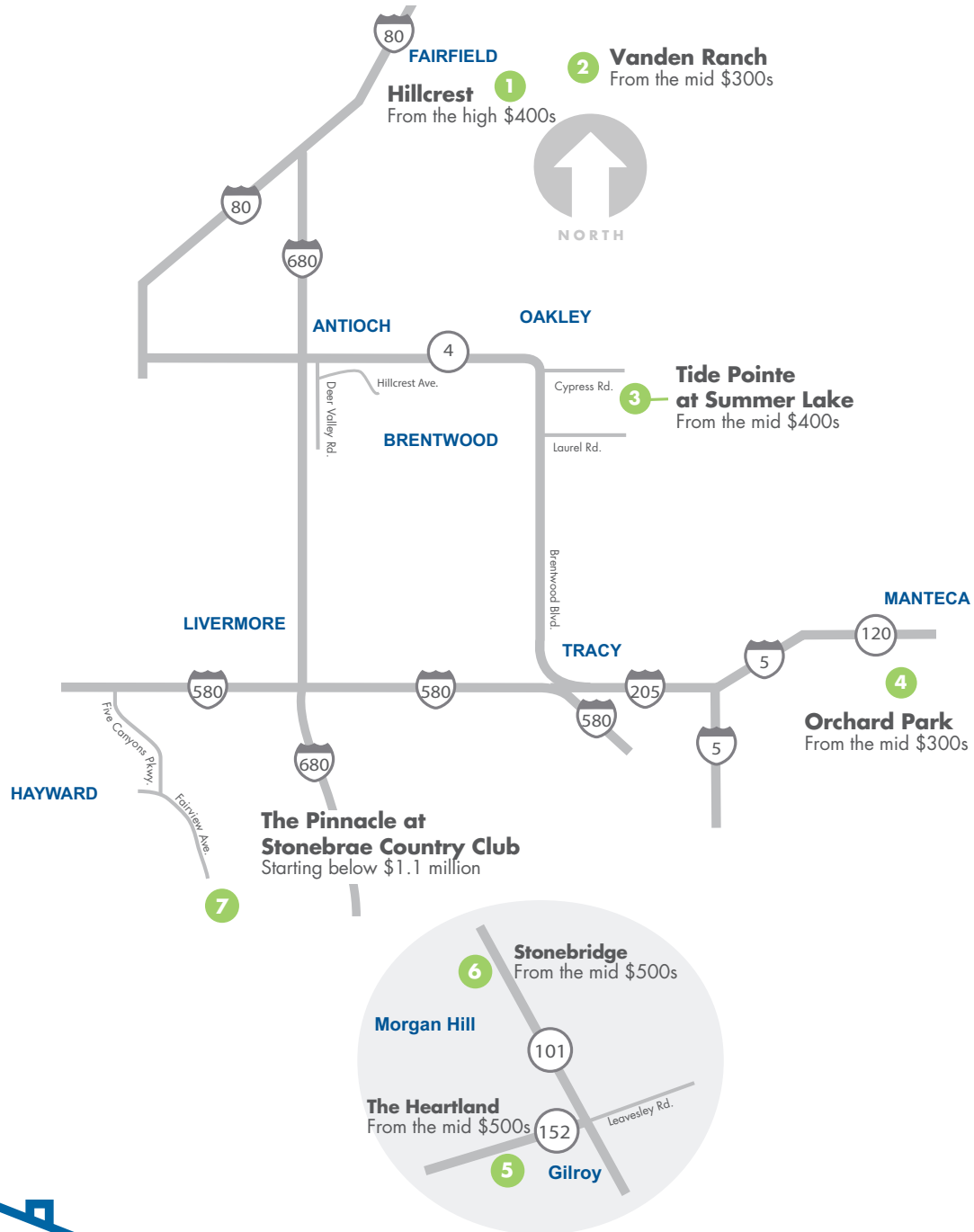


VISIT OUR NORTHERN CALIFORNIA BAY AREA COMMUNITIES



1. **Hillcrest**
2363 Hancock Dr., Fairfield, CA 94533
Minutes from Travis AFB and Highway 80.
2. **Vanden Ranch**
2363 Hancock Dr., Fairfield, CA 94533
Six well-appointed plans. Pre-selling out of Hillcrest.
3. **Tide Pointe at Summer Lake**
2582 Talaria Dr., Oakley, CA 94561
Only one homesite remain.
4. **Orchard Park**
2327 Pillsbury Rd., Manteca, CA 95337
Nine well-designed floorplans.
5. **The Heartland**
1750 Hecker Pass Rd., Gilroy, CA 95020
Gated community. Easy access to San Francisco, Bay Area.
6. **Stonebridge**
191 Peppermint Ave., Morgan Hill, CA 95037
Trails, open space and Parks.
7. **The Pinnacle at Stonebrae Country Club**
23 Stonebrae Country Club Dr., Hayward, CA 94542
Gated community with stunning views.

BUILDING A BETTER HOME

A thriving homebuilder.

Since 1985, Meritage has built more than 75,000 homes. Today, Meritage is a national homebuilder with a great reputation, and is focused on constructing some of the best and most energy-efficient homes in the country. We take great pride in, and are sincerely dedicated to, building homes that people from all walks of life truly want and enjoy. Our commitment to customers, quality, and innovation helps make us a leader in building energy-efficient homes. It's also why we're the first national homebuilder to be fully ENERGY STAR® qualified in 100% of the homes we've built since 2010.

Save money with a Meritage home.

A beautifully designed, energy-efficient home is great. But the true reward comes every month with the energy bill. You'll see that the standard features we include with every home help to keep more money in your pocket by saving you as much as 50% on your energy costs.

Every Northern California Meritage home includes these energy-saving features.

- Spray-Foam Insulation
- Low-E3 Vinyl Windows
- Minimum SEER 14 HVAC
- Water-Efficient Fixtures
- CFL Lighting and Fixtures
- ENERGY STAR® Appliances
- ENERGY STAR® Programmable Thermostats
- Low VOC Carpets, Paints and Finishes

Turned off by high utility costs?

So was our homeowner Carrie, before she bought a Meritage home.



When I was twenty-four years old, I kept myself on a strict budget. Despite my finances, I took a chance and purchased a new Meritage home. It was the smartest decision I could have made.

The amazing thing I've noticed is that, as the months have passed, my electric bills have decreased. It seems unbelievable, but when I compare my current electric bills to those when I lived in a much smaller apartment, the difference is stunning.

I love all the energy-saving features Meritage built into my home, especially the programmable thermostat. It allows me to adjust the temperature inside my home, so it uses less electricity while I'm away during the day. Yet when I return home in the evening, it's cool and comfortable. Plus, it now seems like I always have money left over at the end of every month.

Carrie S. Homeowner
Oaks at Brandy Lake, Orlando

The Meritage Difference

COMPARE CARRIE'S ELECTRIC BILLS

Apartment Electric Bill

October 2009

\$168.70

Meritage Home Electric Bill

November 2011

\$97.85



Setting the standard for energy-efficient homes™

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