

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
Pricing Term Sheet

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|-------------------------------------|---|
| Issuer: | Toll Brothers Finance Corp. |
| Security: | 8.910% Senior Notes due October 15, 2017 |
| Size: | \$400,000,000 |
| Maturity: | October 15, 2017 |
| 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 Yield: | \$99-02+ and 2.858% |
| Net Price to Toll: | 97.350% |
| Net Proceeds to Toll: | \$389,400,000 |
| Trade Date: | April 13, 2009 |
| Interest Payment Dates: | April 15 and October 15, commencing October 15, 2009 |
| Make-whole Redemption Provision: | At any time at a discount rate of Treasury plus 50 basis points |
| 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.