



# Your Dream. Your Home.

## Creating a Family Home That's All Your Own.

This is *home* the way you always dreamed it would be. Because when Regency Homes builds your new family home, the interior designer is *you*.

Let our professionals at the Regency Design Center help you choose the look, the styles, the colors and cabinets, the bathroom and kitchen fixtures, carpets and flooring... all the finishing touches that make your new home uniquely yours. The Regency Design Center is Iowa's largest, offering more options and greater variety. For smart home shoppers like you, the smart choice is Regency Homes.



Regency  
HOMES

*With you all the way.*

[www.regencyhomes.com](http://www.regencyhomes.com) 515-270-1497



# Building for **lifetimes.**

**America's best home warranty**

Regency Homes employs Iowa's finest construction professionals to build energy-efficient, affordable homes made only with the finest material. We're the only builder to offer the **2-5-10 Limited Warranty** — America's *best* home warranty. One more good reason why Regency Homes is Iowa's largest residential homebuilder. For homes built for life — call us today!



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**HOMES**

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**More home. Made easier.**

**Advantage and Platinum Financing**

More central Iowans choose Regency Homes than any other residential homebuilder because we make home buying easier. Our financing partners can help you get a newly built, energy-efficient home of your own *for as low as \$759 a month* — with our powerful *Advantage* and *Platinum* financing options. We can show you how you can get even more square feet with the right finance plan. Call us today.



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HOMES

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Fill a house **with home**

**Regency Design Center**

Choosing a new home built by Regency Homes means even more choices. Choose the look. The feel. The finish. Kitchen cabinets and carpeting ... door and window styles ... bathroom fixtures and color themes — everything you need to put under your new roof you'll find under ours, in one place: the Regency Design Center, Iowa's largest. Our home interior professionals will help. With Regency Homes, we build the house — you make it a home.



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Customer  
care that **actually cares.**

**Fast answers for new home buyers.**

If you have questions about your new Regency Home, our experienced team of customer care specialists will help. We're on call to make sure your new home buying experience goes smoothly and that your new home is everything you expect — before the move, during the move and after. Even two years later, we check in to see that all is well. That's why it's called *customer care*.

**Regency**  
**HOMES**

*With you all the way*

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With you **all the way.**

We build ease into home buying.



More central Iowans choose Regency Homes than any other residential homebuilder because we make home buying easier — with energy-efficient homes backed by America's best home warranty... customer care teams ready to answer all your home buying questions... Iowa's largest design center... and powerful financing options that make your dream home an affordable home. Take the easy way home — with Regency Homes.

**Regency**  
**HOMES**

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515-270-1497

# Dream Home. Dream Loan.

Interest Rate Rollback Plan



Select your 2006 MasterCraft Estate home in 2005 and get 2% off your first-year mortgage interest rate... get 1% off your second year!



Their Payment - 6%+  
**\$2,216.58**

Dream home.  
Dream loan.

Our Payment - 3.99%  
**\$1,667.22**

Also no buyer-paid Private Mortgage Insurance! Numbers indicate monthly payment.  
For a limited time only. Offer expires October 31, 2005.

Over 70 plans available! This example based on 100% \$150,000 loan. Fixed rate for 5 years subject to change in 6th year to a 1 year adjustable rate mortgage. APR 7.189%. Program available for a limited time only. Terms and conditions subject to change without notice.

# Regency Homes Website

The screenshot shows the Regency Homes website homepage. At the top left is the Regency Homes logo. To the right of the logo is a navigation menu with links for "MY FAVORITES", "MY REGENCY HOME", "REGENCY HOME", "CONTACT US", and "SEARCH". Below the logo is a horizontal navigation bar with links for "REGENCY HOMES COLLECTION", "FIND MY HOME", "NEIGHBORHOODS", "HOMEBUYER RESOURCE CENTER", and "THE REGENCY DIFFERENCE". The main content area features a large banner with a photograph of a woman reading a book to a young child. The text on the banner reads: "It's... reading the grandkids' favorite fairy tale again... and again...". To the left of the banner are four vertical menu items: "Design Center", "Model Homes", "Featured Homes", and "Blue Pagan". Below the banner is a paragraph of text: "Regency Homes Builds new homes, condos and town homes, where you can live life to the fullest - in the most desirable neighborhoods in metro Des Moines, Urbandale, Waukee, West Des Moines, Johnston, Polk City, Grimes, Ankeny, Altoona, Bondurant, Pleasant Hill, Ames, Cedar Falls, Cedar Rapids, and Iowa City. Our Commitment to value and designing".

Regency  
HOMES

MY FAVORITES  
MY REGENCY HOME  
REGENCY HOME  
CONTACT US  
SEARCH

REGENCY HOMES COLLECTION | FIND MY HOME | NEIGHBORHOODS | HOMEBUYER RESOURCE CENTER | THE REGENCY DIFFERENCE

Design Center  
Model Homes  
Featured Homes  
Blue Pagan

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reading the grandkids'  
favorite fairy tale  
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and again...

Regency Homes Builds new homes, condos and town homes, where you can live life to the fullest - in the most desirable neighborhoods in metro Des Moines, Urbandale, Waukee, West Des Moines, Johnston, Polk City, Grimes, Ankeny, Altoona, Bondurant, Pleasant Hill, Ames, Cedar Falls, Cedar Rapids, and Iowa City. Our Commitment to value and designing

TOTAL PACKAGE



*The smart way  
to make  
it home.*

  
2-5-10  
Limited Warranty

  
Regency  
Design Center

  
Customer  
Care

  
Advantage  
Financing

*We build ease into home buying.*

  
**Regency**  
**HOMES**  
WWW.REGENCYHOMES.COM

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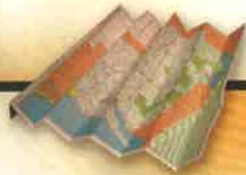
Eplurbis unim el facto endo leepos frtyroyto 123-456-7890.

*With you all the way.*

COMMUNITY



Say  
"Good buy!"



*Right home, right location,  
right here in Urbandale.*

Eplurbis unim el facto endo leepos frtyroyto befcty-  
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frtyroyto 123-456-7890.

*With you all the way.*



**Regency**  
**HOMES**  
WWW.REGENCYHOMES.COM

MILLENIUM

*Millennium Series*

*A home  
this great,  
that easy.*



*Millennium Homes -  
built for the best times of your life.*

**Regency**  
HOMES  
WWW.REGENCYHOMES.COM

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Eplurbis unim el facto endo leepos frtyroyto 123-456-7890.

*With you all the way.*

# MasterCraft Ad



The final word in custom  
home design...  
is yours.

Eplurbis unim elfacto endo raptio linke brada empy. Eplurbis unim elfacto  
endo raptio linke brada empy. Eplurbis unim elfacto endo raptio linke brada  
empy. Eplurbis unim elfacto endo raptio linke brada empy. Eplurbis unim  
elfacto endo raptio linke brada empy.

MasterCraft. You've arrived.

Joe Smith  
123-4567

Joe Smith  
123-4567

Joe Smith  
123-4567

Joe Smith  
123-4567

**MC**  
**MASTERCRAFT**  
ESTATE HOMES

**IowaRealty**  
Iowa's Largest

# MasterCraft Ad



We pour the coffee  
before we pour the concrete.

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**MC**  
**MASTERCRAFT**  
ESTATE HOMES

**Iowa Realty**  
Iowa's Largest