LENNAR CORP /NEW/
Form 10-Q
July 02, 2015

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934
For the quarterly period ended May 31, 2015
Commission File Number: 1-11749

Lennar Corporation
(Exact name of registrant as specified in its charter)

| | |
|---|---|
| Delaware<br>(State or other jurisdiction of<br>incorporation or organization) | 95-4337490<br>(I.R.S. Employer<br>Identification No.) |

700 Northwest 107th Avenue, Miami, Florida 33172
(Address of principal executive offices) (Zip Code)
(305) 559-4000
(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. YES ý NO ¨

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). YES ý NO ¨

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer," and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

| | |
|---|---|
| Large accelerated filer ý | Accelerated filer ¨ |
| Non-accelerated filer ¨ | Smaller reporting company ¨ |

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). YES ¨ NO ý

Common stock outstanding as of May 31, 2015:
Class A 173,937,387
Class B 31,303,195

Part I. Financial Information
Item 1. Financial Statements

Lennar Corporation and Subsidiaries
Condensed Consolidated Balance Sheets
(Dollars in thousands, except shares and per share amounts)
(unaudited)

| | May 31, 2015 (1) | November 30, 2014 (1) |
|---|---|---|
| ASSETS | | |
| Lennar Homebuilding: | | |
| Cash and cash equivalents | $638,992 | 885,729 |
| Restricted cash | 12,373 | 9,849 |
| Receivables, net | 70,443 | 93,444 |
| Inventories: | | |
| Finished homes and construction in progress | 3,717,543 | 3,082,345 |
| Land and land under development | 4,984,978 | 4,601,802 |
| Consolidated inventory not owned | 51,255 | 52,453 |
| Total inventories | 8,753,776 | 7,736,600 |
| Investments in unconsolidated entities | 688,467 | 656,837 |
| Other assets | 591,082 | 672,589 |
| | 10,755,133 | 10,055,048 |
| Rialto | 1,364,682 | 1,458,152 |
| Lennar Financial Services | 1,413,388 | 1,177,053 |
| Lennar Multifamily | 362,256 | 268,014 |
| Total assets | $13,895,459 | 12,958,267 |

(1) Under certain provisions of Accounting Standards Codification ("ASC") Topic 810, Consolidations, ("ASC 810") the Company is required to separately disclose on its condensed consolidated balance sheets the assets owned by consolidated variable interest entities ("VIEs") and liabilities of consolidated VIEs as to which neither Lennar Corporation, or any of its subsidiaries, has any obligations.

As of May 31, 2015, total assets include $709.3 million related to consolidated VIEs of which $14.4 million is included in Lennar Homebuilding cash and cash equivalents, $0.7 million in Lennar Homebuilding receivables, net, $0.4 million in Lennar Homebuilding finished homes and construction in progress, $174.5 million in Lennar Homebuilding land and land under development, $51.3 million in Lennar Homebuilding consolidated inventory not owned, $31.1 million in Lennar Homebuilding investments in unconsolidated entities, $25.1 million in Lennar Homebuilding other assets, $402.1 million in Rialto assets and $9.8 million in Lennar Multifamily assets.

As of November 30, 2014, total assets include $929.1 million related to consolidated VIEs of which $11.7 million is included in Lennar Homebuilding cash and cash equivalents, $0.3 million in Lennar Homebuilding restricted cash, $0.2 million in Lennar Homebuilding receivables, net, $0.2 million in Lennar Homebuilding finished homes and construction in progress, $208.2 million in Lennar Homebuilding land and land under development, $52.5 million in Lennar Homebuilding consolidated inventory not owned, $23.9 million in Lennar Homebuilding investments in unconsolidated entities, $104.6 million in Lennar Homebuilding other assets, $508.4 million in Rialto assets and $19.2 million in Lennar Multifamily assets.

See accompanying notes to condensed consolidated financial statements.

Lennar Corporation and Subsidiaries
Condensed Consolidated Balance Sheets – (Continued)
(Dollars in thousands, except shares and per share amounts)
(unaudited)

| | May 31, 2015 (2) | November 30, 2014 (2) |
|---|---|---|
| LIABILITIES AND EQUITY | | |
| Lennar Homebuilding: | | |
| Accounts payable | $441,990 | 412,558 |
| Liabilities related to consolidated inventory not owned | 43,897 | 45,028 |
| Senior notes and other debts payable | 5,291,136 | 4,690,213 |
| Other liabilities | 802,665 | 863,236 |
| | 6,579,688 | 6,011,035 |
| Rialto | 712,744 | 747,044 |
| Lennar Financial Services | 1,075,515 | 896,643 |
| Lennar Multifamily | 51,793 | 52,243 |
| Total liabilities | 8,419,740 | 7,706,965 |
| Stockholders' equity: | | |
| Preferred stock | — | — |
| Class A common stock of $0.10 par value; Authorized: May 31, 2015 and November 30, 2014 - 300,000,000 shares; Issued: May 31, 2015 - 174,286,658 shares and November 30, 2014 - 174,241,570 shares | 17,429 | 17,424 |
| Class B common stock of $0.10 par value; Authorized: May 31, 2015 and November 30, 2014 - 90,000,000 shares; Issued: May 31, 2015 - 32,982,815 shares and November 30, 2014 - 32,982,815 shares | 3,298 | 3,298 |
| Additional paid-in capital | 2,261,951 | 2,239,704 |
| Retained earnings | 2,941,595 | 2,660,034 |
| Treasury stock, at cost; May 31, 2015 - 349,271 shares of Class A common stock and 1,679,620 shares of Class B common stock; November 30, 2014 - 505,420 shares of Class A common stock and 1,679,620 shares of Class B common stock | (85,535) | (93,440) |
| Total stockholders' equity | 5,138,738 | 4,827,020 |
| Noncontrolling interests | 336,981 | 424,282 |
| Total equity | 5,475,719 | 5,251,302 |
| Total liabilities and equity | $13,895,459 | 12,958,267 |

