!F(-'6]#KQ#(-DV> 9.1.X!<],GH^.F!U"0XFLP 7)
<"2H'9O+21C" MM4W5(YV +FJ1IJ-P/KVI.!V#TLWV/.DRD<-<^@RNY,'=4 BLQ_M>9F+[9#H M/&A3D#BEEKL#:,MB3;>LWOL?;FQZ;_OIZ&[^$?
O@U>_'I\ FLY"5Z=GERH;>LK%:TG%G3Q."I1(X)N@R8G?<+U&[8LQSR(G\B#KE[K MYK>L&-=S(Y !@LG$E$@,]8N\Q4M
M<11Z(IV4Z6_3G@WM=%FJRX)=EU+K6>D/B.&QOPI]9( F;M'H;\EQ]&!?,%WY M]@3]KHRRR@C8ULEZ"^'>")0U-2$CG-
E0[9+T_RHE34B!15ZKS15TWR.$SW8(-MULM^1T;XF>@Z:?4NHM<+!0G/"VE%(_)GI^4[#F:.SI,6VU'/>PW!2QY
MSQ;B6*V(6U"R2W1%T0X7@0WS(\Y]IAZS1#-G07X@/W@[WL?MT M>W^/TV5,J!>,?ZEQU!U6YD]);KCFP[WG_7+HE#R<5#,+
MLGN\DKJ/>2D+D387C^R&K%DLB6ZD*UC(Z79.R!Y5+FRW",MFGV952#E] B_2 M55U&W+O5Q#7H5[Y:G$B);,N
O@8XJ/R%@013!%D0TP';;#:1/*B"6H'^"MK@ MWW)CGVU/GM[ISO;$*;*U;.UM/\>? R%2?:MP.TP?Q1&^^[F>KU--(?UY\+#2
M5?;,WQJH6BO"Q'+W]U^2JIO-[QI]WL]V 3,I[NB'!A;C$%=EXUK>)E%>;<> M.,0RW[+8@ML+?TAG^4&.TDMO(2V@98HM9[J%&[$2BZ2?
$%]_9"_Y"4/$I]( MPE!J,N)H$1O^$ MLV+S,KLVE:',L>KE 7&U5-%G"&3[7P@!EHQK0G|S=(M#_
MM(RD#2X^DS<+D%/24U>R;]QU:D4]/RCX)63V.IJ_^.P:Q5297H>F M)0$ZD)BP) D>/O"15@QT'5Q41EMQYPNC[NT_I6EMFCVX599T\Z",3/9/QF8^
MP2:PU5.I7+LQMQXPR,-E4>/A45CM26KI10^-Q_9^!T(0W'V]F,+E[^#S";"_ M*&O+4BTT."*IZV'R2Z*=/#Z62XF:*CH6*MJPZ1=MFM]<11DP27H>-
<%N=QX+ M!,W=Y,%/D)?^-P0(.FA/#6%T?+1J:%3:Q(A &G?8:IDFK<6]Z2F*'C MS+:8\A:)+3)_*%M0W^NF4YY&4G;;8GZFI":2S4[' M/8&_=;MO32#:D,[
B!F.4M2E'R<_LDVX$ M@B-IAFWV!8TR+/.%%=0M8(9P6#/22O!1/N4[P1-&V**79FZ)T=QQ[29!-+D) M-
[A@7S1AARCXQ:@_,SC8I:E5N*-5"S.@-1FN[T9E(Y__H3GQT)SZZ$Q_=B8_NQ$=WXJ.[\=&= MB%\ YA,\Y'R"1V?Q Q5 XY% C\[B1V?
QH[/XT5G\Z"P>M;/XR\NNE9Y/VB8D MGPBO_Y*ZJ%9\D12=.A)'GL!'H)O-%&NN;N)L!\28F@5*#W#;P;/[D.-(8MQE M U3.Q\|
494!TLR%CFB40<\G4@ZQ@U1)!2E<8Y57A./LL-["3M@OL^=.D M2&9*S+_VOZ>Y('?]"W8MYFOD&&3LC$Q+?0GTW"!/DN02I0HE]D^C!/O2UO.'
MDM,?CR<6L[?]W#03,3?U-8N!U_TJE#6'7Z0E"&'H^-0]%(W1K>; (%TV5?]^ MA3<[OP3OK 18KSJW M,O;5:XS5CVT9#A5=FVA8@NJ(GK*]YB"Y4-
S&*%V[%E&';D"MO>2C0&WBM8VB M(I]W$0O[GF-?8. M1-GN8HFR0(GQN-!>U8ME4;%9:L7.!P<&!)P[& H=[Q-.^B#Z,X73%*T)B78A.
MV+S('L24U18Y@$UR#'NVTK+]BEU" .!9;$^0Y8*Q TAW,=:R:S$"B.K%!;PI3 MQ? !WH&W.Q?RB @)8,]8:C$BU+
C2O2>.0H!X<8DZCH1Z%0E"/D1!F2U$0UF M14Q=?DB5!.(2QTUW KR,RM@7Q&26'<=!P=%[WZT2FAEG:-\A?**QP+K-`]EO MDE%[P@IG8W:+Y+WLE
":P?!1"U'Y&"%^R!'B52S.P% 3I9.W4Y>+0.4SV.2> M4Q%9K &\B4#5K%$^(A>M/#">ZXX2;._WO$2B7DM)9B&F3;9_/^%ZQ:*)5SQE
MWYZ>4N08.9!Q.W9AB#B4[76[FUX5_^FNOI/RN(A $M@.(L,,)G-GLX;4> '?& M72P?OTF@"#U$@$<8I8W)T\T6.(G2.EAQ[N?-][2@A-')<'-M/$1PZ)%?
<#2^YT!V?,T^]+R!O&Y'NN"'V\$A]G%%OSRY9+NG8%)\.COJ[WKK M&DOAA\![I]KH@-2G"Y9/16;44EC=X%;S5& ?&KX,L.O"2+TTHA;/=E6#4%#5 M&?
*/_&2&GJ>^JJ),E/'=3#:=-Z+=BLFFYK7L@M_8Q1,'E27+K(*>9)@'! M[E[")HLN)*"'[E-U5N1 B'LJ@#+MWYV$':?DVZU0/.Y N1[V:#Q#WHVG(/V#X;
M(;BXX\A8*Q;FQQ[ZL]U1Q5F^%;2'3(^#7;2@-7;^F3OTB-:IZZCI3)(V9TL M>V9O:)EQ4CYZSHQ'B.6@-=]0INI4VQ8,2AG[#14$JQ)T_&SH,-O=W'BYB:.!
M9\59VXST?C -(DQ6,RW@W3X4CNI/!0:&#UE7HY_W9J(H@ZVC==4*>M@U8MDD M.2\++!!?$/9[KJ2:7ONLJX,'NLC+/A#%VB>
<'CL@2=5#*^X/[6\78T3\-T/C[E[S#X*COD; M%VG[ML;%KN[VX;3-1@8AJU$UTA^?>S\ROONE:@WOEFG_C,NKKMNH')_7D+K3
MBY>M.D;O1TQ2J7)68P9X,'9Q8KS==ICR?M!)W{!>[ MI[,Z#.PX711:OYVP_;S(T2G/G-]>%!<_]FYNO%[0!6\C&V+LA>ELG+NP'@.# MM]>W=,QYK4"
(8);\WL2\=E7+'*^D2DQ)%!0FAR5L>93?LHGYLKG77C#1VV62 M-+F\K>70$0?448#+#%(X.30V&\8;V7%F]UY"5AA;!^+EP5>&)G@Z6!!HC4=_ M-
;WA/(T$6Z,LX_9QC<-E3SCX:%PKB^5F7,GC9$4QCV'+@4GT?_B5^7BV]FTM>'VLE'[)HG<@UT=VZ$>
ML$4\OL8P;W4MRO1Z@Y7=/$IAEZYO<<%317UW$AY7MT."YS.EX%Y=ZA@E$W_3Y*9_F[OO98O+7;W;
M0HU?!ONR=1.$G*_;3,25XW+VD!6_)\9]2\4PK2G[/R;]]7A,$55PLK]F>RJ*KRFUO9L/; MY&U!718HTX_XL@(YM O=LB+8AXQ"Q'\5.L?A7I%!!R\<0:;5P
)&D')%;K2* MU!%G8JUO.;JJ(M9D%<.8BQ3**5A"8P[UX;]* EF JTZD-# 2=Q8_-!MO6W> M@4XL;C,=>]$F'CL).SD1;?P"KD:.927H.,)58+*F6J
_LJ22.4P2CO62E@O: MAZ*.V/30IR4=Z^JIR+) MFZL&0Q *=CN-8DS@ERH?F'V"/6FP,Q\<$V:YM,8(^^38.C+!%&(%<+U=AR=G
MQXAEYDQDVP]]T0W5IO?/T*U,"D6/B4++0%[M W**QN%;4?[>M<,Z.F4A^%A1 MYCH*?HNF1>G'7G;?/]L9Q^TFXAO/A;;=BD-*8E$4,&*
[&K\S;8;A)L+;++NG_.MB9"Y4_%[-8I-'26K!/+$PE>\A0L$%,KYK[Q)D:F4^"^4JJ)9$@W#;01)&6)B M,- VFSAH[V$\@9[9,

*(7+L/MX<^"Q&BC310ME_)/B:T.-0_W>7&U-2^N8-*)BNZR?H_%R31:_]C8G[S1*[@-M-]TR0"]"'Z<<4 O8=0(:4[FU[A)=S!5>32I+*VFQ)2-[];P?*
N#CNGG@#8YFD-M3PZ>)3YC.2QUE'T:.UFK06$+R?*@F-:2-L 0KG!:L:W":\B\8)]H"%_^97:? M*9PCP)@#8^H%T:K
7P+598G)6QPDE'/.C*UOXND/<>M1(S8JD2!.<7))4L2- M#2():;*[$'DOZME2JXSUD)(0"MH?!M> ]U0R$HKWF11"X[]PK 4HM[AK^C]M
MFB9=:TE]^L9.8$@*&+[?LG>GHK.2L+PIVZ8[XN6-.4E!]QPY<"9RH V*XX5C MZ0&"
(V,M0E$Y^S=V"&6+]CTD%CQ6,0(=M'^]{U)%B9XKAZ!]3<97<3P=K%6> MOC'RZVMK6(?NY+WV2SXI3:?&^GZ!S:|.;R??
DM@J.9$TE71/_DA,^Q4)"Y4H MZ=_8*5C;A[P-7=]1C V!*]3?=35G1T->K/1R]'R!%=4]_8*5A'7.M^
M&P2'OQ6/=&7:VD"T:&67UGH:'S(!F=HBFJU9DB#@0SWAOS%;M(-.L6# MYOJ'F.Q54UZ2//,A6^.[EI;?ER9U!?)GJN@NB&-U!F4IF-A\54]I50LTC$(#$
M!'EB8)49"K;C0.4'[PM_Z)-M\3$8QAGZKBP0-RPS05B16I+R7; Y$$;W-M-C?6*B5HP:@-&##ZS>H]^>B$B6=#"1/C32"PZ1#'|^%SXUW/Z>\7Y\>OCX+#
M5Q?'?QQ?'|^MSG_XJICU_@CC_*=DDQ_B-;-.PVGTD[$]"N5GFC]*6_^N14CSZ M$*MEO:)62><.HYYL3#?[';4(! NL@)K'2HD# "&
{ZJ.%L=BZ813E7T<9@]>V@KB8IB M19VIS<$4<:>+!7696$VZ8Z:X$=9G^4D,+2W$P"-B$O! 4UL@U;> #E-=HS4D M[".HBB
KT*5>&00(^U524&QK@?5##6&7H4R17/5;E%B!YAT95;G(,:X0%_ M.IF8W6HOCE6Y5(2O?(X'6R+JWQ^LS\5R)].9E";/9,AQ"JF.4F**D 4!8E
MQ2>Q(@EQ"O@V.%M&VLYU!PKUECL:]G97>DRT*0>?>7.[.,9SV(9+58:M&B>; M!M2!*;D8@L.D!WS5F/L?U!S6Y8$.Q.@@_MGBKX-.W'F4-M
MY%.$LC-95EDQ?01]'D'2;_@_&&L,S.;WD_:',H/L(C;2)IX@HX*S?A@\#U" MG&/M2(O*WWZYV2')FP6UA?.,IL6EU7/JZ.@;?2\G# M3-MB-
=A&BMT[V^ZH+@-Z!VU?8 #.K>&1*Q83SDBB1EHH\6@VPU0D2?0SA?4+ M;AD*A#[YA[DAET7M%!>EO9$9?\S/OO0 *M 5UG$4]OU\]W<6M@!
[;FCW>T7 M8PG3*_A=E),FI:ZR$N(23GZPY6,55QU<49L8?_.\=R-?HW1#L^Z/]A.=KY6 ME^D#\9F>G)X77TL5Z\-?8U&M)V!DSB$>I@LT[%%1'X6G1
M;ITZ$--->G2XY(X"&'6SGL1D6"UJ;8#QJG@>55ZWS8+2GQ%8L6J! ML YP?H>L-+9F_25:H'WN3@^^^U(OL(8),"=?9OI2.!F/&-C\9F]C# MDV^RD1
E8[CC@>G6QAJ4&V7WB]O9D?:(*/)-7\45IJB;A?&@35%WH8^F MZ* I^M&VVMX->"!W1/]8CZ.[;[I]1MMMC0OZY>CDZ.SPM^#=V>D?Q^8 '-",>
UQR.0$96#T96/0\M,;P'G*($Q#%V;DC7+K47);=M! M6+!^!WJ8S1>JFJ0,,==N7[/^E\!VTB@F[8&[%)" F>LRH3X47*CX&->]9USW
MXR[PFG201415=D0*N@02C#/4KO'C+L@$)C)0VX)2+[@K(NKIU+W'0JMX*1F# MG3]A*TKJ>XK-&DF_]7M.M% 61?&>;0"P $!;OG/KNJ^098XOK'L1?
0C^:/O1?8B>RB/&I>!?D8B:7776,0@#$J/4"WQ';I8#>\?7<' =JUZOP@&^8.,?8 MMP/[E8ZA1_:?8*I3$!FD687X$P*)VY;.|,P*IV_T)"?,22"09[%\[$-
YII[]%_^4:,{\R$VS6.0T)IE'&);L]BTJL.0-3 M:/KX=LF?8*Z;]GG7(I2^" (N:NDLK\- O/]&[MAKXV"""[.UXL=NEN:C8_NNF M%(8?W',J5%B@9X@"R26V<&Z1
9R#\$Q:. Z=>JNX8<<(5S#)<%VN_W 5\@SQH=L_&>$.N]ZN<5Q:N)(Z&_ NAA*A[N*M,EWL3YK[QY7_8M, M722OG3!:+0Y6SQ].B30T?"
(CJI@*\J4EF93G>[YR$(P1 W@-7KM>E=/#)>+Q MP?^BCIQA+M)(H!LONC19S#@!S7H>C^$@%[E.3?MP%P.[OD*NV/5/.LU?$H-4
M#U3WKRAOT.K8VPF#W9W)'J+=S"670Y- MNSP?=U(MID6B#4 &QS.C1](0JB\")]GN-SYT4]CF>E0-&N4J4=Q'AQ+76X3@ MT$DYP90IAC]JR
D/_\C5K*BUE/7AD*:\@Y\UN8 F$1ZCGM1XU=UXX_<*(4[C=.(QT]:U[P/Q\2X3 MO"$C &[AEKV3':]7B =#.(E::)ITQ.ZD0YQ#"33%8?Q<*2H>,L0=C."
I)+L1Q-O>N0J&%9)0R-0K#*7(B6N.HB=J44=MX&;M# M;0>_FGS5;JJJ*+1=#0)8"65!>VYEYED6^7@88\DDK)D1=%F2@8> M!ADK7G,;7R+_..
$)$K;UF!+>#X>$GQIWR5\.@VY(#R6:KR4BO:C!!5OW<<)D[ M+KL-'"%C3@_-N;?67G>^4TFE%N,72JX_2"7T9U?J@.%%7!?LP(G0C,OS35A=ZJ)ZC%
<*)A@5A93O2G\#517I [H@7"YUA ME2+/%=XX+ 6+YP7F15%+DE*\ 7Z8!.\[OHRBPI1\S]P\P;JJ3H%;:(44+4 F
M7R*SP2\>L_,>*_^8E3HTI$U3H8@Z7Q0I&2&0$,78."H$A] MIIZ716XI]Z\FF3UP)^ID--G)EHV^8GX!)_@;ZKSK;L5'94>DJGH<3)F,&3&9
M33*/^\!LW9USA.7,0U4/"ANH]?IAM4&V!

*(0<2C;:X0WO6$&TEU|)^5Q$8$DL/U$AC=,YLYF#:GQ[HR{6#Y^_T 1>H@( MCS!*6Y/#[18PB=(Z6"NY\WUS3C;?#"REUU;:[M*'%TZY<> [P1&V>$6_/+EDNZ=@4GPZ.^KO>NL:2^&'P'NGVNB M!*\+ED]%9M126-W@5O-48!\;O@RPZ\)(O32B%M]V5>]04-49 Y#\9(;?M[ZF MHDR4\=U,MITWHMV*R:;FM>R"W]K'$P>5)[* ,>[#VL . )MWJ26?RAV1M:9IR4CYXS MXQ%B.6C--Y2L.M6V)8-2QGY#! <&J!!T_&SK,]K>W7FVC;>;!9<=8V([T?3(,( MD]5,=WBW+X6C^E.!@>%#UM7HYIV9*,I@5VE=M8(>=HU8-DG.JP+!!7&/YWJ MR:7ON@IXL'56Y!DPQB[Q_, 16:(.:GE_<'^K&$OZMN1O[\?ONUTI_V!'WLGAB%^0J54Y?<%?+Z\]O%8VY?M35;FJ*MTESX^$9.H8: MG<'*@^+YAZ0U6BT@,=W ;Q'!]!0_Q0N^^^$Q=$X_91\$O?^,B;=_6N%C6W2:= MMOG(((0UJD;ZXW/O1\9W_ZI:P_4R[9]Q>=5- &Y7C\QI2=WKQLE7'Z/W(#UX> M[+EZOGI_Z; K3Z.57)7K$C/8!&;>K0NNW M$[.:%SDZY9GSVXOBXL>NY\;K!5WP-K(AQEZ8SL:Y"^LQ,'A[?4<'G3<*A AF MR1],S&M7M=#Q2JK$E$1!87)8PI9'^2V^T%$[U=)DF3R]M:#AUQ21T% MN,P@A9-#8[-AO)$=9W;O)62%L74@7AY\96B"IX,%@=9X]%?3&/Z3+ (Z_+=,@ M3A/AQCC[F&U\TV#),QX>"N?ZJS)SUM(826'\Z18EK'/O3,0P' P9=K6Y-<*B M^\#)4<0BA6V'M]&8B; XH;V6Y&X5BC65=9)L:RK/R0W(U ME+AL9!P4OAR81,_W('Y5+JZ=2IL;;C8;M6^2R#W8U;$=Z@%;Q.-K%/-6UZ), M;S98VIQ(A! MV0;E[WH7LH#A]REV#+'OCS#>W89)@@7O13;XOG(DQ_HH1'\Q:K]\G0CBG,_-M.R9O%>-FN$B[ZR==6;(:>GOR@,_G;/NYO"Z(!=- I;++:KRT_FUJ'=3TE66$U9 M--.:;4//X^IV2/!\IA3G9^].S\YOCPZ_W=P)Q'. G)X]_RE5S[2R MY%\Y.;@O:L*@BHOE#1M4671=N0W/;'R;W"VHS )E^B%? UB"'=J%;5P3]D@&, M^("YSC<:[++HX(4C2+4:6, (" M,X(:YL%W=.? 0;&R75LCK9WR[E7U="1Y<]5@#$++!;J=1C!G\4N8#LT^P*0WV MZH- CPC27UAIAIQR;1R::0JP KK?K\>3T&#'-G(GL^K$ONJ':-/\9NI5)H>@Q MT6@9R:M]0$[1>'PK2N"[<5A'IRX$'RO*7$?!K]&T*/W@R_[S9WOCN-U$?..Y MT+9]<4A9+(HB1FQ8XW>F[S#<1'C;%?U_(F1N7?Q>C6)31\DJ@3RQ\A5OX0(1 MA7+^5]ZDR%1*_ NEJFB61,-P&T%2AI@9#++3-- @X.?!A0H&>V3.4R[#[>''BL M!@IWDBB1)^4L/K?#@$4S\HT&Y'E9S?4R="]^D.H/''TFP?'';XF]#@4_/D^+ZYWYL4U M3#I1T3KK]UB<3*.U@(T!RAN]T&BV6I58U9$F:XUIC/@0;1UU4IX'.@7M$D%E.3I192CU5T)#%?AQ-LLDBY M%,7EZ_$\UQB0"^7?F!?LB*7N0/ B7DU5I/5U5(H#F0KLIR7G\A@HB M.0../JGNI1@.:Z0#.IWD6VY%]:/I#W'K4B(U*))!3G%V2%'%CHTA"FNPO1-Z+>K84*V-!I&2$@O:' MT37@/96,A.)|}I70^!>.M0#E%G=-_Z?-TZ1K+;E/7]D)#$D!P_=;]NZ4=%82 MES=UVW1'O,0Q)ROHG2,'SD4.M%%QO' L/4!P9*Q%**IG_\H.H6QAM8? $@L#MAZSN*L2-PA?]IKN;L M:,B+E5Z.GH\3_3*@;R?,?B57-J]\7TWO/+ZR$RBN<_)&A6 A$=H*:F%[+,RE MNP5&6&8_T7_6?1=7+Z)KZBL[!>N(:]UQ@^CP=P*2KLQ;&X@6?;EQHO'A&)RC MW:G5A@$,!O+9&W(.NRDV" L/:NIO8I]737E%PLL';+F72]X6(W<&\06HZQN( M8O3]9"]9V>Q33&!7";6*0+@1D]2)453F'MA\ C4=O!S\H5_8G+9K(VRH:T7N MBX&EM 41?@V><2<_W=VG)=GQ3D[_"L[0465AMV&9"8*(U)*" [T++@>3AWA6X M=!,C&Z@I]7"X,+T*1OVCR;F8%5BO5BD!"49M=("Q;E;OR4>G1SQ[N.D1)VOF M1XQ\/6?_NKPX>7,<'+V^//GMY/+D>'4^Q!? %SY^,,,Y_1C;Z$=Y$"J_=1^*N M))A/E\$;*NX?5]DB;>CQAU@MZQ6U2SIW6/ED:[K=[S!%J&!..P-*8>B)++!:< M=? 2>G'",6N!7/[@=:2S67MKR!!MG)BX"QB8FQSH%U45.X*5#A841F/15Q=GK M6$2-*JBGL-4V6%;29 4*^Q,K0ZFC#M=+:CKQ$9TQ4W1Z8C*O$QYK9*T9)0 M#)PE)LT!2'$'U(4=(-]4UVA3"=,)JB+("G3,5P9(PGZ5%!0A6V 9$B.:H6^B M3- 'HM>]96!.FZ72E>NB 3W@XE4Y"9[=HC">+O%A1@!'E2WM]:\=EOEB5911 M>4]3M[U0IM$(%=YR+Y54<"R+DJ*<6-B$< =\B9PM(S7]HI.H>L? 5#GN[*ZTJ MVL2%S[RY73CD.6S#E2K#5C^430/]P,Q>#.1A;CJ>!-*,<3@]9D'^"5F0FVJL MX]>N,?(X)^<(OC?3?V .!ZOM==U"58MU(?66#FYY:Z=(*7M5,Q7#/]9OCM"?@_<#5Y^+7I\>WE">D 'TG\3!/NFSU=O=15T8NXH[\BR=X!6#5OO M%,W>![+7. LX%6!0PVN/%*N,\..I@D_3SB78;D&3]9>9^2NT_0104.&;4Y 2 M96CO9LCU&(A+C1\OH[+.Z1\28F!P?,F?Q/ LYMS K".NWT>EK",)#JCA1^/9C/,7I+ <0%,,O^ VHT#HD[^9&W)5U$Y!4MH;F3'+_(1-#]0" M'6H==V/?6WA_EV,+VD6YHQ*79P@%"P@,.BV)3-UMVH=]^IJR9JQG(D9XSQ]P M*%6B+7X7^=P(A]%B&YA"+#=*Z"X4D6$^8 *2 ^#*FJ-PBHNEF1+:G3*VLPE M^JC)W06TB;"49T8[BH*^I@/3M@DNA20]!&NXG[JK%]@)"S3CHD@X?1<9YX)C MFG(O>%,HP"F8T?[&\A581!_THED8X(;\^X*=#I:)UV@5@\& M9:?> <0[?+N'"$4]O=?K&,,".#WT5I;%(>*RLA+N&D%%L^5G&APC6U MEO$WSWLW\C7*4#3K_FB_Z_:[!=](([7T[/3D]/+X_.?CL^/3U\??ZPK<(/= MDH;TH0$+>82:G"#^D7]4;Q:#%VGN,2T;&*_0I2#X$<-;,8^_J,]&6@Q7P&S MRAL-%F!HNBGQ:W@7YR4]NIX/T>WIE7U-BD GNZ)16./$@AD-RA]*:LK4QW1F M;#> +A/^RJ234"X@HH$"O8%"6%(=2)QITX_#]@W!L],EQ_-11*/VUI.I#-9% MC1(P+A;/H\KKX5E03C7"-58M')? S8TZ2(_,2=IE!9F2C]S8KQCEO3)!!8 #: M)>"[!?D_K9;M#M"KC$'%[4^VA6C$[W4-MSI>+ZQ(5R,W::H9%;;%U$VH*7AE M(>Q%1\]7;3'57A?80HW9A@N -'7!G%K\[,@&)XW#K8VAWM*,;GW6>;OCX4M@ MP1(51AX,6S>/RHB+T;"76R3-5WJ-UNPM"LWU#EWG:,G\35)-W=^;Q'[W11:Z M"W%I2KC._]5EC!DSMOG)T$0=GGR;%878&\-]%$P/-:QW&B^E_#"W&;!V.DP MXWJ.512DK"&-$+F7<\%KDQ+-SC00(T J6>-M:0*8PI;DL> Q MHL>:*V[X0NJJ*&UZCX A,;10S/*Y]X-89HS\-K$YR;@X_J73?!GW6KS0CK1' MG)*O^BJN,%;=;(';.RZ"WTT5@>-U8^UYE[<9LVM:;MMT!7NF&Z? T7;;X()^ M/CX]/C_Z-7AW?O;;R<6M&"+^LIY^:5A,ST>817-*(>$-1RP09Y5CTY6/;LM, M:P'G*'$RC&2;.CC+K47);9M,V!8 #J QFR]4BDE]9V[<;FG]+X'MI%%,V@/W M/B !,]=E0MTMN/KQ,D@BXA*]X@4= DD&&>H7>/''7>0*S&N@ M9@BE7G"O1=33J2>0Q6OQ.C0&^XG"5I34315;0)) ^ZW>R:/$QBN(]VP!@ 8"V MO'9#O"^098XO\'L9?0A^;[O]77<'5]JUZORVE ^8.,? 8#02]H(ZA\,:O8*I3F!FD686@%@*TV]:OJ7,Y M*0XT92.D7);*(^5L=2PP6%Q*L[BIVU,*"?,*2"09[(HJP.!IVM&_^4:$\$R M$X[6.0T)IE'&=< ]BTJL.0- ^:+H#=\F?P+.;]GG7(I1N#O(N:A0MK\-0O?]& M[@-L(V6"%^YXL=NEN5C;_NNF%*@?W',JB%B@9XA"S24VAF[A!IR#\$Q:. Z= M>JNX9<<(0;$%8&!NZG!%\@SQH>7_'N$.N]FN<5):N)(Z&_ M^AO*CKN.M.F(L3YK[QY7_8M,O2EOG#!:+0Y6SQ].J38T?"(CJBJ_*71F=3\ M> [YR$(P1HX(-7KM>-=7#))>+Q@0JCCIQAMM)(\" ONS19S#A%S7H>3^ @%[E. M35-R%UF[OD:NV/5/.BUE$H-_#U3WSRAOT.HXV N#_;W) 2>PM[G#H)*5@4A5C*C7DA(<_Z2'90K)"_%*F#)37<3*%VNR$%QZTSVL-P9TV= MYW%Y?A*\PS"W"G[&GO A$$V\VTG/85)X2Q7<^TP"+T*)/J<$8T*3C- RVU0CC MJ3D8$=LNG)0S5W#?6%(C,20B"%V20M95F.B3R(B3A5TSED5RSGUNF#6_K/0R M*XOR<[5"\1#\;%$K78M/Z(G4F' M-LL3; (K#^+E25$MDB#O@8@"($B3P09O7B;\B/8@U=FKF; ;!4K?<%2?PI&@9.V\C6H(\]&1[Z_](@$TZ9)%V$#>296A65N7HG4(G^/SN$%M2#* C%= MJ5PKYN"9&QH5ACO8(BPBBC6CYIRHY'2U,FW :G[B 5/C\]%1XP7:,U552.,( M427@DB-B]QWH)FSNS(IGWI0V2BP>3+8"$R=;V(;'KE1B;=8- 9=B1,D>YEG9C M0@.L&0;X$$(ITEAFSZ)DH7,&[2OX6U(P.M5A*!S(.\.(4KA$ 8\B;)V,DOG= MI ]4/1VHBS;H992I.TN([RP0^^+OTXO1W:>C0]!29!1N 8. M9IR3BGA MJS )JR8@X%UJDQG7HC&&;E%N*-X5J:H2GZ] :/(7T1B0!5_C!HT 3-#I.0L\ MK.C0=R7(_9X=GG'6E,^&O))+7VC6]DE5S<<[EE)YA^IVW"X3L6%U'8%_P23 M%@O8 H?JX50.GK\,WJ1$FR: DH"\-8+S^N? 1VXM1')=D%V*N7^V4S\'_Y3OJ M_4(G 4X6S7 %NIV+516,#@__M<^)@JSM:@XP5K[F-+Y%_G.@$"=MZS-O!\/ 3XT[Y MHV$D;\F!9+/59*17- 9@@JWYNN,R:RVX# M;TX+Q:6Q]FYSNE=%H1;K%T *1T M0E]&M3XH3M357.@'!P>!$Z7*EX#C6D0: <0+XTK8;=\1Y(\C8K,")T,Q+HQ!"B;8E<54D0K_ABN3IEPQ0LDGC,$AH41*1B:[C;_M.-@8"40"&0]8 M/YSLC45!G#S=?7;H0\H #],@O<= M7T9184J^9VZ>8%U5!\ MM$***%B"3+Y'9X!>/V7D/.3NOE7_,2AT:TJ93443M M-(J4C!#.2>"LD9;.O "&KD%!4*0^4R?-(K>4^T>3S!ZX$W4RFNQDRT9?; [^ M$_P5==Y-]_>CLB-253T.IDS&C)C,)IE'_%>>6;LZYXG+F 8J'A3WYNNTV&J# M;6T\E2:2@@["*B6.X"1*W.EX'4- Y]RJ#ZL7DY84)E@3(,*5XN8*O#EY^AB6M MJ)1:KZ9D,GDQ5%3RD=!,C_)I6#YM0/;T>-5D'Y.53H/?3RY/CR\N@M]_.3X_ M/OLIW!1OHOFXZ0ID9MG@9#>WUT:!]#LZI[5;RQ[QWM\$08GIZ_[6W+;*N^-O4;K'85>15OPZH.]2/#?YDB;MR/!-MX@82F]^3MH=/H2QX\NQE1? \;O"F:&5B^P4^[P:NH 3IWLO/_U_-M-\D8NOOS4=0ZBOLZO+Y+A&9G>GT]1_==:^"><4+/9[N['[=3&]J7HQ@=59+ M3>P_H5WZDE>U+D^XG,.;JN"? N\%7<=SI#"P]G]CVH.5$@KDTM$%K>[0\O4O MQ[_^.G(U\N^(O #_:UXOLA__%U!+ 0(4 Q0 ( (")6%G3]NUNIP< 'HG M 2 " 0 !Q.S(P,C1T<&AE>#,Q,2YH=&U02P$"% ,4 M " " B5A9*-1<;,' <* $@ @ '7!P <3,R,#(T M='!H97@S,3(N:'1M4$L! A0#% @ @(E86>%1E+=V! QA( !( M ( !J@\ '$S,C R-'1P:&5X,S(Q+FAT;5!+ 0(4 Q0 ( (") M6%DFN\67> 0 *P2 2 " 5 4 !Q.S(P,C1T<&AE>#,R M,BYH=&U02P$"% ,4 " " B5A9F(!1N*F. 0!"K!< $ M@ 'X& =']H+3(P,C0P.3,P+FAT;5!+ 0(4 Q0 ( (")6%F\BB5Y]!( M #O; 0 " <^G 0!T<&@M,C R-# Y,S N>'-D4$L! A0# M% @ @(E86>GKU_H1(0 -SD! !0 ( !\;H! '1P:"TR M,#(T,#DS,%]C86PN>&UL4$L! A0#% @ @(E861CWF/(+7 WB<$ !0 M ( !--P! '1P:"TR,#(T,#DS,%]D968N>&UL4$L! A0#% M @ @(E869W[FW ;1P '5@ !, ( !<3@" '1P:"TR,#(T M,#DS,%]G,2YJ<&=02P$"% ,4 " " B5A9P+93Q6T( 0#F<0H % M @ %]@ ( =']H+3(P,C0P.3,P7VQA8BYX;6Q02P$"% ,4 " " MB5A9E3&0?P6D "\]@< % @ $ XML 96 tph-20240930_htm.xml IDEA: XBRL DOCUMENT 0001561680 2024-01-01 2024-09-30 0001561680 2024-10-10 0001561680 2024-09-30 0001561680 2023-12-31 0001561680 us-gaap:HomeBuildingMember tph:HomebuildingSegmentMember 2024-07-01 2024-09-30 0001561680 us-gaap:HomeBuildingMember tph:HomebuildingSegmentMember 2023-07-01 2023-09-30 0001561680 us-gaap:HomeBuildingMember tph:HomebuildingSegmentMember 2024-01-01 2024-09-30 0001561680 us-gaap:HomeBuildingMember tph:HomebuildingSegmentMember 2023-01-01 2023-09-30 0001561680 us-gaap:LandMember tph:HomebuildingSegmentMember 2024-07-01 2024-09-30 0001561680 us-gaap:LandMember tph:HomebuildingSegmentMember 2023-07-01 2023-09-30 0001561680 us-gaap:LandMember tph:HomebuildingSegmentMember 2024-01-01 2024-09-30 0001561680 us-gaap:LandMember tph:HomebuildingSegmentMember 2023-01-01 2023-09-30 0001561680 us-gaap:RealEstateOtherMember tph:HomebuildingSegmentMember 2024-07-01 2024-09-30 0001561680 us-gaap:RealEstateOtherMember tph:HomebuildingSegmentMember 2023-07-01 2023-09-30 0001561680 us-gaap:RealEstateOtherMember tph:HomebuildingSegmentMember 2024-01-01 2024-09-30 0001561680 us-gaap:RealEstateOtherMember tph:HomebuildingSegmentMember 2023-01-01 2023-09-30 0001561680 tph:HomebuildingSegmentMember 2024-07-01 2024-09-30 0001561680 tph:HomebuildingSegmentMember 2023-07-01 2023-09-30 0001561680 tph:HomebuildingSegmentMember 2024-01-01 2024-09-30 0001561680 tph:HomebuildingSegmentMember 2023-01-01 2023-09-30 0001561680 tph:FinancialServicesSegmentMember 2024-07-01 2024-09-30 0001561680 tph:FinancialServicesSegmentMember 2023-07-01 2023-09-30 0001561680 tph:FinancialServicesSegmentMember 2024-01-01 2024-09-30 0001561680 tph:FinancialServicesSegmentMember 2023-01-01 2023-09-30 0001561680 2024-07-01 2024-09-30 0001561680 2023-07-01 2023-09-30 0001561680 2023-01-01 2023-09-30 0001561680 us-gaap:CommonStockMember 2024-06-30 0001561680 us-gaap:AdditionalPaidInCapitalMember 2024-06-30 0001561680 us-gaap:RetainedEarningsMember 2024-06-30 0001561680 us-gaap:ParentMember 2024-06-30 0001561680 us-gaap:NoncontrollingInterestMember 2024-06-30 0001561680 2024-06-30 0001561680 us-gaap:RetainedEarningsMember 2024-07-01 2024-09-30 0001561680 us-gaap:ParentMember 2024-07-01 2024-09-30 0001561680 us-gaap:NoncontrollingInterestMember 2024-07-01 2024-09-30 0001561680 us-gaap:CommonStockMember 2024-07-01 2024-09-30 0001561680 us-gaap:AdditionalPaidInCapitalMember 2024-07-01 2024-09-30 0001561680 us-gaap:CommonStockMember 2024-09-30 0001561680 us-gaap:AdditionalPaidInCapitalMember 2024-09-30 0001561680 us-gaap:RetainedEarningsMember 2024-09-30 0001561680 us-gaap:ParentMember 2024-09-30 0001561680 us-gaap:NoncontrollingInterestMember 2024-09-30 0001561680 us-gaap:CommonStockMember 2023-12-31 0001561680 us-gaap:AdditionalPaidInCapitalMember 2023-12-31 0001561680 us-gaap:RetainedEarningsMember 2023-12-31 0001561680 us-gaap:ParentMember 2023-12-31 0001561680 us-gaap:NoncontrollingInterestMember 2023-12-31 0001561680 us-gaap:RetainedEarningsMember 2024-01-01 2024-09-30 0001561680 us-gaap:ParentMember 2024-01-01 2024-09-30 0001561680 us-gaap:NoncontrollingInterestMember 2024-01-01 2024-09-30 0001561680 us-gaap:CommonStockMember 2024-01-01 2024-09-30 0001561680 us-gaap:AdditionalPaidInCapitalMember 2024-01-01 2024-09-30 0001561680 us-gaap:CommonStockMember 2023-06-30 0001561680 us-gaap:AdditionalPaidInCapitalMember 2023-06-30 0001561680 us-gaap:RetainedEarningsMember 2023-06-30 0001561680 us-gaap:ParentMember 2023-06-30 0001561680 us-gaap:NoncontrollingInterestMember 2023-06-30 0001561680 2023-06-30 0001561680 us-gaap:RetainedEarningsMember 2023-07-01 2023-09-30 0001561680 us-gaap:ParentMember 2023-07-01 2023-09-30 0001561680 us-gaap:NoncontrollingInterestMember 2023-07-01 2023-09-30*

