



Perks for Pros

Welcome, REAL ESTATE PROFESSIONALS!

As area Agents and Brokers, it pays to bring your clients by Embrey Mill. Visit the Embrey House to experience the heart of the community. When your clients register as a VIP, you'll earn a \$50 VISA® gift card,* plus your clients will earn \$10 to spend at the Before 'n' After Cafe** in the Embrey House, a neutral place to relax and explore the community before touring our beautiful model homes and unique parks.

It's all about the perks†

\$50 VISA® gift card each time you register a guest at the Embrey House

\$250 VISA® for every home closing at Embrey Mill

\$1,000 VISA® giveaway at the end of the year

Your name will be entered into the \$1,000 drawing every time you register a guest at the Embrey House.



Give your clients what they want:

Large Variety of Homes
Community Lifestyle and Events
Dogwood Dog Park
Racetrack Park
Resort-style Amenities
Trails and Parks

And you get a lot in return.

embrey mill™
by
Newland COMMUNITIES

EmbreyMill.com/AgentsBrokers

Be sure to follow us on Facebook and Instagram for the latest Embrey Mill updates.



New single-family homes & townhomes from the \$300,000s • Just off I-95 in N. Stafford

Atlantic Builders • Integrity Homes • K. Hovnanian Homes • Lennar • Miller & Smith • Ryan Homes • Stanley Martin Homes



Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States from coast-to-coast. Together with our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. www.newlandcommunities.com and www.nashcommunities.com



EQUAL HOUSING OPPORTUNITY • *Limit one per Real Estate professional per VIP sign up. While supplies last. Open only to persons licensed as real estate sales persons or brokers in the Commonwealth of Virginia who are 18 or older and are legal residents of the United States. For official rules and eligibility, please visit EmbreyMill.com/AgentsBrokers. No additional fee, purchase or payment is necessary to participate. Must be present to win. **Limit one coupon per visit per customer until supplies last. Must be 18 years of age or older. Valid for purchases, excluding gift cards, at the Before 'n' After Cafe at Embrey House only. Not accepted or redeemable at other locations. Coupon must be surrendered at time of purchase and used by expiration date printed. Coupons may not be redeemed for past purchase. No cash value, credit, or change will be given if the full amount is not used. • This is not intended to be an offer to sell or a solicitation of offers to buy real estate in the Embrey Mill Community to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. • NASH Stafford, LLC ("Fee Owner") is the owner and developer of the Embrey Mill Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively, "Embrey Mill") are building homes in the Community ("Builder(s)"). Fee Owner has retained Newland Communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Owner. Newland Communities and North America Sekisui House are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction. Prices, specifications, details and availability of Builder's homes are subject to change without notice. Actual development may vary from developer's vision. • No guarantee can be made that development will proceed as described. • © 2016 Embrey Mill is a trademark of NASH Stafford, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission.