

APPLICATION IS NOW OPEN FROM 10/01/2026 – 10/30/2026



FRANCIS
RANCH



Opportunity to Own a Below-Market Rate Home in Dublin

Explore the unique opportunity to own a below-market rate home at Francis Ranch in Dublin! We are now accepting pre-approval applications for seven homes, designed to provide affordable living in our vibrant master-planned community. Applicants must be first-time homebuyers and agree to occupy the home as their primary residence. Pre-qualification is essential to secure your spot, as future homebuyers must apply before the applications close on 10/30/2026. Don't miss out on this limited-time opportunity!



TRUMARKCOMMUNITIES

BMR-FrancisRanch.com

Trumark Communities reserves the right to make modifications or changes to materials, specifications, brand names, features, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. It also reserves the right to accept or reject offers at its sole discretion, to accept a limited number of offers on non-owner-occupied residences and to sell any residence to any party at any time. Plans shown may vary from home as it is constructed. Dimensions stated are estimates. Actual dimensions may vary from floor to floor and from homesite to homesite based on site conditions and other factors. Plans and dimensions may contain minor variations from floor to floor. Models do not display racial preference. Homes shown may not represent actual homesites. This is not an offer to sell but is intended for information only. CA DRE license #01877720.

Opportunity to Own a Below-Market Rate Home in Dublin

Applications are now being accepted for the following
below-market rate homes at Francis Ranch:

MARIGOLD

LARKSPUR



Lot 9 | Resident 1R

3995 Gallagher Lane
1,839 Sq. Ft.
3 Beds | 2.5 Baths
2-Car Garage
\$575,615



Lot 10 | Resident 2R

3987 Gallagher Lane
1,795 Sq. Ft.
3 Beds | 2.5 Bathrooms
2-Car Garage
\$575,615



Lot 8 | Resident 1R

4105 Byrne St.
1,839 Sq. Ft.
3 Beds | 2.5 Baths
2-Car Garage
\$575,615



Lot 9 | Resident 2R

4101 Byrne St.
1,795 Sq. Ft.
3 Beds | 2.5 Bathrooms
2-Car Garage
\$575,615



HOW TO APPLY

To apply, download the Pre-Qualification Application packet at the link below or scan the QR code above:

Pre-Qualification Application
www.dublin.ca.gov/FRprequal

GET PRE-QUALIFIED

Review the Household Qualifications found in the Pre-Qualification Application, select a lender and get pre-qualified.

APPLICATION DEADLINE

Submit your Pre-Qualification Application and Lender Pre-Approval by 10/30/2026 to the Information Center at Francis Ranch. The City will invite the applicant with the most Dublin preference points to apply for the BMR program. If the applicant doesn't qualify, the City will choose the next highest-ranked applicant. If none of the applicants have preference points or there is a tie, the City will rank by random drawing.

For more information about the Below-Market Rate program please visit the City of Dublin's website at:

www.dublin.ca.gov/housing/guidelines

Household Size (Number of Persons)	Maximum Annual Income
3 (Min. for duet)	\$175,800
4	\$195,350
5	\$211,000
6 (Max. for duet)	\$226,600

Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568
BMRProgram@FrancisRanch.com | (510) 319-0402

TRUMARKCOMMUNITIES

BMR-FrancisRanch.com

Trumark Communities reserves the right to make modifications or changes to materials, specifications, brand names, features, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. It also reserves the right to accept or reject offers at its sole discretion, to accept a limited number of offers on non-owner-occupied residences and to sell any residence to any party at any time. Plans shown may vary from home as it is constructed. Dimensions stated are estimates. Actual dimensions may vary from floor to floor and from homesite to homesite based on site conditions and other factors. Plans and dimensions may contain minor variations from floor to floor. Models do not display racial preference. Homes shown may not represent actual homesites. This is not an offer to sell but is intended for information only. CA DRE license #01877720.



**FRANCIS
RANCH**





**FRANCIS
RANCH**

BMR Residence 1R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,839 Sq. Ft.



MARIGOLD BMR ELEVATION



LARKSPUR BMR ELEVATION

Preliminary and subject to change.

TRUMARK COMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com

Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

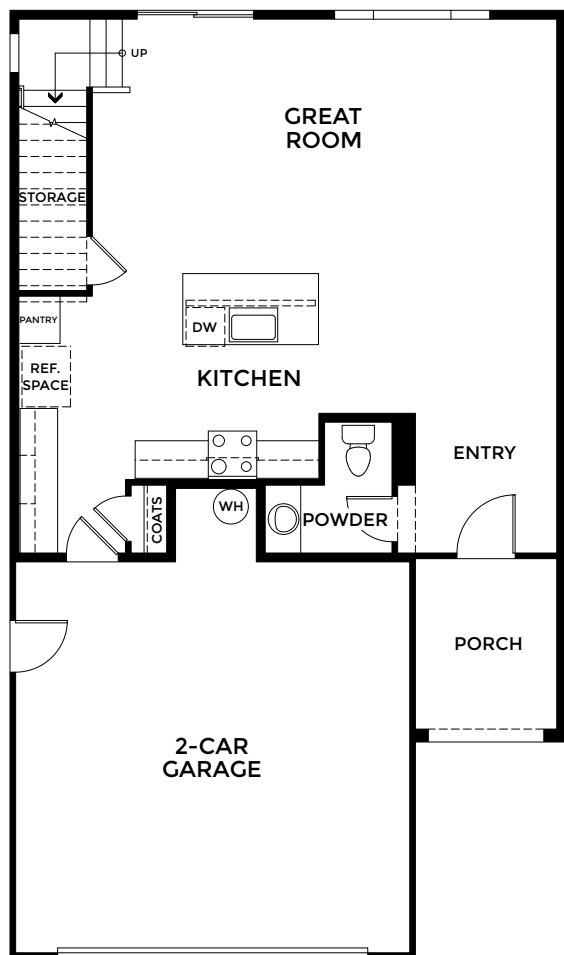
This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 🏠