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DE 61-1763235 940 Southwood Blvd Suite 200 Incline Village NV 89451 775 413-1030 Common Stock, par value $0.01 per share TPH NYSE Yes Yes Large Accelerated Filer false false false 93590060 675957000 868953000 113725000 224636000 3412633000 3337483000 130798000 131824000 80071000 0 156603000 156603000 37996000 37996000 171472000 157093000 4779255000 4914588000 75214000 64833000 456418000 453531000 275914000 288337000 646280000 1094249000 75465000 0 1529291000 1900950000 0.01 0.01 50000000 50000000 0 0 0 0 0 0 0.01 0.01 500000000 500000000 93590060 93590060 95530512 95530512 936000 955000 0 0 3249016000 3010003000 3249952000 3010958000 12000 2680000 3249964000 3013638000 4779255000 4914588000 1113681000 825295000 3165042000 2412777000 12552000 1714000 23780000 10506000 790000 749000 2359000 2219000 1127023000 827758000 3191181000 2425502000 854499000 641074000 2427484000 1881191000 11986000 1474000 21584000 10287000 765000 724000 2295000 2171000 53744000 42874000 160772000 127977000 66734000 58359000 185809000 158949000 139295000 83253000 393237000 244927000 227000 3000 383000 272000 6658000 11664000 31818000 30361000 146180000 94920000 425438000 275560000 17650000 10758000 47818000 30004000 12283000 6127000 31900000 19363000 5367000 4631000 15918000 10641000 151547000 99551000 441356000 286201000 39788000 22942000 112599000 71764000 111759000 76609000 328757000 214437000 0 1207000 -59000 3569000 111759000 75402000 328816000 210868000 1.19 0.77 3.49 2.12 1.18 0.76 3.46 2.10 93600678 98018498 94294800 99534570 94640211 99030210 95081173 100458357 93862218 939000 0 3138545000 3139484000 12000 3139496000 111759000 111759000 0 111759000 619 0 8000 8000 8000 8708000 8708000 8708000 272777 3000 9988000 9991000 9991000 1288000 -1288000 0 93590060 936000 0 3249016000 3249952000 12000 3249964000 95530512 955000 0 3010003000 3010958000 2680000 3013638000 328816000 328816000 -59000 328757000 821172 8000 1033000 1041000 1041000 16612000 16612000 16612000 24327000 24327000 24327000 2761624 27000 97283000 97310000 97310000 2609000 2609000 1268000 1268000 1268000 89803000 -89803000 0 93590060 936000 0 3249016000 3249952000 12000 3249964000 99094458 991000 0 2895120000 2896111000 709000 2896820000 75402000 75402000 1207000 76609000 361 0 0 0 0 6000 6000 6000 6989000 6989000 6989000 1753045 18000 55081000 55099000 55099000 1160000 1160000 48098000 -48098000 0 97341774 973000 0 2922424000 2923397000 756000 2924153000 101017708 1010000 3685000 2827694000 2832389000 4142000 2836531000 210868000 210868000 3569000 214437000 789164 8000 510000 518000 518000 9802000 9802000 9802000 15012000 15012000 15012000 4465098 45000 125543000 125588000 125588000 6955000 6955000 116138000 -116138000 0 97341774 973000 0 2922424000 2923397000 756000 2924153000 328757000 214437000 23572000 20066000 383000 272000 24327000 15012000 2444000 12675000 758000 0 3495000 0 74485000 247846000 79313000 0 -110911000 -50043000 9527000 -1000 10381000 -7093000 3332000 67773000 335763000 124797000 18933000 19136000 -717000 0 24789000 6434000 17289000 0 -25716000 -25570000 420000 910000 462844000 0 282400000 0 206935000 0 3877000 6955000 1041000 518000 16612000 9802000 96636000 124523000 -503043000 -139852000 -192996000 -40625000 868953000 889664000 675957000 849039000 Organization, Basis of Presentation and Summary of Significant Accounting Policies Organization Tri Pointe is engaged in the design, construction and sale of innovative single-family attached and detached homes across ten states, including Arizona, California, Colorado, Maryland, Nevada, North Carolina, South Carolina, Texas, Virginia, and Washington, and the District of Columbia. In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant homebuilding operations in these new markets. Basis of Presentation The accompanying financial statements have been prepared in accordance with U.S. generally accepted accounting principles (“GAAP”), as contained within the Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”), for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. They should be read in conjunction with our consolidated financial statements and footnotes thereto included in our Annual Report on Form 10-K for the year ended December 31, 2023. In the opinion of management, all adjustments consisting of normal recurring adjustments, necessary for a fair presentation with respect to interim financial statements, have been included. The results for the nine months ended September 30, 2024 are not necessarily indicative of the results to be expected for the full year ending December 31, 2024 due to seasonal variations and other factors. The consolidated financial statements include the accounts of Tri Pointe Homes and its wholly owned subsidiaries, as well as other entities in which Tri Pointe Homes has a controlling interest and variable interest entities (“VIEs”) in which Tri Pointe Homes is

the primary beneficiary. The noncontrolling interests as of September 30, 2024 and December 31, 2023 represent the outside owners' interests in the Company's consolidated entities. All significant intercompany accounts have been eliminated upon consolidation. Unless the context otherwise requires, the terms "Tri Pointe", "the Company", "we", "us", and "our" used herein refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries. Use of Estimates The preparation of these financial statements requires our management to make estimates and judgments that affect the reported amounts of assets and liabilities and the disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from our estimates. Cash and Cash Equivalents and Concentration of Credit Risk <br/> We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts. Revenue Recognition We recognize revenue in accordance with Accounting Standards Topic 606 ("ASC 606"), Revenue from Contracts with Customers. Under ASC 606, we apply the following steps to determine the timing and amount of revenue to recognize: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation. Home sales revenue We generate the majority of our total revenues from home sales, which consists of our core business operation of building and delivering completed homes to homebuyers. Home sales revenue and related profit is generally recognized when title to and possession of the home are transferred to the homebuyer at the home closing date. Our performance obligation to deliver the agreed-upon home is generally satisfied in less than one year from the original contract date. Included in home sales revenue are forfeited deposits, which occur when homebuyers cancel home purchase contracts that include a nonrefundable deposit. Both revenue from forfeited deposits and deferred revenue resulting from uncompleted performance obligations existing at the time we deliver new homes to our homebuyers are immaterial. Financial services revenues Tri Pointe Solutions is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, Tri Pointe Assurance title and escrow services operations, and Tri Pointe Advantage property and casualty insurance agency operations. Mortgage financing operations For the year ended December 31, 2023, our Tri Pointe Connect mortgage operations were conducted through a joint venture with an established mortgage lender. Tri Pointe Connect acted as a preferred mortgage loan broker to our homebuyers in all of the markets in which we operate, generating income from fees paid by third party lenders for the successful funding and closing of loans for homebuyers that originated through Tri Pointe Connect. For the year ended December 31, 2023, Tri Pointe Connect was fully consolidated in accordance with Accounting Standards Topic 810 ("ASC 810"), Consolidation, under the Financial Services section of our consolidated statements of operations, with the noncontrolling interest recorded on the consolidated statements of operations as net income attributable to noncontrolling interests. Effective February 1, 2024, we acquired the minority equity interest in the joint venture, upon which Tri Pointe Connect became a wholly owned subsidiary of the Company. In connection with this transaction, Tri Pointe Connect expanded operations to include mortgage lending services to our homebuyers in all of the markets in which we operate and provide mortgage financing by utilizing funds made available pursuant to repurchase agreements with third party lenders and by utilizing our own funds. Tri Pointe Connect will retain the ability to act as a mortgage loan broker for our homebuyers that originate loans with third party lenders. Revenues from mortgage financing operations primarily represent mortgage loan broker fees paid by third party lenders, fees earned on mortgage loan originations and the realized and unrealized gains and losses associated with the sales and changes in the fair value of mortgage loans held for sale.  When we act as a mortgage loan broker and originate loans with third party lenders, mortgage loan broker fees and mortgage loan origination fees are recognized at the time the mortgage loans are funded. When we provide mortgage financing, we recognize fees on mortgage loan originations upon loan origination. Mortgage loans held for sale We intend to sell all of the loans we originate in the secondary market within a short period of time after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate estimated fair value of $80.1 million and an aggregate outstanding principal balance of $79.3 million. For the nine months ended September 30, 2024, we recorded $758,000 of unrealized gains, in Financial Services revenue, related to our mortgage loans held for sale as of September 30, 2024. Title and escrow services operations Tri Pointe Assurance provides title examinations for our homebuyers in the Carolinas and Colorado and both title examinations and escrow services for our homebuyers in Arizona, the District of Columbia, Maryland, Nevada, Texas, Washington and Virginia. Tri Pointe Assurance is a wholly owned subsidiary of Tri Pointe and acts as a title agency for First American Title Insurance Company. Revenue from our title and escrow services operations is fully recognized at the time of the consummation of the home sales transaction, at which time no further performance obligations are left to be satisfied. Tri Pointe Assurance revenue is included in the Financial Services section of our consolidated statements of operations. Property and casualty insurance agency operations Tri Pointe Advantage is a wholly owned subsidiary of Tri Pointe and provides property and casualty insurance agency services that help facilitate the closing process in all of the markets in which we operate. The total consideration for these services, including renewal options, is estimated upon the issuance of the initial insurance policy, subject to constraint. Tri Pointe Advantage revenue is included in the Financial Services section of our consolidated statements of operations. Recently Issued Accounting Standards Not Yet Adopted In November 2023, the FASB issued ASU 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures ("ASU 2023-07"), which requires expanded disclosure of significant segment expenses and other segment items on an annual and interim basis. ASU 2023-07 is effective for us for annual periods beginning after January 1, 2024 and interim periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-07 will have on our financial statement disclosures. In

December 2023, FASB issued ASU 2023-09, Income Taxes (Topic 740): Improvements to Income Tax Disclosures ("ASU 2023-09"), which requires expanded disclosure of our income tax rate reconciliation and income taxes paid. ASU 2023-09 is effective for us for annual periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-09 will have on our financial statement disclosures. 10 The accompanying financial statements have been prepared in accordance with U.S. generally accepted accounting principles ("GAAP"), as contained within the Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC"), for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. They should be read in conjunction with our consolidated financial statements and footnotes thereto included in our Annual Report on Form 10-K for the year ended December 31, 2023. In the opinion of management, all adjustments consisting of normal recurring adjustments, necessary for a fair presentation with respect to interim financial statements, have been included. The results for the nine months ended September 30, 2024 are not necessarily indicative of the results to be expected for the full year ending December 31, 2024 due to seasonal variations and other factors. The consolidated financial statements include the accounts of Tri Pointe Homes and its wholly owned subsidiaries, as well as other entities in which Tri Pointe Homes has a controlling interest and variable interest entities ("VIEs") in which Tri Pointe Homes is the primary beneficiary. The noncontrolling interests as of September 30, 2024 and December 31, 2023 represent the outside owners' interests in the Company's consolidated entities. All significant intercompany accounts have been eliminated upon consolidation. Unless the context otherwise requires, the terms "Tri Pointe", "the Company", "we", "us", and "our" used herein refer to Tri Pointe Homes, Inc., a Delaware corporation, and its consolidated subsidiaries. The preparation of these financial statements requires our management to make estimates and judgments that affect the reported amounts of assets and liabilities and the disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from our estimates. We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts. We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short-term liquid investments with a maturity date of less than three months from the date of acquisition, including U.S. Treasury bills and government money-mark funds with maturities of 90 days or less when purchased. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to cash in its operating accounts. We recognize revenue in accordance with Accounting Standards Topic 606 ("ASC 606"), Revenue from Contracts with Customers. Under ASC 606, we apply the following steps to determine the timing and amount of revenue to recognize: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation. Home sales revenue We generate the majority of our total revenues from home sales, which consists of our core business operation of building and delivering completed homes to homebuyers. Home sales revenue and related profit is generally recognized when title to and possession of the home are transferred to the homebuyer at the home closing date. Our performance obligation to deliver the agreed-upon home is generally satisfied in less than one year from the original contract date. Included in home sales revenue are forfeited deposits, which occur when homebuyers cancel home purchase contracts that include a nonrefundable deposit. Both revenue from forfeited deposits and deferred revenue resulting from uncompleted performance obligations existing at the time we deliver new homes to our homebuyers are immaterial. Financial services revenues Tri Pointe Solutions is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, Tri Pointe Assurance title and escrow services operations, and Tri Pointe Advantage property and casualty insurance agency operations. Mortgage financing operations For the year ended December 31, 2023, our Tri Pointe Connect mortgage operations were conducted through a joint venture with an established mortgage lender. Tri Pointe Connect acted as a preferred mortgage loan broker to our homebuyers in all of the markets in which we operate, generating income from fees paid by third party lenders for the successful funding and closing of loans for homebuyers that originated through Tri Pointe Connect. For the year ended December 31, 2023, Tri Pointe Connect was fully consolidated in accordance with Accounting Standards Topic 810 ("ASC 810"), Consolidation, under the Financial Services section of our consolidated statements of operations, with the noncontrolling interest recorded on the consolidated statements of operations as net income attributable to noncontrolling interests. Effective February 1, 2024, we acquired the minority equity interest in the joint venture, upon which Tri Pointe Connect became a wholly owned subsidiary of the Company. In connection with this transaction, Tri Pointe Connect expanded operations to include mortgage lending services to our homebuyers in all of the markets in which we operate and provide mortgage financing by utilizing funds made available pursuant to repurchase agreements with third party lenders and by utilizing our own funds. Tri Pointe Connect will retain the ability to act as a mortgage loan broker for our homebuyers that originate loans with third party lenders. Revenues from mortgage financing operations primarily represent mortgage loan broker fees paid by third party lenders, fees earned on mortgage loan originations and the realized and unrealized gains and losses associated with the sales and changes in the fair value of mortgage loans held for sale. When we act as a mortgage loan broker and originate loans with third party lenders, mortgage loan broker fees and mortgage loan origination fees are recognized at the time the mortgage loans are funded. When we provide mortgage financing, we recognize fees on mortgage loan originations upon loan origination. Mortgage loans held for sale We intend to sell all of the loans we originate in the secondary market within a short period of time after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate estimated fair value of $80.1 million and an aggregate outstanding principal balance of $79.3 million. For the nine months ended September 30, 2024, we recorded $758,000 of unrealized gains, in Financial Services revenue, related to our mortgage loans held for sale as of September 30, 2024. Title and escrow services operations Tri Pointe Assurance provides title examinations for our homebuyers in the Carolinas and Colorado and both title examinations and escrow services for our homebuyers in Arizona, the District of Columbia, Maryland, Nevada, Texas, Washington and Virginia. Tri Pointe Assurance is a wholly owned subsidiary of Tri Pointe and acts as a title agency for First American Title Insurance Company. Revenue from our title and escrow services operations is fully recognized at the time of the consummation of the home sales transaction, at which time no further performance obligations are left to be satisfied. Tri Pointe Assurance revenue is included in

*the Financial Services section of our consolidated statements of operations. Property and casualty insurance agency operations Tri Pointe Advantage is a wholly owned subsidiary of Tri Pointe and provides property and casualty insurance agency services that help facilitate the closing process in all of the markets in which we operate. The total consideration for these services, including renewal options, is estimated upon the issuance of the initial insurance policy, subject to constraint. Tri Pointe Advantage revenue is included in the Financial Services section of our consolidated statements of operations. 80100000 79300000 758000 In November 2023, the FASB issued ASU 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures ("ASU 2023-07"), which requires expanded disclosure of significant segment expenses and other segment items on an annual and interim basis. ASU 2023-07 is effective for us for annual periods beginning after January 1, 2024 and interim periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-07 will have on our financial statement disclosures. In December 2023, FASB issued ASU 2023-09, Income Taxes (Topic 740): Improvements to Income Tax Disclosures ("ASU 2023-09"), which requires expanded disclosure of our income tax rate reconciliation and income taxes paid. ASU 2023-09 is effective for us for annual periods beginning after January 1, 2025. We are currently evaluating the impact ASU 2023-09 will have on our financial statement disclosures. Segment Information We operate two principal businesses: homebuilding and financial services. In accordance with ASC Topic 280, Segment Reporting, in determining the most appropriate reportable segments within our homebuilding business, we have considered similar economic and other characteristics, including product types, average sales prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply. Based upon these factors and in consideration of the geographical layout of our homebuilding markets, we have identified three homebuilding reporting segments and, as such, our homebuilding segments are reported under the following hierarchy: West region: Arizona, California, Nevada and Washington Central region: Colorado, Texas and Utah East region: District of Columbia, Florida, Maryland, North Carolina, South Carolina and Virginia In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant operations in these new markets, however we have controlled lots within Utah. Our Tri Pointe Solutions financial services operation is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, our Tri Pointe Assurance title and escrow services operations, and our Tri Pointe Advantage property and casualty insurance agency operations. For further details, see Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies. Corporate is a non-operating segment that develops and implements company-wide strategic initiatives and provides support to our homebuilding reporting segments by centralizing certain administrative functions, such as marketing, legal, accounting, treasury, insurance, internal audit, risk management, information technology and human resources, to benefit from economies of scale. Our Corporate non-operating segment also includes general and administrative expenses related to operating our corporate headquarters. All of the expenses incurred by Corporate are allocated to each of the homebuilding reporting segments based on their respective percentage of revenues. The reportable segments follow the same accounting policies used for our consolidated financial statements, as described in Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented. Total revenues and income before income taxes for each of our reportable segments were 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:45.537%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.057%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.057%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.823%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.180%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.186%"></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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">West </td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td*

style="padding:2px 0;text-align:right;vertical-align:bottom">690,577 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">544,168 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,921,817 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,550,905 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Central</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">262,485 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">165,322 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">838,302 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">529,952 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">East</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">173,961 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">118,268 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">431,062 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">344,645 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total homebuilding revenues</span></td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,127,023 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">827,758 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,191,181 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,425,502 </span></td><td style="background-color:#cceeff;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 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Financial services</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">17,650 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">10,758 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">47,818 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">30,004 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,144,673 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">838,516 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,238,999 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,455,506 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:15pt"><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-

weight:400;line-height:100%">Income before income taxes</td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">West</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">92,261 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">60,965 </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">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">255,643 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">186,372 </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:#ceeeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Central</td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">32,327 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">19,075 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">119,645 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">50,917 </td><td style="background-color:#ceeeff;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 12.25pt;text-align:left;vertical-align:bottom">East</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,592 </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">14,880 </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">50,150 </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">38,271 </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:#ceeeff;padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Total homebuilding income before income taxes</td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">146,180 </td><td style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,920 </td><td style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">425,438 </td><td style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,560 </td><td style="background-color:#ceeeff;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 2px 12.25pt;text-align:left;vertical-align:bottom">Financial services</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,367 </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">4,631 </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">15,918 </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">10,641 </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:#ceeeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">151,547 </span></td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">99,551 </td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ceeeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-

weight:400;line-height:100%">441,356 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">286,201 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">  </span></div><div style="margin-top:2pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Total real estate inventories and total assets for each of our reportable segments, as of the date indicated, were as follows (in thousands):</span></div><div style="margin-top:5pt"><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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">December 31, 2024</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Real estate inventories</span></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">West</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,159,917 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,209,113 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Central</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">813,703 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">762,051 </span></td><td style="background-color:#cceeff;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 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">East</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">438,923 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">366,319 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,412,633 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,337,483 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total assets</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(1)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">West</span></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">2,430,880 </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">2,557,608 </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 2px 12.25pt;text-align:left;vertical-align:bottom">Central</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">985,021 </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">947,200 </td><td style="background-color:#cceeff;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 12.25pt;text-align:left;vertical-align:bottom">East</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">483,872 </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">421,630 </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 2px 12.25pt;text-align:left;vertical-align:bottom">Corporate</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">742,483 </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">941,824 </td><td style="background-color:#cceeff;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 19pt;text-align:left;vertical-align:bottom">Total homebuilding assets</td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,642,256 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-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 #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4,868,262 </td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Financial services</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">136,999 </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">46,326 </td><td style="background-color:#cceeff;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</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4,779,255 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">4,914,588 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> _____ (1)   Total assets as of September 30, 2024 and December 31, 2023 includes $139.3 million of goodwill, with $125.4 million included in the West segment, $8.3 million included in the Central segment and $5.6 million included in the East segment. Total Corporate assets as of September 30, 2024 and December 31, 2023 includes our Tri Pointe Homes trade name. For further details on goodwill and our intangible assets, see Note 8, Goodwill and Other Intangible Assets. 2 In accordance with ASC Topic 280, Segment Reporting, in determining the most appropriate reportable segments within our homebuilding business, we have considered similar economic and other characteristics, including product types, average sales prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply. Based upon these factors and in consideration of the geographical layout of our homebuilding markets, we have identified three homebuilding reporting segments and, as such, our homebuilding segments are reported under the following hierarchy: West region: Arizona, California, Nevada and Washington Central region: Colorado, Texas and Utah East region: District of Columbia, Florida, Maryland, North Carolina, South Carolina and Virginia In September 2023, we announced our expansion into the greater Salt Lake City region with the launch of a new division in Utah. In April 2024, we announced further expansion into Orlando, Florida, and the Coastal Carolinas area, which includes parts of Georgia and South Carolina. As of September 30, 2024, we had not yet commenced significant operations in these new markets, however we have controlled lots within Utah. Our Tri Pointe Solutions financial services operation is a reportable segment and is comprised of our Tri Pointe Connect mortgage financing operations, our Tri Pointe Assurance title and escrow services operations, and our Tri Pointe Advantage property and casualty insurance agency operations. For further details, see Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies. Corporate is a non-operating segment that develops and implements company-wide strategic initiatives and provides support to our homebuilding reporting segments by centralizing certain administrative functions, such as marketing, legal, accounting, treasury, insurance, internal audit, risk management, information technology and human resources, to benefit from economies of scale. Our Corporate non-operating segment also includes general and administrative expenses related to operating our corporate headquarters. All of the expenses incurred by Corporate are allocated to each of the homebuilding reporting segments based on their respective percentage of revenues. The reportable segments follow the same accounting policies used for our consolidated financial statements, as described in Note 1, Organization, Basis of Presentation and Summary of Significant Accounting Policies. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented. 3 Total revenues and income before income taxes for each of our reportable segments were 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:45.537%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.057%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td

style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.057%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.823%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.180%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.186%"></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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Revenues</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">West </td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">690,577 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">544,168 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,921,817 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,550,905 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Central</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">262,485 </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">165,322 </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">838,302 </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">529,952 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">East</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">173,961 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">118,268 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">431,062 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">344,645 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 19pt;text-align:left;vertical-align:bottom">Total homebuilding revenues</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,127,023 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">827,758 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,191,181 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,425,502 </td><td style="background-color:#cceeff;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 2px 12.25pt;text-align:left;vertical-align:bottom">Financial services</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">17,650 </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">10,758 </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">47,818 </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">30,004 </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:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-

color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,144,673 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">838,516 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,238,999 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,455,506 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:15pt"><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Income before income taxes</span></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:#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></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">West</span></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">92,261 </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">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">60,965 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">255,643 </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">186,372 </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 2px 12.25pt;text-align:left;vertical-align:bottom">Central</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">32,327 </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">19,075 </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">119,645 </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">50,917 </td><td style="background-color:#cceeff;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 12.25pt;text-align:left;vertical-align:bottom">East</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,592 </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">14,880 </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">50,150 </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">38,271 </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 2px 19pt;text-align:left;vertical-align:bottom">Total homebuilding income before income taxes</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">146,180 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,920 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">425,438 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">275,560 </td><td style="background-color:#cceeff;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 2px 12.25pt;text-align:left;vertical-align:bottom">Financial services</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,367 </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">4,631 </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">15,918 </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">10,641 </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">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">151,547 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">99,551 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">441,356 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">286,201 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Total real estate inventories and total assets for each of our reportable segments, as of the date indicated, were 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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventories</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">West</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,159,917 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,209,113 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Central</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">813,703 </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">762,051 </td><td style="background-color:#cceeff;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 12.25pt;text-align:left;vertical-align:bottom">East</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">438,923 </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">366,319 </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">Total</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,412,633 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,337,483 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:14pt"><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Total assets(1) </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></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">West</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">2,430,880 </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></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,557,608 </span></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 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Central</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">985,021 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">947,200 </span></td><td style="background-color:#cceeff;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 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">East</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">483,872 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">421,630 </span></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 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Corporate</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">742,483 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">941,824 </span></td><td style="background-color:#cceeff;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 19pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total homebuilding assets</span></td><td colspan="2" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4,642,256 </span></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-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 #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4,868,262 </span></td><td style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Financial services</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">136,999 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">46,326 </span></td><td style="background-color:#cceeff;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:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">4,779,255 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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 #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">4,914,588 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> _____ (1)  Total assets as of September 30, 2024 and December 31, 2023 includes $139.3 million of goodwill, with $125.4 million included in the West segment, $8.3 million included in the Central segment and $5.6 million included in the East segment. Total Corporate assets as of September 30, 2024 and December 31, 2023 includes our Tri Pointe Homes trade name. For further details on goodwill and our intangible assets, see Note 8, Goodwill and Other Intangible Assets. 690577000 544168000 1921817000 1550905000 262485000 165322000 838302000 529952000 173961000 118268000 431062000 344645000 1127023000 827758000 3191181000 2425502000 17650000 10758000 47818000 30004000 1144673000 838516000 3238999000 2455506000 92261000 60965000 255643000 186372000 32327000 19075000 119645000 50917000 21592000 14880000 50150000 38271000 146180000 94920000 425438000 275560000 5367000 4631000 15918000 10641000 151547000 99551000 441356000 286201000 2159917000 2209113000 813793000 762051000 438923000 366319000 3412633000 3337483000 2438880000 2557608000 985021000 947200000 483872000 421630000 742483000 941824000 4642256000 4868262000 136999000 46326000 4779255000 4914588000 139300000 139300000 125400000 125400000 8300000 8300000 5600000 5600000 Earnings Per Share The following table sets forth the components used in the computation of basic and diluted earnings per share (in thousands, except share and 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:47.291%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.261%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.187%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">  </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">  </td><td colspan="3"

style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:top">Numerator:</td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income available to common stockholders</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">111,759 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">75,402 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">328,816 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">210,868 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:bottom">Denominator:</td><td colspan="3" style="background-color:#ccceff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:top">Basic weighted-average shares outstanding</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">93,600,678 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">98,018,498 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,294,800 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">99,534,570 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:top">Effect of dilutive shares:</td><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Stock options and unvested restricted stock units</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,039,533 </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">1,011,712 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">786,373 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">923,787 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Diluted weighted-average shares outstanding</td><td colspan="2" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,640,211 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">99,030,210 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">95,081,173 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,458,357 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:10pt;font-weight:400;line-height:100%">Earnings per share</td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Basic</td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1.19 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom">0.77 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3.49 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom">2,12 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Diluted</td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1.18 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.76 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3.46 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,10 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:bottom">Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share</td><td colspan="2" style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,119,501 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,605,025 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,426,229 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,692,950 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> The following table sets forth the components used in the computation of basic and diluted earnings per share (in thousands, except share and 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:47.291%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.261%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.187%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </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"> </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:top">Numerator:</td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-

height:100%"> </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Net income available to common stockholders</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">111,759 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">75,402 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">328,816 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">210,868 </td><td style="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">Denominator:</td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:top">Basic weighted-average shares outstanding</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">93,600,678 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">98,018,498 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,294,800 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">99,534,570 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:top">Effect of dilutive shares:</td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom"> </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:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 37pt;text-align:left;vertical-align:top">Stock options and unvested restricted stock units</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,039,533 </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">1,011,712 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">786,373 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">923,787 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Diluted weighted-average shares outstanding</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94,640,211 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">99,030,210 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">95,081,173 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100,458,357 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Earnings per share</td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:3pt double #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"> </td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Basic</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1.19 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-

align:bottom">0.77 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3.49 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">2.12 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Diluted</td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">1.18 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">0.76 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">3.46 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">2.10 </td><td style="border-top:3pt double #000000;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">Antidilutive stock options and unvested restricted stock units not included in diluted earnings per share</td><td colspan="2" style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,119,501 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;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;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,605,025 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;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;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,426,229 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;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;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,692,950 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 111759000 111759000 75402000 75402000 328816000 328816000 210868000 210868000 93600678 98018498 94294800 99534570 1039533 1011712 786373 923787 94640211 99030210 95081173 100458357 1.19 0.77 3.49 2.12 1.18 0.76 3.46 2.10 1119501 2605025 1426229 2692950
Receivables Receivables consisted 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:65.128%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.420%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.422%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Escrow proceeds and other accounts receivable, net</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">47,718 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">158,622 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Warranty insurance receivable (Note 13)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,007 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,014 </td><td style="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">Total receivables</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">113,725 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">224,636 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <br/> Receivables are evaluated for collectability and allowances for potential losses are established or maintained on applicable receivables based on an expected credit loss approach. Receivables were net of allowances for doubtful accounts of $436,000 as of both September 30, 2024 and December 31, 2023. Receivables consisted 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:65.128%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.420%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.422%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Escrow proceeds and other accounts receivable, net</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">47,718 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">158,622 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Warranty insurance receivable (Note 13)</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,007 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,014 </td><td style="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">Total receivables</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">113,725 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">224,636 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 47718000 158622000 66007000 66014000 113725000 224636000 436000 436000 Real Estate Inventories Real estate inventories consisted 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:66.882%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.543%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.545%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventories owned:</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Homes completed or under construction</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,540,492 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,402,762 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Land under development</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,203,923 </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">1,299,074 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Land held for future development</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">156,394 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,615 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Model homes</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">288,079 </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">306,565 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventories owned</td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,188,888 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,162,016 </td><td style="border-top:1pt solid #000000;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">Real estate inventories not owned:</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></tr><tr><td colspan="3"

<table><tr><td>Land purchase and land option deposits</td><td>$</td><td>223,745 </td><td></td><td>$</td><td>175,467 </td></tr><tr><td>Total real estate inventories not owned</td><td>$</td><td>223,745 </td><td></td><td>$</td><td>175,467 </td></tr><tr><td>Total real estate inventories</td><td>$</td><td>3,412,633 </td><td></td><td>$</td><td>3,337,483 </td></tr></table>

Homes completed or under construction is comprised of costs associated with homes in various stages of construction and includes direct construction and related land acquisition and land development costs. Land under development primarily consists of land acquisition and land development costs, which include capitalized interest and real estate taxes, associated with land undergoing improvement activity. Land held for future development principally reflects land acquisition and land development costs related to land where development activity has not yet begun or has been suspended, but is expected to occur in the future.

Real estate inventories not owned represents deposits related to land purchase and land and lot option agreements. For further details, see Note 7, Variable Interest Entities.

Interest incurred, capitalized and expensed were as follows (in thousands):

<table><tr><td></td><td colspan="3">Three Months Ended September 30,</td><td></td><td colspan="3">Nine Months Ended September 30,</td></tr><tr><td></td><td>2024</td><td></td><td>2023</td><td></td><td>2024</td><td></td><td>2023</td></tr><tr><td>Interest incurred</td><td>$</td><td>25,253 </td><td></td><td>$</td><td>36,919 </td><td>$</td><td>91,787 </td><td></td><td>$</td><td>111,792 </td></tr><tr><td>Interest capitalized</td><td>(25,253)</td><td></td><td>(36,919)</td><td></td><td>(91,787)</td><td></td><td>(111,792)</td></tr></table>

</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest expensed</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Capitalized interest in beginning inventory</td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">218,171 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">220,352 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">221,647 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">191,411 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Interest capitalized as a cost of inventory</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,253 </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">36,919 </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">91,787 </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">111,792 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest previously capitalized as a cost of inventory, included in cost of sales </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(38,762)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(27,264)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(108,772)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(73,196)</td><td style="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">Capitalized interest in ending inventory</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">204,662 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">230,007 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">204,662 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">230,007 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>  Interest is capitalized to real estate inventory during development and other qualifying activities. During all periods

*presented, we capitalized all interest incurred to real estate inventory in accordance with ASC Topic 835, Interest, as our qualified assets exceeded our debt. Interest that is capitalized to real estate inventory is included in cost of home sales or cost of land and lot sales as related units or lots are delivered. Interest that is expensed as incurred is included in other (expense) income, net. Real Estate Inventory Impairments and Land Option Abandonments Real estate inventory impairments and land and lot option abandonments and pre-acquisition charges consisted 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:46.707%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.765%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.765%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.034%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.039%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">  </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">  </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory impairments</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">11,500 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Land and lot option abandonments and pre-acquisition charges</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,074 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">197 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,444 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,175 </span></td><td style="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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,074 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">197 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,444 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">12,675 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Impairments of real estate inventory relate primarily to projects or communities that include homes completed or under construction. During the nine months ended September 30, 2023, we recorded a real estate inventory impairment charge of $11.5 million related to one active community in the West segment where the carrying value of the community exceeded the fair value based on a discounted cash flows analysis. The discount rate used to calculate fair value was 10%. We considered both market risk and community-specific risk to arrive at a discount rate appropriate for the level of total risk associated with this community. In addition to owning land and residential lots, we also have option*

*agreements to purchase land and lots at a future date. We have option deposits and capitalized pre-acquisition costs associated with the optioned land and lots. When the economics of a project no longer support acquisition of the land or lots under option, we may elect not to move forward with the acquisition. Option deposits and capitalized pre-acquisition costs associated with the assets under option may be forfeited at that time. Real estate inventory impairments and land option abandonments are recorded in cost of home sales in the consolidated statements of operations. Real estate inventories consisted 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:66.882%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.543%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.545%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#ceeeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventories owned:</td><td colspan="3" style="background-color:#ceeeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Homes completed or under construction</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,540,492 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,402,762 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceeeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Land under development</td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,203,923 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,299,074 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Land held for future development</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">156,394 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">153,615 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceeeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Model homes</td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">288,079 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">306,565 </td><td style="background-color:#ceeeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventories owned</td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,188,888 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,162,016 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceeeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventories not owned:</td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Land purchase and land option deposits</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">223,745 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">175,467 </td><td style="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></tr><tr><td colspan="3" style="background-color:#ceeeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventories not owned</td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">223,745 </td><td style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceeeff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">175,467 </td><td style="background-color:#ceeeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total real estate inventories</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,412,633 </span></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">3,337,483 </td><td style="border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 1540492000 1402762000 1203923000 1299074000 156394000 153615000 288079000 306565000 3188888000 3162016000 223745000 175467000 223745000 175467000 3412633000 3337483000 Interest incurred, capitalized and expensed were 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:43.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.204%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.204%"></td><td*

style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.204%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.207%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">  </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">  </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Interest incurred</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">25,253 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">36,919 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">91,787 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">111,792 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Interest capitalized</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(25,253)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(36,919)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(91,787)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(111,792)</td><td style="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">Interest expensed</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Capitalized interest in beginning inventory</td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">218,171 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">220,352 </span></td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">221,647 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">191,411 </td><td style="border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Interest capitalized as a cost of inventory</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-

serif;font-size:10pt;font-weight:400;line-height:100%">25,253 </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">36,919 </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">91,787 </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">111,792 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Interest previously capitalized as a cost of inventory, included in cost of sales </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(38,762)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(27,264)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(108,772)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(73,196)</td><td style="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">Capitalized interest in ending inventory</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">204,662 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">230,007 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">204,662 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">230,007 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 25253000 36919000 91787000 111792000 25253000 36919000 91787000 111792000 0 0 0 0 218171000 220352000 221647000 191411000 25253000 36919000 91787000 111792000 38762000 27264000 108772000 73196000 204662000 230007000 204662000 230007000 Real estate inventory impairments and land and lot option abandonments and pre-acquisition charges consisted 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:46.707%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.765%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.765%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.034%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.039%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </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"> </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Real estate inventory impairments</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">11,500 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px

0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Land and lot option abandonments and pre-acquisition charges</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,074 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">197 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">2,444 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,175 </td><td style="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">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,074 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">197 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,444 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">12,675 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 0 0 0 11500000 1074000 197000 2444000 1175000 1074000 197000 2444000 12675000 11500000 1 0.10 Investments in Unconsolidated Entities As of September 30, 2024, we held equity investments in fourteen active partnerships or limited liability companies. Our participation in these entities may be as a developer, a builder, or an investment partner. Our ownership percentage varies from 8% to 50%, depending on the investment, with no controlling interest held in any of these investments. Aggregated assets, liabilities and equity of the entities we account for as equity-method investments 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:66.882%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.543%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.545%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Assets</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Cash</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">46,185 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">35,308 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Receivables</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">105,645 </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">38,839 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Real estate inventories</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400,317 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,097 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Other assets</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,584 </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">27,632 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Total assets</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">558,731 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">551,876 </td><td

*style="border-top:1pt solid #000000;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:top">Liabilities and equity</td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Debt obligations and other liabilities</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">148,610 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">155,616 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Company's equity</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">130,798 </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">131,824 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Outside interests' equity</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">279,323 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">264,436 </td><td style="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:top">Total liabilities and equity</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">558,731 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">551,876 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>  Guarantees The unconsolidated entities in which we hold an equity investment generally finance their activities with a combination of equity and secured project debt financing. We have, and in some cases our joint venture partner has, guaranteed portions of the loan obligations for some of the homebuilding partnerships or limited liability companies, which may include any or all of the following: (i) project completion; (ii) remargin obligations; and (iii) environmental indemnities. In circumstances in which we have entered into joint and several guarantees with our joint venture partner, we generally seek to implement a reimbursement agreement with our partner that provides that neither party is responsible for more than its proportionate share or agreed-upon share of the guaranteed obligations. In the event our joint venture partner does not have adequate financial resources to meet its obligations under such a reimbursement agreement, or otherwise fails to satisfy its obligations thereunder, we may be responsible for more than our proportionate share of any obligations under such guarantees. As of September 30, 2024 and December 31, 2023, we have not recorded any liabilities for these obligations and guarantees, as the fair value of the related joint venture real estate assets exceeded the threshold where a remargin payment would be required and no other obligations under the guarantees existed as of such time. At September 30, 2024 and December 31, 2023, aggregate outstanding debt for unconsolidated entities, included in the "Debt obligations and other liabilities" line of the aggregated assets, liabilities and equity shown in the table above, was $124.1 million and $125.9 million, respectively. </span></div><div style="margin-top:2pt;text-indent:27pt"><span><br/></span></div><div style="margin-top:2pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Aggregated results of operations from unconsolidated entities (in thousands):</span></div><div style="margin-top:5pt"><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:47.438%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.332%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">  </span></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30,</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30,</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%">  </span></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Net sales</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">42,183 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">17,588 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td*

colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">106,097 </span></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">77,483 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Other operating expense</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(42,306)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(17,422)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(103,657)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(76,361)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:top">Other income (expense), net</td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">24 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">100 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">849 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">94 </td><td style="background-color:#ccceff;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:top">Net income </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(99)</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">266 </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">$</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,289 </span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,216 </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:#ccceff;padding:2px 1pt;text-align:left;vertical-align:top">Company's equity in income of unconsolidated entities</td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">227 </span></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">3 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">383 </span></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">272 </td><td style="background-color:#ccceff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> The aggregate results of operations from unconsolidated entities include related party transactions with the Company. When we purchase land from a joint venture in which we are a partner, such transactions are reflected as net sales in the joint ventures' operating results, with any profit eliminated in the consolidated financial statements. Additionally, when we act as the general partner or managing member, we earn an immaterial, market-based administrative fee for services provided, which is reflected as other operating expense in the joint ventures' operating results, and as other income (expense) on our consolidated statements of operations. 14 0.08 0.50 Aggregated assets, liabilities and equity of the entities we account for as equity-method investments 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:66.882%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.543%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.545%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-

align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Assets</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Cash</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">46,185 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">35,308 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Receivables</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">105,645 </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">38,839 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Real estate inventories</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">400,317 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">450,097 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Other assets</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,584 </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">27,632 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Total assets</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">558,731 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">551,876 </td><td style="border-top:1pt solid #000000;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:top">Liabilities and equity</td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Debt obligations and other liabilities</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">148,610 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">155,616 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Company's equity</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">130,798 </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">131,824 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:top">Outside interests' equity</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">279,323 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">264,436 </td><td style="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:top">Total liabilities and equity</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">558,731 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">551,876 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Aggregated results of operations from unconsolidated entities (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:47.438%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.326%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.332%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">  </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"> </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Net sales</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">42,183 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">17,588 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">106,097 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">77,483 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Other operating expense</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(42,306)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(17,422)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(103,657)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(76,361)</td><td style="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:top">Other income (expense), net</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">24 </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">100 </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">849 </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">94 </td><td style="background-color:#cceeff;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:top">Net income </td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(99)</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">266 </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">$</span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,289 </span></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,216 </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:top">Company's equity in income of unconsolidated entities</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">227 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">3 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;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;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:10pt;font-weight:400;line-height:100%">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">383 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 0;text-align:right;vertical-align:bottom">272 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 46185000 35308000 105645000 38839000 400317000 450097000 6584000 27632000 558731000 551876000 148610000 155616000 130798000 131824000 279323000 264436000 558731000 551876000 124100000 125900000 42183000 17588000 106097000 77483000 42306000 17422000 103657000 76361000 24000 100000 849000 94000 -99000 266000 3289000 1216000 227000 3000 383000 272000 Variable Interest Entities Land and Lot Option Agreements In the ordinary course of business, we enter into land and lot option agreements in order to procure land and residential lots for future development and the construction of homes. The use of such land and lot option agreements generally allows us to reduce the risks associated with direct land ownership and development, and reduces our capital and financial commitments. Pursuant to these land and lot option agreements, we generally provide a deposit to the seller as consideration for the right to purchase land at different times in the future, usually at predetermined prices. These deposits are recorded as land purchase and land option deposits under real estate inventories not owned on the accompanying consolidated balance sheets. We analyze each of our land and lot option agreements and other similar contracts under the provisions of Accounting Standards Topic 810 (“ASC 810”), Consolidation to determine whether the land seller is a VIE and, if so, whether we are the primary beneficiary. Although we do not have legal title to the underlying land, if we are determined to be the primary beneficiary of the VIE, we will consolidate the VIE in our financial statements and reflect its assets as real estate inventory not owned included in our real estate inventories, its liabilities as debt (nonrecourse) held by VIEs in accrued expenses and other liabilities and the net equity of the VIE owners as noncontrolling interests on our consolidated balance sheets. In determining whether we are the primary beneficiary, we consider, among other things, whether we have the power to direct the activities of the VIE that most significantly impact the VIE’s economic performance. Such activities would include, among other things, determining or limiting the scope or purpose of the VIE, selling or transferring property owned or controlled by the VIE, or arranging financing for the VIE. Creditors of the entities with which we have land and lot option agreements have no recourse against us. The maximum exposure to loss under our land and lot option agreements is generally limited to non-refundable option deposits and any capitalized pre-acquisition costs. In some cases, we have also contracted to complete development work at a fixed cost on behalf of the landowner and budget shortfalls and savings will be borne by us. Additionally, we have entered into land banking arrangements which require us to complete development work even if we terminate the option to procure land or lots. The following provides a summary of our interests in land and lot option agreements (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:26.239%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.157%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.458%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:middle">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:middle">December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Deposits</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Remaining<br/>Purchase<br/>Price</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Consolidated<br/>Inventory<br/>Held by VIEs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Deposits</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Remaining<br/>Purchase<br/>Price</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Consolidated<br/>Inventory<br/>Held by VIEs</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:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Unconsolidated VIEs</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">205,505 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,816,726 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">N/A</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">159,164 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,017,791 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">N/A</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top">Other land option agreements</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,240 </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">240,021 </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:right;vertical-align:bottom">N/A</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">16,303 </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">189,007 </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:right;vertical-align:bottom">N/A</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">223,745 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">2,056,747 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">175,467 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,206,798 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">— </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr></table> Unconsolidated VIEs represent land option agreements that were not consolidated because we were not the primary beneficiary. Other land option agreements were not with VIEs. In addition to the deposits presented in the table above, our exposure to loss related to our land and lot option contracts consisted of capitalized pre-acquisition costs of $12.0 million and $9.5 million as of September 30, 2024 and December 31, 2023, respectively. These pre-acquisition costs are included in real estate inventories as land under development on our consolidated balance sheets. The following provides a summary of our interests in land and lot option agreements (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:26.239%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.157%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.458%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> </td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:middle">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="15" style="padding:2px 1pt;text-align:center;vertical-align:middle">December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Deposits</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Remaining<br/>Purchase<br/>Price</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Consolidated<br/>Inventory<br/>Held by VIEs</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Deposits</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Remaining<br/>Purchase<br/>Price</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Consolidated<br/>Inventory<br/>Held by VIEs</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:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Unconsolidated VIEs</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">205,505 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,816,726 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">N/A</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">159,164 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,017,791 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom">N/A</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top">Other land option agreements</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">18,240 </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">240,021 </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:right;vertical-align:bottom">N/A</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">16,303 </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">189,007 </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:right;vertical-align:bottom">N/A</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">223,745 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">2,056,747 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">175,467 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,206,798 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:top">— </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:top"></td></tr></table> 205505000 1816726000 159164000 1017791000 18240000 240021000 16303000 189007000 223745000 2056747000 0 175467000 1206798000 0 12000000.0 9500000 Goodwill and Other Intangible Assets As of September 30, 2024 and December 31, 2023, $139.3 million of goodwill is included in goodwill and other intangible assets, net on each of the consolidated balance sheets, which was recorded in connection with our merger with Weyerhaeuser Real Estate Company (“WRECO”) in 2014. In addition, as of September 30, 2024 and December 31, 2023, we have one intangible asset with a carrying amount of $17.3 million comprised of a Tri Pointe Homes trade name, which has an indefinite useful life and is non-amortizing, resulting from the acquisition of WRECO in 2014. Goodwill and other intangible assets are evaluated for impairment on an annual basis, or more frequently if indicators of impairment exist. 139300000 139300000 1 1 17300000 17300000 Other Assets Other assets consisted 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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%">

</td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Prepaid expenses</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">15,612 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">8,462 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Refundable fees and other deposits</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,016 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,726 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Development rights, held for future use or sale</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">1,192 </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">1,192 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Deferred loan costs—loans payable</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,996 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,089 </td><td style="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">Operating properties and equipment, net</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">61,285 </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">66,284 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Lease right-of-use assets</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">63,584 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,404 </td><td style="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">Income tax receivable</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">13,051 </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">— </td><td style="background-color:#cceeff;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</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,736 </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">936 </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">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">171,472 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">157,093 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Other assets consisted 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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Prepaid expenses</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">15,612 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,462 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Refundable fees and other deposits</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">9,016 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,726 </span></td><td style="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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Development rights, held for future use or sale</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,192 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,192 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Deferred loan costs—loans payable</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,996 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">5,089 </span></td><td style="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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Operating properties and equipment, net</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">61,285 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">66,284 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"><span style="-sec-ix-hidden:f-694"><span style="-sec-ix-hidden:f-695">Lease right-of-use assets</span></span></span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">63,584 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">66,404 </span></td><td style="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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Income tax receivable</span></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">13,051 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;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:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Other</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,736 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">936 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">171,472 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">157,093 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div> 15612000 8462000 9016000 8726000 1192000 1192000 3996000 5089000 61285000 66284000 63584000 66404000 13051000 0 3736000 936000 171472000 157093000 Accrued Expenses and Other Liabilities<div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Accrued expenses and other liabilities consisted of the following (in thousands):</span></div><div style="margin-top:5pt"><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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">December 31, 2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Accrued payroll and related costs</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">62,427 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">68,575 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top"> Warranty reserves  (Note 13) </td><td colspan="2" style="padding:2px 0 2px

1pt;text-align:right;vertical-align:bottom">107,307 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,993 </td><td style="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:top">Estimated cost for completion of real estate inventories</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">122,299 </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">108,175 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Customer deposits</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">55,213 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">43,991 </td><td style="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">Accrued income taxes payable</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,073 </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">23,138 </td><td style="background-color:#cceeff;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></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top">Accrued interest</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14,860 </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">8,470 </td><td style="background-color:#ffffff;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></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Other tax liability</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,494 </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">2,976 </td><td style="background-color:#cceeff;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">Lease liabilities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">77,419 </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">78,782 </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">Other</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,326 </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">12,431 </td><td style="background-color:#cceeff;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</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">456,418 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">453,531 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Accrued expenses and other liabilities consisted 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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Accrued payroll and related costs</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span 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style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(Note 13) </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">107,307 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">106,993 </td><td style="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:top">Estimated cost for completion of real estate inventories</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">122,299 </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">108,175 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:top">Customer deposits</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">55,213 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">43,991 </td><td style="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">Accrued income taxes payable</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">5,073 </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">23,138 </td><td style="background-color:#cceeff;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></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top">Accrued interest</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14,860 </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">8,470 </td><td style="background-color:#ffffff;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></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Other tax liability</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,494 </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">2,976 </td><td style="background-color:#cceeff;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">Lease liabilities</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">77,419 </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">78,782 </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">Other</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,326 </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">12,431 </td><td style="background-color:#cceeff;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</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">456,418 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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 #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">453,531 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 62427000 68575000 107307000 106993000 122299000 108175000 55213000 43991000 5073000 23138000 14860000 8470000 3494000 2976000 77419000 78782000 8326000 12431000 456418000 453531000 Senior Notes, Loans Payable and Mortgage Repurchase Facilities Senior Notes The Company's outstanding senior notes (together, the "Senior Notes") consisted of the following (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:68.636%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.666%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.668%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due June 15, 2024 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:10pt;font-weight:400;line-height:100%">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">450,000 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">5.250% Senior Notes due June 1, 2027</span></div></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">300,000 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">300,000 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">5.700% Senior Notes due June 15, 2028</span></div></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">350,000 </span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">350,000 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Discount and deferred loan costs</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(3,720)</span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(5,751)</span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;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:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">646,280 </td><td style="background-color:#cceeff;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:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;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:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,094,249 </td><td style="background-color:#cceeff;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="display:none"></td></tr></table>  In June 2020, Tri Pointe issued $350 million aggregate principal amount of 5.700% Senior Notes due 2028 (the “2028 Notes”) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $345.2 million, after debt issuance costs and discounts. The 2028 Notes mature on June 15, 2028 and interest is paid semiannually in arrears on June 15 and December 15 of each year until maturity. In June 2017, Tri Pointe issued $300 million aggregate principal amount of 5.250% Senior Notes due 2027 (the “2027 Notes”) at 100.00% of their aggregate principal amount. Net proceeds of this issuance were $296.3 million, after debt issuance costs and discounts. The 2027 Notes mature on June 1, 2027 and interest is paid semiannually in arrears on June 1 and December 1 of each year until maturity. <br/> Tri Pointe and its wholly owned subsidiary, Tri Pointe Homes Holdings, Inc., were co-issuers of the $450 million aggregate principal amount 5.875% Senior Notes due 2024 (the “2024 Notes”). The 2024 Notes were issued at 98.15% of their aggregate principal amount in June of 2014. The net proceeds from the offering of the 2024 Notes was $429.0 million, after debt issuance costs and discounts. The 2024 Notes were scheduled to mature on June 15, 2024; however, on May 15, 2024, we redeemed the entire outstanding principal amount of the 2024 Notes at a redemption price equal to 100% of the aggregate principal amount, plus accrued and unpaid interest thereon to the redemption date. As of September 30, 2024 and December 31, 2023, there were $3.7 million and $5.2 million of capitalized debt financing costs, included in senior notes, net on our consolidated balance sheet, related to the Senior Notes that will amortize over the lives of the Senior Notes. Accrued interest related to the Senior Notes was $11.1 million and $3.2 million as of September 30, 2024 and December 31, 2023, respectively.</span></div><div style="margin-top:18pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">Loans Payable</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The Company’s outstanding loans payable consisted of the following (in thousands):</span></div><div style="margin-top:11pt"><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:59.280%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.344%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.346%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">December 31, 2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Term loan facility</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">250,000 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Seller financed loans</span></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">25,914 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">38,337 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid

#000;padding:2px 0;text-align:right;vertical-align:bottom">275,914 </td><td style="background-color:#cceeff;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:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;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:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">288,337 </td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> On December 15, 2023, we entered into a Fourth Modification Agreement (the "Fourth Modification") to our Second Amended and Restated Credit Agreement dated as of March 29, 2019 (the "Credit Agreement"). The Fourth Modification, among other things, amends the Credit Agreement to exclude (i) certain indebtedness of the Company's financial services subsidiaries for purposes of calculating the Company's "Leverage Ratio" (as defined in the Credit Agreement), and (ii) the Company's financial services subsidiaries from the determination of "Consolidated EBITDA" (as defined in the Credit Agreement), as well as any interest obligations of the Company's financial services subsidiaries, for purposes of calculating the Company's "Interest Coverage Ratio" (as defined in the Credit Agreement). The Credit Facility (as defined below), consists of a $750 million revolving credit facility (the "Revolving Facility") and a $250 million term loan facility (the "Term Facility" and together with the Revolving Facility, the "Credit Facility"). Both the Revolving Facility and the Term Facility mature on June 29, 2027. We may increase the Credit Facility to not more than $1.2 billion in the aggregate, at our request, upon satisfaction of specified conditions. We may borrow under the Revolving Facility in the ordinary course of business to repay senior notes and fund our operations, including our land acquisition, land development and homebuilding activities. Borrowings under the Revolving Facility will be governed by, among other things, a borrowing base. Interest rates under the Revolving Facility will be based on the Secured Overnight Financing Rate ("SOFR"), plus a spread ranging from 1.25% to 1.90%, depending on the Company's leverage ratio. Interest rates under the Term Facility will be based on SOFR, plus a spread ranging from 1.10% to 1.85%, depending on the Company's leverage ratio. As of September 30, 2024, we had no outstanding debt under the Revolving Facility and there was $698.1 million of availability after considering the borrowing base provisions and outstanding letters of credit. As of September 30, 2024, we had $250 million of outstanding debt under the Term Facility with an interest rate of 5.93%. As of September 30, 2024, there were $4.0 million of capitalized debt financing costs, included in other assets on our consolidated balance sheet, related to the Credit Facility that will amortize over the remaining term of the Credit Facility. Accrued interest, including loan commitment fees, related to the Credit Facility was $1.8 million and $1.6 million as of September 30, 2024 and December 31, 2023, respectively. At September 30, 2024 and December 31, 2023, we had outstanding letters of credit of $51.9 million and $52.3 million, respectively. These letters of credit were issued to secure various financial obligations. We believe it is not probable that any outstanding letters of credit will be drawn upon. As of September 30, 2024 and December 31, 2023, we had $25.9 million and $38.3 million, respectively, outstanding related to two seller-financed loans. All seller-financed loans are to acquire lots for the construction of homes. Principal on these loans are expected to be fully paid by the end of fiscal year 2025, provided certain achievements are met. One of the seller-financed loans, representing $25.5 million of the total balance as of September 30, 2024 and $37.4 million of the balance as of December 31, 2023, accrues interest at an imputed interest rate of 4.50% per annum. The second seller-financed loan represented $420,000 of the total balance as of September 30, 2024 and $910,000 as of December 31, 2023, respectively. Mortgage Repurchase Facilities Between March 2024 and May 2024, Tri Pointe Connect entered into three Master Repurchase Agreements totaling $380 million ("Repurchase Agreements"). The Repurchase Agreements contain various affirmative and negative covenants applicable to Tri Pointe Connect, including thresholds related to net worth, net income, liquidity, and profitability. As of September 30, 2024, Tri Pointe Connect had $75.5 million of outstanding debt related to the Repurchase Agreements at a weighted-average interest rate of 6.9%, and $204.5 million of remaining capacity under the Repurchase Agreements. Tri Pointe Connect was in compliance with all covenants and requirements as of September 30, 2024.</span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The following table provides a summary of our Repurchase Agreements as of </span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">September 30, 2024</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> ($ 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:19.806%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.958%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.788%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.052%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.742%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.718%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Outstanding Balance</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">Facility Amount</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">Interest Rate</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">Expiration Date</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">Collateral (1)</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Warehouse A</td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">37,528 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">80,000 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.75% </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">3/11/2025</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-

size:10pt;font-weight:400;line-height:100%">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse B</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">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 + 1.75% </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">5/28/2025</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">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C (2)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">37,937 </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">50,000 </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="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.75% </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom">5/30/2025</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;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 (2)</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">50,000 </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 + 1.75% </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">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:right;vertical-align:bottom">Mortgage Loans</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:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">75,465 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">280,000 </td><td style="background-color:#cceeff;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:#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:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td></tr></table>_____ (1) Mortgage loans held for sale consist of single-family residential loans collateralized by the underlying property. Generally, all of the loans originated by us are sold in the secondary mortgage market within 30 days after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate fair value of $80.1 million. (2) Warehouse C is a $100 million facility, of which $50 million is committed and $50 million is uncommitted. <br/> Interest Incurred During the three months ended September 30, 2024 and 2023, the Company incurred interest of $25.3 million and $36.9 million, respectively, related to all debt and land banking arrangements. Included in interest incurred are amortization of deferred financing and Senior Note discount costs of $610,000 and $1.3 million for the three months ended September 30, 2024 and 2023, respectively. During the nine months ended September 30, 2024 and 2023, the Company incurred interest of $91.8 million and $111.8 million, respectively, related to all debt and land banking arrangements and amortization of deferred financing and Senior Note discount costs of $3.1 million and $3.8 million for the nine months ended September 30, 2024 and 2023, respectively. Accrued interest related to all outstanding debt at September 30, 2024 and December 31, 2023 was $14.9 million and $8.5 million, respectively. Covenant Requirements The Senior Notes contain covenants that restrict our ability to, among other things, create liens or other encumbrances, enter into sale and leaseback transactions, or merge or sell all or substantially all of our assets. These limitations are subject to a number of qualifications and exceptions. Under the Credit Facility, the Company is required to comply with certain financial covenants, including those relating to consolidated tangible net worth, leverage, liquidity or interest coverage, and a spec unit inventory test. The Credit Facility also requires that at least 95.0% of consolidated tangible net worth must be attributable to the Company and its guarantor subsidiaries, subject to certain grace periods. The Company was in compliance with all applicable financial covenants as of September 30, 2024 and December 31, 2023. The Company's outstanding senior notes (together, the "Senior Notes") consisted 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:68.636%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.666%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.668%"></td><td style="width:0.1%"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ceceff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.875% Senior Notes due June 15, 2024 </td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">450,000 </td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.250% Senior Notes due June 1, 2027 </td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">300,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">300,000 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ceceff;padding:2px 1pt;text-align:left;vertical-align:bottom"> 5.700% Senior Notes due June 15, 2028 </td><td colspan="2" style="background-color:#ceceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">350,000 </td><td style="background-color:#ceceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ceceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">350,000 </td><td style="background-color:#ceceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></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">Discount and deferred loan costs</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(3,720)</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">(5,751)</td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="display:none"></td></tr><tr><td colspan="3" style="background-color:#ceceff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">646,280 </span></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">1,094,249 </td><td style="background-color:#ceceff;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="display:none"></td></tr></table> The Company’s outstanding loans payable consisted 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:59.280%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.344%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.346%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#ceceff;padding:2px 1pt;text-align:left;vertical-align:top">Term loan facility</td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ceceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">250,000 </td><td style="background-color:#ceceff;border-top:1pt solid #000000;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">Seller financed loans</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">25,914 </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">38,337 </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:#ceceff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">275,914 </span></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ceceff;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:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-

height:100%">288,337 </td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 0.05875 0.05875 0 450000000 0.05250 0.05250 300000000 300000000 0.05700 0.05700 350000000 350000000 3720000 5751000 646280000 1094249000 350000000 0.05700 1.0000 345200000 300000000 0.05250 1.0000 296300000 450000000 0.05875 0.9815 429000000.0 1 3700000 5200000 11100000 3200000 250000000 250000000 25914000 38337000 275914000 288337000 750000000 250000000 1200000000 0.0125 0.0190 0.0110 0.0185 0 698100000 250000000 0.0593 4000000.0 1800000 1600000 51900000 52300000 25900000 38300000 2 2 25500000 37400000 0.0450 0.0450 420000 910000 3 380000000 75500000 0.069 204500000 The following table provides a summary of our Repurchase Agreements as of September 30, 2024 ($ 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:19.806%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.958%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.788%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:18.052%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.742%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:15.718%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Facility</td><td colspan="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Outstanding Balance</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">Facility Amount</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">Interest Rate</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">Expiration Date</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">Collateral (1)</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top">Warehouse A</td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">37,528 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">80,000 </td><td style="background-color:#cceeff;border-top:1pt solid #000;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="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.75% </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;vertical-align:bottom">3/11/2025</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:right;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 B</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">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 + 1.75% </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">5/28/2025</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">Mortgage Loans</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warehouse C (2)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">37,937 </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">50,000 </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="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Term SOFR + 1.75% </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom">5/30/2025</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;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 (2)</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">50,000 </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 + 1.75% </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">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:right;vertical-align:bottom">Mortgage Loans</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:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">

Total</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">75,465 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">280,000 </td><td style="background-color:#cceeff;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:#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:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td></tr></table>_____ (1) Mortgage loans held for sale consist of single-family residential loans collateralized by the underlying property. Generally, all of the loans originated by us are sold in the secondary mortgage market within 30 days after origination. As of September 30, 2024, mortgage loans held for sale had an aggregate fair value of $80.1 million. (2) Warehouse C is a $100 million facility, of which $50 million is committed and $50 million is uncommitted.</span></div> 37528000 80000000 0.0175 0 100000000 0.0175 37937000 50000000 0.0175 0 50000000 0.0175 75465000 280000000 80100000 100000000 50000000 50000000 25300000 36900000 610000 1300000 91800000 111800000 3100000 3800000 14900000 8500000 0.950 Fair Value Disclosures<div style="margin-top:6pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">Fair Value Measurements</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">ASC Topic 820, </span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-style:italic;font-weight:400;line-height:120%">Fair Value Measurements and Disclosures</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">, defines “fair value” as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:</span></div><div style="margin-top:6pt;padding-left:54pt;text-indent:-18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">•</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:14.5pt">Level 1—Quoted prices for identical instruments in active markets</span></div><div style="margin-top:6pt;padding-left:54pt;text-indent:-18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">•</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:14.5pt">Level 2—Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date</span></div><div style="margin-top:6pt;padding-left:54pt;text-indent:-18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">•</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:14.5pt">Level 3—Valuations derived from technigues where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date</span></div><div style="margin-top:18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">Fair Value of Financial Instruments</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">A summary of assets and liabilities at September 30, 2024 and December 31, 2023, related to our financial instruments, is set forth below (in thousands):</span></div><div style="margin-top:5pt"><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:40.566%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.873%"></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">December 31, 2023</span></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Hierarchy</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Book Value</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Fair Value</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Book Value</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Fair Value</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Senior Notes</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(1)</span></div></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">650,000 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">653,925 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,099,489 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,066,835 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> Term loan(2) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Level 2</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">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">250,000 </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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Seller financed loans</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(3)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">25,914 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">25,914 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">38,337 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">38,337 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Mortgage loans held for sale</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(4)</span></div></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">80,071 </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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">80,071 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Mortgage repurchase facilities</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(5)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">75,465 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">75,465 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;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></tr></table> _____ (1)The book value of the Senior Notes is net of discounts for December 31, 2023, excluding deferred loan costs of $5.2 million. The estimated fair value of the Senior Notes at September 30, 2024 and December 31, 2023 is based on quoted market prices.</span></div><div style="padding-left:33.75pt;text-indent:-18pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(2)</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:6.34pt">The estimate</span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">d fair value of the Term Loan Facility as of September 30, 2024 and December 31, 2023 approximated book value due to the variable interest rate terms of this loan. </span></div><div style="padding-left:33.75pt;text-indent:-18pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(3)</span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:6.34pt">The estimated fair value of our seller financed loans as of September 30, 2024 and December 31, 2023 approximated book value due to the short term nature of these loans.</span></div><div style="padding-left:33.75pt;text-indent:-18pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(4)</span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:6.34pt">The estimated fair value for mortgage loans held for sale are determined based on quoted market prices, and are measured at fair value on a recurring basis, with changes in fair value recognized in our consolidated statements of operations</span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">. </span></div><div style="padding-left:33.75pt;text-indent:-18pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">(5) </span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%;padding-left:6.34pt">The estimated fair value of our mortgage repurchase facilities approximated book value due to the short term nature of these maturities.</span></div><div style="padding-left:33.75pt"><span><br/></span></div><div style="margin-top:2pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">At September 30, 2024 and December 31, 2023, the carrying value of cash and cash equivalents and receivables approximated fair value due to their short-term nature.</span></div><div style="margin-top:12pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">Fair Value of Nonfinancial Assets</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Nonfinancial assets include items such as real estate inventories and long-lived assets that are measured at fair value on a nonrecurring basis when events and circumstances indicating the carrying value is not recoverable. The following table presents impairment charges and the remaining net fair value for nonfinancial assets that were measured during the periods presented (in thousands):</span></div><div style="margin-top:6pt;text-indent:27pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:94.590%"><tr><td style="width:1.0%"></td><td style="width:27.957%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.400%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.742%"></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="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Year Ended December 31, 2023</span></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="3" style="border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Hierarchy</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Impairment<br/>Charge</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Fair Value<br/>Net of<br/>Impairment</span></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:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Impairment<br/>Charge</span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Fair Value<br/>Net of<br/>Impairment</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Real estate inventories </span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:9pt;font-weight:400;line-height:100%">(1)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 3</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">11,500 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">39,970 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>_____  (1) Fair value of real estate inventories, net of impairment charges represents only those assets whose carrying values were adjusted to fair value in the respective periods presented. Fair Value Net of Impairment represents the fair value of the real estate inventories, net of the impairment charge, as of the date that the fair value measurements were made. The carrying value for these real estate inventories subsequently changed from the fair value reflected due to activity that occurred since the measurement date. <div

style="margin-top:6pt;text-indent:27pt">The impairment charge recorded during the year ended December 31, 2023 related to one community in the West reporting segment where the carrying value exceeded the fair value based on a discounted cash flow analysis. For further details, see Note 5, Real Estate Inventories. Fair Value Measurements ASC Topic 820, Fair Value Measurements and Disclosures, defines "fair value" as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories: •Level 1—Quoted prices for identical instruments in active markets •Level 2—Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date •Level 3—Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date A summary of assets and liabilities at September 30, 2024 and December 31, 2023, related to our financial instruments, is set forth below (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:40.566%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.449%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.864%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.873%"></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="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:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Book Value</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Fair Value</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Book Value</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Fair Value</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Senior Notes(1) </td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Level 2</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">650,000 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">653,925 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,099,489 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,066,835 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"> Term loan(2) </td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Level 2</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">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">250,000 </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 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">250,000 </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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">250,000 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:top"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Seller financed loans</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(3)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">25,914 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">25,914 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:top"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Mortgage loans held for sale</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(4)</span></div></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">80,071 </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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">80,071 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Mortgage repurchase facilities</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:6.5pt;font-weight:400;line-height:100%;position:relative;top:-3.5pt;vertical-align:baseline">(5)</span></div></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Level 2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">75,465 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">75,465 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">— </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">— </td><td style="background-color:#cceeff;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><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></table> _____ (1)The book value of the Senior Notes is net of discounts for December 31, 2023, excluding deferred loan costs of $5.2 million. The estimated fair value of the Senior Notes at September 30, 2024 and December 31, 2023 is based on quoted market prices. (2)The estimated fair value of the Term Loan Facility as of September 30, 2024 and December 31, 2023 approximated book value due to the variable interest rate terms of this loan. (3)The estimated fair value of our seller financed loans as of September 30, 2024 and December 31, 2023 approximated book value due to the short term nature of these loans.

(4)The estimated fair value for mortgage loans held for sale are determined based on quoted market prices, and are measured at fair value on a recurring basis, with changes in fair value recognized in our consolidated statements of operations. (5) The estimated fair value of our mortgage repurchase facilities approximated book value due to the short term nature of these maturities. 650000000 653925000 1099489000 1066835000 250000000 250000000 250000000 250000000 25914000 25914000 38337000 38337000 80071000 80071000 0 0 75465000 75465000 0 0 5200000 The following table presents impairment charges and the remaining net fair value for nonfinancial assets that were measured during the periods presented (in thousands): <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:94.590%"><tr><td style="width:1.0%"></td><td style="width:27.957%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:7.400%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.737%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.418%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.742%"></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="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="background-color:#ffffff;padding:2px 1pt;text-align:center;vertical-align:bottom">Year Ended December 31, 2023</td></tr><tr><td colspan="3" style="padding:0 1pt"></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">Hierarchy</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Impairment<br/>Charge</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Fair Value<br/>Net of<br/>Impairment</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">Impairment<br/>Charge</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">Fair Value<br/>Net of<br/>Impairment</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"> Real estate inventories (1) </td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000;padding:2px 1pt;text-align:center;vertical-align:bottom">Level 3</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">11,500 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">39,970 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>_____  (1) Fair value of real estate inventories, net of impairment charges represents only those assets whose carrying values were adjusted to fair value in the respective periods presented. Fair Value Net of Impairment represents the fair value of the real estate inventories, net of the impairment charge, as of the date that the fair value measurements were made. The carrying value for these real estate inventories subsequently changed from the fair value reflected due to activity that occurred since the measurement date. 0 0 11500000 39970000 1 Commitments and Contingencies Legal Matters Lawsuits, claims and proceedings have been and may be instituted or asserted against us in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to local, state and federal laws and regulations related to land development activities, house construction standards, sales practices, employment practices, environmental protection and financial services. As a result, we are subject to periodic examinations or inquiry by agencies administering these laws and regulations. We record a reserve for potential legal claims and regulatory matters when they are probable of occurring and a potential loss is reasonably estimable. We accrue for these matters based on facts and circumstances specific to each matter and revise these estimates when necessary. In view of the inherent difficulty of predicting outcomes of legal claims and related contingencies, we generally cannot predict their ultimate resolution, related timing or eventual loss. Accordingly, it is possible that the ultimate outcome of any matter, if in excess of a related accrual or if no accrual was made, could be material to our financial statements. For matters as to which the Company believes a loss is probable and reasonably estimable, we had zero legal reserves as of September 30, 2024 and December 31, 2023, respectively. Warranty Warranty reserves are accrued as home deliveries occur. Our warranty reserves on homes delivered will vary based on product type and geographic area and also depending on state and local laws. The warranty reserve is included in accrued expenses and other liabilities on our consolidated balance sheets and represents expected future costs based on our historical experience over previous years. Estimated warranty costs are charged to cost of home sales in the period in which the related home sales revenue is recognized. We maintain general liability insurance designed to protect us against a portion of our risk of loss from warranty and construction defect-related claims. We also generally require our subcontractors and design professionals to indemnify us for liabilities arising from their work, subject to various limitations. However, such indemnity is significantly limited with respect to certain subcontractors that are added to our general liability insurance policy. <div style="margin-top:12pt;text-

indent:27pt">Our warranty reserve and related estimated insurance recoveries are based on actuarial analysis that uses our historical claim and expense data, as well as industry data to estimate these overall costs and related recoveries. Key assumptions used in developing these estimates include claim frequencies, severities and resolution patterns, which can occur over an extended period of time. Our warranty reserve may also include an estimate of future fit and finish warranty claims to the extent not contemplated in the actuarial analysis. These estimates are subject to variability due to the length of time between the delivery of a home to a homebuyer and when a warranty or construction defect claim is made, and the ultimate resolution of such claim; uncertainties regarding such claims relative to our markets and the types of product we build; and legal or regulatory actions and/or interpretations, among other factors. Due to the degree of judgment involved and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated. There can be no assurance that the terms and limitations of the limited warranty will be effective against claims made by homebuyers, that we will be able to renew our insurance coverage or renew it at reasonable rates, that we will not be liable for damages, cost of repairs, and/or the expense of litigation surrounding possible construction defects, soil subsidence or building related claims or that claims will not arise out of uninsurable events or circumstances not covered by insurance and not subject to effective indemnification agreements with certain subcontractors. We also record expected recoveries from insurance carriers based on actual insurance claims made and actuarially determined amounts that depend on various factors, including the above-described reserve estimates, our insurance policy coverage limits for the applicable policy years and historical recovery rates. Because of the inherent uncertainty and variability in these assumptions, our actual insurance recoveries could differ significantly from amounts currently estimated. Outstanding warranty insurance receivables was $66.0 million as of both September 30, 2024 and December 31, 2023. Warranty insurance receivables are recorded in receivables on the accompanying consolidated balance sheets.</span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Warranty reserve activity consisted of the following (in thousands):</span></div><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> </span></div><div style="margin-top:5pt"><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:42.174%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.648%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%"> </span></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30,</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30,</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Warranty reserves, beginning of period</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">107,196 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">99,243 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">106,993 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">104,375 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Warranty reserves accrued</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,491 </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="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,337 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,225 </td><td style="padding:2px 1pt 2px 0;text-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">18,523 </td><td style="background-color:#ffffff;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="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Warranty expenditures</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(9,380)</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">(10,471)</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">(26,911)</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">(27,789)</td><td style="background-color:#cceeff;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">Warranty reserves, end of period</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">107,307 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">95,109 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;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 #000000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">107,307 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">95,109 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>  Performance Bonds We obtain surety bonds in the normal course of business to ensure completion of certain infrastructure improvements of our projects. The beneficiaries of the bonds are various municipalities. As of September 30, 2024 and December 31, 2023, the Company had outstanding surety bonds totaling $755.4 million and $697.2 million, respectively. As of September 30, 2024 and December 31, 2023, our estimated cost to complete obligations related to these surety bonds was $433.8 million and $435.9 million, respectively. </span></div><div style="margin-top:12pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">Lease Obligations</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Under ASC 842 we recognize a right-of-use lease asset and a lease liability for contracts deemed to contain a lease at the inception of the contract. Our lease population is fully comprised of operating leases, which are now recorded at the net present value of future lease obligations existing at each balance sheet date. At the inception of a lease, or if a lease is subsequently modified, we determine whether the lease is an operating or financing lease. Key estimates involved with ASC 842 include the discount rate used to measure our future lease obligations and the lease term, where considerations include renewal options and intent to renew. Lease right-of-use assets are included in other assets and lease liabilities are included in accrued expenses and other liabilities on our consolidated balance sheet.</span></div><div style="margin-top:8pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-style:italic;font-weight:700;line-height:120%">Operating Leases</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">We lease certain property and equipment under non-cancelable operating leases. Office leases are for terms of up to ten years and generally provide renewal options. In most cases, we expect that, in the normal course of business, leases that expire will be renewed or replaced by other leases. Equipment leases are typically for terms of <span style="-sec-ix-hidden:f-887">three</span> to four years.</span></div><div style="margin-top:8pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-style:italic;font-weight:700;line-height:120%">Ground Leases</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">In 1987, we obtained two 55-year ground leases of commercial property that provided for three renewal options of ten years each and one 45-year renewal option. We exercised the three 10-year extensions on one of these ground leases to extend the lease through 2071. The commercial buildings on these properties have been sold and the ground leases have been sublet to the buyers.</span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">For one of these leases, we are responsible for making lease payments to the landowner, and we collect sublease payments from the buyers of the buildings. This ground lease has been subleased through 2041 to the buyers of the commercial buildings. For the second lease, the buyers of the buildings are responsible for making lease payments directly to the landowner, however, we have guaranteed the performance of the buyers/lessees. See below for additional information on leases (dollars in thousands):</span></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:50.069%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.742%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.350%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.823%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.572%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.576%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30, 2024</span></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30, 2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30, 2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:100%;text-decoration:underline">Lease Cost</span></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Operating lease cost (included in SG&A expense)</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">3,124 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,555 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">9,028 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,808 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Ground lease cost (included in other operations expense)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">765 </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">724 </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">2,295 </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">2,170 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Sublease income, operating leases</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Sublease income, ground leases (included in other operations revenue)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(776)</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">(734)</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">(2,329) </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">(2,202)</td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Net lease cost</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,113 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,545 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,994 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">7,776 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:15pt"><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Other information</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="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Cash paid for amounts included in the measurement of lease liabilities:</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:#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></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Operating lease cash flows (included in operating cash flows)</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,842 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,407 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,754 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,279 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Ground lease cash flows (included in operating cash flows)</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">664 </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"><span style="color:#000000;font-family:'Times New Roman',sans-

serif;font-size:10pt;font-weight:400;line-height:100%">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">663 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom">1,990 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,990 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Right-of-use assets obtained in exchange for new operating lease liabilities</span></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">726 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,804 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">5,990 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,820 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></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:67.467%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.250%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.253%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">September 30, 2024</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">December 31, 2023</span></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Weighted-average discount rate:</span></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Operating leases</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4.9 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">4.9 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Ground leases</span></td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">10.2 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="2" style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">10.2 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">%</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Weighted-average remaining lease term (in years):</span></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="background-color:#ccceff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Operating leases</span></td><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">5.9</span></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">6.3</span></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Ground leases</span></td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">43.7</span></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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">44.4</span></td></tr></table></div><div style="margin-top:1pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The future minimum lease payments under our operating leases are as follows (in thousands):</span></div><div style="margin-top:11pt"><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:56.356%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.806%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.808%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Property, Equipment and Other Leases</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><div style="text-align:center"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Ground Leases </span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:5.2pt;font-weight:700;line-height:100%;position:relative;top:-2.8pt;vertical-align:baseline">(1)</span></div></td></tr><tr><td colspan="3" style="background-color:#ccceff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Remaining in 2024</span></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,368 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">809 </td><td style="background-color:#ccceff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-

align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,402 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,237 </td><td style="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">2026</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10,371 </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">3,237 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,094 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,237 </td><td style="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">2028</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,529 </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">3,237 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,772 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75,403 </td><td style="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">Total lease payments</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">57,536 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">89,160 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Less: Interest</td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,864 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">61,413 </td><td style="border-top:1pt solid #000000;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">Present value of operating lease liabilities</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">49,672 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">27,747 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>  _____ (1)  Ground leases are fully subleased through 2041, representing $55.3 million of the $89.2 million future ground lease obligations. 0 0 66000000.0 66000000.0 Warranty reserve activity consisted 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:42.174%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.642%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.648%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">  </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">  </td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;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 #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-

top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Warranty reserves, beginning of period</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">107,196 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">99,243 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">106,993 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">104,375 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Warranty reserves accrued</td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,491 </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="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">6,337 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">27,225 </td><td style="padding:2px 1pt 2px 0;text-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">18,523 </td><td style="background-color:#ffffff;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><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Warranty expenditures</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(9,380)</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">(10,471)</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">(26,911)</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">(27,789)</td><td style="background-color:#cceeff;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">Warranty reserves, end of period</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">107,307 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">95,109 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;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 #000000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">107,307 </span></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">95,109 </td><td style="background-color:#ffffff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 107196000 99243000 106993000 104375000 9491000 6337000 27225000 18523000 9380000 10471000 26911000 27789000 107307000 95109000 107307000 95109000 755400000 697200000 433800000 435900000 P10Y P4Y 2 P55Y 3 P10Y 1 P45Y 3 P10Y 1 See below for additional information on leases (dollars 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:50.069%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.742%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:12.350%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.823%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.572%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.384%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.576%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2024</td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Three Months Ended September 30, 2023</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">Nine Months Ended September 30, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New

