TOLL BROTHERS INC Form FWP April 14, 2009

> Filed pursuant to Rule 433 Registration No. 333-154807 April 13, 2009

\$400,000,000

Toll Brothers Finance Corp.

8.910% Senior Notes due October 15, 2017 Guaranteed on a Senior Basis by Toll Brothers, Inc. and Certain of its Subsidiaries <u>Pricing Term Sheet</u>

Issuer: Toll Brothers Finance Corp. 8.910% Senior Notes due October 15, 2017 Security: Size: \$400.000.000 October 15, 2017 Maturity: Coupon: 8.910% Price to Public: Variable Price Re-offer Spread to Benchmark Treasury: 639.2 basis points Benchmark Treasury: 2.750% due February 15, 2019 Benchmark Treasury Price and \$99-02+ and 2.858% Yield: Net Price to Toll: 97.350% \$389,400,000 Net Proceeds to Toll: Trade Date: April 13, 2009 April 15 and October 15, commencing October 15, 2009 **Interest Payment Dates:** Make-whole Redemption At any time at a discount rate of Treasury plus 50 basis points **Provision:** Settlement: T+5; April 20, 2009 CUSIP: 88947E AH3 Ratings: Ba1 (neg.) / BBB- (neg.) / BBB- (stable) Sole Bookrunning Manager: Citigroup Global Markets Inc. **Co-Managers:** Banc of America Securities LLC and RBS Securities Inc.

Note: A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling Citigroup Global Markets Inc. toll free at 1-877-858-5407.