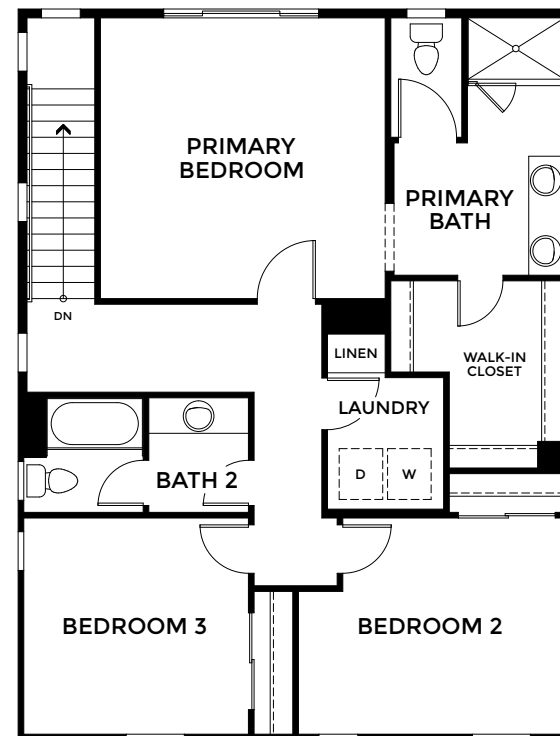
**FRANCIS
RANCH**

BMR Residence 1R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,839 Sq. Ft.



FIRST FLOOR



SECOND FLOOR

Preliminary and subject to change.

TRUMARK COMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com

Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 



**FRANCIS
RANCH**

BMR Residence 1R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,839 Sq. Ft.



Preliminary and subject to change.

TRUMARK COMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com
Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 🏠



**FRANCIS
RANCH**

BMR Residence 2R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,795 Sq. Ft.



MARIGOLD BMR ELEVATION



LARKSPUR BMR ELEVATION

Preliminary and subject to change.

TRUMARK COMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com

Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

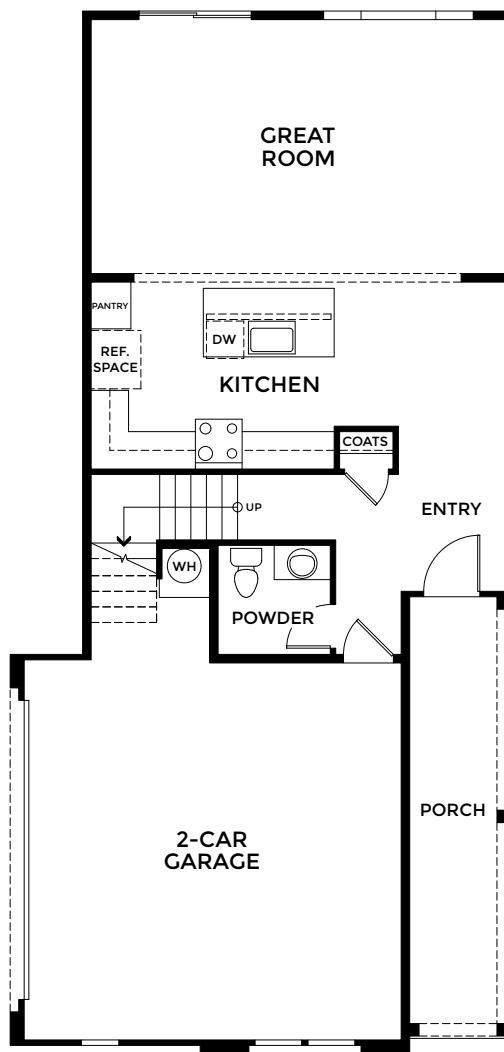
This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 🏠



**FRANCIS
RANCH**

BMR Residence 2R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,795 Sq. Ft.



FIRST FLOOR



SECOND FLOOR

Preliminary and subject to change.

TRUMARKCOMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com
Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 



**FRANCIS
RANCH**

BMR Residence 2R

3 Bedrooms, 2.5 Bathrooms, 2-Car Garage
Approx. 1,795 Sq. Ft.



Preliminary and subject to change.

TRUMARK COMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com
Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 🏠



**FRANCIS
RANCH**

SITE MAP



-  BMR PLAN 1
-  BMR PLAN 2



Preliminary and subject to change.

TRUMARKCOMMUNITIES

(510) 319-0402 | BMRProgram@FrancisRanch.com

Marigold Sales Office | 3943 Kevin St., Dublin, CA 94568 | FrancisRanchDublin.com

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Square footages are approximate. Plans and dimensions may contain minor variations from floor to floor. Floor plans are for representational purposes only. Homes shown do not represent actual homesites. Rendering and photographs are artists' conceptions and do not reflect actual homesites. Models do not display racial preference. CA DRE license #0187720. 