Roman';sans-serif;font-size:10pt;font-weight:700;line-height:100%;text-decoration:underline">Lease Cost</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Operating lease cost (included in SG&A expense)</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,124 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,555 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">9,028 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,808 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Ground lease cost (included in other operations expense)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">765 </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">724 </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">2,295 </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">2,170 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Sublease income, operating leases</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Sublease income, ground leases (included in other operations revenue)</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(776)</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">(734)</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">(2,329) </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">(2,202)</td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Net lease cost</td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">3,113 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">2,545 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,994 </span></td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">7,776 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr style="height:15pt"><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:3pt double #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Other information</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="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Cash paid for amounts included in the measurement of lease liabilities:</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:#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></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman';sans-

serif;font-size:10pt;font-weight:400;line-height:100%">Operating lease cash flows (included in operating cash flows)</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,842 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">2,407 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">8,754 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">7,279 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Ground lease cash flows (included in operating cash flows)</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">664 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">663 </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,990 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">1,990 </td><td style="background-color:#cceeff;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">Right-of-use assets obtained in exchange for new operating lease liabilities</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">726 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">1,804 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">5,990 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">3,820 </td><td style="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:67.467%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.250%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:14.253%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted-average discount rate:</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Operating leases</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4.9 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">4.9 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Ground leases</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10.2 </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">10.2 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom">%</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Weighted-average remaining lease term (in years):</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="background-color:#cceeff;padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Operating leases</td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom">5.9</td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:right;vertical-align:bottom">6.3</td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 7.75pt;text-align:left;vertical-align:bottom">Ground leases</td><td colspan="3" style="background-color:#ffffff;padding:2px 1pt;text-align:right;vertical-align:bottom">43.7</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"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-

height:100%">44.4</td></tr></table> 3124000 2555000 9028000 7808000 765000 724000 2295000 2170000 0 0 0 0 776000 734000 2329000 2202000 3113000 2545000 8994000 7776000 2842000 2407000 8754000 7279000 664000 663000 1990000 1990000 726000 1804000 5990000 3820000 0.049 0.049 0.102 0.102 P5Y10M24D P6Y3M18D P43Y8M12D P44Y4M24D The future minimum lease payments under our operating leases 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:56.356%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.806%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:19.808%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Property, Equipment and Other Leases</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"> Ground Leases (1) </td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Remaining in 2024</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,368 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">809 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2025</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">11,402 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,237 </td><td style="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">2026</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">10,371 </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">3,237 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">2027</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">9,094 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,237 </td><td style="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">2028</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">8,529 </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">3,237 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Thereafter</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">15,772 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">75,403 </td><td style="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">Total lease payments</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">57,536 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">89,160 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Less: Interest</td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,864 </td><td style="border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">61,413 </td><td style="border-top:1pt solid #000000;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">Present value of operating lease liabilities</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">49,672 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">27,747 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table>  _____ (1)  <span style="background-

color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">Ground leases are fully subleased through 2041, representing $55.3 million of the $89.2 million future ground lease obligations.</span></div> 2368000 809000 11402000 3237000 10371000 3237000 9094000 3237000 8529000 3237000 15772000 75403000 57536000 89160000 7864000 61413000 49672000 27747000 55300000 89200000 Stock-Based Compensation<div style="margin-top:6pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:700;line-height:120%">2022 Long-Term Incentive Plan</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">On April 20, 2022, our stockholders approved the Tri Pointe Homes, Inc. 2022 Long-Term Incentive Plan (the "2022 Plan"), which had been previously approved by our board of directors. The 2022 Plan replaced the Company's prior stock compensation plan, the TRI Pointe Group, Inc. Amended and Restated 2013 Long-Term Incentive Plan (the "2013 Plan"). The 2022 Plan provides for the grant of equity-based awards, including options to purchase shares of common stock, stock appreciation rights, restricted stock, restricted stock units, bonus stock and performance awards. The 2022 Plan will automatically expire on the tenth anniversary of its effective date. Our board of directors may terminate or amend the 2022 Plan at any time, subject to any requirement of stockholder approval required by applicable law, rule or regulation.</span></div><div style="margin-top:6pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The number of shares of our common stock that may be issued under the 2022 Plan is 7,500,000 shares. No new awards have been or will be granted under the 2013 Plan from and after February 23, 2022. Any awards outstanding under the 2013 Plan will remain subject to and be paid under the 2013 Plan, and any shares subject to outstanding awards under the 2013 Plan that subsequently expire, terminate, or are surrendered or forfeited for any reason without issuance of shares will automatically become available for issuance under the 2022 Plan.</span></div><div><span><br/></span></div><div style="text-indent:36pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">To the extent that shares of our common stock subject to an outstanding option, stock appreciation right, stock award or performance award granted under the 2022 Plan are not issued or delivered by reason of the expiration, termination, cancellation or forfeiture of such award or the settlement of such award in cash, then such shares of our common stock generally will again be available under the 2022 Plan. However, the 2022 Plan prohibits us from re-using shares that are tendered or surrendered to pay the exercise cost or tax obligation for stock options and stock appreciation rights. </span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">As of September 30, 2024, there were </span><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">5,326,521</span><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> shares available for future grant under the 2022 Plan.</span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The following table presents compensation expense recognized related to all stock-based awards (in thousands):</span></div><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> </span></div><div style="margin-top:5pt"><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:45.829%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.624%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30,</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30,</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total stock-based compensation</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">8,708 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">6,989 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">24,327 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">15,012 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> Stock-based compensation is charged to general and administrative expense on the accompanying consolidated statements of operations. As of September 30, 2024, total unrecognized stock-based compensation expense related to all stock-based awards was $48.6 million and the weighted average term over which the expense was expected to be recognized was 1.4 years. Summary of Stock Option Activity The following table presents a summary of stock option awards 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:52.262%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.015%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Options</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted<br/>Average<br/>Exercise<br/>Price<br/>Per Share</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-

serif;font-size:8pt;font-weight:700;line-height:100%">Weighted<br/>Average<br/>Remaining<br/>Contractual<br/>Life</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Aggregate<br/>Intrinsic<br/>Value<br/>(in thousands)</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Options outstanding at December 31, 2023</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">66,043 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">15.76 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">0.2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,297 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Granted</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Exercised</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(66,043)</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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">15.76 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="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">Options outstanding at September 30, 2024</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Options exercisable at September 30, 2024</span></td><td colspan="2" style="border-bottom:3pt double #000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="border-bottom:3pt double #000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <span

style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> The intrinsic value of each stock option award outstanding or exercisable is the difference between the fair market value of the Company's common stock at the end of the period and the exercise price of each stock option award to the extent it is considered "in-the-money". A stock option award is considered to be "in-the-money" if the fair market value of the Company's stock is greater than the exercise price of the stock option award. The aggregate intrinsic value of options outstanding and options exercisable represents the value that would have been received by the holders of stock option awards had they exercised their stock option award on the last trading day of the period and sold the underlying shares at the closing price on that day. <br/> Summary of Restricted Stock Unit Activity The following table presents a summary of time-based and performance-based RSUs for the nine months ended September 30, 2024: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.269%"><tr><td style="width:1.0%"></td><td style="width:72.390%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.712%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.536%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.862%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Restricted<br/>Stock<br/>Units</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted<br/>Average<br/>Grant Date<br/>Fair Value<br/>Per Share</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Nonvested RSUs at December 31, 2023</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,889,380 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">22.71 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Granted</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,126,648 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">35.57 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Vested</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,220,474)</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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">19.87 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(240,955)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">19.74 </td><td style="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">Nonvested RSUs at September 30, 2024</td><td colspan="2" style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,554,599 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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">27.73 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> <br/> On February 21, 2024, the Company granted an aggregate of 430,887 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 21, 2024 was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. <br/> On February 21, 2024, the Company granted an aggregate of 656,844 performance-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company division's percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2024 to December 31, 2026. The fair value of these performance-based RSUs was measured using a price of $35.51 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period. <br/> On April 29, 2024, the Company granted an aggregate of 21,835 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Company's 2025 annual meeting of stockholders. The fair value of each RSU granted on April 24, 2024 was measured using a price of $37.78 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. <br/> For the nine months ended September 30, 2024, the Company granted an aggregate of 17,082 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period. <br/> On February 22, 2023, the Company granted an aggregate of 504,551 time-based RSUs to certain employees and officers. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on February 22, 2023 was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. <br/> On February 22, 2023, the Company granted an aggregate of 704,408 performance-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, Chief Human Resources Officer and division

*presidents. These performance-based RSUs are allocated to two separate performance metrics, as follows: (i) 50% to homebuilding revenue of the applicable Company division, and (ii) 50% to pre-tax earnings of the applicable Company division. The vesting, if at all, of these performance-based RSUs may range from 0% to 100% and will be based on the applicable Company division's percentage attainment of specified threshold, target and maximum performance goals. The performance period for these performance-based RSUs is January 1, 2023 to December 31, 2025. The fair value of these performance-based RSUs was measured using a price of $23.21 per share, which was the closing stock price on the date of grant. Each award will be expensed over the requisite service period. <br/> On May 1, 2023, the Company granted an aggregate of 29,150 time-based RSUs to the non-employee members of its board of directors. The RSUs granted to the non-employee directors vest in their entirety on the day immediately prior to the Company's 2024 annual meeting of stockholders. The fair value of each RSU granted on May 1, 2023 was measured using a price of $28.30 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period. <br/> On December 26, 2023, the Company granted an aggregate of 364,215 time-based RSUs to the Company's Chief Executive Officer, Chief Operating Officer and President, Chief Financial Officer, General Counsel, Chief Marketing Officer, and Chief Human Resources Officer. The RSUs granted vest in equal installments annually on the anniversary of the grant date over a three-year period. The fair value of each RSU granted on December 26, 2023 was measured using a price of $35.83 per share, which was the closing stock price on the date of grant. Each award will be expensed on a straight-line basis over the vesting period.</span></div><div style="text-indent:27pt"><span><br/></span></div><div style="text-indent:27pt"><span style="background-color:#ffffff;color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">For the twelve months ended December 31, 2023, the Company granted an aggregate of 6,787 time-based RSUs to certain employees not described above. The RSUs granted vest in equal installments annually beginning on anniversary of the grant date over a three-year period. The fair value of the RSUs granted were measured using the closing stock prices on the applicable date of each grant. Each award will be expensed on a straight-line basis over the vesting period.</span></div><div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">As RSUs vest for employees, a portion of the shares awarded is generally withheld to cover employee tax withholdings. As a result, the number of RSUs vested and the number of shares of Tri Pointe common stock issued will differ.</span></div> 7500000 5326521 <div style="margin-top:12pt;text-indent:27pt"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%">The following table presents compensation expense recognized related to all stock-based awards (in thousands):</span></div><div><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:120%"> </span></div><div style="margin-top:5pt"><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:45.829%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.619%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Three Months Ended September 30,</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="9" style="padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">Nine Months Ended September 30,</span></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:400;line-height:100%"> </span></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2024</span></td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:8pt;font-weight:700;line-height:100%">2023</span></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Total stock-based compensation</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">8,708 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">6,989 </span></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">24,327 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">15,012 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 8708000 6989000 24327000 15012000 48600000 P1Y4M24D The following table presents a summary of stock option awards 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:52.262%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.011%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.015%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Options</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted<br/>Average<br/>Exercise<br/>Price<br/>Per Share</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted<br/>Average<br/>Remaining<br/>Contractual<br/>Life</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Aggregate<br/>Intrinsic<br/>Value<br/>(in thousands)</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Options outstanding at December 31, 2023</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-*

family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">66,043 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">15.76 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">0.2</span></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom">1,297 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Granted</td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Exercised</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(66,043)</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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">15.76 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="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">Options outstanding at September 30, 2024</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">— </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">— </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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Options exercisable at September 30, 2024</span></td><td colspan="2" style="border-bottom:3pt double #000;border-top:3pt double #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="border-bottom:3pt double #000;border-top:3pt double #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;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 style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">— </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">— </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 66043 15.76 P0Y2M12D 1297000 0 0 66043 15.76 0 0 0 0 0 0 0 0 0 The following table presents a summary of time-based and performance-based RSUs for the nine months ended September 30, 2024: <table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:text-bottom;width:99.269%"><tr><td style="width:1.0%"></td><td style="width:72.390%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.712%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.536%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:11.862%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3"

style="padding:2px 1pt;text-align:center;vertical-align:bottom">Restricted<br/>Stock<br/>Units</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">Weighted<br/>Average<br/>Grant Date<br/>Fair Value<br/>Per Share</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Nonvested RSUs at December 31, 2023</td><td colspan="2" style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,889,380 </td><td style="background-color:#cceeff;border-top:1pt solid #000000;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;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">22.71 </span></td><td style="background-color:#cceeff;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Granted</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">1,126,648 </span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">35.57 </td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom">Vested</td><td colspan="2" style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">(1,220,474)</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">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">19.87 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt 2px 12.25pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">Forfeited</span></td><td colspan="2" style="padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(240,955)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">19.74 </td><td style="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">Nonvested RSUs at September 30, 2024</td><td colspan="2" style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">3,554,599 </td><td style="background-color:#cceeff;border-bottom:3pt double #000000;border-top:1pt solid #000000;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">27.73 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> 3889380 22.71 1126648 35.57 1220474 19.87 240955 19.74 3554599 27.73 430887 P3Y 35.51 656844 2 0.50 0.50 0 1 35.51 21835 37.78 17082 P3Y 504551 P3Y 23.21 704408 2 0.50 0.50 0 1 23.21 29150 28.30 364215 P3Y 35.83 6787 P3Y Income Taxes We account for income taxes in accordance with ASC Topic 740, Income Taxes” (“ASC 740”), which requires an asset and liability approach for measuring deferred taxes based on temporary differences between the financial statements and tax bases of assets and liabilities using enacted tax rates for the years in which taxes are expected to be paid or recovered. Each quarter we assess our deferred tax asset to determine whether all or any portion of the asset is more likely than not unrealizable under ASC 740. We are required to establish a valuation allowance for any portion of the asset we conclude is more likely than not to be unrealizable. Our assessment considers, among other things, the nature, frequency and severity of our current and cumulative losses, forecasts of our future taxable income, the duration of statutory carryforward periods and tax planning alternatives. We had net deferred tax assets of $38.0 million as of both September 30, 2024 and December 31, 2023. We had a valuation allowance related to those net deferred tax assets of $3.4 million as of both September 30, 2024 and December 31, 2023. The Company will continue to evaluate both positive and negative evidence in determining the need for a valuation allowance against its deferred tax assets. Changes in positive and negative evidence, including differences between the Company’s future operating results and the estimates utilized in the determination of the valuation allowance, could result in changes in the Company’s estimate of the valuation allowance against its deferred tax assets. The accounting for deferred taxes is based upon estimates of future results. Differences between the anticipated and actual outcomes of these future results could have a material impact on the Company’s consolidated results of operations or financial position. Also, changes in existing federal and state tax laws and tax rates could affect future tax results and the valuation allowance against the Company’s deferred tax assets. Our provision for income taxes totaled $39.8 million and $22.9 million for the three months ended September 30, 2024 and 2023, respectively and $112.6 million and $71.8 million for the nine months ended September 30, 2024 and 2023, respectively. The Company classifies any interest and penalties related to income taxes assessed by jurisdiction as part of income tax expense. The Company did not have any uncertain tax positions recorded as of September 30, 2024 and December 31, 2023. The Company has not been assessed interest or penalties by any major tax jurisdictions related to prior years. The Company files income tax returns in the U.S., including federal and multiple state and local jurisdictions. We are currently under examination by California for the 2020 and 2021 tax years. The outcome of this examination is not yet determinable. 38000000.0 38000000.0 3400000 3400000 39800000 22900000 112600000 71800000 Supplemental Disclosure to Consolidated Statements of Cash Flows The following are supplemental disclosures to the consolidated statements of cash flows (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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></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">Nine Months Ended September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Supplemental disclosure of cash flow information:</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px

25.75pt;text-align:left;vertical-align:bottom">Interest paid (capitalized), net</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(9,500)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(18,954)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Income taxes paid, net</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">38,572 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">7,919 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Supplemental disclosures of noncash activities:</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="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Increase in share repurchase excise tax accrual</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">672 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">1,065 </td><td style="background-color:#cceeff;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 25.75pt;text-align:left;vertical-align:bottom">Amortization of senior note discount capitalized to real estate inventory</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">511 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">791 </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 2px 25.75pt;text-align:left;vertical-align:bottom">Amortization of deferred loan costs capitalized to real estate inventory</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,599 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">2,985 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> The following are supplemental disclosures to the consolidated statements of cash flows (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:68.929%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.519%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.530%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:13.522%"></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">Nine Months Ended September 30,</td></tr><tr><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="background-color:#ffffff;border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2024</td><td colspan="3" style="border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="border-top:1pt solid #000000;padding:2px 1pt;text-align:center;vertical-align:bottom">2023</td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt;text-align:left;vertical-align:bottom">Supplemental disclosure of cash flow information:</td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td colspan="3" style="background-color:#cceeff;border-top:1pt solid #000000;padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#ffffff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Interest paid (capitalized), net</td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">(9,500)</span></td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:0 1pt"></td><td style="padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="padding:2px 0;text-align:right;vertical-align:bottom">(18,954)</td><td style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Income taxes paid, net</td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">38,572 </span></td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#cceeff;padding:0 1pt"></td><td style="background-color:#cceeff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#cceeff;padding:2px 0;text-align:right;vertical-align:bottom">7,919 </td><td style="background-color:#cceeff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Supplemental disclosures of noncash activities:</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:0 1pt"></td></tr><tr><td colspan="3" style="background-color:#cceeff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Increase in share repurchase excise tax accrual

***</td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">672 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom">1,065 </td><td style="background-color:#ccceff;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 25.75pt;text-align:left;vertical-align:bottom">Amortization of senior note discount capitalized to real estate inventory</td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">511 </span></td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ffffff;padding:2px 0;text-align:right;vertical-align:bottom">791 </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:#ccceff;padding:2px 1pt 2px 25.75pt;text-align:left;vertical-align:bottom">Amortization of deferred loan costs capitalized to real estate inventory</td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">$</span></td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">2,599 </span></td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ccceff;padding:0 1pt"></td><td style="background-color:#ccceff;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"><span style="color:#000000;font-family:'Times New Roman',sans-serif;font-size:10pt;font-weight:400;line-height:100%">$</td><td style="background-color:#ccceff;padding:2px 0;text-align:right;vertical-align:bottom">2,985 </td><td style="background-color:#ccceff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table> -9500000 -18954000 38572000 7919000 672000 1065000 511000 791000 2599000 2985000 false false false***

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A36:[K!U%*@W0+NPT9*&@5!;>"L4>?3>4J9]=PW498?= MF@!.K8;WV(R>-'CRJ6S/CX:00E6#DOL*C;;.PAN89ZS(2F]4;%;.X LWABMW MA%&CA;>_:8>0YN\@34J6)R6]YZRN<[BW3G03&K$U9'2]Q#!'2 --/PEH'<6 M4$^HG#9>:)IE+*MK JI82D7OPOTEZBWVV@HB-INQ+,VAR*E0.@D1BO 1''\F MD'[X,&'&DC*'+&=I7IU%.B0%#M*"5?,$*E:4R=@92I^._0@Y*^H",E:7<_B M-+>^:TE9LB*MH:Q8665C?L7R;$X:6)&G\+MVI/$-%+,Y15;!RMF,=E[ZEN.S M 41ZMV',^L;OE1MFT>2=)OG-,,"^A0^_@8_<;(6R('%#]&PO=V]R:W-H965TVRG^:'3Z8!W((GZ[G YX$2K?WV_7=P#1Y&T MK#J9C$7> 8M][[<+OMB:XK/=*.7$ES3)[,N3C7/YLXL+&VU4*FW?Y"K#FY4I M4NGPM5A?V+Q0,N9-:7(Q&@PN+U*ILY-7+_C9^~+5"U.Z1&?J?2%LF::RN+M6 MB=F^/!F>U \^Z/7&T8.+5R]RN58?E?LM?U_@VT5#)=:IRJPVF2C4ZN7)U?#9 M}836\V) :+6UP6=!DBR-7^4Q?WL8O3P;$D$I4Y(B"Q)];]5HE"1$"&W]4-$^: M(VEC^+FF_H9EARQ+:=5KD_RN8[=Y>3(_$;%:R3)Q'\SV)U7),R5ZD4DL_RNV M?NWE^$1$I74FK3:#@U1G_J_\4NDAV# ?'-@PJC:,F&]_$'-Y(YU\]:(P6U'0 M:E"C#RPJ[P9S.B.C?'0%WFKL5E$6V@ /%&1CK13BO[XL*!!Z)T$57G7?OS1@?.6X!BYC96_)C% M*N[NOP#OC0"C6H#KT5&"'U7>%^-!3XP&H\D1>N-&(6.F-SY [T8MG;C1-DJ,M+0LE_GFUM*Z _QKG[">UF0_+0JH9S:7D7IY@HBQJKA5)Z]^^,OP3 MAM//,>I_@NG^S/-$N%Ù\VBCQVJ2YS.Y^^,M\-)P]MP(IPSH0TME:6+\XX\5G MSJR5VZBB)_"OH VCP?.0'C\:/C\7D4&ZL$[%PJQX\&)*BR/L M^3/PDSN5+E71>(^X45'U9,A/QF+:G\^F3[J\QZ42?R\S)8;3:M\I\S0G MR730&PP&V#F:#@[NY(TSG.P7UW^G_=G@\"9_W%R,JR/JO^2MILP<6P$9214%M%)# 0-"'=5#@N#<;#<[%V;0WFP[/Q2?C9 )>+R>7O=%\@$ #WF QZ8TF"_$V M\Z?A)*CE4Z'%>Z,SIX2VM@394YR*1)0DG%/7ZT*M)=[FA#/A'PIM3%D>/ZXE<4L+PPD5*Q]3NT99YE%BFQ50CE MT_$5JF9[PFYOA.[A7,MJ(.RP4X$ G_DCM[OJ!?8:S M_?89/-P^^UV477/'/K-=^_P)YADM+OOC!YE'[+7/[(!]JF!['G'EVK'/<.($Y M^#3PNMT8(FVV&8QCRZ75L0;ZZ9CN)Y."[9],0KD/N?5M%O5[7BF1>.CMR,+@=NX3"",,P?B>?)<;,Q6W5+9 MP:M?Y%WSAFP#1!HKE1(%T%=P!"(1E+!]$;N-6'X:I%BB&LEZ"1BIM-BH\=@9[YW#8'W85,0X4(;]1PS@S5]RP)$@K7:SU->R4\.J\ M6OV]$=$G5:0>6ZP\MKL#?!A52*3]]!%]%K9Y8U=HQ.)M;S&**L5SJ2[-)7"!3$)0(N3')[ M5C:U#*3(Q3XJZ"H65]@;5X'T:9GL[_&H=H%M+TC>K/^(H%VQ6A!? X7G6-W M]W4S[!ZF>N2GE ,IQJA*G%HB*)-Q9FR MC8_O>DT5BC "]2;(/;:M4 39T?,+0/G<6!\GD4RB$G% SK./7B7TSY0TN1$@MD2J1Q1F4!7"J,Q_I^V0Y[['6SS3D>!2_=2F)%=P$W;+W"'!>FR/,(C]>O_UT M<_6-[%'JH&1"5>:N30]FF>@UG_989?<>J^VW-0^OS6/5[KVQ>ORF#NMPYY*F M-Y"_RB;,GQ2GLP"*%.K6)+>G4H($ S-2@M/LI0T[2U/0W*%$NB@."5J=:PK4%V!7D"D+RYAN65K- M&0:,%PHU]NYDX96(,U,FASNR8?7-9_!'MXD;/KHCU);[9-@XEM9E#^3,00E52YWM'1-"H4;QH@](%PW5D]UWCWYD/M?S6V$W]BBL.S M-6W@1 ?/ @GG-A?#)[TH*Y<>010';F;,)(Z+[,9CLC4=>A[XA"'7>%L.*@X MFT\?P]DA0,H88(/C,M.!/PLC]JDBE6"K836+JF%"6&JO)4ZD'B PY5S5L?E<^ ").GD/2X^(MVL>9"B9!5"5O(G; M^\7XR;&30Q@_Z0\>C]I]\$AKE;./ .SWDN 1S%XHNFE@DY 6ZEK;I7 ?OX<9MIQJ,I:EVG%I6BJKO5WCR&+_[T+\8?_R.T'*_<-6RN7.>IR].ETBM2PTYV- MPA%+EP> /CU?4IA]P_U6,YDXA:P!;U#@&L"$,3E!:!!([")%YG$+U37$S)*[ M$C8Q(:CC,M2I)R[D-N/B]NW-:AM?N[H8SP_IHM?A*W2-+,IG]6"NB'8G ^%NU^PV@/U8;ZG&!6)^B,.668 M/:*%>9T$LQN3H%$.(I9F2%NH=./"5B." / U C&F-L .AJ!L4+!6];EXV#- MW*-=SBZSG1"X5[YWZLM^#?% <,LWR2I^*BM0=,^5+_N+)Y[OT]%@TCVX+9"H MX7 ;U*X0&.TYM;]/**IWFLLD#.!G](PSD.0"ZX #:CV0U2K^#^C->T4[>7)L MT2H;,8KTOPGPFCODE@?#[.Q4[(RRFKK]+K##=16NS)&LD82LER!>#\;GHO?D27I(' F3L5XUIN.YO@P]S'.T(SPL?@KP"_-W\<7 MP^$%9=\VL/TXKR5TW5P?#@>'R$PO1O.OD'DMSD;GQ-%B/!/3PX3&@P<1JGDZ M2(F'=&GGYM=3JN=ZLVEO_F/ZA2G+?[?&W;J"3FPFAE.[CD!A;6 M2]33E82?WU&ZA->@]. 0OS%]3,2 M:J"[/;)G9_%4_-)D?TWE=$Z*O'DRU4Z M]V1,H=[A7;4%%NGP^!&<-5,/[!N]&H M(:=!XZ%MA8Q=-0'=>5EFS>N@?WR; 1%2@;DIFV()EYG4_]C#3U0/%,CF3J%N M"RE)>WKM?&W%*&.\ ^N6TBW"^"'?$N&YAQ,FWBRL)399QXB%-2WUFGP;=#2 MM!>%-2_D#%4_THP5F\OVMCTB\L'M0',15=U-D2"7-2#P+40K5 T*OU5W70 1 M& %UX/O:8'&_!1H&C_YO(_@AX'?1\OC^?%J7:X+"&MM #O5P:177VA YJ?]+[Z'U!+ P04 " " B5A9WJA NG\' M @%0 &0 'AL+W=O2= TBU8@;7HFJ[#Q7!Q04O%F\E426IN-E?O^^0DB([LK?;$CGQ-<*>S5(G2O/1R,;IY1+.]0E%7BSTB:7#H]F/;*E M(9EXHCP;3!JU*(G*J;!*%\+0ZFIP,SF_G?-Y?^"3HHWMK 5K MLM3Z,S^\2:X&8Q:(,HH=(TC\/-!KRC(&@AA?:LQ!RY()N^L&_<[K#EV6TM)K MG?VF$I=>#4X'(J&5K#+W06]^HEJ?!>/%.K/^O]B$L[/Y0,25=3JOB2%!KHKP M*[_6=N@0G([W$$QK@JF7.S#R4OX@G;R^-'HC#)\&&B^JIX:PJF"G7+O#-XJ MT+GK.ZF,^"2SBL0/RL:9MI4A>SERP.83H[C&N0TXTSTX9^M+EQJQ8]%0LDV M_0@RM8)-&\%NIP1X?'% X'DK\/P0^@L\\[_@B,[V6Y*\MAU1S5MS R?R)XU$ M(AUYK0Q]J12KY)D'31M>"MNQ-$9!5-_Z5 MSE %63F7&L)Y,%UKP-GS8+?C"_$S/5 F)OPXF5[\4FD'>F\TZ\VC$HBK8ID!M%*%;!7^HIL#5NMH=O.E>/*MRE4ES&.U"?#D@R'Z41ACO;FD(>P'XPALHUPEE MK^ W[WRVI&2_>=)-JN)4R"P#]KJ 46.X#2_*JG9*=SLX(6$<8STCO>2$E,N,M>FS3Y_MM>\UJ>WUZDJD1B@8UJZRA?(K&:DALR"D9=B=^=Q8A M/3+)@8" UY41JY9KQ_.14%9PYB),7(K$0-"+(Y\#NK( MM^?][%\QD[\I,A( M$Z>/XA:-O5:VHW?_[CT5"@9_AXBUXFCR?9,#XEMQO!A'X_'8KV;1V72!U20: MGYU%\].SL#X^CDYG"_&13"XRC3 M>7S+I+NH([JQ:.$-E!:MB MFD$-BYLX.%IT 4\6T?QXT5T\!_Q/^^?-_!$EC@>P.KP1<5STMKR!P"BXI*]\ M<=05QRAKU!-I]#7.JH2+)5H+&5-;4<3:+X10S$;J%+H:>.5FG MG=+<)\8+0IY%YKDO08HW5;#I)[X8#GV =-F+/OX^GGYF!>Z"R1^Y(^+EWQ9$ MEJ717VL%.W9.0O]A)@_2J+]".%0EZX1A>;#.;1 $VK 5ASX6#]F,L]OV1O'_ M7VR;(C*]E**0KC*-T6P=^4,?['NE787"NS]5N, FQ/@849+#[HR\&DQ1%]S= M5L]W"9Y8*LP!"$Z *1!M%"H=4JI8DV]?'0*$>OP M$ZHUF[U$Q0L-9^@S\J\E!].ZG]F_9R?/=!0W+RD33 N3TJ;*)6WEC:U%/X M!0]:>-7.DV$*Y/#=$;NC])/8V/*"O^H(/MSIB>]T\=2@;D+WV]JK.Z(JN-0@ M:Z =.E?%@X>%/#A!WCTX\0 Y_:@6^JV@Z>/.D5R<"^G<_['"KTZ PZVUV& XFT<)W^=E9='8R MWFU_=UNYN2=ZHJ;_];@"&=PX2A=\E4EQ>6C,O?$/VP%@@_UE\M_*UD-9QW'U MI0.0)0C].G,*UL9\RY(UC%;1R)_?WG6U?Y*2S[S3-.H;B'\TD^R/I1V&.3=MZV8(,YG4\;V3!ARAH5[M2UE;8;C&M%XXF#54Z6:0W^9J:,4?C'PL^TKCYW\N MUEY&'7/RR3U"3;2?+(T4U[HKL[:2-38IWG55'?=YGX M-]_>J40-9#Q+:\\N7$=ZB@7F*2)FM:-RVPUE.Y-17:%7/+C+0F:/J%0(%=AY M56&DAYAHIU)E<+3%/9:'*K&(0FK]&,S_IF/^8=_WD%'GJU5.,!%_F\]F@4( M'[#:W?;SWTWXZO5T/'P[? L+X_XA,EJ!=#P\60R$"=_CPH/3I?\&MM3.Z=PO M4T(X&3Z ]RL-#>H'9M!^%+W^$U!+ P04 " " B5A9/Z,%:-,/ #4*0 M&0 'AL+W=O15452:KG/OL,9<$LB M65GYB(S,+.G5T56?Z[TQC?I2Y&7]^F;?-(<7M[=UNC>%KD?N8$KWTSID(F-VE#'1HO]^:]R7,*@AK_##)ONBVY MN;U8W*S%:W>?.;._[9!'L6E)>ZO):_ZNB? M74QO5-K6C2O"8FA0V-*_ZB_!#X,%J_%7%DS#@JGH[3<2+7_4C7[SJG)'5?%I M2.,;,5560SE;,BB?F@IW+=8U;]Z[HK -O-S42I>9>N_*QI8[4Z;6U*]N&VS! M!V_3(.Z=%S?]BKBU^A4"]K7ZJ MSA^1-^OLG8F\V?_&7O6CK=/8=U=9X0C5[HTKF6:Y2UU:U46ZK-FT-;6OL9\LT;[F'Y+$K:[6I7(N,4TCM MC=GK?,L%][JR#@*A'K:I>4DTU;!NI'XW2B.T.J\=6&CS#S"#:IS*7:KS1-6-M;HSHO369J:!(#G/E0F5V;:[]OI7!.ZC/A;R7F7M0VX$.]!QC&S@N47OH86 + M3*Q:3T'8H%NK7.H=R# ;,K'37'(W4FD#*^6][9R)2]#'WBZB6Q&-6VI M$27<(,2X8*3>0F&H6(.4$G7T]@Y,/1CX)[.I,E\TV"28A*C8\I^MK1"N$^(2 M8J\S/&)K1)Y^1X!@SS67B&,KD[HJ\YL3\ H%0QV@+]!$5PJ.!JB1J4HW#IL6 M 5['O1$@G$1M6+O1FURX-*TK40-KM5#P:X&?A@67;L2SY^4 =P*KO013].J M]>IX$^)N)/.,\-G"W5ZIU%9I6S!,<*:J#R:U6S@+CC,ZW8>50?U["UE>HM^P M,<&"TF!UC1(W4K^4ZIZE"280X+;>NDP127,>$_$POA4EZ5KHDCN:BN%C41!!L?E+:.6]$"VA>Q<*2"Y;-K@ M5& I94AQ+S\A 1MZ^8 ;EC%I]EJ$]Z*#YE1XT4ZG077]1=RHM)VCN0+TV)K>PDVD2H=,!S?OX(8[$Q7N=J7^9RH6P!)C+1C +=0IJ;("..6*Q$ MVH^ @K\ZD:LSNIVX8B2 R"_ZZH".9WZ-[W@*H(WXR9[.C>#]O?P! '"E!BI M#_#&\<%:H'HO, H+(.)H\YS\>.J!#\.SEB Y';SQ.^-VE3[ :=Q=^V0C6V8& M7:#0KZ>Q0)3"G,()(_4W./E2$7K7,S1G"G$(3Z5RJS0SUEOD!?(D*1[7>T__,B@R^A\8P>*IGG67[J M$1AQ/WBZ8L:UQO-7ZG:E_9?)A+783S?X'S.[\\^)Y;2MQ!>9J>VN]+J$VL!J M&@LK:;*2:D$&A0LJ6W\68B'PMY4K>ON$_8:U"ITMQ#WO*$=8R!,J =$33F58 M.8QL@$I#;F+]1ZFW!)",Y=37HD$L2KL]46.2\Q J.(UP28Z>@IC M#WO09V!SJ$$A[G06E9)5C3[F)(24O0F M=/N%)4)WDI!9YOU-U/#C MJ;9!LU9ZG7.02\1DIY!M"HFD$U+)$4,07^$?3!A@!-Z1*A=T"76-.B#&$?P# MI7L%1^K?6*]K3'4'WTVTM4_VT!CUO4-?)@,G!!VWA% L9C7C%U @&\:"I0[" M["4+GN04(NE)T">Q9I5!5\#XA/1CU<4$^94@L#L5+$=M*"$Z $L#E6Q1^4*W M9>O]@!%\78;7F-RR=:-8>HD;=G,AIG+[8>"$,,^<J $6%([E2XK-UJ?U2/W8.S8SN\I( MX/_19CMIQ&UY[_)[EM^@5M]VDK&&$?)Q1CQ; +#*3]*]JDF1B)6"@OR\1OD6MA_T@]?)\YP:XR 0H?%QST)$^J8X\T75AL#7TB ,ZC%UGQW4QY-(*0);9;GTG MTI6,$![&G*- AQP8('LA#'&Q=$SP'?I9-KAM-> O(0?,$3Y$O,\D:OKF"O@AMYB^D,GLV1N@T]QU[I@N(X;P92BUJOK94)X39YY[G-U8V,,=.^V$+ X-K?=/2 MM:U7D$[.<39GZM4V\TU!Y<'&I><%4,F6NG-4IS8KEO3 U*(MO2NXH_34LNY\ MN/!,X5NSS;!P,(B\.:""/DZQ:H+A_1A(S/K972K9]?+5E^TPI77MTJ#0"/8& M(018[-F8I)6'[^"9 5JD58PLAP*;&6+2LCM!YK744!SG.TG*BP4\).-PQA?* MW$"SYV@?TLIN1%5/VQUA)A>@\Q6WQY[OHZ#G]*' ^Y+3,*3TNV)XH.R&3QR M\@ =J7QI?RWCUY.YN-%8%T"LH$JK8@!N_>8X93"[7=V$U\VCS57!X MS\6BF/JAC$H_TNR/'@Q'\:#E),MX1)'% &U=GKLC)3Z5,!A,*!^]@(T2GX? MGD]>6/M7H/6Q^^(-&C]X]V!L2\!@.UN6,BMM8R?R1$W&RV2ROL.[]3J9SF=R MZ2Y9K_V[>3);+JX-@6%B6B?S]43=);/94DV7R72Z4)-5LAAJ(#286=:66CU= M)[/5^)EZ.ADG\^4$;Z;8;")OELERM7YV377)S NE9^,EE5XDD_'ZVJ6/K%L\ MN&/ WCGXFFSC-H&'4($Q<CF:QDN7YP3?JQ)]T4\64CUE8!6W M,CQYJ)-G!YJ>MK M^90%OYMW>2+$KTZ>N^US$FTN:WE\VX3#/G^[*VOF65ZL83#B @C.-^9(XK M0F^$LF(.$4J\$-?ZN<_>W"'<)S)GG?;RE$:O,6R+CGAD!1:CNAD03>%$$ ,[R=CA2^"V',3!?0&+2,S;^J/&, 3F?88IY>\6>8&L2 M3M&BZ9QWT<_(7,5*43C4%6LR.F'_6 1%G*LZHQUW5E;M-P/?,-9 M+C3)TH#$",>92CIK6Z_@[5IM^E'2;Q9Z(F M'XS[2;?)V>#0"^H4#9=KQKA>88ZP9MGA>&!E1\7XDV9/(98C /Z_\<9%]#9 M14$4%E[U^T="!-OAF="!\!S&?PTA,PA063Y/*2_WI^@7 (9\GD$'D=X.Z95D ME& 7>Q!*P+38-TK]L0^IUSYTN!QY%Z2;-&2)"=VFM'_)-WS5$_21;A%+>;84 M9P[9S'^-A$$@UZEOGH-W@UD_=7X86(:1DNU=?ZJWL9&>X&<9%**78#+VC\M)1.UEER+(TQ[^A YLBS-1;.!J$\TEH/NO_@#H?F0^WW/P4 M0-G'X]D.F/\$_4[DC MEQ,ZROK Q(_S8:$_=XA6!WWRO4 *H$.[ECR.% ./FA,SI#^,W/EL23QJ!) MURM$D^D,<./0&AA3#VS1/AS1?_/)N6U]\7GH3\/W]:H(E%^\I@^W&-#!F4 ML@@\=,L^'I?*]QL(S0[S&WI"$Y"%V':M7:\>]LSEDCF4W7\@I_/E-_-@]D6\^H<2(>*D:,AM9":H!\CWI1LU\\C";E;H'B2S.[Y_HG MGHF^;'+X.I=9:)4L%U[OZ7)]$=?O%'UW-Y>_,A?"'>/N];3N]'L8IOY M;+14_EH+J4M=)W\D4/1%I>TZ9LH]F@/$DF^"*K#44/]X*#A8^@!DD$KP@+D MX1RZC/.>XRD&\]\Z(R%/7$Y\S>[(%RL,VKB$H7\"Q$T1I2D/L8((0;\V7+2 M7UF29)!$W865XD'!.ER0PV2]Y>\8)@WMD50M%Q Y4W_C;'KI!.!BF2QF!,IJ MG4SNQE"X1O[\PM-US D,N#U#EHACS]>SCN/ W"^3NZ6DD5(]_E2_5?W3_QQM'CII3V4LNUYMD_[K8!FP,5_/NHDUU*XGJW4_8PQNO93K=O!+^U0 MQG?R>T(YNBL;_Z.[[FKWD\6W_I=Z_>/^]XZ_ZFIG09RYV6+I>+1,*>;LW&J#D [B_=:Z)'[A!]T/.-_\-4$L#!!0 ( (")6%F! MI1RCM@L "\M 9 >&PO=V]R:W-H965T.&T?=O8!(B$)&Y)00="*]M?O=PY MBG(HQ\YF=SS=OD@4"9SK=VX0GV^,_5"ME'+B8Y&7U8NCE7/KIR3>$TR4YY M:G%I=.F4>&,*545$:JM]K[;;'<_:LW$!_V%R7:5YGNEP*LR8% M*N&,6-*MH,)0NHQQI'07&RJ4JU5?J2;Q2;@-!K'=6IZ156'SSCJA+M32OGIJRKAA2LL5:6*PB4#^+=U&VC\US(&@D//%.9PZ_JXQH.%!" ='4PVPK$ M2MC.5J@@)#J8";58*$[N(H/!!^)M+P20-;>@89%$L4K @)*\Q:1W4D@'#EB' MP@-+U/-_8C-9C6Y:,K+UR0*4.^@/")1YLX:AB)LY-)GG2N1R UO5.?.U:EGG M;%AO@[(NYJ!!)%N7$(R[;H&8$(U4F"NAJZH&B[HDUOORZTI,HTD<1W$]CMSLB");B$((L;/5Y -(-F@&,8F%-P4Z4"]A/O%9S6Y/YDY%/!L ] MK!.HH_ #]R6CKH\8,X01T2_LVY?"6JRE[I4A\OS!)IBHL[7+,0C1QY@-B&T5 M/ 0/MO"*=J"(&!5 7%5;2Y%,CL0M('>A-)F'XLY#05:&E'$KL&>',+1W/NR!

