

TOLL BROTHERS INC  
Form 8-K  
September 22, 2009

**Table of Contents**

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
FORM 8-K  
CURRENT REPORT  
Pursuant to Section 13 or 15(d) of  
the Securities Exchange Act of 1934  
Date of Report: September 22, 2009  
(Date of earliest event reported)  
TOLL BROTHERS, INC.  
(Exact name of registrant as specified in its charter)**

**Delaware  
(State or other jurisdiction of  
incorporation)**

**001-09186  
(Commission  
File Number)  
250 Gibraltar Road  
Horsham, PA 19044  
(Address of principal executive offices and zip code)  
(215) 938-8000  
(Registrant's telephone number, including area code)**

**23-2416878  
(I.R.S. Employer  
Identification No.)**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12(b) under the Exchange Act (17 CFR 240.14a-12(b))
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
-

**TABLE OF CONTENTS**

Item 1.01 Entry into a Material Definitive Agreement.

Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement.

Item 9.01 Financial Statements and Exhibits.

Signature

EXHIBIT INDEX

EX-4.1

EX-4.2

---

**Table of Contents**

**TOLL BROTHERS, INC.**  
**FORM 8-K**

**Item 1.01 Entry into a Material Definitive Agreement.**

On September 22, 2009, Toll Brothers Finance Corp., Inc. (the **Issuer** ), a wholly-owned subsidiary of Toll Brothers, Inc. (the **Company** ) completed a public offering of \$250,000,000 aggregate principal amount of its 6.750% Senior Notes Due 2019 (the **Senior Notes** ), guaranteed by the Company and certain of its subsidiaries. The Senior Notes have been registered under the Securities Act of 1933, as amended (the **Securities Act** ), pursuant to the Company's universal shelf registration statement on Form S-3 (File No. 333-154807), as supplemented by the prospectus supplement dated September 15, 2009, previously filed with the Securities and Exchange Commission under the Securities Act.

The Senior Notes were issued (and the guarantees delivered) pursuant to an indenture (the **Base Indenture** ), dated as of April 20, 2009, among the Issuer, the guarantors named therein, including the Company (collectively, the **Guarantors** ) and The Bank of New York Mellon as trustee (the **Trustee** ), as amended and supplemented by the resolutions authorizing the Senior Notes, dated as of September 22, 2009 (the **Authorizing Resolutions** and together with the Base Indenture, the **Indenture** ). Copies of the Authorizing Resolutions and the form of note are attached hereto as Exhibits 4.1 and 4.2 respectively, and are incorporated herein by reference. The description of the Senior Notes in this report are summaries and are qualified in their entirety by the terms of the Indenture and the form of note.

The Senior Notes are unsecured and unsubordinated obligations of the Issuer and rank equally and ratably with the other unsecured and unsubordinated indebtedness of the Issuer. The Senior Notes and the guarantee of the Company are structurally subordinated to the prior claims of creditors of non-guarantor subsidiaries of the Company.

The Issuer will pay interest on the Senior Notes semi-annually on May 1 and November 1, beginning May 1, 2010, to holders of record on the preceding April 15 and October 15, as the case may be. Interest will be calculated on the basis of a 360-day year of twelve 30-day months. The Senior Notes will mature on November 1, 2019. The Issuer may redeem the Senior Notes in whole or in part at any time and from time to time prior to their stated maturity at the redemption prices set forth in the Authorizing Resolutions. In the event of a change of control repurchase event (as defined in the Indenture), the holders of the Senior Notes may require the Issuer to purchase for cash all or a portion of their Senior Notes at a purchase price equal to 101% of the principal amount of such Senior Notes, plus accrued and unpaid interest, if any, to, but not including, the date of repurchase. The Senior Notes are subject to certain customary covenants, including limitations on the ability of the Company and its subsidiaries, with exceptions, to incur debt secured by liens and to engage in sale and lease-back transactions.

Holders of the Senior Notes may not enforce the Indenture or the Senior Notes except as provided therein. In case an event of default (other than a default resulting from bankruptcy, insolvency or reorganization) shall occur and be continuing with respect to the Senior Notes, the Trustee or the holders of not less than 25% in aggregate principal amount of Senior Notes then outstanding may declare the principal amount of all the Senior Notes and interest, if any, accrued thereon to be due and payable immediately. If an event of default results from bankruptcy, insolvency or reorganization, all amounts due and payable on the Senior Notes will automatically become and be immediately due and payable. Any event of default with respect to the Senior Notes (except defaults in payment of principal of (or premium, if any, on) or interest, if any, on the Senior Notes or a default in respect of a covenant or provision that cannot be modified without the consent of the holder of each outstanding Senior Note) may be waived by the holders of at least a majority in aggregate principal amount of the Senior Notes outstanding.

The net proceeds from the offering of the Senior Notes will be used for general corporate purposes, which may include the repayment or repurchase of certain of the Company's outstanding indebtedness, and to finance a tender offer by the Issuer to purchase for cash up to \$150 million in aggregate principal amount of its 6.875% Senior Notes due 2012 and 5.95% Senior Notes due 2013. The tender offer is scheduled to expire on October 13, 2009 unless extended or earlier terminated.

**Table of Contents**

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement.**

The information provided in Item 1.01 of this report is incorporated by reference into this Item 2.03.

**Item 9.01 Financial Statements and Exhibits.**

d) Exhibits

4.1 Authorizing Resolutions, dated as of September 22, 2009, relating to the \$250,000,000 principal amount of 6.750% Senior Notes due 2019 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by Toll Brothers, Inc. and certain of its subsidiaries.

4.2 Form of Global Note for the Issuer's 6.750% Senior Notes due 2019.

-2-

---

**Table of Contents**

**Signature**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

TOLL BROTHERS, INC.  
(Registrant)

By: /s/ Joseph R. Sicree  
Joseph R. Sicree  
Senior Vice President,  
Chief Accounting Officer

Date: September 22, 2009

-3-

---

**Table of Contents**

EXHIBIT INDEX

Exhibit No.	Description
4.1	Authorizing Resolutions, dated as of September 22, 2009, relating to the \$250,000,000 principal amount of 6.750% Senior Notes due 2019 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by Toll Brothers, Inc. and certain of its subsidiaries.
4.2	Form of Global Note for the Issuer s 6.750% Senior Notes due 2019.

-4-