

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549**

**FORM 8-K/A**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934**

**Date of report (Date of earliest event reported) September 1, 2005**

**MERITAGE HOMES CORPORATION**

(Exact Name of Registrant as Specified in Charter)

**Maryland**  
(State or Other Jurisdiction  
of Incorporation)

**1-9977**  
(Commission File  
Number)

**86-0611231**  
(IRS Employer  
Identification No.)

**8501 E. Princess Drive, Suite 290, Scottsdale, Arizona**  
(Address of Principal Executive Offices)

**85255**  
(Zip Code)

**(480) 609-3330**

(Registrant's telephone number, including area code)

(Former Name or Former Address, if Changed Since Last Report)

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 under the Exchange Act (17 CFR 240.14a-12)
- 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))

ITEM 1.01 ENTRY INTO A MATERIAL DEFINITIVE AGREEMENT

On September 1, 2005 we completed the purchase of Orlando-based homebuilder Greater Homes, Inc. The purchase price, subject to final post-closing adjustments, was approximately \$56.6 million plus the repayment at closing of approximately \$27.8 million of debt and the assumption of approximately \$12.7 million of accounts payable and accrued liabilities.

A copy of our press release announcing the completion of our acquisition of Greater Homes, including information concerning forward-looking statements and factors that may affect our future results, is attached hereto as Exhibit 99.1 and incorporated herein by this reference.

ITEM 9.01. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

99.1 Press Release dated September 2, 2005

SIGNATURES

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

Dated: September 2, 2005

MERITAGE HOMES CORPORATION

/s/ Larry W. Seay

By: Larry W. Seay  
Chief Financial Officer, Vice President  
and Secretary





# press release

A DYNAMIC GROWTH COMPANY IN THE HOME BUILDING SECTOR

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## Meritage Homes Corporation Completes Acquisition of Greater Homes of Orlando, Florida

**Dallas and Scottsdale, Arizona (September 2, 2005)** — Meritage Homes Corporation (NYSE: MTH) today announced that it has completed the purchase of Greater Homes Inc. of Orlando, Florida ("Greater Homes"). Greater Homes controls approximately 3,200 lots in the Orlando area and expects to close about 600 homes in 2005 at an average selling price of around \$267,000, resulting in home closing revenue of \$160 million.

"We are excited about continuing our expansion into the fast-growing state of Florida," said John R. Landon, Meritage Co-Chairman and CEO. "Consistent with our past acquisitions, we expect to grow this division rapidly."

Bob Mandell, Chairman of the Board and CEO of Greater Homes, will remain with the Company as President of the Greater Homes division in Orlando.

### About Meritage Homes Corporation

Meritage Homes Corporation is one of the nation's largest single-family homebuilders, and is traded on the NYSE, symbol: MTH. The Company appears on *Forbes'* "Platinum 400" list as number one in terms of five-year annualized total return, and is included in the S&P SmallCap 600 Index. *Fortune* magazine recently ranked Meritage 747th in its "Fortune 1000" list of America's largest corporations and included the Company as a "top pick from 50 great investors" in its Investor's Guide 2004. Additionally, Meritage is ranked as one of *Fortune's* Fastest Growing Companies in America, its fifth appearance on this list in seven years. The Company has built approximately 40,000 homes, ranging from entry-level to semi-custom luxury. Meritage operates in fast-growing states of the Southern and Western U.S.,

including six of the top 10 single-family housing markets in the country. For more information about the Company, please visit the Meritage website located at [www.meritagehomes.com](http://www.meritagehomes.com).

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*This press release contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements include statements concerning our ability to grow the Greater Homes of Orlando division rapidly and that Greater Homes expects to close approximately 600 homes at an average selling price of about \$267,000, resulting in home closing revenue of \$160 million. Such statements are based upon the current beliefs and expectations of our management and are subject to significant risks and uncertainties. Actual results may differ from those set forth in the forward-looking statements.*

*With respect to the Greater Homes acquisition, these risks and uncertainties include: the risks that the Greater Homes business will not be integrated successfully; that market and financing synergies anticipated from the acquisition may not be fully realized or may take longer to realize than expected; that unanticipated expenses and liabilities may be incurred; and that the combined companies will lose key employees or suppliers.*

*Meritage's business is subject to a number of risks and uncertainties including: interest rates and changes in the availability and pricing of residential mortgages; our success in locating and negotiating favorably with possible acquisition candidates; the success of our program to integrate existing operations with any new operations or those of past or future acquisitions, including Colonial Homes and Greater Homes of Florida; our dependence on key personnel and the availability of satisfactory subcontractors; our ability to take certain actions because of restrictions contained in the indentures for our senior notes and the agreement for our unsecured credit facility; our lack of geographic diversification; the cost and availability of insurance, including the unavailability of insurance for the presence of mold; our potential exposure to natural disasters; the impact of inflation; the impact of construction defect and home warranty claims; the strength and competitive pricing of the single-family housing market; demand for and acceptance of our homes; changes in the availability and pricing of real estate in the markets in which we operate, our ability to acquire additional land or options to acquire additional land on acceptable terms, particularly in our Greenfield start-up markets; general economic slow downs; consumer confidence, which can be impacted by economic and other factors such as terrorism, war, or threats thereof and changes in stock markets; our level of indebtedness and our ability to raise additional capital when and if needed; legislative or other initiatives that seek to restrain growth or new housing construction or similar measures; and other factors identified in documents filed by us with the Securities and Exchange Commission, including those set forth in our Form 10-K for the year ended December 31, 2004 under the caption "Management's Discussion and Analysis of Financial Condition and Results of Operations — Factors That May Affect Our Future Results and Financial Condition" and in Exhibit 99.1 of Meritage's Form 10-Q for the quarter ended June 30, 2005. As a result of these and other factors, the Company's stock and note prices may fluctuate dramatically.*

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