M\US!HX#_M=0YHX*HM5M[O EX&+ZC/A+X@PJ',;)GSSV[^/@_'-OMDPV'C?TT M7GL1TD8-;%8:UP 3^S.54YCZ0 C6@LA>&9A=>GD:T_./E+CE/C(Z9J^MMVN- M[-_*1X0JY5R^"\?=9\M"9KSKI]Z7?/&;!0T MC&Z8 GE@I>>4EI#_.'+0=-05.2'(P%XDB[D.Q+J(HR1-N8IMI6RJD:Q34SG6 M6WX49I[KI;?2HBU438:G.#F8P1&I; .T5DYQTFGZ*U8#,FWH8Q*-DM-HD@P; MD?5L,M>2048<*U@I-0L2_TOJ&]5SG63 M4 Q_L#)[A4T\UA3.J/U0MGKR%.RL4GOMYPT-?T8;=-MSL@!]C#I7[XV3^]SW M!'\D9M$TGN'[-#J;G>$;1APE4UP,)U$\3,35H:W(T:C =NEU#/#S"2Y#-&CJ M0KF<-<8)!5"FJ>]4R*@IG&URG4E?>O%5L'4)X0A>YG2[OUF_NNQ8_J"R.R]] MSC4;68E'X]G@%,-*GO/<%6KLA@8JE1J>FU2@)1 MX4&D@H#H:>!=B=\:==N+B^42E9]ZCV;-7N5RXCN5!FK#R&/P]#2*QR.&U&!Z M*N)1OM=1MR;.#W]^'#)*)QY[:DY;;]6VCTI=,7>SS2Z M3*3HE'HGMZ'VB6XOI+9HR^P'Y79<^H:*O9(CG4=[F37+$;+:9&VPM'D?LTAZ MJ^1NKT/0CK,++*E]+0F3A2Z/L>H8$]AM&"Z0&_KH[6_WH7>8B-"+^YG!4!EKO&?2.BKBVR#&D&$2;#(!\?,TN$1O3)UGG6X9 M"4CI,&72TF;P/9 V:%#%LFVK&/_4MA=^W@2Y1)%\F>!,[GM 0=ROD<(U]U\ MV^DK JC2W'"W$CR:#R53\ MZHD]1C9-XF@\'7->/!O,IIT\^#@9Q]'99!*>3<<]8O2DJ%$TF8RCR1EW!=/! M=$0'*+NQ:=AIN9H :=MKZJ9;;,.^8U"=0:B.G9DS(C-5UE&OJHIU;K9*^>;/ M+!9P?'/DP6L;VB0Y-<>8@%#Z$33H '+?-F"LKKD';GJ-_3%[=]:0L5Q4M27N MHN\ZIBH<(!HZ/TH&^RD78K12F!Y;<$DO,";4E'5\NRQWF> 1^6Q(3#S8F\,@ MVM7%O ^M#O)5D'?AN0_$][*=$IK1-_0<+!B@C?@CR!W3T1D=^")7L;J<'6! MCJV@[9>[]71R&LW&XT/Q$K+ZS>SY:J75@DIZ6G.#^-;[.@H/WOK&#P*&!PR( M2\0MTGGIFF6O,7&5& SRW?X?0A/ZRM0P1=ZL_(DS>H=@\^!-#9$I3C%-I0!> MN^&%,)G]NN&L<=BI0YI2\,0P&?2IKET&X/I;BTM6:L[BA:*$D,5"5F%_%0] MQ3CP1$SBO]#&%0;L>:USSJ 6\UFY*T6=XYC&.XVH_GCAL=X1@NS'-&L!V\A9MR^H.1#SX T0BJHPTY^4PIM][6'\ZUN%S:#\P>@F&,;Y)K :G?D,3GX?EV)UC MHN[ ^M1K2T>9HAV5T5CKA>:*!!]1(0-J:2)QS+&0'W51%WN67QJ9AYS2O1U*M4\COAU5$%/U5EAPH3/>BCLSLO;:J%[UKHS-HJ MM]W99RMT4:A,0U;4#7]H?B!O0>-)*#$0U&>4_1/4ZJZE(YAQ?,>Z@>H[>WAU MX_4]VJ&[(64XC>)9%G/3\;C.('63%:T">G]X'#Z'0<)<.#$?X#+!5$\=9R\9!;E$^\ M=(=1(!K1@FW4?GUC6'BDQ/2.YY-1=.[*CC^.4I\=8=>5%?@-AK5W=;: M$>'16/]Z1/A[)!S]$W/%?]YTWV9PJY7*N1*DS*ZM]3Y\&/#G93_GUC2RUQU M[CQ(=B\EM=*HW?]3?:\L==[YV_NS*[P4PJ;Q_Z(-^MZ)/.F\Q%HH]"KTJB[] M&567SK_/VMYMWP:^\"_![I;[5XF1JP"F2N1J@:WQ8#HY\B] -#^<6?,KL7/CMG"GX&ULI5?;;ALW$/T50C&" M%A!6-R=V8EN [:1H'H(&<=(\%'V@=D=:)EQR0W(M*U_?,^3N2FIDI4A?;"W) MF3ESYD9>KJW[XDNB(!XJ;?S5H RA?CD:^;RD2OK,UF2PL[2ND@&?;C7RM2-9 M1*%*CZ;C\?-1)949S"_CVCLWO[1-T,K0.R=\4U72;6Y(V_758#+H%MZK51EX M832_K.6*[BA\K-\Y?(UZ+86JR'AEC7"TO!I<3U[>G/+Y>.!/16N_\UNP)PMK MO_#'F^)],&9 I"D/K$'BWSW=DM:L"#"^MCH'O4D6W/W=:?\M^@Y?%M+3K=6? M5!'*J\'Y0!2TE(T.[^WZ=VK]><;ZQL-A!YXX.M6F$@J)1)_^5# MR\..P/GX$8%I*S"-N).AB/*5#')^Z>Q:.#X-;?PCNAJE 4X9#LI=<-A5D OS M-R:W%8D/\H'\Y2A (Z^/\E;Z)DE/'Y%^(=Y:$THO7IN"BGWY$9#T<*8=G)OI M485W5&=B-AZ*Z7AZ>D3?K'=O%O7-?NB>>*5\KJUO'(F_KA<^."3$WX=<3AI/ M#VOD(GGI:YG3U0!5X,G=TV#^],GD^?CB"-[3'N_I,>T_#,=_EQ:?""F?V\8$M@=H5*NV%N*=,W'.%-#DAXT(IKN]NQ0=;JUR,U.?FVD"^3$FB("#RR-VW.V)0EJ"L))5#5B4!*,.R&U9J72 M; 1(B(T+KC"N)*2\]"S :/6%] 8;X-S8(!J#EJS5-[G0A(\"JMIH93$3(-*& M*>(G$+?0RI="BGNI&YE:I$:/CBFQ/(8!GN76Y+HIZ%$\B:-=5)GX SPD2CAB MK,,K /5#(2N+F-C(0"@'1'ZRQ/2,#ZG4HEHP=>;")T?0$OCFQ@(JYS1LP:U+6 MY4W5:,F=7J#886O(OE N??#=^67#6CD2D:U4&H$Q#,=T2/DI*:^M5C!"K,K1*X:])/C1NEU=<&TQCP@((XY>=!3 MN<+MPZ,XX,P!!S-QB[12JLY)N5MD!SP<@LU&%ZUFELZW'AW"U)D\ MHO/'K'%(VQ'";C'__^K9JFO;30W56S]AM66EY2+#^#W,IH3R7-4Q4YDPM& MC1WW1ZY*WSJ [-U7V!)22HZ8R7*N.YX$"#7F(4^0 *]QQK%9%--8IXJ:00H==M[KW;Z9)RQ9I,7&MOA[NDTX/RB15""\9V)AX&D4*M5QO.T2:+PFP! L N&U! MWV7+L5 =JWAY_F[^!QNDALC)[$5VOJU[(#B93K,7_4HW$T/I MB-#HXUV/^*[W6&?@9C!DGWA6HK)T:MDGD\DT>[YOZ6RR8[NS9'@8_IRA_1Z4 M:W"AEBI>2S9P'QF"!(VR>-&@6?/63H_<(RB-*6PL-N(SKBN^4.TKEPL/PN\!9 MLQ6(5P/C:1]!@?L!C*4HUAH$$H7))G^NY)839VH(+ MJX??NPUZMUXO-A%/)3\SZ\"RZ^(>*35FG4M7HGUS2Z5C(?04.$)&F[XA?HV2? M1&!GW"7))*+;\:#M++KPH(MJE.)PTT&PO=V]R:W-H965T/C=*TC&KGVGD<4UEC(^C*M*CYS];81C@>VEU,K451!5"CXBQ) MIG$CI(Y6BS!W;U<+TSDE-=Y;H*YIA/UZB\KLEU$:/4U\E+O:^8EXM6C%#M?H M_FSO+8_B@:62#6J21H/%[3*Z2>>W$Q\? OZ2N*>C/G@G&V.^^,'[:ADE7A J M+)UG$-P\X!TJY8E8QC\'SFA(Z8''_2?VM\$[>]D(PCNC_I:5JY?1+((*MZ)3M[J/9O\.#[SSE491^,*^CYWF$90=.=,-A'8X L^0%0'8 9$%W MGRBH?"V<6"VLV8/UT\H;2(G:LPG/%Y2'C;9\Q>R*C 1^, M=C7!&UUA]1P?L.K!0O9DX38[2[C&]@K&R0BR))N#\LDYM]I^RF6.V2!#EHA M*[@H12L9*[]A=3D"S=7V%5P4HSQ)+GTOG8V*?'+)J-(TO%+BD;UYY%/L>#;* MKS/N7(^*M'A)3S"LC0Z:0L&33B)Y-267;$+6"%3[%;78=K:L_1P^EI)"4L:4MMF/*5S -V=)1,LWAIC'6R6_!F<] J*6QG,AA2&XZ[>#(H=\53J< PU9PT@=6 M:NQ79LS3U+LHTO^Q\E6A_ _[>&%^XP\ F&%WCU+U!+ P04 " " B5A99^%Z*(@" #" M!P &0'AL+W=O!JR2>49ASI&HBH+PYPGD;#.V'&OKN,M6J=0.' 8E6<$"Y'TY MY\K"+4N2%4!%QBCBL!Q;U\YHYNMX$_ K@XW862.=R0-CC]JX2<:6K0\$.<12M,Q#U6\,4\EP3J6/\:3BM5E(#=]#;]J\F=Y+ Q$P9?GO+)'IV!I:*($EJ7)Y MQS;?H,FGK_EBE@OS19LZMM^W4%P)R8H&K$Y09+3^DZ>F#CL YS6 VP#(Z6K'IA:F^0:MZ952_DX7DM:C=3.!G.R3-:"S0';MX-SJ36<5_1\= MHS(5:$832#KPT7"\U1$\5CFWB;O;Q"?N4<(%E#WD MV9^0:[M^QWFFI\.]KG3^3WWV9O6]8GCM*_ ,G_>65]!UV36=WTVG>]M(E"2&ML:6:EP"^!BO\^,$9V%^Z*OV>9-%[DLW>B6SO3OSV3OQC[.$/-21N:,P*0.?? MF1 77?=04PP,A1X)Z]!QG,O^58#7NQ4^#+OL^[:['Q4=1GGN<.@,]L-FAV&N M8P\'PS:L3A?O-*4"^,I,X%B5E%9O\S6VPZ<:]-G7_@GSFCJ=/@C-:#J>?*/ MOIYNMX2O,BI0#DLE9?&ULG95-CYLP$$#_BD6EGG8#(5]M"DC)ME5SV"I*MNW9 MP0-8:VQJF[#[[VL;0M,J8:59()66)MIC+W524!$Y=4,C\,@KE?8LJ])')K6YE$HM:,ZOQ0@Q+.=;$CL!58(&*3:$K"Y'>$!&+,@H_&[8WK]EC;Q?'RB M?W6UFUH.6,+\HT47L??0@0S73.]$\PYC>F:6EPJFW!4U;>SDHX?26FE1 M=LG&H*2\O>.7[AS.$@SG1% V2-MK0[,"5ZK*-'.7V MI>RU-$^IR=/)QAPO 8F>)":4YV@E>)8YF&/7*0*UV<'&^6E'6[>T\ IM@AX%MUX5"7S@!\F^^;\QZO?"DMPX'@7NH1F@2W*$P"*<#O$E?[L3Q)E=XE\]\0X=7 MM.&$'BFI,;M4=0N=7H;:[V:I*IQ"])D/0X$\@I>\?S>>!Y\&E*>]\G2(GNQJ M!F@<'&;WXW-MM"*BTO\?0YBO"5]R&F6^Y+7JWQ=K)UI4KML&PO=V]R M:W-H965TENC\O';&SL T1"$FR*D %2LOK7SY>)@Z"*DNTYJ]E?[!()!)Y?ID GVV-M_>R62C7BZZJJW?.39=.LGYZ=N6*I5M*-S5K5>#,W=B4;_+2+,[>V2I8\:56= M74PF#\]64MK>5"W:CF_?J-Q:^S1*74*U4[;6IAU?SYR?3\Z=4Y3^ 1'[3:NNQO05N9 M&?.9?KPNGY],B"-5J:(A$A+_;=2UJBJB!#Z^!*(G:4V:F/\=J;_

MO%)+&]ZPV_NR",JM=;K9!Q.#1JCNRY_W^_!_ K)]0!9X=XD"RW?<\?G4Z!T8 M[TUH?A%*#=%$3BA_*$MGR"HHSLT?N1%\)1%NE$.#UL%[Y803:.'U@S?8-]$ M42+OGI1[T*L.-/L-Z 0^:^5J2U@55O^,3XA@SS([L+S*S@(NL;V 8LA8UE^ M!F_05ST(>(/?X-V:#5?B!_>-$<.U5E9+4?&N3U0%=[03J%RGT&OX(!17I> 2 MEJ1$:DIGX<_%RCI#;?77J1WJ".2G"? BK=FE;7N(L:GTN\X31_-6+=,3>GBDO M[\O+SZ'/EW1UJRT=*E$_G*L%H>"3+^ZV#64M-@:[2D[1/YO@-/V'&F&M)5US MH3;0&OTD*FHC? KCPGHW>&N)QQ$AZ1OZ1VH'NF/&>&;PF%U?KK247^^82J!%H M^U=H^ZF =UCN-6G0#$C3:BLH^A[]6/U?ATQ5O]I_ZK*8_'QYV<EP0]C(=L M2*LT'J>CN,A&\"59>'DXB=-1'BPL+>)BD@;+K:N)5JCPWY6EXSC+&= 3LZSS M)] !&Y!E$C-6!-6#=M1TE#P;Q$7NDV^L3%,,Y'1:"0 M,;)/QD? V4RV5',V,!LTF3$8+I=XJUXV/7ML/WT4W@>QKK=U!\ GZ7]+\)U!+ P04 M" " B5A9:": UCL# "G!@ &0 'AL+W=OZ6_FP;1PE,KI%D'C;7=1129LL&6F7/5H:0W MM= (ML[35N\AT&EGE@UI17%<1"WC,MBLO.U6;U:JMX)+O-5@^K9E^N<5"K5? M!TEP,-SQ76.=(=JL.K;#>[1_=;>:=M&$4O$6I>%*@L9Z'5PF%U>Y_<.?W/< MFV=K<)5LE?KN-I^K=1 [0BBPM Z!T>,1KU$(!T0T?HR8P932!3Y?'] _^=JI MEBTS>*W$/[RRS3I8!%!AS7IA[]3^3QSKF3F\4@GC_V$_^,[G 92]L:H=@XE! MR^7P9$]C'YX%+.)7 M(Q/(6\AT2>Y0VS;+/2:@_:>1.:6_A2?321X](-Y=YJ M>LLISFZ^V08U7!J#UL#[!'[85:#ZL(DO0SB$J1YBK 29]!68)7Y6TC8$_9(75 MR_B(*$V\T@.OJ_0DX#UVYY#%(:1QFI_ RZ8Z,X^7O8)W@S5JC15<*V--"->L MXY8)_C]6(=QJ[!BG!9,5O.C(#3>E4*;7"/]>;HW5=(K^.]:>(7M^/+N[61>F M8R6N [HZ!O4C!IMW;Y(B_GBBMGRJ+3^%OKFGFUKU D'5+]@? XWD2Z3C/ 9(- M#2D5W4=CJ9&4C%Y K01=;"YW\)Y+LJC>4!?-APN@$5ILMQ1[F'/<8#E:$F_) M#JT'?"*9,6C@+22SL$A26BS"O$CA#NM>5NY@0HWDX&:D/*4*.VX4D5 M^SPM*,4C*4U'NF%!NRM)PVY05$140]U;-\K>4*](F1AA)F&R3,?_Z9 (Q225 M2B?EW9M%FJ0?G<% QWYZ'EFX7!8P"^/%$KYUJ)EU]7>:I%);/G+$'SWW-$*0 M)*Y%$J:+&10%/7+X@J0D [\S59\Y0F.#BRR9G#LL$7/Q*-%O?,2 MZ0;=2SOHR&2=5/AR$)_?[H.$?V5ZQZE/ FL*C<_GLV"H\;"QJO-2M%66A,TO M&_J2H'8.]+Y6RAXV+L'T;=K\ E!+ P04 " " B5A9.A?Y2S4# #9!@ M&0 'AL+W=O M+3TUA@UHMZ#IU@_#/M#2V29*D1)Q_&_WY%2-!=PC'VQCL>[Y[F'1YX7 M!VV^V1VB@Y=.*KN,=L[U-W%LFQUVW%[K'A7M;+3IN*.EV<:V-\C;D-3).$N2 M6=QQH:+5(O@>S6JA]TX*A8\&[+[KN#G>H=2'991&KX[/8KMSWA&O%CW?XA.Z M/_I'0ZMX0FE%A\H*K<#@9AG=IC=WA8\/ 7*/-@3& [R2M=;?_.+7=ADEOB"4 MV#B/P.GSC/B,OX9,:.)TB>>VJ_H/P?MI&7-+=YK^56T;K>,Z@A:W/"] M=)_UX1<<]90>K]'2AE\X#+$E,39[ZW0W)M.Z$VKX\I?Q'$X2ZN2-A&Q,R$+= M U&H\@-W?+4P^@"#&1Q.:-X+4D$W%">6;\N0,[0K*_@;>(S\&;4%Y. XN+?QU MN[:.T)WY^YSD ;$XC^C?T8WM>8/+B!Z*1?.,T>K"]9)M.%>HNIWN(2^NJ) MWF6[EPAZ _^O>^<47.0XK^"5#$_)=""3)U>ET?1BK:- *I!V8:,E/7VAMO!> M*/+HO:5,>W4#U$J'W9H 7OL)'[ 9/6GPY)/&GA\-(056@Y)[AD9;9^$=S#)6 M9)4W:E96)7SEQG#ECC 63Q?X-^T0TOP*TJ1B>5+1=\;F\QP>K!/=A$;5&C*Z M7F*8&J2!9IT$M(YB0*AG5$X;+S3-,I;-YP14LY1([\-KI=);[+455%A9LBS- MHN32(>DP$%:L'J60,V**AG[2^G3 ML1\A9\6\@(S-JQE\1)I2W[6DJEB1SJ&J655G8W[-\FQ&&EB1I_!%.]+X#HIR M1I%UL')6TLZY"QN?C!O2NPU#U3=^K]PP>2;O-+=OAW'U7_@P]#]QLQ7*@L0- MI2;751F!&0;IL'"Z#\-KK1T=;C!W]-^#Q@?0_D937\>%)YC^S5;_ E!+ P04 M " " B5A9*48V,]H$ #T"P &0 'AL+W=O^K],<"Z:' MLL*2=A92%'BJG<=GM\D M]KP[\#O'E=X9@_5D+N5'.WF;7?4":Q *3(U%8/1YQEL4P@*1&9]:S%ZGT@KN MCC?HJ\YW\F7.--Y*\8%G)K_J37J0X8+5PCS*U4_8^N,,3*70[A]6S=EQTH.T MUD86K3!94/"R^;*7-@X[ I/@@$#4"D3.[D:1L_*.&3:]5'(%RIXF-#MPKCII M,HZ7-BDSHW57DYR9SK#D4L&OTJ#*VX!?)2@T/;,WF H&5&;R3RBPI._"(5:W2 MG ( ]RSE@AN.&OI/[]0>7J&C+&0?MHJOFD41P<4GQ%T:7(-;H,L_E?7*B M\R3:>'(3'06<836$./ @"J+1$;RXBTSL\.(#>\H1;F51L7+]^M4D"L<7&NA"T(8LX.42=&-D:8V$OI%+ M-#DJ#^@?K$ 47.SZX9;"BP&DDBX#;3"SGMK#"RGH5K&0? 5[2BJPUJ="#8MBNA6XDA&4[&R7>?Q0RR&N'GND0(DU;NQ-D41AG7C0):!1ZP=G(BT9G\+7,"$>8JB7,_QWO M)U1%8_FBH=R:C(M:/[>C&=W1)+;@)2O3UE=-N]Y9. ()XXL7QN',R&C?+-)HT M.T<**ND**OGF@MJID^NE0J0'R>RMD^.03Y]%S[CP5DH^\XQ(P#9OHE4H:[5? M*3#=5/B_(MT_@2_2<;^)[_N=Y-XP80.ZW;PN'+'>E@:I=@T\,H/PYJ7BBKDG M\\[.Z;T3)%44[CZQZP-3:!61913T>.PEQ-D3F#2IO;]_A.\A'-KBBOTP MI!8A2K973W,K8%NN@(+@T,PB1]-O@)S"_UH8"TZ(Q8DAX'BX)N -C8=1'I/ M :(.:?=2;9 VW"1JCDX31\T&XZ_N1Z&$P5:N87B.(B.24,O$ML5G4ZXI>P)_ M6+""BS6U0II84QI.2AK!M$L1_YOJ9;YVQ5K3PZK$VF:>F%:A,NLA_(BE/2?6 M'M#_IJX;&*GXDFK.-! U$8Z>/2W)*,%AO+B;4?J75<<9/3H3B MC*U)<$'6='A$I2%<'R"OM\7:%X6<973Q 5M2&2PM'1>,*WAFHG;5>3()AB'U M14(X)39ONWGDMK9.B%6;(JW%XUGI5<[3'$Z2[3:WP2P*;FP0;&J_V*S\+2 M72)%L6D^JL:WQAJ^QQ1%3X/ !8D&0]M!JJ;' M;"9&5JZOFTM#7:(;YM26H[(':'\AZ85I)U9!U^A/_P%02P,$% @ @(E8 M68XO[JZ3!0 C \ !D !X;"]W;W)K&ULK5>- M;MLV$'X5PBV*%!!L6;*3.$T,).V"%FB"(NDZ#,,PT-+9XDJ1*DG%R9Y^=Y2L M,(FBMM@*I"9%WM_'[^[(XZTV7VT!X-AM*94]&17.54>3B MC*:CW8@I2D"-WXUNH<=29),!SOM)_[ MV#&6%;?P5LO?1.Z*D]'AB.6PYK5T5WK['MIXO(.9EM;_S[;MWGC$LMHZ7;;" MZ$$I5//+;UL.+0"&V=9*W"LT9A\HS"!;O0 MRA66_:)RR!_*3]"YSI-DY^%9,JCP&JHQ2^.()7$R&]"T=A&G7E_Z1LQ"Z M4YPYXXX%"%!>H'16&R/4AIUQ*VQ?_,,>GNYRFESD]R[*P$6TBR?IH%R!Z8[3 M[WH'6? MUZK^F$69[%X^N#5MW,8DP)F$9FF)8F5S!5E1?V)Y0S!6ZMJC8OC[J M,_G$"LOP'"3%7?L#*M'BTP 4O_7:U!"&W:I'>7+]#7["#<@6<)>LOUY',5Q M[$=IM$CF.)I&\6(1S0X7S7A_/SI,Y^PSF)))S17;2T(-2:=A:'2-Q0QV\"!< MI A]21]JBA;363A(#Z,T;/@?7"!^&RS K7@!,B=,F>7(N;U9J.P0[1Y,P\&K M%X?)- 'D3C#IU!JH:4<62R=8\V_%@;QXJ)A'L_UY.'BJ*_NGX?Y%Y-WZ"\N0R-9><,O);K4D]M17C*(R=Q,[]@0) MS;,^^YY/'RF \P;R.\Q'6OQA1WA5&7W;!AC@G.,?IB,9N>%&4'O ;'2 ]DL$ M*H=2A:/&'$@_EL=\^#@C'P9)E$%A#K&APFRZPKRBPAZ534O K':;4VA#+52B M>_5&B7]0$RX0KIE65DN1^T"LPQ]?-SWL%58\NA59-O89^;TS*H>3^K^A7]+< M*QH/M,MYUR[G/]PN+[6Z[QUM[QSJA+C??+\9#MLG*-=:8C$4^%@;0=UA48P19"#N6U]YS4X0D+G=N= M:5Q\W!LOT?$'E[6^;/L=N&E7AQKGA_NX DS[OUX!Q@">D$C5&US51CSHH6EO M'\"^.8WFO@&FBVAQ$#_N#.\(+:1G"_?63S)N MS!UA[.W8!G^>_XTW]>:^$AR/K>*;C!YLGLN^=OAG&_4Q[Z/.*#NIG@GL%5XX\- ,'TUM#)L$+ MJ02$@-Z!EOF[0?-8ZKYV3\W3YH5UO[UYIUX@G@-91+6*!J/#[ &ULG5=K;]LV M%/TKA)L5,:#:$O5.$P-)^EB!/H(D6S\,PT!;M"U,$EV2RN/?[Y!49"=VW'1! M(%$T>> [KW'O)XULA_U5+SC6YJZM&G0R66J^.QF,U6_*:J9%8\0:_S(6LF<:G M7(S52G)6V$UU-::^GXQK5C:#R;&=NY"38]'IJFSXA22JK6LF[\]X)6Y/!L'@ M8>*R7"RUF1A/CE=LP:^X_F-U(? $U[E&*LN:-*D5#))^?#$Z#H[/$K+<+_BSY MK=H8$V/)5(A_S<>GXF3@&X5XQ6?:(#"\;O@YKRH#!#5^=)B#7J39N#E^0/]@ M;8G@RR 2GXG+65OA2WO_/.GMC@S42E[)/LVG%U?!XK"'+[!C/ M.MPSATN?PX3Z--J#%_:& MAQ8O_%^&ORO5K!*JE9S\=3I56H()?^_R@A,2[19B,NI(K=B,GPR0,HK+&SZ8 MO'X5)/[;/29$O0G1/O3)%3*T:"M.Q)Q\9U*R1M^32R=&[5)V+]QN97O<;L:E M48F)F4!F*LT+(UXO.9F+"BD.'Y+#LL&,:!4X<;HJ6;*(U.^*)O&: "55ER6HB ')/!3+\@3C/+X.> [IO90*.XI%+^80I\Y MJAOR0'49\0U!E>13XRH_2N@N2OT$'F&?FL(/3S.\4R_S,_)1BA91> Y0V.@()QBIN 9. MDYBD)DL\FL=X!JE/KMJI P*$J+GWL/%!8T5>O\IH0- \^^]Y"6&SHIWZBF^0W MO&FAVV&:)N891B8=0)#F]@U_#LE7'$$+K+7^"4+GG\CX)T/.1M8_0.GHN4FD M_(IFOFI;'3FZ;YD[C^(G221/9I2Q?YQZ(^9O6L R MI3A,%U.-8YE#Y'>S)4-_L[YI<%IZPH!-%QA=:6*A,]\(C#M1H9=1?U?"O..S M;B;HLN.[/0_QX@V[@1S(+=!2340(I/(M)RL2C7+R6_?\^(A;@3^BF.Q>6\"( M):Q<&Z*YK&T+NN>H) <,=HF((24;A$S%1.$I)%(WVG2Z2OJXF+ZZK'UK3&,@7 MZ%BW=5\]\OY'6ZYLCJQ;P6>'T7FM^SI$8[OL(P \RP=#_C QQ2Q#H\(4FF: M=*"@$#6-U >_T"##-%C/I*8" (L/[B8R81MMXU> (&^,=I<=R M]$X<5UXOX ;V0^*C+^C!\]N_05.YI G,++XD$\0S6XMV;4>2^[V$>M,R#/O3%!N]D M>BB\!-UEM>Y>M UD#0G/6/$?9K:&DBH<%2? +LB3GA5X>J4AE5W*]VWM:Q'I'__>N"*7NY^0?PM&=NQ.\8QLB?C M"8Y>8/M>C,8HM-V11WIJ&[:U#;^[MJ98Y+>]V?UZM7H!_T>UZ.EMUAS,:1> M7@J5D#\)T*"PYS:XWC_]5L&>IM5+] MS-DS3I\ .[7IV^/QQ/;'KGX9O&$\:B4YLD=>9&>!?CO\]X= MQ($1X60XCL]$-_ "UYZ$8;,6!QTT.O3@VV$8V.'$O%#Q,/8[:^^<=0L5B,ST M1/JI/C!5-P[M;-MV+>MNX]6][MD^49$5*-42=ACJ#F-\D43=!]4?BN]<[? C:E8BK.@:XQ)]^!KE2"D)D[.Y7F,N45$[!AHC]U<@. M#[A&DW[T%*US\F]&$ [9HPTZT1TG2.T^@_&#')Z0UP(2]K..;T((!23!@H M&=#$ X:)DZ3#9Q$<#<9/.(?/5N/+2APY/VJ='W4Z_[!W4F-5Z[2@EP'6+.6" M6[K33KG9J?>UQ^Y"8D?HXQ9]?-'[9GQ)\ N)'8%/6O#)RV+^PHTY>;;IQE'O MV1'LG/-KB<*#E[U$G?N$QX!_=)MGKVUMF< M$[[ -4E&5R,Z>;I)?IJ*597/'U;*4C;BBP7EBZC= .I?*V7W%3=!FX$F_P-0 M2P,$% @ @(E86>OVR\A: @ 9@4 !D !X;"]W;W)K&ULC51K$],P%/TK5I 02-"D:5/82".U&VCL*EJ!7Q "#G);6+- MCV [S9#X\?B1A@[:PI?$CWO,:??8UVDGY(J 31Z9)2K>5!KW5R&H2IJ8%B- M1 /<[&R%9%B;]:Q"U4C I0,Q&L91- L9)CS(4K>VDEDJ6DT)AY5$]F4,RQ]+ MH**;!^-@O[ F5:WM0IBE#:Y@ _ICLY)F%@XL)6' %1$<2=C.@\7X!?P MB4"G#L;(5I(+\6 GM^4\B*P@H%!HRX#-;P=70*DE,C*^]YS!D-("#\=[]@^N M=E-+CA5<"?]9E+J>!V\#5,(6MU2O17<#?3U.8"&HHWNL938VH5>7(/&A*J7::A-.@L*BYYZZ:GC$]07 MZ$YP72OTGI=0/L6'1N:@-=$XT<9G'3?0C- D>H7B*)ZBO%5F7ZEO-LQHX]NV]9#A*)+6HDX05I,!VL 85^/O7IF'K/GSA^ MV\.[+$[#W1%)R2 I^4]$]+

(#")X#6T)VC"/^!0AS&#OGEO/P*2BT/K#PZE/NZ:Z;^":?^"6V^ M:*Y_8+#>[%GG.P;5AD"]VYS.K\D)VI(25IY>=!+$%KWC]*DCQ.Y?9%TIV M8#V:K$=SV8O/O-5&2]YV%!14B O4LPJ$?L2D$KU=AZX>&-*F-JTI(]LB2&/(< MY^'2W^Z;<\3%.,S2GW$'W/'$'<]R_Z4GWDA:P587]DZ7'>4"'?(D^P ACG(S M<0Y 77%YCK/8#9I,H,GSH#70"NERC#:]Z@4\AYRSP%]Y!1359EZXV-*3CX:+!<[R([;3L BG2?H$6S:Q9;-LMUSIE2KFEJN+ M.3N%"1;F=P3MBDM#'*1NZL5$O? BM\L*XFBDQBY8>ZXTBUOK0RL($Z#?;SA7CPUS+J}. MP<5_4$L#!!0 ( ("):6%E'8]*\[ , -,/ 9 >$PO=V]R:W-H965TQMBM#@2!NNX=B"N&+5.H) M#XQUMHE*I$? 2=K)?/U*2%5MB'*WSBRU2WWWD=W<\\49[+G[(-8!"3T7.Y-A9 M*[6Y<5VY6$-!Y#7? --OEEP41.FA6+ER(X!DI5&1N[[G16Y!*',FHW+N7DQ& M?*MRRN!>(+DM"B*> [R#G^[&#G&9'D,-"&0JB_W8PA3PW M3'H??]>D3K.F,3Q^/K#_7HK78AZ)A"G/_Z296H^=H8,R6))MKA[X_@^H!0T, MWX+GLOQ%^QKK.6BQE8H7M;'>04%9]4^>:D<<&6@>NX%?&_AM@_ 5@Z V"/JN M$-8&8=\5!K5!*=VMM)>.FQ%%)B/!]T@8M&8S#Z7W2VOM+\I,HLR5T&^IME.3 M!R Y2J4B"M GM@.FN* @T4NU(/W,U"$YO*#IO@ZGZ'W[SZ@=X@R]&7-MU)#YN-F>7=1;_*N MVJ3_RB8#])DSM98H91ED#OO9>?ODC+VK'=9XS3]X[WYH MV<^TOWE@D_/_5D]_>O439P1-"@4E7] CA;[?/DHE].G_RQ;EBB>T\YB2>",W M9 %C1]<\"6('SN377W#D_69S\27)9I(Y]TAQ56A]56QPJ MBJBD,%^2W<0?^ .=" [MC!W=1093@Y!0UZZ(2' _C4U3:16&,X\1O8"=B!XW8 M03^QBY=J9--;L0R.5O]H$VR!V11;8#;)%M@YS5&C.>JG&>J*:Q,<==;V6EK? M1,S>1*3G$"?:XD9;W+N2'#Y&SZ?? FD;^E$LET?<'GN=(7QGV1&36FA-?LN9< MDFQV2;+!8OYR0EL81VB1N>38449HVRE!W4P;1$:=M+(QT,S\",)#C&V)W#2>"+YSP4)$8D(H5V2LIYY(NGNW ME*DNRE:ENBA;D>JBSM4H[+W<*KU^CM#IMJ/ZXI<_I_#)E?EJY=NLS*/FM20Y MV"^-GJ5@#^.HE1)3&\Z/_2ALN8QJZI.ONA=&76]8<('G>7';&_WXTK?Y*F>X1TU* 6)5=H=21WG+5'79;&:; M#O2V[+M:\W?X9HHM\S/3L99-T0M]U>Y^)D)7(HER6.JEO.M81TY4'60U4'Q3 MMDB/7.F&JWQ&PO=V]R:W-H965TQFMBI[4#[[V<[(:7@4K3U@1#; MJWUW]YUC7W_%+U( 21ZS#,J!DXJ9=%S71&GD&-QQ@J@:F7.>(ZE&O*%*PH. M.#&@/'-]SPO="!/J1'TS=\VC/BME1BA<N"&+5.H) M-^H7> %3D'?%-5O! M93)P/!T09!!+S8#5WQ(N(,LTD0KCB>9T&I<:N/F^9O]JYS+" "Y;](HE, M!\YG!R4PQV4F;]CJ&]3Y=#1?S#)AGFA5VWH.BDLA65Z#500YH=4_?JQUV H M'CO KP'^-B!X!="N >U#/00U(#C40Z<&F-3=*GD*7 M>8$)5YM&"H1I@K[KQX_";(#A3 T8K1:/QR QR<2)HKV;CM'QT0DZ0H2BVY25 M0AF*OBM5,CHD-ZX#'U6!^Z\$WD97C,I4H E-(+'@Q_OQYWOPKA*Q4=)*SGR M]Q).H3A#;>\3\CT_L,1S<3B\;4OG_[Q/_MG["S':S;9J&[IV =OJ]W F)%P,ZC3\F>*' , T<=@P+X$ISHXX=6Z'VQ2?R>9./W))N\$]F+8@1- M,8)] [%4QH"H&:;Y>\OSUVNI248:&4E\VR\CKN\M-L=^T&+]I,=FU:+4ZWK/5 MBWP[3;Z=O?F:Z36E\RF.'THBB#&(4\P78)6B\M;9#-+K M!EMJ6(S.NUMZ[-KX0;!%- +$0M;H=NR)AHTBX5Y%;)G%F2RW(%2@#.;*E7?6567@5:M1#20KS%TZ8U+=S.8U5=T9<&V@UN>, MR?5 .VCZO>@O4$L#!!0 ( ("):6%F:V!2U>@, ($2 9 >&PO=V]R M:W-H965TVN]!68DL0DP!- M*Y<'Q(/;G+86L1ULIV42'Q[;R;)T9%F+_-+&E__//N?8)["6RY^RC6 0K]I MSN3$6RM5G/N^7*R!8GG,"V"Z9?Z-9&H]\4X]E,$2E[FZX=0W4!LT M-+P%SZ7]1=NJ[TB/N"BEXK06ZS(EK/K'OVM'M 11](@@J?1OH*X%L3["@:U M8/! $#\F&-8";[I?V6X=EV"%IV/!MTB8WIIF'JSWK5K[BS"S4&9*Z%:B=6IZ M SA'J518 ;IB&V"*"P(2O4:?L!#81'&]3$!ADLM7Z#DB#'U>\U)BELFQK_0, M#,=?U*-=5*-%CXP6HX^3N)E-^A^S00M.:[4"CFR2/,ZV4R#L;]I._O) M'LF3/=)_>X3A,+COM6/OL+%WV&OO-VUKETF]JD.7FDM8XA*6.H+MN'[4N'[D M;.>/7(;#)2QQ"4L=P7;"<=*$X\3]SN]%'AH7E[#$)2P].23UG#8./WTR]: _ MZ#VG,"]G)CaV0C-8&5]WN;H7=JBK7<(2E[#4$6PG(F=-1,Z<9:0SE^%P"4M< MPE)'L)UPA,'JB2+HW2*?2CH'@?BR^>0T!XHJ)T&F-\\C7Z+U :(7?FB,G-(2 MI[2TI@W;":H[.86MTURX[_O@J/4:.$(9D0M>,H7TF0XZ_=X+/MCO+FF)4UI: MTT[;7ZW'#SWOMX[4%,3*WF5(9'U8G9.:VN:^Y*V])7A0?Q&>7X8=]8FY7[%' M^'M\=3GS$8L581+EL-1#!<H6(ZKZC*BA>V /]G"O%J7U< \Y F ZZ?&PO=V]R M:W-H965T?XQKD9KAA_%## 1,]I M0L7(BJ7,SFQ;A#&D6'18!E3=F3.>8JF&?&&+C ..#"A-;,]Q^G:*";6"H9F[ MY<&0Y3(A%&XY$GF:8OYR 0E;C2S7&]- ]&EF.S@@2"*6FP.IO"6-( M$LVD\G@J2:TJI@;6K]?LWXQX)6:&!8Q9\IM$,AY9IQ:*8([S1-ZQOU\H!?4T M7\@287[1JESK6"C,A61I"589I(06__BY-*(&\/T] *\$>%L S]L#\$N ;X06 MF1E9$RQQ,.1LA;A>K=CTA?'&H)4:0O4VWDNN[A*%D\$578*0:E^D0(2B!QHR M*EA"(BPA0I=4$DE H&-T@SG'VG)T. &)22*^J-G+IYS(%S0%&;,(O9(=H1NV M257< T",H^^V1,4!31F4L M5,811)MX6UE2^>*M?;GP&@GO(>L@WSE"GN-UT?%$YK@7N2'"?U^FZLF.\@2TG_NV0Z _UPJ&KB2DXN\N>XL8W=TQ M]%ER)C(W"3IS)@V@PHS" U M%_XU[^!%0=TSU/H 7 9N=V@OZ]H:H[]36Z_2UFO4=LWHXE@"3]5!-5//V(S MH44=[-)24 WJ6KQNQ]V2LVM5KS.H5FWDV:_R[#?F.264I'FZ*ZM&X%OKK"6R M#8TGE<:3#WCL3MJTHR6R#3M.*SM.&[?\YXH"%S')4 8\5-I5#[!+<,'B.K6" M5_Q-@+?NELMD6UH=)W7U[[S >5;!FG)D;;8 M-BVI=4)N*R5OP4N +T_@*%+*&ULM5IK]+,;ED6Y&E.?U2 +Y=KY/BUPW-V./5"(Z>;MRFRY4H;XPGEYMD2>^H M^+;Y4LBK\1YED:YISE.6@X(^7(VNX46,G3*ABO@GI8_\X#,HFW+/V/?RXL/B M:N243T0S.AB49EF)))_C1P,ZVG.6B8>?G]#CJO&R,?<)IU.6_9LN MQ.IJ%(S @CXDVTS_:-,@K\2;LXQ7?\%C$^N,P'S+!5LWR?()UFE>_T]^ M-D(<)$@)2":7 M!7L$11DMTIS!.3#_F.V@A$@ZB']M4_#K_2,6*+< A]9L9%4F:\;>2Z=O=#+QY]1:*A_HZXIM MN03GEV,AFUL^]'C>-.VF;AKJ:1H&'UDN5I(V7]"%)G]FS@\-^6,I\UYK]*3U M#3("WM'-.X"=,X 9SH\'>N:\WOLT>^QQ^;T&9W+=*A+/](2[\L_(''>ZWK$)MC,)EAD$RRV M!';4D^Z^)UT3^F2:\)6N'^LL4F65Z^-N0GPO]/S+\>ZPAXS@I_;0,,[(O]F?< MY0Q($'IXSWFDJK=7U3.J>DOG--TE]QG5_DCJ9.^ %$+L(T\1U\AQJKC#.";; MG'&7$R&78*(7E^S%) <^(FV1 KEUR-91KU$ZN8*Q()4*3S@-@%R*"L:*TD?!4 MI0>21C9)8PTIQKX;] QD?Z^U;]3ZLUC10KX]$WW?G=4^=#UD:*OD>14?8=Q M1C8Y8PVGYSMAC[K!7MW J.Y7)N10[ESV\) M'IA5:%X,MH*GBW+1%50^B."-]B;I87?B[*AN9#U9]>><9(ZN,L881D<#I41NU M:J,!BT,V> 9KX)Y?+_14-H4563<,18^(8X2-M/ 813X'<^C@4/0=;$?%YO;]M(YN363T.PFZQ(3 MZ)28SL G=ES;JK^C%+ "_%FP[:L5CW=U)>;;/J^56TF56TR"I:; OM>$BT M3AAZ+RP509M>=OI6G]=K0;+:?J11!C0EU/.)V%+;JM@>R1E998PTK#@(<]DC< M&FYH=MPGU(Z@QI,Z#H9J"=3,>++A!G9)4SUG BGV"DUQ>U)AB93?!S%234-8.>%_@8*@J;:4Y5 M>"!K9)4UUK+"P.\I-Z/6]R)HJ8J$;!K+J56TF56TR"I:; OMN(-;JXW,5GM& M[P5@]UFZ3,H#%W4OLVKJ.O#?V@[OVE#H!@0ZZN_+JN<>R!I998UUK)Y'8-_O MJW7-)CZ-"&O>(8- 9U=TPZ!]6&AOE-&$..7R);I3K MQOE'.[6-))8\Z[%PK1E%0W9^V?Y0&?VYH3G7UD11UZR=NP@[1-51$P=]%R%5 M2%V<@TFG*JH+E&_5!*I26O*FQU*VIA.936@9P*K9Q=,X94 M1Z2)@8ZCZM@-"MQ0U; ;%+JJ?I;,YK%^K8E$9A-IKLBCKK4Z#]5RO"8($:+] MU0W"*.@(UHV""!)5LO]C_Y@4RU1:CHP^2"KGG2\'5E$?R*XO M!-M4!XCOF1!L77U&ULK5== M;YLP%/TK%INF5MJ*S6?2)9'6M-,J;5K4K-VS S?!&F!F.\GZ[V<#I2&A:)UX M"1C?+R"E.^G%K&>'MRQ M3:+, WLV*>@&E]#NBX70([MAB5D&N60\1P+64^L3N9P3UP#*B <&>WEPCXR5 M%>>_S. VGEK8*((4(F4HJ+[L8 YI:IBTCM\UJ=7\IP$>WC^Q?R[-:S,K*F'. MTY\L5LG4&EDHAC7=INJ.[[] ;<@W?!%/9?F+]G4LME"TE8IG-5@KR%A>7>F? M.A$' .*]'J@/.O +<&E)FS*V6EK6NJZ&PB^]X)$ZW9S$V9FQ*MW;#<+.-2 M"3W+-$[-]A@=)4"NLT5") *W>2**082?4#+:FT17S?3$K$ MT+>$X@*Y^#URL..-UP.J?]&N(-)R4<+<-MW6FFG0Y3;JNXQ53%XW MDRG/2UG0"*:6KC\)8@?6[-T;$N",/738'(FN9=AO3;A^[3F+!)5.=]U.XH>=/[-VA_-,P$OI>$#9A+6%>(\SK%78'YD7%\@U:;$64ZG&I&"\$B MZ!):,?F'0K$? A%YXI/0TCC@X",>C;JE^(]7OE3KGN>0IBZF"6&^>G2X8KBOK M"Z1QM4ZKQ^KZ<'O3F6C_1!<^4MX7T=(<-)J#7LWW>72H^B5EO22OW><#D;7\ MAHW? <+#B#H==6,CX^+^S2,^&,2>-V[;]P(&P]6W.-3 M!2,2A$YPI+0C#I,P')-NJ00_=U'<*_:[2D"@U!1%7O5%VO3%SJ;72_?:_3,4 M6]O\P1&/*#%8W-=50Q@=B:QM_/@R0WK;;6SLUM+TG'>_XI=T5%KC8?6%#/K=L MTM^S7U,]I*.)>Q@[Y%AK1Q M!J;2P'(/*D40A>$@*!F7-$W\VE2GB5JAX!*FFIA563+]?@=";4:T2[<+CWQ9 MH%L(TJ1B2Y@!/E53;:V@9?O'9XY;,S.G#@E MG'&?CVCH @(!&3H&9H&TX:7ND ^[.M^S?O7:K9VORL /H M]HX H@80_2L@;@"Q%UI'YF5-&+(TT6I#M/.V;& [B<^/15@V7KHHSU':76QRF MSTQS-A= [B6"!H/DFT2.' RY)C^9PULREF5Q. !D7YLJN/LTFY/+BBEP0+LD# M%*6PR0!VF@<9Y U)]_5)T='3IY!U2%Q^(E$8=0[ !^?AD\@L_"NA\? [\,#F MH$U$U"8B\GR](WR_L !-!),Y455]PY8:P%Y8/"CN))M[>T-3LO0Q&U#XN WH- M-/WXH3L(OQR2>B:R/>%Q*SSV[/_W4#W0Z+CZ%XKNG>RVF-6<62" M_X& <6/IKEKVNN.&^[IDRATM>4PX\I>N.Z[0;)<%Z5U/M&"%A85-BYZ5.BZ^Y3&Z@J_X#G"FT[\-/"-FS0SL'N+Y3"K>%Z M0OL+2/\"4$L#!!0 ( ("):6%FP;(/%S@( (D* 9 >&PO=V]R:W-H M965TLE@"$/"1=ZZ"R- M24]=5T=+2*ANR!0$OIE+E5"#6]5P=:[ QADHX:[O>1TWH4PXX2![=]W"@5P9 MS@1<*Z)724+5XPBXW R=IK-]<,,62V,?N.$@I0N8@KE-KQ7NW) (E9@D(S:0@ M"N9#YZQY.NY;^\S@-X.-WED3F\E,RGN[.8^'CF<# @Z1L0P4;VL8 ^>6",/X M6W ZI4L+W%UOV;]GN6,N,ZIA+/D=8B\URZ/0<$L.9-AD:LV'"5G%J%+YEB#/A#RGC#>. <4!&3*[,$1@*&,ZR_DB#!!+M >2Z 'KL$(+(\;%=Y&N3?_!6]32!LD\$Z([_DM M,?5O!.(D+>9\09OY'51J5(NOY3+SQP%+R6 7U&\ M0F6NY@=T.D,-MX(>$B?G;AWFMM_KJ4YI!$,'/T@-:@U.^/E3L^-]/:1(361[ M,@2E#$$5>UB59([L9TC[#UF'S:#?" ;N>C?ZUZSVPFJ58;4JP[J[^3:^(D_D MEZ(QD$N:P,$>K21Y;QEJ(MO+MUWFV_[ ;FS7*4S--9'LR=$H9.I5ES\LM;+E/ MB,"3+Z)*/3*Q(#21*W'H?S+J/.^_[K,F?<5H+]AN&6RWCAZM)'EO<6HBV\NW M5^;;^\ >[=4I0TUD>S+T2QGZE66_7"4S/%OE?.=4(C07X>DM)^ HYV_O-N-_ M[5IED0? M[@P*=DB[H&K!A"81&ULK99?CYLX$,"_BD6KJI6R"X9 R#:) MM)NTNDIW:K3IWCU4]^# D%@%3&V3I/?ISS8LFS\.[4GWDF"8&?]FQC.>R9[Q M;V(+(-&AR$LQ=;925G>N*Y(M%$3W'TC+0K:\:^Z<6G=.IXF@AR M2*0V0=3?#N:0Y][2XOC>&G6Z/;7B\?.S]8_&>>7,F@B8L_POFLKMU(D=E$)& MZEP^LOUOT#H4:GL)RX7Y1?M6UG-04@O)BE99$12T;/]H0W$D0(>7E'P6P7_ M5Q6"5B$PCC9DQJT%D60VX6R/N)96UO2#B8W15M[4J=Q);GZ2I6>G'V66^#H M7@B0 KU=@"0T%^_0#7I:+=#;U^_0:T1+]&7+:D'*5$QK8J >GZJYRM?/7[_SUC;W@JKT,.(<4S9F0 M8H#FI**2Y/0?2 =HR:$B5#TH5]%)9!94)#D3-0?T]7XM)%?'[V];,)K=A_;= M=4W>B8HD,'54T0G@.W!F;U[AR'MO"\W_9.PD4$$7J*#/^JR-!8*#ZA@"K)EO M+$3&@NX7NQD.(^Q/W-VQ%Y=2\3!Z$3JA&W9TPUZZ1\CJ,B7K% &(@S"F$E8 M"A435%IY&YOA$-19V\+>0I M4GT89;74YZH6@-1*D!QL[.$%%L;C\U#_1.B$/>K8HY^PMQ63,U*B1)?-FU>Q MC_WW^5% %2FA\!CCBYP@O'X/- Z70J$7C^W,HXYYU,O\N0).)"TWJ.+JQN.2 MMF<$OM?4I&& 2I VYM$%CCK1<7@&;9&*_'AHIXX[ZKB7^G=0]U%S/FY8=J,/ M!#'MQ\897U15%(1'! VG12H:>EC:X@'Z/$9^4DAFXXY0"M)))@# MSS+TD9:D3"C)T5(7I[Z_OWXX2#T-Z!+^4-:%,R]7*%>KZ5/9<(*0)(X-=S=Q#JW<2J!$>CL[[G4TN"GCX(S, M/1J0]'3Z!^$;JGI7#IE2]&Y'RC'>#'S-0K+*S$QK)M4$9AZW:D@&K@74]XPQ M^;S08U@W=L_^15!+ P04 " " B5A9\N1?J=,$ ">&P &0 'AL+W=O M:)N.B4JB1M)Q_.]'2HIB28QF#WRQ=>$YA^+Y2'[Z-#D0^IWM$.+@ M.<*-C5VG)X0+=4\#V>0[I\0YEY# U;./EPB?\N.R@CF;E/ 1/2#^I;RG MVLQL638X1P7#I 4;:? &K7V3VJX$5"W^PNC 3HZ!?)05(=_ER:^;J6')'J$, MK;FD@.+O"/$P*\C0G&1?\8;OID9D@ W: MPGW&/Y'#+ZAY(%_RK4G&JE]PJ-N&HO%ZSSC)&[#H08Z+^A\^-P-Q K"]-P!. M W#.!;@-P#T7X#4 [UR WP#\WLF8!.9Q-*#D *EL+ M-GE0^5NAA2.XD*XP*FXBP6.SV[7:[I'&[!\%L'-$ .PV(_^0Y1\!'#% ]>Z H[E> KX?!S^V[X8A2_&X0NT%G"[@KL*^/+\SJO@R? F=5\'3\SOO M=.&F"( V"IPV"IR*SWV#[QX>X2IKW*]" F8,?+M=,4[%8O&WRMR-T5,SRA7T MAI5PC::&6"(9HD_(F/WX@QU8/ZNLUDFVT5FU$F6Z"1+-9%U L9M \8=8V^7 MC1(>*5R4%,&%:7<(I]F@>,YX<1\.@\%4>%+0T$A&?FA MWY5,X;^<%$,FC.,C+#%69&-F*T8490(R+-F)#?4(%)U1LN:HA]H>#  MXCA.W'O<^6B'+IU!"DTKL@=32*=FHI,LU436,3]HS0J&S9]7"9S(I3:H) RK ME\5@,,*^[]B[Z)R/"EUJZE#2<^/8[GFJ4S+1299[NMX&K:>AF=M?;@0\Q@! M#I_%REC6"93*WG!HKU@7>^Z.2E[]E#1<6TWZKFK45+1299J(NNX&[7N1F>Z MRY%@YRI'H^&2Z$6!U;-T5.=22X>2D1?V%)MH/.IH_3(K MIBG(FA?:H\K4>##"KA= [/4]'E2[U=*CHQ&$O#UKJ5$QTDJ6:R#J>VM9KV<(: M=?4C@@RUCKZ1+S4[3H4:_U M2L>=P:2,7"?H+P1:RU *35N\=?:S;*VBB5:V5!=;U\[7(I,]7F5Z:PK@^H23LOH6L2)>4' "5T8)-'I3JEVBA5Y++A?+,J;B:"!Q?/N,\(13\13AF M;\&?!.4,/*)O:)UB@/(8?"24;\6* 4]X7]!H)VH"WJ,H21.>8 9NP+-8NG$A MHLD&M,G 58 Y2E)V+8/:%V[ Y^< 7+VY!F] DH-/.U(P<2LV-[F8D$S+C.KD M[ZOD[80]R=@:KT%MF4[/?"5&A[@2,!A"9_VP ,U_(\B;^YN]<##P7#H=^&F M*&)32;NII%WR32_9LW!0\XX+<1&YGUJ5@1./X&TI#NV1Q%>&,)S&*8OV%C^ M]@OTK-_[M-5)%N@D"S61=:HP;:HP5;$O@X1%I,AYN7F$86%*<0Q2L:] 1!CO M7>05HUGO6L9W;$\&468PR53!-91S"W$B2=XK: <>Z@DZR0"=9J(FL4QNOJ8WW6F_V=%9!)UF@DRS41-:I@M]4 MP5?ND(><8\'* 45E840?G3GNJ2>? M1SBN)?Y.M%$F-58;360=_6X;_6Y_8,FVU:VTY-*1_3XEE:QCO4 G6:"3+-1$ MUBD-M(Z-C_5:3ZX9-!5"*UN@E2W4Q=:M1:L)A3_)F6MB:)]XGWWJS$,# W6J MHX7]\6V[FAW;/:CL8T::Z]JX%Q@3JYT2K)C)8-'GLV&[:W(EO M7?;IZM%YUJNJSG9KI94MT,H6ZF+K5NC8#$+GU6:MLY-;:64+M+*%NMBZM3CV MF5#=:+[*K-U^,_1/36A87# P+E1/Z/*=FS^H+*K&>O4WKD#]SPEKP;&!>KD M1J\]K0VB!? CS<_N"S_ U!+ P04 " " B5A9?+_,*L(2 #7$0$ M&0 'AL+W=O"UIRJVGKH[SJ;BW7->RZ"9H0+2K!!V?"H?_DB@0=,@&BG\LR\V'HQ^ MMS3N&QUA?3V:Y;_NGE,DL+Z;;U*-^]N'HOBZOL*4G+O[G/ M\G5;ISR)%[N-UJM;9S 8WZ[C97S]5;FVV MZW6>_.GVH"R6ZR3= M+=+/4RI/[=S<_V&_4=%AML'O&_RR3KVL7? [:J0_F<9;]6/XC%NYM!M4?)*ID7 M%1&7__F2?$A6JTHJ]^._-7ISJ%EM^/+/SWJP._CR8#['F^1#MOK?Y:)X?'IGN_QO_M5O\B7FQ@#*\]LX-0;.$<;:._Z9#8;U!L.N&XSJ#49=-W#K#=SC#29G-AC7&XR/ M-AC.9S.8U!M,NN[2M-Y@VG679O4&LZX5[,'SO]R@:PW[\(^]'W3[4;(;8EY< MQ'=O\^RKE5?/+[WJ#[MQNMN^'%G+M&JI3T5>_.NVRW*ZX^Y2DRRRW?LJ*9/* M^C&+TXWU<_PM_KQ*K#A=6!^CO'@H>\OZ)7G:YO/'5VUA?>&E[8=Y^9MC^MOR-'GZMSO.I;UC!#_&WRS;.

**M-.F!:J+S44BTKFJKZPP-6<%)$^:8F,,<_T[R]3Y'?M],[$X?;.L%L]RW%U#- M0S4?U0)4"U$M0C6!:A+5%*7I?=?$0";VM3.{"1KG0#4/U7Q4"U M1+4(U02J M2513E*;W5Q/GF)CO*7)5!MYL]^Z\O:;=5.!;!AXM[*-:@&HAJD6H)E!-HIJB M-++VMFA3'Y,+U+BYEX,W;]VX=]%XAJ.:C6C!IN?-(^XM$B!:.4$UT/PR)%E:= M"NN#OHE73,SQBJ,+-**

**]];V8O3!HMJ(F=<83+KO5L"C5"@FH]J0:V=W'!L-CQN M"#0=@6]BZT%(M*RB-+UCFN##Q+CPV_6L@CG.,]J1NV_0: 2]^:@6H%](:A&] M"523]*8H3>_-)AHQ&5]!?@%-**

**/]":AVH^J'@6H%J):A&H"U22]*4K3^ZO)1TS, M^0@B>F0NT;L!)^W1(_OX' ,:>D"U -5"5(M03:"!4=5%:?IK-&'B?GR%3TF MC^=SZ+8:O7L+C46@FHJ]-J"%]!:AFD UB6]*TO0.,&**

**(1D]G5DT M[OXVLSYDZZJ>:CFHUI0:]KM M:@>O9\>W)$:+1J@FNAV"1(LJ2MNVUMVF,4D*+R[BN[?K)'](/B2KU:8<^]NT MJ(J\>+3LC_NR]>PW/S@WMR>/>_8;WVYY/++?**

**1&V/"_N-W#U^VY2]>_L4/R0? MX_RA_,1GK9+[RE_ZC?4Y*XILO?OC8Q*7+5L]H?S[ M^RPKGG^H"I0]_^ON,,_^'U!+ P04 " " B5A94P[G7%]LCS="/JH8**

**M0).GA*=]8L5:9Y>VK8(8$]HN1 8ISD1*)E1C5YZLE4F@80%*N.TZ3M].*$LM M?UR,S:4_%KGF+(6Y)"I/$BJW5\%M*Q"?N@B6*O7I3(0)/-]?S. H#Z5F6J-AWC^,YDN%@;$0-**

**"R#H#@/I6;:HH'> MMQ/];2J9TI7H@\+4.B'4C.MU="/.X1^# K]H&H!E)KIJX9^# +] MI8KQ]&9X28;[LQD4^J'43<]..SH1\?0G^_J?:#0C^4FFF+AGY\)O3C4Z'? MGJBU+5U**

**/];0C\&@O[GV@T(_J%H I69:JZ$?=PC]&<!3Z0=4"%#7S4("&?@(" M_>1MZ+:^]HMHQ4)8[90LE[%T.% M;=GN=.'N0O)U<=[NB4O)D^+EBM$YR_(&ZO,%Y_+U(C_"5YWQG/X'4$L#!!0 M ( (")6%FAFUZ9BP4 0J 9 >&PO=V]R:W-H965T1]=T=^IC394?:-KPD1X'N:9'SJK(787+DN MC]8DQ?R2;D@FOUE2EF(A;]G*Y1M&*)P2A,7>M[037&<:,-)\=DCFTWH5B1Q**

**M1AX9X-LTQ>R_:Y+0W=3QG9\?/,6KM<@_<&>3#5Z1.1%?-H],WKD5RB).2<9C MF@%&EE/GHW]U@\++J>/E,R()B40.@>6_%W)# MDB1'DO/XMP1UJC%SQ_KU3_1/1? RF&?,R0U-**

**_HH78CUUQ@Y8D"7>)N*)[OX@ M94!!CA?1A!=_P:ZT]1P0;,F@:>DL9Y#&V?X__EX247/P!T<<8.D 3W5 I0,J M-MW/K CK%@L\FS"Z RRWEFCY1<%-**

**X2VCB;,\C7/!Y+>Q|:S3SAFX"M.M@3< MQCO**\-\RPL%08+[/*Z\!+\)%S(CC V0+"2X.=E< N1= .C!08O[ MC=G]ED32W2-[N2!HKKF'%-2SPT*M<7QSCM&),SD MN!,DY?^TD,:?S:!]-**

**OGZ<,4W."))31RX G+ 7XLQ^_<4?>K^W464)3",.5<0A M$[I,Q)*PG)6$X@Q$E(O68MB## N0?/EZF:$P'$[5D3:_036_ M@7%^]^2%) ""'[6<_0#7>-_(/ZKMIY;47]ZB:**

**MYNB,XE99;YNJ$;%KCBR!:<&/]^#'O2KNL4WB+(%IQ(45<:'5X@Y/*NZFU9'B M]CVE?[S3)LK(9LNBM92$8(FC,KNMFL,(V#5)MM#T\&ORS^]5@9?3L46>)32= M/*7G?**

***/]Z5SD)9Q>Y;[G'52Y>=1SHU)BRS>K+7-'R+7_'+EC'K-SWBVAZ0P1-MN>GD*77I&S78.;TP/JT7FF;'>D$I.M\L MZ3X3EH+[_!?XF5N $;YSYBRAZ2%Y#4[UN!\=2.],S:\#7N*\&9CA.R?**

**V+:0C M5-(1HGYUA555:0M-)T^I2F@^1,39%8,3N>)5.ST6)?*@6>3-21;+'T(9%>W, MF-F]<^+>XA@/*I$(A_VJ>]OZT1:3H[2C!\O'CBV7Z)4J]4-&K6<],]@$>K**

**M6KD/VY;Y%CO?"\/!L>=>2"DY9%9R)W6&60"91^B:7%MH.A]*#:)^/>)%5M6C M+32=O-I37O/!H\W.0"V=@4)X^#NYQ<[WAL,Q"HYTAE)SR*SFYB1)""MG7&YO**

**MYVX>YJ$Z9_DMSO^0DH:H7\^+D56I:0M-)T])360^C[39(LTGQ3 (_<%AAS3- MT!BAT9'^4+H/F75?M_YX90NQ>B9H"TTG1HE-U*]'SLBJ,K6%II.GE"DRGU':**

**M|(^P\:90:W\TS=KZPZV]H>`_F V4I. "1D*?\\RY%L,+9_Y7!_(>BF>&OO MF0!T^>)R3?""L-Q ?K^D4G.5-_F+@~6+G(/_ 5!+ P04 " " B5A9.:'7 M:*\# #M$0 &0**

**'AL+W=OJ>L#>YC/7T_0SF?GN:+6"+ROVA?QEH&BK9"LK0$JPI2 M0HM?_*/4H090/,T IP0XIP#O&8!; MR79O!*@/?2#+T2T#L%])\!]$M /]>^ M$"M7VL<2SR:<[1'7T8I-**

**7^3MRM%*8$*UL9:2JZ=$X>0LQ(2C;SC9 O*)B!(F MMAP$^H26A=,06Z$OC*X(Q30B.$'70H 4Z ZPCHP1EJC&H;VBXSE$6\X)7:,Y M%D2@]SY(3!+Q03%_7?**

**KH_;L/Z!TB%/V~85N!:2PFIE33T46945GZO"C=>:9T M%]TQ*C<'!32&N 'OM^-'E_!A.]YV6@A,U8>]&CMX>QR' $4T.M_P+X#HS9 MK[_8?>NWICYW2>9W219T219V1';D#Z_RA]?**

**&/KM),^40M45*M-A@OH:FIA84 M_9Q";]&[F34Q=_5.78SP+T8$YQ&VW;-.HL+6Z?Q'L7J56+U6L6HK:!?UlJ/V MA"?YFG0KV]U&;F>[?1=]T2]UJRO]?D+DP9=)@U[9{US77?**

**@#9^2'@G>KP3O MMPI^"SM(D(O^1?5UK+XL-ROG:-:A+,K]+LJ!+LK CLJ,N#ZHN#_Y7>]2@**

**M2W]T2>9W219T219V1';DCV'EC^:]ZA6BMZW$%],%7:8+$].YH]'@5&*S]CF:@K*M/C@0*&), M*HL7^&JT.INXSC_)3\;G]GAA-XS[]C@HCAZ>Z(N#D#OU7T*H0 FL5"KK:J#L**

**MP(O#A»)&LBS_&'YD4GU:YY<;P#%P":">KQB3AQN=H#KAF?T$4$L#!!0 ( M (")6%GT_8O[80( ((% 9 >&PO=V]R:W-H965T59\-V9/-.-%5AG0%JI&3F989";Z?1,-HY**

**M%GQ=6>^(\ZQF:[Q'^ZV^,\Z*>Y.22U3$M0*#JVET/CR;37Q\"'C@N*6]/?A* MEEH_>>.JG$:)%X0""^L9F%LV>(%">"(GXV?'&?4I/7!_OV._#++6[6I:,\$*+**

**M1U[:.AI]BJ#*$%6N$7>CM5^SJ"0(++2A\8=O%)A$##5Dm.[!3(+E]5;_M(!T? *0=(.VZVT!Y9Q9EF=&,\'X:,?F-Z'4@';BN/*/H!\F,*-5K8B M<*)*+/)DB)W27FZZDSM+CS+.L1C**

**:'@":9*.H-!2-HK;ER/,H_XB1H%Y?(#Y M$#*HJ0?K]4Z M_@^U3OI:)T?O_[.12S2@5_VK^O*XK-T=_/WKM&I;ODG@\[-GDP^S>+,O(=[K M"XEF';J?7()&V;9%>F_8,**

**[;OOH=WDZG&V;67!$(7#EH,OCH\IJVXUO#ZCIT MV5);U[-A6[DAB<8'N/.5UG9G^ 3]V,U_ 5!+ P04 " " B5A94;2(Y@8& M :*+ &0 'AL+W=O2<^XLT.7'S-**

**MXQ)^$X^6K+TC!_SG!/]0& M18L_8G;(&]=$N[+D_*N^>1M=#EP](I:PE=00H?IWRQ8L2322&L>W"G10]ZD- MF]SF8#DC$UN$^D9_XX7=6.332>"N>Y,5?5L1I!&F?E__"N(}A0-**

**TS!K0RH,<&](R!7QGXWVLPK P*JIW2 ME8*()3A?\;&@0C=6J'IBX+,PEJ'V=ZWF^D4s]C92?G"YZFL503*7,29A%9 M\$S&V89EJYCEY!EY'PH1ZJDA3P(FPSC)?**

**YTY4G6LS9U5U_GAJ_P/4?G1KR\F1F_KY6K6/WMS8:,<$")#"+TF%-Z1!" MGU^S39B0"C=OXPVT[\,"38NP'0"OIV[,^>V20;4PO)P5'LX CW\L)>Y5(&L M5@HYZ-C-**

**Y#V)LWROKE9,N;YB\6VX3-J]![&[>E^"C1J^C<>N.W'=8Q):&WK# M9D.+BW'-Q1CDXE4N8_5F8)%R6[\"-2=)'"[C))8ZA@1+BJ>2J]>>8(JH)<^B M5F+**

**CKH2,SZ9]*E/QZ>\C$]X\>C0]\R,JEYFU)1>/)*/U1(D?)G$[#8!G(1;,*,MY6C)1$]>Q!FY9Z%HWW. T%TIA4XVOA#&H;%G^>:[9L+Y[AO^WA7K,DR MG,E_Y)W*=.D^;=VF@6!=.4-**

**%"[#0;"(;^V"OO^BNL+%XQ40+L-!L7JGAE?87 MXC!V9U[AD?KG8QQK'#-'1@AXX*:X-/!3FJZGADI$,@R)'&87-HQ(H'JY4W@N_5FDS.[LIA M^\X\8:(%6&@V=T;0>),>XQI5[J"B!5AH-J]&\7C@[O\'XQK&'HW.AN("-NU, M8A\2QS,:QX/%P_M]NF2"\#79";YCHOCVD.^7_[*5U-\>-LW 5Z_VRPO0CV8044+L-!L7AM56[ ..5;@/%96 M D-**

**UIM$_*2R9C$:ZCN:DM*1J:M7<7$RHW=0FP.@3'!8GB&4W<$^=^3FMMAKZ M_K25G[:FHXLV?IQ&\67*Q*8H8LW)2J5N6=9AUK_6A;(OB_)0QS0OJVS?A4+M MB7.5WM?**

***U'T^4?,CRL+5\D;R75'*N>12\K2XW+(P8D(W4,_7G,N'&]U!?3X\ M_Q]02P,$% @ @(E86>-C.#I) P \PH !D !X;"]W;W)K4ULK59M;]LV$/XKA%8,+=!&[U*4V0+BEV+[$"'"(U_4S(YUM**

**MHA+ID92=_OL=)45U9,9SMWRQ1?*YY^ZY.U$W.0CY36T!-'FJ*ZZFSE;KW8WK MJF(+-5578@<<3]9"UE3C4FY>&";K38;,C[9T0VL0'_9W4M"@CIZ)4?(HQ#>S^*.**

**<.IX)""HHM&&@^+>'.525(<(P_NXY MG<&E,3Q^?F,_W&I+8]4P5Q47UFIMU/GVB$EK&E3Z0=Q^!UZ/;'A*T2EVE]R MZ+&>0XI&:5'WQAA!S7CW3Y_Z/!P](_=(.@-@K%!]**

**(I!V!N$EWJ(>H/H4@]Q M;]!*=SOM;>(65--\(L6!2(-&-O/09K^UQGPQ;OIDI26>,K33^5S4-=-8>*T( MY269"ZX9WP O&"CRB:RP,"6BD-QA#%M%EKR$TF*_.&^?**

**MG;%W,3M#BH+G%,V"LX0KV%V1T/M( B^(+/',+S^PG80-XQQ? M;/,>[T R87NS9AUOTO*:+\P^]W4SY*)NS].^RDLRX(H?(E:V,B2+!O!EC98 M%*,Q 'N1@WC(0?**

**QS.B3T%)&*8CS:>@( V">"3Y M%.5?QT%H5YP,BI/+%,,3#A$ETPU*MZE-3KQ_RL)K;R37@L*ZI*.L+"RP(,G\ M%6QI@Z7I=6:7G Z2TYI%M=%1^OL536XN'U-8%OM>-**

**E)_&=GRW\@Z\>[1 M5[P&N6G')T4*T7#=7=##[C"AW;:#R6A_YM_?Z;@#[0=^-@W=4XOV@ M2 5K=.5=I5@IV8U8W4*+73M#/ J-$TG[N,6I%*0!X/E:"/V_Z&.3?_!U!+ M P04 " "**

**B5A9Y>AR":<% #'( &0 'AL+W=OZYXW.GXQV5JT=:?6=K0CCX4>0ENYZM.=]WWQ(;V>&;5')"<)KR&P^'@@ M %!D97M)_[1$;&G@)QG%%"G@$8*T'I&**

**MP>P4S&,M6)V"=:P%NU.PC[7@= I.PWU+5L-TB#E>7%7T$52UM$"KOS3A:K0% MP5E99]8=K\2OF=#CBX 61<9%JG &<)*F"@)8\U>D3#+"P#GX2$38Q%W6_?Z9**

**MKTD%/I1M3M>Y<182CK.H#+LT^Y.[M6[O$X!&ZP^F M,M S1DR&4R';]XT1W5,ATT,CH5A)R(ET.SW=CI+NST/VI)0I$5Y:="2"A3K! M(IU@L2:P04S=/]:NQBW%U1E=G6"A3K!**

**()UBL"6P07:^/KJ=\8C\JMQ-O6G @ M&I6N8"]$;'N\G4R%? -YH_HV%7(]8R04*]=S(EM^SY:O9.MN>]]N"UF9T$(**

**M#:N*;D7GWE8[<"9NY]NTW5IHT\UW^PDMF9@5'TBY)6]E1/N3E8_*>G!0(CPH M$1V4B)7+/Y%<:.SF)4-);X#9&FQPEC;;,2X$MV^_WB=5< H*0?:V(O5CR MN'VZ,SSH>3P+C3CNI**

**:I;!GNB&<)EN?:X]9(@N4BUQ_QK2;D5,+W!E2H)/Q, M)' M6HVT6HT/6QT& .T"@%X6 )"?HCG=]9^<5$5=5\)+@BLF#X3:A-VJ FB HAW< MD052_%/VG 1JK!<'2Y]GD5;/X@.>.9UGYI-**

**CT),X-HSY,D2'RAEQ\>?^GB$- MJ-.Y7"M:]!4MTHH6ZT(;QG4WG$-+8Z,,-8W%79!UHH5:T2*M:+)$NM&&0=^<) M4'V@H.Z7.^?!@8ACCS=$V:'!^#Q**

**@H20;X]WN2D4@NZXJ5,OZ53*=F<"4'TH M\,N:YL[N_NK/)\=/@53*G/ MD4(FFK05,C%DH#'COV)@A[N)'2I'QE_91[N3 MM'2<\4 H%3+'A$^%X/3$ZRBI6$W'J73O1FBHGJ%?**

**U45[LLXC2,J4+OPX@)_ MG-5(J7XL-5A '93.52/Y5JZ:+4)R^Q:0JJO"='S?;2F,;H+EC[/QV>Q8<\ MLSK/+&5_WP9]OO>>M2#5JGDCSD#S'+7OO_J[_5OW]V[Y*]&W@90,G]$%Y&**

**M[3OU'7$[BO\3KE:9V&MRLA2FC M7F/>J?6O>7G"Z:=[RWE/.:=%?1.5/%[6!_G\7%O\#4$L#!!0 ( (")6%F &B% A00 .H7 9 M>&PO=V]R:W-H965T=26-+_B0+ MS&S(=K5TP5D5%**

**[R)>3ZESD7&57Z5#RY(X$S$?.G_AJ0B)34-[QE<%:;ATC(^61\V_FY.-LY'B& M$:0P50:"Z]\53"!-#9+F\,T"=>IGFL+MXQ?T#Z5X+>:12ICP]#\V4XN1DSAH M!G-**

**:I.J_K_^!2E!H*8\E>4G6E?W>@Z:%E+QK"K6##*6;[[ICVH@M@IPL*> M5 7DM05^5>"70C?,2EDW5-'Q4/ U$N9NC68.RK6$]I4:EIMIO%="_\TG1!/ M>)8QI>=%243S&9KP7+\"?(I**

**XG>HWO=-[,B!<3GZ$.A"@'H,M95F3H$^CA M0[?T>5/]@849:E\IZN^W-^@MV_>H3>(Y>AAP0NIL>7059JQ><X[K=A=;]B1 M/>SN87F?:\"$8\$/>43>_D-**

**3'4Y+LO]W7)7CU,]6*0>+%+B^7OP/H&4 !<; MY1?H!N14L*5IQSYI&ZR@'\N\GE=R2:V M7\OV;>CC6P.9*[2B:5$V@EY$!#5M@M*R!U)&'UG*E&Z9OH'8H$_:H1[4U(,#U**

**U?7]7R!_O1<I*U+!-_U4+$)MYI[*5L M1?W9N3L1V,X A/4 A"=LV?"4LD\$MB,[JF5'UGF_V-AID/U K1G\;C>0(1, M'4?*&FUI?**

**4Y1ZJ(:Q6Q584F'O81CSO$,0X\TF)NQ3Z2>5(S3PXQC_J8)UWF MGA_C%G,K]I',!S7SP2'F<1_S08?YP!L$+>)6Z"-)8Z^Q.XW?+V9QRKH8D'V&K#XP>N:%IY MXK+*1;UJ2$=-&**

**(=^U%9S#M/'C>MCN^T;Z[A"'W,})2!5KPZ_HR-.HO9+87_ ML3*:!( /18!?2R\5_+;(8!!U6^\<+H\,F\=6.QW_+7BA<\W^1&.O_UEO/Q7: MKMK&W7%TPE2#3^3AE?1S) +<1**

**)LSP2O2C:XFQ 2K[/@GR,@X"8AX(,1H3?< MX&Y&\(D?M\F?(R/@)B3@@RFA-]_@;DSH(W^.G$":G$ .YH3>B$,Z.&'O!W\ M6/)-3B#VG+ 0Y!N0N@C?XZ**

**0+;V#PX$!&O((=U8$(>!Y[&W((=UPD PTB[::\3^]_Z>K-1I_U.ZN;N MUD:LV07_3,43RZ6>@KF&]RYC/7QBL[&\.5%\6>[-/G*E>%8>+H#.0)@;],]S MSM7+B=GNK;?WQ_\#4$L#!!0 (**

**(")6%G6><"]3 H -9X 9 >&PO M=V]R:W-H965TT@D2Y-YGQ:83H;+DD>0L%_/AAUIBF8K,6,E)TX?&EL7?GY2.Q.6(U.%] MG/Q*;Z7,R,,RC-**

***CWFV6K;X/!NGL5B[]M!^O9*1^6<3)TL_4U^1FD*X2Z<^+ M1,MP8 ^'X\'2#Z+>\6&Q[3PY/HS761A$\CPAZ7JY])/'4QG&]T<]J_>TX2*X MN8)BCW^"N1] MNO69Y$6YCN-?**

**^9=_SX]ZPSQ',I2S+$?XZL^=_"'#,">I?/RW@O8V,?.$YV^? MZ*PHO"K,M9_*W'X=S#/;H]ZTQZ9RX6_#K.+^%[(]D"CG#=>+P[3XG]Q7^PY[ M9+9.LWA9)58Y6 91^=:=_J [$5@+'WI'**

**KA+8S00'.Q(X50)GWPANE_?IVJL[^G/R(E^J22/U"5-_(_M3S])_%Q9Y+,G,S\(TR_D$QF0]-9/9$]"B%Q%099^51O5Y[,@#%6Z]'"0J6SE M\,&LR@(OLV#OR,(!.8NC[#8E-**

**)K+>4MZ84YOV0; 0!V/S4&QGP[*J6TDGJR2 M/K$/OA){:+O;92[_M&3QAQG(Y+4"6A5P*;,DF.W%]H39U@=T*M+CWS^]&4OL-CCB#I/1Z"-HBG* MV5QF3H%U=N4W!WV[?**

**GZ9G:AK++J1JC;(R/4CV=[OW\L-I_<^TG;97%:AG3; M0^:5W=TY<_D44_5:JE,[F3O^(]_6>/AGVT"1L()(PB80PXTB8 ,$T>;H; M>;HF^O%5E,A9?!,%_RC=I7F50$H-**

**SK:UFLC0S]3&+"9^&);[55KUS%O'-D M. &":;*9;&0S,GO[V1,D?)$PCPDC"}A# GC2)@ P31Y'FSD>;#OG;'L8]S+ MX:,;]6^Z01WE6(2)B\A%$DC"%A_:!9)6Y9]GCL3AO["%!036/6 ML!**

**[/'!15QK?4-(_#4'42\G9;J:PO>0]U,TC4IC(SO:O,H#0/2J-0&H/2>$6; M;&G-&?5'DX;24$%UJ6T-G5M&J='E*HP?I4R)\'W)?Q:+8":3O$?0N0UH#M19 M=4B:!Z51***

**(U!:1Q*$RB:+DZ[%J?]^QN#54R43I$T#TJC4!J*TCB4)E T7:>U M,6(9!!;?VBHTTSLKTGG6QG&=X73:]'@\:Q!;&6,HR&[FAD-49E$:A-:E M<2A-**

**H&BZ3FM+PS(.2;^Y>P"U+RK:=M-Z/!I/7;=9]S[?SQF[MC72Z/0W+&6 MJ).AZPZGS6H5ZBB@:+H^:D_!,H*KVGX0YT$*,U[H;2[&]P4F@\&I?$H3:!H**

**M^J/!M<%@OZO!8*9W59_=/E#>[ RT[S9U&O6KW\^'*%BNEZT:@=H!4)H'I5$HC4%I'$H3*)HNS-H.L#_#K"A=@"4 MYD%I%$IC4!]'T@2*INNTM@-**

**LLQWP5]622_+G@=7=4M6I,Z7!UH:<&=59?B4M MJ¥0W]=6P68]"Q_VA-+9',CDTHD#1=*G48_ZV>2Y2UWK/^RL:Z$V )3F06D4 M2F-0&H?2!(JF"[.V"^S1!]2U4!,!2O.@-_JE,2B-**

**0VD"1=-U6EL2MMF2Z%37 M0BV(BJ;55<_ZK%!C 4IC>^2?0R,*%$V72FT7V.99#1WJ6A$OY?4Z".>YM"[D MG8S6LE514+, 2O.@-_JE,2B-**

**0VD"1=-56IL%]@=,@+"A%@*4YD%I%$IC4!]' MT@2*INNT-BUL\S#^^=8\PJK2S>>\FBM@J&M1T?3.8G_4K(*A,QN@-+97"3@T MID#1]"4D:N?!,3L/'2KA\K3'+RSP+ +.F%7=;**

**(NZ81=TPF[J--[6"1.,9$X[@?4QU#' M!$KSH#0*I3$HC4-I D73=5H[)HYY@L4;G_*LZ-KZ,M;4:=1%/\R9Z"PUJ.G1 M5H0#;]P5$:A- :E<2A-**

**H&BZ3FO+Q'W7Y9W,]Z'A'HB4!]%TAB4QJ$T MX3Y7H&H\V5IB2U?:UBLLC&/4KVH90IT,*,V#TBB4QJ T#J6)%U32VL[4%5>[**

**M%J[9M;"'MDW.0S]JU19TO@:4YD%I%$IC4!]'T@2*INNM=CC<\0>T^: 3.Z T M#TJC4!]#TCB4)E T7:>UC>*:;12ES:529=G>\]?9;9P4;^U9Q D)HOP!J_RE M@BMUXWRQ^0?U5***

**T#TJC4!J#TGA%TQ86&@WS?\TW2+V'7>+6=HEK7BOJLGSU MGW-G!Z%_'Q&CGV>-1<.4:@ MPI9R&VR]1'4IDYOBA;HIF<7K*'O?!K9NGEI[TGQJMI!O7OYQM\S/[D)HI2$ M97Q**

**M\?\!4$L#!!0 ( (")6%D;T!YNRP( "L( 9 >&PO=V]R:W-H965T M)ZMB9;:#=K]_9"1FT*:JV?L'G\SW/O=BYH[<5\D&E )H\YHRKOI-J771= M5\4IY%1=B -(XGBR%S*G&K5RYJ!**

**$PO*F>M[7MO-:<:=J&=U4QGUQ%JSC,-4 M$K7.9HI?@7PGP/"5P!!!0C>ZB&L .%;/5Q6 )NZ M6^9N"S>FFD8]*;9$&FMD,X*MOD5CO3)NWLE<2SS-**

**$*>CN1;QP_D02YV0D_$3D#1C6N6A#*&-DG'6RI3!0Y'8.F M&5-G2'P_'Y/3DS-R0C).[E*Q5I0GJN=]S,=$Y<95[,,R=O^5V -R*[A.%9GP M!)(&_/@X_OH(WL4ZUL7T=\4<^D<)YU!ZH0&**

**[ B3Y^:++6]STUE?T^R\7N23=Z)[.""POJ"PF/LT9W0E!%E MO]6%0:9X[S-ONI22KVWYS #:1)TKK]-S-_O%?FG4ONY<'QJ-7QKY8>!?'5I-**

**M7EJU+KV67UN5:;M[W2\'N;)C1V$R:Z[+YUIKZ\DVL W]F7[8ZHY:#?HQ3L)R M M,8R#^O]!] =02P,$% @(E861:\3S_-' L!, !D !X;"]W;W)K**

**M&ULM9AM;^(X$,>_BI5;G5JI;1YX[(@$2T-[=OEAM MM5QO7YMD *N)S=D&VF]_XR0D4()AH_8-Y,$SGI_''O_C_E;(%[4$T.0UB;D: M.$NM5_>NJ\(E)%3=B15P?#,7,J$:;^7"52L)-$J-**

**DM@-/*_M)1Q9[A)GSW) M85^L=_"#+9;,/""_15=P!3T\^)XIU;>(E8 M EPQP8F$^< 9^?>3P#,&.8M_&6S5WC4Q*#,A7LS-UVC>@"8BB"4Q@7%OPU_M((Z-)XSOJRI4_11#/>O=]**

**[_3.$19D853$3\DT5Z.7"Z#HE@3M>Q_B&V?T,. MU@+^0A&K])=L\[:>0*UTB+)C3&"A/'LG[F [%G@'Z]#8+-<(AOT#EAT,@- M&BEH%EF*]4 U'?:EV!)I6J,W63+/,$C$G:2OR?**

**96^&6VIC!2Y>@!-6:RNL6GV1N'5_2!7'VY M)E^(2]222E"$IS"ZHXTO!L2>$&S*B"[^0.$:.ZG MY@U+.(TBFXW47^.$OSP/52.;&3:K#4VQN%5]F/*W6;8;GM-S,-**

**FG]4:3W65L'LK+^)2G76KIWN6\+C%83H/0N\5H?^K$MV9[7%3U M&8TI1W:3VDC$,97*9#M+=O33[K;M.^UVJ[1'4)0Q*PN#B$G\A5W!V M^MK[K,M4JA#?*@#>5?**

**P+J3*7W7/9^@SIX9?:P[>+C\/Z?R'9LHU%I0Z)+#N[J?#O+'*KRJ(O"<;A#V87\V)NW*1X6AQ'C>]#&+=LGIUE?:,258@B,+H%&($T#?#\70N]N3 ?%(=WP?U!+ P04 " " B5A9]H.6MU**

**# M #"P &0 'AL+W=O-E6-VCV[<$FL@LUL)]FD??C9AI)L(:B+M!>PC>_N M=V??<9,M%X]R!:#0CZID>-W8I0YF03NW8CL@E?]Y(RN!%(KJN*B)\S*/EVZOC.T\(M7:Z467"S M24V6,**

**=U5]\(/7,[+06M@$G*&1*PF#J7_L7,#XV W7%/82OWQLBX\4'YHYE\ M+J..9XB@A%P9%42_-G %96DT:8[OK5*GLVD$]\=/VC]8Y[4$#T3"%2^_T4*M MID[BH**

**(69%VJ6{[]!*U#D=&7\U+:)]JV>ST'Y6NI>-4*:X**LN9-?K2!V!,( M\!$!W I@RJT8LI3OB2+91/ M$F:WUF8&UE4KK>$H,Z\TH@""'WEF=Y],,OM M_$Z>35RE68U%-V^Y9@T7/L*5HB^**

**MATD_QKC#& }BW#=!>B[%^(#BW,?8"^.P'R/N,,.)!#%UZ%D#_A20^),&AET91 M/TC2@23_=&^ %:=_+'R8^B^ @6WF'AY^,I*53X@,I/**

**M1\DQJMVOP!^LX7^E[2E@01_8L6KB[ZJ_/U<$P_3]A2Z\".Q:,X^(O.W>M+ M*A!+VWU)E/,U4TV+TJUV'=YET]?LMC?MX1C^_6PG9'RD*55Y =N9 MYQS?>RS[=M>4O?**

**%@$"OE4IXSU@(L>R8)H\6D&%^19= Y)<991D6EF,F9V;%$B<9$)Y0@AC,>L:-W1D%*EX'!">PYEMCI#*94OJB M)G=QS[#4AB"%2"@&+/]6< MHJHCD-**

**OZ4G$8EJ8#;XPW[2.ZR"5P*\8Q7\$N -"PA*@#;3+(JE*QUB@?M=1M>( MJ6C)I@;;+HV6!4Z(.E@3P>371.)$_XY$- /TB%^!H_,0!$Y2?H&^H:=)B,[/ M+M 92@AZ7-"**

**<8Q+SKBFDJ(*:42DP* 2<-P1<=$^)6' T)#'$-?BP&=]NP)LR MV2IC9Y/QP&DDG,#R*KG6)7(LQZO9S^WQ<+5_.Y[YX>%"8\2BG/&:!?-U,NF+PS?M<=EX+1JV=4]VB'+W$$/4->E!S8**

**M"HS^URJV8'VO\'J49.$IR8:G)N=B&S'8Z_RV&MBEV=F!HQ!C(1T&7,.;@E\B M J+.VX(IT$SJ25OUW5:[*73-U;9IC7H?'->THR>$]J4?O2>Z'4V:_*[#>6^1FG M.2X>VU2^]HA$(!_N%**

**M5>:H*KA[,?2?J3"AT_.WM>9:UYT'C9C[JP3&*PU,J MCOQ#"[85=QP(*@>"1@?&C*X2W3#)?DV^>OIJ$^IAK*MR<+B#=NOZ>J,.AU&. MT_:;M2H,1 9OK'I"CB.9$%,]$**

MM5JUF3>ZN]I;']B=6[MF/;0[PZ*+_$]?]+3WF,T3PE$*,REE7;6DYZSH$XN) MH$O=UTRID%V2'BYD:PU,!&ULK59=;]LX M$/PK"UUQ2(
VDF7+MG*V@,2YHGTH$-37]IF1UA91BM21E)WVU]^24E3'5M)> MD1=)I':,[/\6NR5_FI*1 OWE9!F&936UI=A:/(2*V8N5(V2_FR4KIBEIMZ& MIM;
("I]4B3".HFE8,2Z#,;'[;G6V4(T57.*M!M-4%=/?KE&H_3(8!0\='_FV MM*XCS!8UV^(;[.?
Z5E,K[%$*7]$T7$G0N%D&5Z/+5>KB?;6(3!Z[7"%0C@@HO%OAQGT0[K$P^\']+=>.VFY8P972GSA MA2V7P3R C>L$?:CVK_#3D_B\'(EC'_"OHN- L@;8U75)1.#BLOVS>X['PX2
M"&X2XN.$R1,)XRYA[(6VS+RL&V99MM!J#]I%$YK[\-[X;%+#I:OBVFKZ MRRG/9NNFK@5262P3<,--+I1I-()5L%+2*,$+9K& M:67"S.@-K!BIH2W-,, MG-V@95R81T_"
[C&^@+&T6N(HW@RP&?UZ^GC9^B,>]/"F_\ M*Z87/TPG9W/G[(:<)0O,-4J3_7+(PG:(R? 0;O%?FIKEN QH=1O4.PRR/_\8 M3:._AO2_$-@C-R:]&Y/GT+/WTB*A6J@9+^
L9S4G7_AW+,Y?@T0]+Y%G'I$ MMU'MLC=I$D6+<'>H:B!J-$^321_VB&_2\TU^PC=7%:T0=H_&S^(CE:=0L':7#'*<]Q^GOS#"_>*62?I;Y'91;CF9P?DU?RD1-.3,I[&C*)I
M,ES&>4]]_BSUJTHR[_[3<"5SJ#D2E,%+?JJJD9:.%@P;MLFK0)H.=%^38IW M- 64_C8D:GY".!F-CD2=QM#<'-:4]IK2_Z6)SES4FK@+Q23DRM 1\[N2TI,%
M'R=I>J1I("B=']Q_O+S)4_PX_ZK^F2T]Y)?L"T M-Z0/3&^Y-"!P0Y#1Q8QLUNVMHVU85?N#^TY9N@;XSY(N:JA= /W?*)H'7<,- MT%_]LO\ 4$L#!!0 ( (")6%F)94X1.0, ,X3 -
>&PODCFQE2?XKB>SEE) MZS-5,6F10NF2&MO5L[BN-*-Y#:12Q+U.)XU+RB49#>2BO"I-'4W50IHA2=M0 MY&]?\K'HA|)Y.7&*F=#!*9**!T96T\V71PY_%CO:RV-JW#NR:;)O64-
/T,KX#^MMJ7GM;-GF5 M;E3Q>V6^+.QTI.M#>;-KS0J^=/UET1K U+NX.JTJL?HL^$R6S$_^Q0E'[KF M17.E^8/-!J4RM0&F273/M.'3[&_3\=]=YQB335&R;
MMK5_R*O\:L?)Q;^R[*ZK[!L.>FQ>KH=N\OSP32;9X7MLCB:';O)-/#?]MV#R M,&LR;@X96R>9G7-,&XW@O#@D/^#T*39)H\F"'"\-ETYOS/&?RR7'&RALZL7^L
M[.C;\3DKZ$*8VQ8P$,VH3?L;3*^;MH=5FXO+G"U9/FZZ M>C9QS<@V;-,F L(^?ZG^?31^7@,\]8/(GV4 MTT2#3GZTU MOMMXA3Q?!]B>/EPVH'\X3Q04V%.
MDL"N8MZP)QA'L@Q#H!,#-9JFR.JD\ GO#_:4)$F6A1' P@Z2!$/@:<01S %X MP) D<>_!O?=1O'Y/Q9O_X(T> 5!+ P04 " " B5A9EXJ[', 3 @ M"P
%]R96QS+RYR96QSG9*Y;L,P#$!_Q="> , ?0(8@S9?$6!/D!5J(/V!(% MBD6=OZ_:7&0"QEY/3P2W!Y0.TXI+:.+]1C]$%)I6M6X 4BV)8]ISI%"KM0L M'C6'TD!$VV-#L%HL/D
N&6:WO606IW.D5XA-/E_G;@2=&A(E@6FD7)TZ(=I7\=Q_:0T^FO M8R*T>EOH^7%H5 J.W&,EC'%BM/XU@LD/['X 4$L#!!0 ( (")6%DS6PZD M;@4
+&PO=V]R:V)O;VLN>&ULQ9I;;^(X%(#_BL535YHN)3=F MJE*)H72*U(%NP_1UY2:F6$UL9(?>?OV>A#)STH&C?3G#$Y"8Y(LOYSMV?/9L
MW>.]M8_BI2R,'W265;4Z[79]ME2E]'_;E3)P9F%=*2OXZ1ZZ?N64S/U2J:HL MNL')2=(MI3:=\[/MM6Y<%_^PE?R MWC='*GE_*P%DT$E.X((+
[7S5E&BN+X'Q24'AS:]U92]U42EW(2OUS=GU2IN' M^C+P%%WT&$T];#\WE7CJ_D\UVL5"9^K"9NM2F6I3CTX5-:#Q2[WR'6%DJ0:= MD7U2KGX>N,$DWSQ;!5"HIMRIAA-
NDC=XC"BS:3J[GEP,Y^,+\75X/9R.QB*] M&H_G*0(,",#@8(#BZ$8BR)" #/\@9#J'C^_C*0#.+L7L9GR+(",",CH8Y/B? M'Q,$&1.0\
<$@1\/T"D$F!&3""SES#]+HM^;$)_%5>NV%78@;ISS\$??)/@'9 MYX5,U4-=0DS,YN]P'H%])L ^\X*-I3,0>,VX44ZD2^D4XOI"<'WAY;I5F=)/
M$N[H<6P^H8+S"3>2+,2XN3VTXQ,4!EVV\4AW,,NC1O)57<@+;<0/DT$!6^@< M>'(QQIB407K,"KF33M?-"E4(|@=B,3:5KCY4)*6/'K,_OEF;/^NB$-+D8E8M M86 JS0/-8<88DQ*
(#UF@VS(AMY#?H29*%_TF(4QS#*WKGO,"US$*X^J\!I: M'6-2QN@Q*R-51ELGH Y^T_BVDH#\4^^-MT2B#$FY8P>LS0N17;B3A9K)2ZT MSPKKUZX]3"AQ])C-,;)EJ=_C3=W,
(Y@X@$F4R3Z,9YQ#]YD[F,#C$T#D025.YK8JD M1!)PBX1*H/\.","EEH#9+3M2:'$T;S+$OS C)9: 62R_9],[$2FI!,Q208GU
M3C9**0&S4O9DV%M.C$E))6"6"IEIMP9,2+DE9',+_DR[]5",2>DF9-8-SF-W M]EDNV]2[@F9W4-G02'&I-P3W9CINNRE.Y56(Q)N2=B=L^N?.U"55(7K6@440J*F!6$
M$[;C9J!;TX0FZ)UP#F-2"HJ8%=3&_-DAM_6),0564$0I*#KH M]"?"KRXI!<6'F_[4HPAC4@J*F15$8DYQWXPI"\7,%B)?BK0"4DQ9*&:V4'LR MN4/E,26?
F%D^)&P2#_"8?.O/NM)&S29,F)1\XD.^Q6G'(4H^,?NK?PHSQIB4 M?&)F^="8"<:DY!,SRV?/$L)V;H&WI%#R29CE0V*VPF5"R2=AEL]NS)_I.\:D MY)-
P;SLC%V2.,28EGX1[XQF%V6YTRD()]]8S$A.']X2R4'+(5;A6>$_(W6>' M6H7;C"*,25DHX;,0?LPZ)&%,RD()MX4HS/80HBR4'&A;P083#Z$^9:'^']Q= ML#,;[E/RZ1]RGT&
[$BGY]!OY=)O"_OPL5PMM5#Z%6W@XGLDBNW&B_MAL?8OB M>D/*8ET4(S@V,Y#IY-M]Y]L]\^?_ 5!+ P04 " " B5A9K&U05SP" "O M*@ &@ 'AL+U]R96QS+W=O
M0,UYOVR'IJO9=%MZ Y*>?- DBL>A[=U/2!?)(.83?%9R5%_8/P0]3'EWQH MQWUW*KM]7Q.?Q\.IK*K=./:_ZKJL=_G8EKNNSZ?SD4TW'-OQO!RV==^NW]MM MKF6YC'JXG5$]/=
[.7+Q^]?E^)G:,S7Z=?W?KA=\&O\QN/[HAO>RRWFL%J_M ML,WCJJH_#]?=I;YLTMUY"<"O07U%@*]!?46 KUE\K!- MH+>@WD*@MZ#>0J"WH-Y"H+>@WD*@MZ#>0J"WH-
Y"H+>@WD*@MZ+>2J"WHMY* MH+>BWDJ@MTY>EA#HK:BW$NBMJ+<2Z*VHMQ+HK:BW$NBMJ+<2Z*VHMQ+H;:BW M$>AMJ+<1Z&VHMQ'H;:BW$>AMDY?
=!'H;ZFT$>AOJ;01Z&^IM!'H;ZFT$>AOJ M;01Z.^KM!'H[ZNT$>COJ[01Z.^KM!'H[ZNT$>OOD8R6!WHYZ.X'>CGH[@=Z.
M>CN!WHYZ.X'>@7H'@=Z!>@>!WH%Z!X'>@7H'@=Z!>@>!WH%Z!X'>,?G9A$#O M0+V#0.] O8- [T"]@T#O!O5N"/1N4.^&0.\&]6Y^4N\R?AURN?9\K_'Z/TGU
M>#XW7R]_67[OG-R7"\[U;45Y^@M02P,$% @ @(E864!K%[H @ QBD M !, ,!;0V]N=&5N=%]4>?!E&ULS=I-3L,P$ 7@JU39HL;U;P%1-L 6 M6' !DTS;J$ELV0;*[7%20
)!!2H2;].HM3UOXI&^5<_NGCW%R;9K^[@HUBGY M4\9BM:;.QM)YZO/*TH7.IOPUK)BWU<:NB(G9S+U@C>+\[)*6I]%-
MDZMM_CDVKE\4@=I83"YV&X>L16&];YO*IKS.'OOZ4\KT-:',)\<]<=WX>)0W M%.S+A&'E^X#7/%$)3T^36AG1MN[R+;5L6TW-+L=Q?XHL>W7+95%2[ZJ'+ M1\KH ]DZKHE2UY:
[HD?[DU.^8=I]\H/SQS+[ O/.V^!\S!,+]/NXMY$,IZ<^ M%Z*0FOVO^)Z82Q_\?C1,NZ;ZA]GY>I]&UL4$L! A0#% @ @(E86=E[%$/K!0 OA\ !@ M ("!#0@ 'AL+W=O&PO=V]R:W-
H965T&UL4$L! A0#% M @ @(E862A+^T=," SBL !@ ("!A1< 'AL+W=O&PO M=V]R:W-H965T&UL4$L! A0#% @ @(E867EV?)[#P M<"P !@ ("!]#, 'AL+W=O&PO=V]R:W-
H965T&UL4$L! A0#% @ @(E86=OS;:&PO=V]R:W-H965T M&UL4$L! A0# M% @ @(E86:5<4A.*!P MQ( !D ("!K60 'AL+W=O M63Z@# # N M!P &0 @(%N; >&PO=V]R:W-H965T$
!*P, )\& 9 " @=5O M !X;"]W;W)K&UL4$L! A0#% @ @(E861XL MV$0G P ZP8 !D ("!-W, 'AL+W=O*P &0 M @(&5=@ >&PO=V]R:W-H965T&UL4$L! A0#% @ @(E863^C!6C3#P
U"D !D M ("!68P 'AL+W=O&PO M=V]R:W-H965T&UL4$L! A0#% @ @(E8613M*;HD P C0< !D ("! MS*X 'AL+W=O&PO=V]R:W-H965TH^K0P( (H& 9 M " @>:T
!X;"]W;W)K&UL4$L! A0#% M @ @(E86>"SW*"3$P $CX !D ("!8+< 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ @(E86?AE[!<- P G@8 !D M ("!5^ 'AL+W=O&PO=V]R M:W-
H965T&UL M4$L! A0#% @ @(E862E&-C/;! ] L !D ("!>>H M 'AL+W=O&PO=V]R:W-H965TU0N@4 (X. 9 M " @53U !X;"]W;W)K&UL4$L! A0#% @ M@(E868RM5]G7 P F H !D
("!1?L 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ @(E86>OVR\A: @ M9@4 !D ("!0P8! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ @(E863$.D :' @ >@8 !D M
("!6A&PO=V]R:W-H M965T&UL4$L! M A0#% @ @(E864=CTKSL P TP\ !D ("!\1\! 'AL M+W=O&PO=V]R:W-H965T@, ($2 9 " M@5DG 0!X;"]W;W)K&UL4$L! A0#% @ @(E8
M6=P&WOQ, P ?@P !D ("!"BL! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ @(E862!&6 %0 @ #@8 M !D ("!8#D! 'AL+W=O&PO=V]R:W-H965TP^ 0!X;"]W;W)K&UL4$L!
A0#% @ @(E86?+D7ZG3! GAL !D M ("!\T(! 'AL+W=O&PO=V]R:W-H965T M&UL4$L! A0# M% @ @(E865'(R+G7 @ 2 H !D ("!&PO=V]R:W-H965T&UL4$L! A0#% @ @(E86>-C.#I)
P \PH !D M ("!=WH! 'AL+W=OAR":<% #'( &0 @('W?0$ >&PO M=V]R:W-H965T&UL4$L! A0#% @ @(E86=9YP+U,"@ UG@ !D ("! MD8@! 'AL+W=O;LL" K" &0 @($4DP$
>&PO=V]R:W-H965T&UL4$L! A0#% M @ @(E86?:#EK=0 P PL !D ("!C)H! 'AL+W=O6QE&PO=V]R:V)O;VLN>&UL4$L! A0#% @ @(E86:QM4%<\ @ MKRH !H ( !I:X!
'AL+U]R96QS+W=O XML 88 Show.js IDEA: XBRL DOCUMENT // 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 89 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, .report .reu 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 91 FilingSummary.xml IDEA: XBRL DOCUMENT 3.24.3 html2453141false680false14 falsefalseR1.htm0000001 - Document -
CoverSheethttp://www.tripointehomes.com/role/CoverCoverCover1 falsefalseR2.htm9952151 - Statement - CONSOLIDATED BALANCE
SHEETSSheethttp://www.tripointehomes.com/role/CONSOLIDATEDBALANCESHEETSCONSOLIDATED BALANCE SHEETSStatements2 falsefalseR3.htm9952152 - Statement -
CONSOLIDATED BALANCE SHEETS (Parenthetical)Sheethttp://www.tripointehomes.com/role/CONSOLIDATEDBALANCESHEETSParentheticalCONSOLIDATED BALANCE
SHEETS (Parenthetical)Statements3 falsefalseR4.htm9952153 - Statement - CONSOLIDATED STATEMENTS OF
OPERATIONSSheethttp://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONSCONSOLIDATED STATEMENTS OF OPERATIONSStatements4
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STATEMENTS OF CASH FLOWSStatements6 falsefalseR7.htm9952156 - Disclosure - Organization, Basis of Presentation and Summary of Significant Accounting
PoliciesSheethttp://www.tripointehomes.com/role/OrganizationBasisofPresentationandSummaryofSignificantAccountingPoliciesOrganization, Basis of Presentation and
Summary of Significant Accounting PoliciesNotes7 falsefalseR8.htm9952157 - Disclosure - Segment
InformationSheethttp://www.tripointehomes.com/role/SegmentInformationSegment InformationNotes8 falsefalseR9.htm9952158 - Disclosure - Earnings Per
ShareSheethttp://www.tripointehomes.com/role/EarningsPerShareEarnings Per ShareNotes9 falsefalseR10.htm9952159 - Disclosure -
ReceivablesSheethttp://www.tripointehomes.com/role/ReceivablesReceivablesNotes10 falsefalseR11.htm9952160 - Disclosure - Real Estate
InventoriesSheethttp://www.tripointehomes.com/role/RealEstateInventoriesReal Estate InventoriesNotes11 falsefalseR12.htm9952161 - Disclosure - Investments in
Unconsolidated EntitiesSheethttp://www.tripointehomes.com/role/InvestmentsinUnconsolidatedEntitiesInvestments in Unconsolidated EntitiesNotes12
falsefalseR13.htm9952162 - Disclosure - Variable Interest EntitiesSheethttp://www.tripointehomes.com/role/VariableInterestEntitiesVariable Interest EntitiesNotes13
falsefalseR14.htm9952163 - Disclosure - Goodwill and Other Intangible AssetsSheethttp://www.tripointehomes.com/role/GoodwillandOtherIntangibleAssetsGoodwill and Other
Intangible AssetsNotes14 falsefalseR15.htm9952164 - Disclosure - Other AssetsSheethttp://www.tripointehomes.com/role/OtherAssetsOther AssetsNotes15
falsefalseR16.htm9952165 - Disclosure - Accrued Expenses and Other LiabilitiesSheethttp://www.tripointehomes.com/role/AccruedExpensesandOtherLiabilitiesAccrued
Expenses and Other LiabilitiesNotes16 falsefalseR17.htm9952166 - Disclosure - Senior Notes, Loans Payable and Mortgage Repurchase
FacilitiesNoteshttp://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesSenior Notes, Loans Payable and Mortgage Repurchase
FacilitiesNotes17 falsefalseR18.htm9952167 - Disclosure - Fair Value DisclosuresSheethttp://www.tripointehomes.com/role/FairValueDisclosuresFair Value
DisclosuresNotes18 falsefalseR19.htm9952168 - Disclosure - Commitments and
ContingenciesSheethttp://www.tripointehomes.com/role/CommitmentsandContingenciesCommitments and ContingenciesNotes19 falsefalseR20.htm9952169 - Disclosure -
Stock-Based CompensationSheethttp://www.tripointehomes.com/role/StockBasedCompensationStock-Based CompensationNotes20 falsefalseR21.htm9952170 - Disclosure -
Income TaxesSheethttp://www.tripointehomes.com/role/IncomeTaxesIncome TaxesNotes21 falsefalseR22.htm9952171 - Disclosure - Supplemental Disclosure to Consolidated
Statements of Cash FlowsSheethttp://www.tripointehomes.com/role/SupplementalDisclosuretoConsolidatedStatementsofCashFlowsSupplemental Disclosure to Consolidated
Statements of Cash FlowsNotes22 falsefalseR23.htm995410 - Disclosure - Pay vs Performance DisclosureSheethttp://xbrl.sec.gov/ecd/role/PvpDisclosurePay vs Performance
DisclosureNotes23 falsefalseR24.htm995445 - Disclosure - Insider Trading ArrangementsSheethttp://xbrl.sec.gov/ecd/role/InsiderTradingArrangementsInsider Trading
ArrangementsNotes24 falsefalseR25.htm9954471 - Disclosure - Organization, Basis of Presentation and Summary of Significant Accounting Policies
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and Summary of Significant Accounting Policies
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- Segment Information (Tables)Sheethttp://www.tripointehomes.com/role/SegmentInformationTablesSegment Information
(Tables)Tableshttp://www.tripointehomes.com/role/SegmentInformation26 falsefalseR27.htm9954473 - Disclosure - Earnings Per Share
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falsefalseR28.htm9954474 - Disclosure - Receivables (Tables)Sheethttp://www.tripointehomes.com/role/ReceivablesTablesReceivables
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(Details)Sheethttp://www.tripointehomes.com/role/OrganizationBasisofPresentationandSummaryofSignificantAccountingPoliciesDetailsOrganization, Basis of Presentation and Summary of Significant Accounting Policies
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(Details)Sheethttp://www.tripointehomes.com/role/InvestmentsinUnconsolidatedEntitiesNarrativeDetailsInvestments in Unconsolidated Entities - Narrative (Details)Details49 falsefalseR50.htm9954496 - Disclosure - Investments in Unconsolidated Entities - Aggregated Assets, Liabilities and Operating Results of Entities as Equity-Method Investments
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(Details)Sheethttp://www.tripointehomes.com/role/CommitmentsandContingenciesScheduleofWarrantyReservesDetailsCommitments and Contingencies - Schedule of Warranty Reserves (Details)Details64 falsefalseR65.htm9954511 - Disclosure - Commitments and Contingencies - Lease Costs and Other Information
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Includes only common stock transactions (excludes preferred stock transactions). 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entity's use of its cash and cash equivalents, (2) whether the entity's cash and cash equivalents are insured or expose the entity to credit risk, (3) the classification of any
negative balance accounts (overdrafts), and (4) the carrying basis of cash equivalents (for example, at cost) and whether the carrying amount of cash equivalents
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It is commonly abbreviated as CIK." } } }, "auth_ref": [ "r720" ] }, "dei_EntityCommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": [ "http://www.tripointehomes.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.tripointehomes.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.tripointehomes.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": [ "r720" ] }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": [ "http://www.tripointehomes.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. 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." } } }, "auth_ref": [] }, "dei_EntityFilerCategory": { "xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": [ "http://www.tripointehomes.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Filer Category", "label": "Entity Filer Category", "documentation": "Indicate 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." } } }, "auth_ref": [ "r720" ] }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": [ "http://www.tripointehomes.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.tripointehomes.com/role/Cover" ], "lang": { "en-us": { "role": { "terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data 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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
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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 company, if longer." } } }, "auth_ref": [ "r11", "r24", "r852", "r853", "r854" ] }, "us-gaap_LossContingencyAccrualAtCarryingValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LossContingencyAccrualAtCarryingValue", "crdr": "credit", "presentation": [ "http://www.tripointehomes.com/role/CommitmentsandContingenciesNarrativeDetails" ], "lang":

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Excludes temporary equity." } } }, "auth_ref": [ "r67", "r113", "r160", "r250", "r306", "r309", "r310", "r311", "r315", "r316", "r466", "r532", "r591" ] }, "us-gaap_MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders", "crdr": "debit", "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFEQUITY" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Distributions to noncontrolling interests, net", "label": "Noncontrolling Interest, Decrease from Distributions to Noncontrolling Interest Holders", "documentation": "Decrease 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." } } }, "auth_ref": [ "r99" ] }, "ecd_MnpiDiscTimedForCompValFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MnpiDiscTimedForCompValFlag", "presentation": [ "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "MNPI Disclosure Timed for Compensation Value", "label": "MNPI Disclosure Timed for Compensation Value [Flag]" } } }, "auth_ref": [ "r786" ] }, "us-gaap_MortgagesHeldForSaleFairValueDisclosure": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MortgagesHeldForSaleFairValueDisclosure", "crdr": "debit", "presentation": [ "http://www.tripointehomes.com/role/FairValueDisclosuresSummaryofAssetsandLiabilitiesRelatedtoFinancialInstrumentsMeasuredatFairValueonaRecurringBasisDetails", "http://www.tripointehomes.com/role/OrganizationBasisofPresentationandSummaryofSignificantAccountingPoliciesDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesMortgageRepurchaseFacilitiesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Mortgage loans held for sale", "label": "Loan, Mortgage, Held-for-Sale, Fair Value Disclosure", "documentation": "Fair value portion of mortgage loans held-for-sale." } } }, "auth_ref": [ "r449", "r450" ] }, "us-gaap_MovementInStandardProductWarrantyAccrualRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MovementInStandardProductWarrantyAccrualRollForward", "presentation": [ "http://www.tripointehomes.com/role/CommitmentsandContingenciesScheduleofWarrantyReservesDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Movement in Standard Product Warranty Accrual", "label": "Movement in Standard Product Warranty Accrual [Roll Forward]", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": [] }, "ecd_MtrlTermsOfTrdArrTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MtrlTermsOfTrdArrTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" ], "lang": { "en-us": { "role": { "terseLabel": "Material Terms of Trading Arrangement", "label": "Material Terms of Trading Arrangement [Text Block]" } } }, "auth_ref": [ "r794" ] }, "ecd_NamedExecutiveOfficersFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NamedExecutiveOfficersFnTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Named Executive Officers, Footnote", "label": "Named Executive Officers, Footnote [Text Block]" } } }, "auth_ref": [ "r768" ] }, "us-gaap_NetCashProvidedByUsedInFinancingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivities", "crdr": "debit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS": { "parentTag": "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 3.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash used in financing activities", "label": "Net Cash Provided by (Used in) Financing Activities", "documentation": "Amount 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." } } }, "auth_ref": [ "r156" ] }, "us-gaap_NetCashProvidedByUsedInFinancingActivitiesContinuingOperationsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivitiesContinuingOperationsAbstract", "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "terseLabel": "Cash flows from financing activities:", "label": "Net Cash Provided by (Used in) Financing Activities, Continuing Operations [Abstract]" } } }, "auth_ref": [] }, "us-gaap_NetCashProvidedByUsedInInvestingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivities", "crdr": "debit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS": { "parentTag": "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash used in investing activities", "label": "Net Cash Provided by (Used in) Investing Activities", "documentation": "Amount 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." } } }, "auth_ref": [ "r156" ] }, "us-gaap_NetCashProvidedByUsedInInvestingActivitiesContinuingOperationsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivitiesContinuingOperationsAbstract", "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "terseLabel": "Cash flows from investing activities:", "label": "Net Cash Provided by (Used in) Investing Activities, Continuing Operations [Abstract]" } } }, "auth_ref": [] }, "us-gaap_NetCashProvidedByUsedInOperatingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivities", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS": { "parentTag": "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect", "weight": 1.0, "order": 1.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "totalLabel": "Net cash provided by operating activities", "label": "Net Cash Provided by (Used in) Operating Activities", "documentation": "Amount 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." } } }, "auth_ref": [ "r86", "r87", "r88" ] }, "us-gaap_NetCashProvidedByUsedInOperatingActivitiesContinuingOperationsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivitiesContinuingOperationsAbstract", "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "terseLabel": "Cash flows from operating activities:", "label": "Net Cash Provided by (Used in) Operating Activities, Continuing Operations [Abstract]" } } }, "auth_ref": [] }, "us-gaap_NetIncomeLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLoss", "crdr": "credit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS", "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "totalLabel": "Net income available to common stockholders", "terseLabel": "Net Income (Loss)", "label": "Net Income (Loss) Attributable to Parent", "documentation": "The portion of profit or loss for the period, net of income taxes, which is attributable to the parent." } } }, "auth_ref": [ "r75", "r88", "r117", "r138", "r145", "r146", "r149", "r160", "r166", "r168", "r169", "r170", "r171", "r172", "r175", "r176", "r189", "r250", "r306", "r307", "r309", "r310", "r311", "r312", "r313", "r315", "r316", "r427", "r431", "r447", "r466", "r539", "r610", "r625", "r626", "r716", "r862" ] }, "us-gaap_NetIncomeLossAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAbstract", "presentation": [ "http://www.tripointehomes.com/role/EarningsPerShareDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Numerator:", "label": "Net Income (Loss) Attributable to Parent [Abstract]" } } }, "auth_ref": [] }, "us-gaap_NetIncomeLossAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAttributableToNoncontrollingInterest", "crdr": "debit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS": { "parentTag": "us-gaap_NetIncomeLoss", "weight": -1.0, "order": 1.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS" ], "lang": { "en-us": { "role": { "negatedTerseLabel": "Net(income) loss attributable to noncontrolling interests", "label": "Net Income (Loss) Attributable to Noncontrolling Interest", "documentation": "Amount of Net Income (Loss) attributable to noncontrolling interest." } } }, "auth_ref": [ "r44", "r104", "r145", "r146", "r172", "r175", "r176", "r538", "r814" ] }, "us-gaap_NetIncomeLossAvailableToCommonStockholdersBasic": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAvailableToCommonStockholdersBasic", "crdr": "credit", "presentation": [ "http://www.tripointehomes.com/role/EarningsPerShareDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net income available to common stockholders", "label": "Net Income (Loss) Available to Common Stockholders, Basic", "documentation": "Amount, after deduction of tax, noncontrolling interests, dividends on preferred stock and participating securities, of income (loss) available to common shareholders." } } }, "auth_ref": [ "r152", "r168", "r169", "r170", "r171", "r178", "r179", "r190", "r193", "r431" ] }, "us-gaap_NetIncomeLossAvailableToCommonStockholdersDiluted": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAvailableToCommonStockholdersDiluted", "crdr": "credit", "presentation": [ "http://www.tripointehomes.com/role/EarningsPerShareDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net income available to common stockholders", "label": "Net Income (Loss) Available to Common Stockholders, Diluted", "documentation": "Amount, after deduction of tax, noncontrolling interests, dividends on preferred stock and participating securities, and addition from assumption of issuance of common shares for dilutive potential common shares; 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Includes, but is not limited to, quantification of the expected or actual impact." } } }, "auth_ref": [] }, "ecd_NonGaapMeasureDescriptionTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonGaapMeasureDescriptionTextBlock", "presentation": [ "http://xbrl.sec.gov/ecd/role/PvpDisclosure" ], "lang": { "en-us": { "role": { "terseLabel": "Non-GAAP Measure

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A noncontrolling interest is sometimes called a minority interest." } } }, "auth_ref": [ "r36", "r348", "r820", "r821", "r822", "r823", "r959" ] }, "us-gaap_NotesPayableOtherPayablesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NotesPayableOtherPayablesMember", "presentation": [ "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesNarrativeDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesScheduleofOutstandingLoansPayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Term loan facility", "label": "Notes Payable, Other Payables [Member]", "documentation": "A written promise to pay a note to a third party." } } }, "auth_ref": [] }, "tph_NumberOfCommunitiesWithImpairedProperty": { "xbrltype": "integerItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "NumberOfCommunitiesWithImpairedProperty", "presentation": [ "http://www.tripointehomes.com/role/FairValueDisclosuresNarrativeDetails", "http://www.tripointehomes.com/role/RealEstateInventoriesNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of communities impaired", "label": "Number Of Communities With Impaired Property", "documentation": "Number Of Communities With Impaired Property" } } }, "auth_ref": [] }, "tph_NumberOfEquityInvestments": { "xbrltype": "integerItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "NumberOfEquityInvestments", "presentation": [ "http://www.tripointehomes.com/role/InvestmentsinUnconsolidatedEntitiesNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of equity investments", "label": "Number of Equity Investments", "documentation": "Number of Equity Investments." } } }, "auth_ref": [] }, "tph_NumberOfIntangibleAssets": { "xbrltype": "integerItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "NumberOfIntangibleAssets", "presentation": [ "http://www.tripointehomes.com/role/GoodwillandOtherIntangibleAssetsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of intangible assets", "label": "Number of Intangible Assets", "documentation": "Number of intangible assets." } } }, "auth_ref": [] }, "tph_NumberOfPrincipalBusinesses": { "xbrltype": "integerItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "NumberOfPrincipalBusinesses", "presentation": [ "http://www.tripointehomes.com/role/SegmentInformationNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of principal businesses", "label": "Number of Principal Businesses", "documentation": "Number of Principal Businesses." } } }, "auth_ref": [] }, "us-gaap_NumberOfReportingUnits": { "xbrltype": "integerItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NumberOfReportingUnits", "presentation": [ "http://www.tripointehomes.com/role/SegmentInformationNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Number of reportable homebuilding segments", "label": "Number of Reporting Units", "documentation": "Number of reporting units tested for impairment of goodwill. 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May be provided in more than one note to the financial statements, as long as users are provided with an understanding of (1) the significant judgments and assumptions made by an enterprise in determining whether it must consolidate a VIE and/or disclose information about its involvement with a VIE, (2) the nature of restrictions on a consolidated VIE's assets reported by an enterprise in its statement of financial position, including the carrying amounts of such assets, (3) the nature of, and changes in, the risks associated with an enterprise's involvement with the VIE, and (4) how an enterprise's involvement with the VIE affects the enterprise's financial position, financial performance, and cash flows. 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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": [ "r119", "r120", "r198", "r205", "r206", "r228", "r234", "r238", "r240", "r241", "r359", "r360", "r508" ] }, "us-gaap_RevenueFromContractWithCustomerPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerPolicyTextBlock", "presentation": [ "http://www.tripointehomes.com/role/OrganizationBasisofPresentationandSummaryofSignificantAccountingPoliciesPolicies" ], "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": [ "r134", "r351", "r352", "r353", "r354", "r355", "r356", "r357", "r358", "r643" ] }, "us-gaap_Revenues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Revenues", "crdr": "credit", "calculation": { "http://www.tripointehomes.com/role/InvestmentsinUnconsolidatedEntitiesAggregatedAssetsLiabilitiesandOperatingResultsofEntitiesasEquityMethodInvestmentsDetails": { "parentTag": "us-gaap_ProfitLoss", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.tripointehomes.com/role/InvestmentsinUnconsolidatedEntitiesAggregatedAssetsLiabilitiesandOperatingResultsofEntitiesasEquityMethodInvestmentsDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Net sales", "label": "Revenues", "documentation": "Amount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. 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The disclosures contemplated herein include the fair value measurements at the reporting date by the level within the fair value hierarchy in which the fair value measurements in their entirety fall, segregating fair value measurements using quoted prices in active markets for identical assets

(Level 1), significant other observable inputs (Level 2), and significant unobservable inputs (Level 3)." } } }, "auth_ref": [ "r897", "r898" ] },
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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." } } }, "auth_ref": [ "r20", "r21", "r22" ] }, "us-
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restricted stock units that were outstanding at the beginning and end of the year, and the number of restricted stock units that were granted, vested, or forfeited during the
year." } } } }, "auth_ref": [ "r101" ] }, "us-gaap_ScheduleOfShareBasedCompensationStockOptionsActivityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
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beginning and end of year, grants, exercises, forfeitures, and weighted-average grant date fair value." } } }, "auth_ref": [ "r6", "r7", "r101" ] }, "us-
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not limited to, description of arrangement, lender, repayment term, weighted-average interest rate, borrowed amount, and description and amount of refinancing of short-
term obligation when obligation is excluded from current liability." } } }, "auth_ref": [ "r52" ] }, "us-gaap_ScheduleOfShortTermDebtTextBlock": { "xbrltype":
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repayment within one year or the normal operating cycle, if longer) including: (1) description of the short-term debt arrangement; (2) identification of the lender or type of
lender; (3) repayment terms; (4) weighted average interest rate; (5) carrying amount of funds borrowed under the specified short-term debt arrangement as of the balance
sheet date; (6) description of the refinancing of a short-term obligation when that obligation is excluded from current liabilities in the balance sheet; and (7) amount of a
short-term obligation that has been excluded from current liabilities in the balance sheet because of a refinancing of the obligation." } } }, "auth_ref": [ "r52" ] }, "us-
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defined) to be consolidated and (or) disclose information about its involvement with the VIE, individually or in aggregate (as applicable); the nature of restrictions, if any, on
the consolidated VIE's assets and on the settlement of its liabilities reported by an entity in its statement of financial position, including the carrying amounts of such assets
and liabilities; the nature of, and changes in, the risks associated with involvement in the VIE; how involvement with the VIE affects the entity's financial position, financial
performance, and cash flows; the lack of recourse if creditors (or beneficial interest holders) of the consolidated VIE have no recourse to the general credit of the primary
beneficiary (if applicable); the terms of arrangements, giving consideration to both explicit arrangements and implicit variable interests, if any, that could require the entity
to provide financial support to the VIE, including events or circumstances that could expose the entity to a loss; the methodology used by the entity for determining whether
or not it is the primary beneficiary of the variable interest entity; the significant factors considered and judgments made in determining that the power to direct the activities
of a VIE that most significantly impact the VIE's economic performance are shared (as defined); the carrying amounts and classification of assets and liabilities of the VIE
included in the statement of financial position; the entity's maximum exposure to loss, if any, as a result of its involvement with the VIE, including how the maximum exposure
is determined and significant sources of the entity's exposure to the VIE; a comparison of the carrying amounts of the assets and liabilities and the entity's maximum exposure
to loss; information about any liquidity arrangements, guarantees, and (or) other commitments by third parties that may affect the fair value or risk of the entity's variable
interest in the VIE; whether or not the entity has provided financial support or other support (explicitly or implicitly) to the VIE that it was not previously contractually
required to provide or whether the entity intends to provide that support, including the type and amount of the support and the primary reasons for providing the support; and
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"http://www.tripointehomes.com/role/FairValueDisclosuresNarrativeDetails", "http://www.tripointehomes.com/role/RealEstateInventoriesNarrativeDetails",
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expenses, including transactions with other components of the same entity." } } }, "auth_ref": [ "r119", "r120", "r121", "r122", "r198", "r201", "r204", "r205", "r206", "r207",
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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

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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [] }, "us-gaap_SegmentReportingPolicyPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingPolicyPolicyTextBlock", "presentation": [ "http://www.tripointehomes.com/role/OrganizationBasisofPresentationandSummaryofSignificantAccountingPoliciesPolicies" ], "lang": { "en-us": { "role": { "terseLabel": "Segment Information", "label": "Segment Reporting, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for segment reporting." } } }, "auth_ref": [ "r221", "r222", "r223", "r224", "r225", "r226", "r227", "r237", "r240", "r650", "r651", "r657" ] }, "tph_SellerFinancedLoanMember": { "xbrltype": "domainItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "SellerFinancedLoanMember", "presentation": [ "http://www.tripointehomes.com/role/FairValueDisclosuresSummaryofAssetsandLiabilitiesRelatedtoFinancialInstrumentsMeasuredatFairValueonaRecurringBasisDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesNarrativeDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesScheduleofOutstandingLoansPayableDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Seller financed loans", "verboseLabel": "Seller financed loans", "label": "Seller Financed Loan [Member]", "documentation": "Seller Financed Loan [Member]" } } }, "auth_ref": [] }, "tph_SellerFinancedLoansSellerOneMember": { "xbrltype": "domainItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "SellerFinancedLoansSellerOneMember", "presentation": [ "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Seller-Financed Loans, Seller One", "label": "Seller-Financed Loans, Seller One [Member]", "documentation": "Seller-Financed Loans, Seller One" } } }, "auth_ref": [] }, "tph_SellerFinancedLoansSellerTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://www.tripointehomes.com/20240930", "localname": "SellerFinancedLoansSellerTwoMember", "presentation": [ "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Seller-Financed Loans, Seller Two", "label": "Seller-Financed Loans, Seller Two [Member]", "documentation": "Seller-Financed Loans, Seller Two" } } }, "auth_ref": [] }, "us-gaap_SellingAndMarketingExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SellingAndMarketingExpense", "crdr": "debit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS": { "parentTag": "us-gaap_OperatingIncomeLoss", "weight": -1.0, "order": 3.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFOPERATIONS" ], "lang": { "en-us": { "role": { "terseLabel": "Sales and marketing", "label": "Selling and Marketing Expense", "documentation": "The aggregate total amount of expenses directly related to the marketing or selling of products or services." } } }, "auth_ref": [] }, "us-gaap_SeniorNotes": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeniorNotes", "crdr": "credit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDBALANCESHEETS": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 2.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDBALANCESHEETS" ], "lang": { "en-us": { "role": { "terseLabel": "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": [ "r111", "r925" ] }, "us-gaap_SeniorNotesMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeniorNotesMember", "presentation": [ "http://www.tripointehomes.com/role/FairValueDisclosuresSummaryofAssetsandLiabilitiesRelatedtoFinancialInstrumentsMeasuredatFairValueonaRecurringBasisDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesNarrativeDetails", "http://www.tripointehomes.com/role/SeniorNotesLoansPayableandMortgageRepurchaseFacilitiesScheduleofSeniorNotesDetails" ], "lang": { "en-us": { "role": { "verboseLabel": "Senior Notes", "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": [] }, "us-gaap_ShareBasedCompensation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensation", "crdr": "debit", "calculation": { "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS": { "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": 1.0, "order": 4.0 } }, "presentation": [ "http://www.tripointehomes.com/role/CONSOLIDATEDSTATEMENTSOFCASHFLOWS" ], "lang": { "en-us": { "role": { "terseLabel": "Amortization of stock-based compensation", "label": "Share-Based Payment Arrangement, Noncash Expense", "documentation": "Amount of noncash expense for share-based payment arrangement." } } }, "auth_ref": [ "r2" ] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardAwardVestingPeriod1": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardAwardVestingPeriod1", "presentation": [ "http://www.tripointehomes.com/role/StockBasedCompensationNarrativeDetails" ], "lang": { "en-us": { "role": { "terseLabel": "Award vesting period (in years)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Award Vesting Period", "documentation": "Period over which grantee's right to exercise award under share-based payment arrangement is no longer contingent on satisfaction of service or performance condition, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. Includes, but is not limited to, combination of market, performance or service condition." } } }, "auth_ref": [ "r676" ] }, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeitedInPeriod": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsForfeitedInPeriod", "presentation": [ "http://www.tripointehomes.com/role/StockBasedCompensationSummaryofRestrictedStockUnitsDetails" ], "lang": { "en-us": { "role": { "negatedLabel": "Forfeited (in shares)", "label": "Share-Based Compensation Arrangement by Share-Based Payment Award, Equity Instruments Other than Options, Forfeited in Period", "documentation": "The number of equity-based payment instruments, excluding stock (or unit) options, that were forfeited during the reporting period." } } }, "auth_ref": [ "r390" ] }, 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VFPBN,!ZR)-1QALP\F?'U3$ M,[3LQ.P7)&=/-'22E,:#9JVJ[!"::>OPW1^E0I=-H.C7$J0 JL_VB*1 /]+F MD]Z5X=CV43CZ*;FTZW6T:L+MD@+YA!NBA42H1&<$]JBHQ9TH^D*K.09[T MK_WN)?K"'/FZ<#BJ76?WZ*+AJW>=X0!5+&*IMDJ#/BNOXWF5$3TBOX 6;='P MI74<5-QI8Y=,)+R RBR3SA%]HN:,-+B.;Q<2]@4E9T ]4KSU)03_^PW!(E3I MUU+"_:"699Z$*O , <%Y)3#I=_S^["'1! 15E&&YOYL1?_< M(' +.P ("6PZ'P(NCLB_"9;45BXS%<<6R( (B@PK5(1"Q8 MB"VS#/O)WRA,IBI/.P\5OR*%,@*KU3\0H=71WD@[H[,=IWO'!=KCVQV^!;NM( M#1)5#0BBD%Z!P7#\7X&U%HNSS*=:3; MH/+WZ5-?YN;C=;>MD^I[<#!O?Y!:L^#R=%L+(PM>/[FI'/R)%0'[>*1M39OV3V4 MGJY-7)8_/\#"MP[O -I0"-D'5-$10-2^J(6O,I; J5;CF4_TU>D% B?\W;JN MWYCJ"W)N/-P_P)%5M(?[G@)F^D-1MK#O.7X%*4T>> M(2F^B")%T9IQ9,E5,Q,GKF;RL0,>]D2,<(<+@"/%_/H^ (YO(FG1;>-04?U! MYAVPBUW@V=T'. S'+E-7PS%QY(L-+*_)(]+,@^ ML']JZG6MBYF1]V/'VLWV&?M9FP!]?AZ=AD.%(B]G54,@) MD^+=D6RWJ2,Z;3KO]MGHU:SWVOR5KO9[_8N$I&*WK]:1Q!%]RACW4S1NZ-, MYO4Q^?$'9^U&KUNXRZD4;CQH-9M_.0I=KX:ISAW&,Y"//Z.:#66.!EV=*WF? M#X)+1U%TWIQHILHSJ6:#[^YD1I;]0%/V66<_ZYF>6[KEHQ, M8T)7..:NP!_8?3- XUB.I&.=5J.];O&]X]SG"TA! 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Q4^7A@O;PMH;OP2Y2@T15 X(HI%=@,'Q7J,!:B\59YA.M M)N0K=,[OJ\\CILK(E!5*SPBMT[&..9BOA0*@^S^A+XWG<. _\;'ABYL)JO6 M$9!,IHZ95KRP-)C_N$2I*!2? #60>YBL(7:YCRG_SG_B2 T9370$/>(K-U76 MBQZ2P+F_$> 5B?F U>7!1KALL"I$YMMW7ZCV3_?V=QLM':V?4EMYZ+1:YWM MI?8TF!S-QL38@N? OCC!'3R)UT"X>66O])H"'TM.YB=/R[0,LW,?X -#&0O@) M570$$+7/:N'FR (XU6R\<$??')\A<,+?IU<*UCS] ZUM/.C?8QVK8 ]W/0J8 MZ4](V=R^E^3Q_Q? VY3IU/9:4LH^+$O8I[E38R8_QP!"O-AK?;J[P::A(*_5N M'T[TY,):H6WXB#N('Q8FM'&%;1DYH>(UER)\A/ IW6Z17??"=MZ'J_[&VWFG MX5;@OP%02P,$% @ @(E86>%1E+=V! QA( !( !Q,S(P,C1T<&AE M>#,R,2YH=&WM6%M/XT84?N^O. TJ"U)L;.=^ 2D;@A:I(BP)VO:IFGC&R6C' M'G<\!M)?WS-C.R2D:7GI+E1%*+)S[N<[E\D,5SH6%\,5(_3BA^&/C@.7,LQC MEF@(%2.:4<@SGBSA"V795W"-"(LBO]U:+,)&BT5A^S>_ MAJ+(7LAD>BW8>2WFB,-BQGZ_&;B=5JH'CYSJ5=_WO)]JEO5B&,E$HSV%\L5C MH69/F69/VB&"+Y.^#:E6B%;D4 JI^D>>_1L8BA.1F(MU_\.8;*:^D_/CR=W\^NIZ/)I?3V_@]OYN=C^ZF<-\>C"2 MM^*YWX5[=^:.79A-QL,[XR._[0W\1LNKOWGCI5,874YOYY/+=Y7SG4SWO#9, MKV#^:0*ST=W'T> <*,RR6,,=2Z72("_8*PZWDF/VX9-$%^IPG80NG!C^XZ-N$'B# ML8Q3DJSMFS\X!51Y)55<%J;G?(9(*FL@17O1C. 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R;Y='9KY&ZZ49$D^?/__OC>M8=XA.JN'\7(M_'T M6U$8S[XU0%&??@SZ, I,>#F_:[#A):^,YW@_:/ M<8C\B# 6Q0 5\C"]+C7JJCQ[3A1HBFQN>[<$[T[NF'XA'@^7;HY#=QRX?HR' MP0A'5W8PHM.2+%:6.40V>YZPP(WV\3GY<'KK&BN6QT(^[J,(+U!A\]T?D4"1 MZ?)2EY7!0R91_1FA\3J+T@^6V(1M9S.JX(-E5,&'[D=D703)M8= OG6HS?XL\4^9^; M__$?__$U=F,/- X%/]2DCOGY.KGW]G#RY'SCOS:^.^R)$\;N'?ZXY;C3VT/NU M'_@8WN^^79,;<9C\ZCH.]NFO\/D#:)+0M9/7O\5/>/!SS:X#GGPT(D_"[G4+ M=(U#],V]AYYK0D+[GVO K.N!^X:=^@!YA(.-5O M]VYD(^\?&(7W<"6:O<&L-0DIBGK!(]P>.,NO:-2:?U/W?\&=#QQZOX%?A,AK M^PY^^Q_\/GNX56M*H&)T0S8:TOXON9F$X1*5[GSG%M:#918Y<*4^@J<,R3?K M#GJO8W\Z%!#]YBVV\:B/0T&5_NY&\71LAJ75FA_)\%Z ML.2%].E1KI&K1Q^Y7L[(O[NH[WJ O/QC-A5IQYA;MAU.L#-]AXNCEN_0B2Q< M*A)!!\U&/OEL8!E8G<]W#"S&R[/JX7#4&1#='R)[-N!& Y3:H_J/?&]4E-4W M=H<&B[$0($99RQG&'&1+&NS_CS\O(;X@$[C M-(/10&RCZXA:H$ 3@=]MUS&8"G_7(GU:*XGOAO344>$=E%M>GT$6)V$N)G\E7SX]?/R9]._R3/6GC>! M,;P^++4]KW_KWN9]%BS2E+NS9X*YXSIX\59*9A0'X9ZO?^L^N7B+_6 $2F? # M8[.29ND1GY='_]&L(Z+VUF@(C+ZFG^2B8\2@0$=1?\D=O3&9R[=D>O9T:0? MX6H,7('_C4\D'N9Z$GD.,MQ)@]FF^T9%%YG@4N%^C=C0]+/LKRM'1A2D )%OCT.J8V_O0OD&;X>^"""4V5-M[HRM^T M_V?9]E_]\FP$RT\?4Q=E^A>(?Q@32Y^Z075)AO]-OS?_;#9,9^%6JZY\UQM[KNW&/Q+_V7%'Q!4)? %@2P_CZ,0RL;23[W_]O/&Q&=XVLY"G?M*W="WO)@.. MDE<3M4=>VT]?FWZZX^V75^:^AWXR3Z^?#(X(9A&A9D>$6APB3(X(9A%1C@W3 MX(A@%A%J=D04]".LZB'B._*=LT9'.?:#+'$H, >%<@P'^>@N/X="12P&^>AA M#PZ%BI@*\M'C1,5#X0DC[X[N'="-SK-&14EFP]%C;!P5%;0@*AB?O"14E&1, M5#!&>4FH*,FN8'Y.R3232EKFF0L=,LVDDE9=YJ)Y3#.H#P"YN)L3#.IG#5) M82X"EH-)LXSAU*")SGEA4I@+4+'/J7)6)X6Y^:!'[G"HB6(NIL,^ITI:IXX> M9ZG(*G#TR$)%=.S1?>F*R 7[[NK=GQ-R8#(8C0-_KL&FM\U4>!WX\#^HWC% MM9QL:Q24;*NP[WU^3/.6X] #=LA[1*[3]F_0V(V15Q7ZJ^P[EA_3_PG"'!9U MYPZ%Y Q:5!G"L^\L?DSX1Q0>Q4 Z$KG9]_@^)O=#X),9A8'G [PDC#H4=[ZVZQUM2Q*$P^E?=\3UUQ*$PPE?=!3Y-Q*$PZVGCWB7D(^E5]W//57$NPS>5-T'+BOB70:OJNXVGS3B70:# MJNYHEQ;Q+H-9W"W/:J\5EJ&@<[>\7/ISM[PDPG.W_*3DYFYYJ>0_NEM>VM2, MJONR)XXXE'..Q*BZ5WN2B$-)O*FZ%UM*Q*$D7E7=H3U=Q*$)D!E7=B2TGXE 2 MLZKN_9XPXE!4\H51=8^WI(A#8?2ONN-[ZHA#882ON@M\FHA#8>2N^DYT.1&' MHLAO'MTM+VJJ5?=E3V4U*,7EE9A5]U'+L!J*I'_5_<(^N,KQJ5'U7!J3[ M%&4PJ.I.;&G[%&4PBUWO=QB$<0^'HUON"@4E-3U MFOTM[(M"04E&&?L!'790<-_AF=:J:O!?LSHTH!0DG7 ?!#JTH!0CH%@L1_] MNC0@E&,C6.0'V=@!PATZT]B!Q6[X[B)14(YU8/$X(E,H*,DTX%%$IE!0DEW M7?!R1-"Z_"?PH\%P'D7VU-H!A9"1' MTXG15&-)/XNYN"9'TXD\YB.I)^;BHQQ0IP=4D1J*N3@K!]0I#/?CJ"=98BY: MR^%T8C@5])QDZ;)BO@S\)66%61E"/'.1S2P*]"8(QP&H4/P0^$4K,?;X7:B@ M,1?#Y/P^JGSS:&5.;M^[/O)M%WE='+ZX-HXJ)^(\I%@%EA* (AQ'WIY_H'\%X8V'HA7^]T+DX &\+ERM,AMH.1VO MV[X#ULB%\)O9V SG]S%TN)B[NP+?@Q#>:] C)<61[_1>X=/W^V 2%@63[X'_'&^M9KXP MD.J @=D@#@?#R5<"E;DX3V8P *?)[_\7AT$V)%#@<"ALA0)S828.A;*6"..:B M7)FA0#F;'0AT13DO(!2J$YB+MW$@E*,1F(W\L4'K0H6.V<@;&[0N%-?,1KZX M@ML)!*DN84)',A,0Z$S4!82I.@4,B6)K&"FH/2)+3]!M:XSR3)9H$*1*MN M6.UBH;"H0A(P9%(AJ[@Y3(54-P+'P[&%*Y'JQN N& Q,J)'JANPXD-,&DQ_#Y!_CVS7H^G;I\ "1<$C>B=9K9UXB,/T]^K$ MEC1FXWBW4!;)^;*P>Q7:]I!7JEY:%KEC RN\58QQ^-P3&+NK/5<%<.!55UEV8E4ZP.@S#N M,8W-_(Y"3%+U<.LYQ$EOD2 ,@UM' MO3!!J5P(:T[VHO0@PWPN;AVL7,QJ1O9OG,\Y^%RY(-6,[#>W$_P#O0-!=,[Q M'!RO7*!JSO&.?XM'R' P*$SNM43#@QX]G7;]W(]@+R_=,D)&0_)'8@*>Y# M_.<$^_; [%J8LW!H]87L2AD"DZD@)L[&N:DK)712[(Q3CSF#V%2XB%1<19N." MU101OI"P(B5%1L]-9D.RU902OI"OIHBSE;,-^/XP5[/50BS? ML.5J-AMH,P_I$LZL-?@F+M?T7&CR"8W%- W;Y8G,A##I6VB]D M5C0K:]9ABN:LM^DN!DK'LFB8W1+KQ@!Y:B=.(M?'4=1-'A$ME$S"T:ZD^*H* M+;,/K],4 AHP[C3]]QG%,.'T;?W!Q2#&*R<7( K\?NW8&?A,H:6769W+I@C

**AH^4Q>FM)JJ$TKPWU'Y3^?\!\|\|C]-MGT;A7$K(>!9X_\'V MK2\S@OL7T"#7/,0P59D!*,OMVO]E3D-M@QE8%H=_M-=A2!H8Q[*A#DZE7OZ3MI(8#QVK7ZTG,J4=SLO4NFFO55"1T\;-ADXY>_>LO MDVE2:;,?X;XM>"Z4$*6NW&T*NELRT$40Y.\>B;#'=9-V;X?V9*HHUNHW<7X+ MPS^9/7A(,[SBLF^&=+DI+1A+,-;Q&>O4,!!9D/74]<'%;)ZC1"8LC#+43J0B M=(_,=:\/*MR8D1L3'"K%5]O1 7V0!&\!&9NN)L\EM@UIF)G%+QN'($&Z{\> ML #5KD$+6,\YRF)4;8$!=/WNP>H4U[>-O/<8T$-(VTU)FWX:.3-0VG1YJ'6,**
**MK"..DK1],)Z2MD;09IY$V;#XD*\.A;#CE*@XA;T+>;D7>:HJ!NY(WB\|;9I<@;P(2M >_.A&Z/G#0.0-!%%H80N, JD'1(%jM:^M*POT{(!=;D.D:SM_ MJV9X34=L33?**
**VKHY8&^%6K@S!7XC%]8I%3>_9KL3"$6(AQ.*"Q**FD5]78C$4 M8B'$XH+$HJ8U4D=B82A]$XL3Y4.9,*0=2_0']8[RGJX'7_X M@&&#U-:ORJB5>D2IWE-.HOI2BRDXGJE0CV-**
**5&A"*H147(Y4G";5 MS=#O'G1'UG5;2(60BOY+Q6E2T@RC9U)Q&_?!NWKM7*!+,(@K8G%%+**;NQ5Z M3=9CIXV>"@J>-GJ2%7M;JR=Q!] #3A)2DDI)3:[BL:3$$E(BI.1RI*0FW6@O**
**M*9EZO\GD+QU&806ZKV5DB(D)#^2TA-YM$1),3IFX3<3)E]YDV!9+&, MQC-P3-,&F-Y%%MZ;XHI97#&+ .EN#*5^31/=]!EH!V'R.D=+!]XZ/#NP?;E VK MJXHF<6L@A.*
(0E&30M>-4)B*$ HA%!0$V,9TXD6#=OGI,V M2Z,]=+;WT>VWO&F]E+=T,WLI=U4<1O%0/J&XY.UZ]VRKBNU:H_ 79^:"D$^6 M6"NGMF"W/3OM"L5J/YE7/R)L\@^UAXJKZ**
**MP:.R38Q^$.424,;),DK9-^9YFU?'+<85<,N4]8&3X1VB7R] MULL[3N _K($<\)H4+DC$&H:=>6.J>W#M: %^H1)@7H$$<'TYWWDK?]#^F^._ MZ4 5;"--OX=7DSC7WUKXT!5**
**MZTE#QL]AD/?S8ZT3+ZQU^]H*>.-#+T"G'_P(D/I8BI?8HS4&Z81?$'ITPR^> M8=ZT]S9KDQBBQJ.M/OD863?8728%J-_JP({@P82>![&F%#CXQDL"M**
**C<'2W:HBYT08S;WSYN3!3UONRU/;2-,J- MJDT#W[':#//>BMSZK$MP%UC_73G"Y@"[5<*9UGTQ.F+BXW(W/4"? 8C:!NV M8%"QC:Q+/'GNP6O9L,0#F\L+)W'Z:OBRU&]RXY#;[#-**
**;)9TP2W9_K3M*H?& MP!RV[E:IV8.A:??4IM!0G4[:%-H#0VG7\/#X%.9&.V3.$[Q6KS6CV?XD;<6*=LJ_FOJWN+HNXHC'G M#N)\S PWZNF\H;,:*78DHJ%5HI(Q<_TJI+^M4##?XW/?**
**91&M<]8[F.\NBWZM MF>YF2HZ^;7'YSY/+HFSD@AQ>-53'WZT;MO2%\5O5(^E-=(7HS]1=QNU-]F<: MU@"@Y;KVRQ3USGNJ=MJDXYI=I^.*/FB]8C>64^#K*XV]*U)=Y_C-**
**^:.$I[9C9I/$"GN/ LDI9UH,[ M(:P,9"-/!!,F6(+?MIR6>#F*R7^6\&_8:I;B.I&F43C??&M$IXQDQ_.L=PC#MH=IXQDQ_.L=PC#MH=IXQDQ_.L=PC#MH=

***HFC&-%([!#&8^Q3;Z]KM0V*<6_Y>*_+T_3/XQP7K8 M%/F_M*!P?1-,RU%<'R8S]K%.M=8]4/K*+3<".Z+%=?WGHO0[2-);%*3*G*O M*@&+)VQ4#P;W4X:%3H^#,ESVZO=EC/O]XH&7DR5X>E M,I57LMMER<5*R46_GI*+85>67.PIN5^1FS.A=#86GSQA^W9')\NK1=&CSH. MPZ0L\M;SW26AL^615]_ZWL2)DM]\R4JE{!)2Z6K5;\\]G<4$>WO[Y{>/=Y]N MO_RO\NGNVWOE[=VGM^^_?/KXZ5?EP]V7OVZ_O+O^_>[NO_'??[_=?GO_Q_M/ MW[ZV#9ON&Y:6_0\'[W&7P#F$O:'6;K!!*'KG^G]HU\%R.E!;]!N?B#E%3X@UI'_<8+PE'1{6EMC?G%XCY5" M-^7A=[!@U"-15Y41 M>,[A/I6Y/6%8NAB'JNC>LA2%LGAG%U;? J!$;V_@FH';@A-_Y(M/"7>)*" 1" M'R!!Y\B_(IIAJR'$FX1WM0[9\8/-^SNX#F$IDLR#/H6)I(()-=Z^#TRUZ5B M94)XFHJGD)2\,)9-Q&^1PIR> M:*K#,M#S2%YC)/]C%[+ M+Z\)\+1U(OJ7 $:+[,_8GH0K,E}]M.1)$[8S1Z+"0D>PY_)S&9"V>,%Q7!'O M[0%OZJG8>RM357B+B[!O*=0:C._:CYKRF_^(>&4J8]>!-+/@@?%F/CA)?-,< M9Q;&XYEX9YB^E!M)DG!G3H67]+^C)?7GHVI[O"!3!2:9,\8$ Q D8AK7M3F+ M9CYU;UG$L+YQOOP"MRD_CE01@T0'*QQ*X,_P\L&2;O/)SR\EOO*4(IY\.V% M,P&A ),F#!B44C[CG**@@0!_,DB1%;8-'; YHB2,_0 [SN!7>'5()?5K,"5P ME GG)G]?$='+2?G@9+[L!R&'OPLYS$IPRTR\046L'[9;R71G+&V^N;N&CV20 MP8C'A$ - #A<@0HWF8F2G#EUFO=7$F1/?D!OSL/$Q01.M?YB@.6U\3A[0^]?" MY5G[%%O!K7]&;M7&VSCHXOJGL'UN?(3470\0,0LW/O/)?=N<@/#8-C_V_UVP M,.Z[K7_*6^"M? XJ;T<9G*X^G=HPSCF0"]J8'QC?9S,].YC"TDGTQ2%&Q2KBU-MZ'D(20/W->;BAP;(=>8.AS11\[\'-/N 7#K<11&^.V+H5 JRI/YN!O*%P)DL M2#':X&,JW$8&6@F?3^(QWY1= @ CU)! ("6V7"=C, M"'2&"]-T\.$Q&/@,6#/OL"088%,.M\F3"6UPZ *B(84_]^0;P^>,@ZU\^@[I MWP+,>)/,EA N7!T'!AS/"X+9S'_B/T6R+"T)+$X#K1&'"\.&D$7( -63KMZW?73KF<1LVUGKF! ^^EQZ_-/894V M>ENS8XZ@WA1X+O@*(A<>S0$+O_I M!"V#O^_1P,(.QF G)!MK8Z/-_5A@ NSH?Q."<>*?^=2]@2TX2A">PTK"UT?X M>^;?!_9BQNT37AME./:KGKHD>FU$YVX&H9A@CZN(=@5)WUHW!1$:3V/8@7F? MS$RHQ0;MYCO84SN&%><1W<( O 3>@X1"1A\=12;":/@I,(ZW;9#,JY5YHD4: M[=- KFSMAU2T1(=Q!#BSBU0."P'Y,0@++XKC-VV(H:X*^=>9+81$$,!##3*=>I M24R'1__%.L4H=]CU71H5";<9$XEM:F,C6AJ"?V9_9X3)RWE-">.!(_E\/#X_ M,AM)O"681)#3CPA".)7Q^Q:6'@*7]Z3@J]*ME6+]OP M$)..SOU0W+XR8,$,PIGO}T/OCNV/9\Z2V$3-!?AZ_P)_*_@'QY' (5#T+DY M'D(!AS%;@8ZN>6_6*27SIU<$7 LW#M_5M.5%,J.)<^UEJ'+?A4VR RQ^+L(? M"&=^$*7'4[P1LB-**DF@^&.*G=F2#19/9?VQ0P/PN.-"4DY.[*ZG'"%#6 M+W'4]!;T[=V_/KZ[UHU MD;>XJU/BTDI'"\NOI#/P&*TY\QZ"'***