(2) As of May 31, 2015, total liabilities include $84.2 million related to consolidated VIEs as to which there was no recourse against the Company, of which $8.1 million is included in Lennar Homebuilding accounts payable, $43.9 million in Lennar Homebuilding liabilities related to consolidated inventory not owned, $14.6 million in Lennar Homebuilding other liabilities, $13.6 million in Rialto liabilities and $4.0 million in Lennar Multifamily liabilities.
As of November 30, 2014, total liabilities include $149.8 million related to consolidated VIEs as to which there was no recourse against the Company, of which $6.8 million is included in Lennar Homebuilding accounts payable, $45.0 million in Lennar Homebuilding liabilities related to consolidated inventory not owned, $61.6 million in Lennar Homebuilding senior notes and other debts payable, $14.8 million in Lennar Homebuilding other liabilities and $21.5 million in Rialto liabilities.

See accompanying notes to condensed consolidated financial statements.

Lennar Corporation and Subsidiaries
Condensed Consolidated Statements of Operations
(Dollars in thousands, except per share amounts)
(unaudited)

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| | 2015 | 2014 | 2015 | 2014 |
| Revenues: | | | | |
| Lennar Homebuilding | $2,115,812 | 1,634,785 | 3,557,470 | 2,866,170 |
| Lennar Financial Services | 169,885 | 111,016 | 294,712 | 187,968 |
| Rialto | 67,931 | 54,393 | 109,128 | 101,348 |
| Lennar Multifamily | 38,976 | 18,551 | 75,433 | 26,354 |
| Total revenues | 2,392,604 | 1,818,745 | 4,036,743 | 3,181,840 |
| Costs and expenses: | | | | |
| Lennar Homebuilding | 1,825,482 | 1,392,643 | 3,090,657 | 2,456,998 |
| Lennar Financial Services | 130,832 | 92,723 | 240,132 | 165,210 |
| Rialto | 67,506 | 79,604 | 108,287 | 127,180 |
| Lennar Multifamily | 47,260 | 25,549 | 89,221 | 39,476 |
| Corporate general and administrative | 50,207 | 38,317 | 93,861 | 76,429 |
| Total costs and expenses | 2,121,287 | 1,628,836 | 3,622,158 | 2,865,293 |
| Lennar Homebuilding equity in earnings from unconsolidated entities | 6,494 | 394 | 35,393 | 5,384 |
| Lennar Homebuilding other income (expense), net | (217) | 2,262 | 6,116 | 5,151 |
| Other interest expense | (3,818) | (10,287) | (7,889) | (22,978) |
| Rialto equity in earnings from unconsolidated entities | 7,328 | 17,939 | 9,992 | 23,293 |
| Rialto other income (expense), net | (872) | 3,595 | (1,144) | 2,366 |
| Lennar Multifamily equity in loss from unconsolidated entities | (422) | (182) | (600) | (257) |
| Earnings before income taxes | 279,810 | 203,630 | 456,453 | 329,506 |
| Provision for income taxes | (95,226) | (81,013) | (154,952) | (126,924) |
| Net earnings (including net earnings (loss) attributable to noncontrolling interests) | 184,584 | 122,617 | 301,501 | 202,582 |
| Less: Net earnings (loss) attributable to noncontrolling interests | 1,568 | (15,102) | 3,522 | (13,254) |
| Net earnings attributable to Lennar | $183,016 | 137,719 | 297,979 | 215,836 |
| Basic earnings per share | $0.89 | 0.67 | 1.45 | 1.06 |
| Diluted earnings per share | $0.79 | 0.61 | 1.30 | 0.95 |
| Cash dividends per each Class A and Class B common share | $0.04 | 0.04 | 0.08 | 0.08 |
| Comprehensive earnings attributable to Lennar | $183,016 | 137,719 | 297,979 | 215,836 |
| Comprehensive earnings (loss) attributable to noncontrolling interests | $1,568 | (15,102) | 3,522 | (13,254) |

See accompanying notes to condensed consolidated financial statements.

Lennar Corporation and Subsidiaries
Condensed Consolidated Statements of Cash Flows
(Dollars in thousands)
(unaudited)

| | Six Months Ended May 31, 2015 | 2014 |
|---|---|---|
| Cash flows from operating activities: | | |
| Net earnings (including net earnings (loss) attributable to noncontrolling interests) | $301,501 | 202,582 |
| Adjustments to reconcile net earnings to net cash used in operating activities: | | |
| Depreciation and amortization | 18,906 | 16,645 |
| Amortization of discount/premium and accretion on debt, net | 9,628 | 10,577 |
| Lennar Homebuilding equity in earnings from unconsolidated entities | (35,393) | (5,384) |
| Distributions of earnings from Lennar Homebuilding unconsolidated entities | 26,308 | 4,051 |
| Rialto equity in earnings from unconsolidated entities | (9,992) | (23,293) |
| Distributions of earnings from Rialto unconsolidated entities | 8,426 | — |
| Lennar Multifamily equity in loss from unconsolidated entities | 600 | 257 |
| Share based compensation expense | 20,650 | 17,291 |
| Excess tax benefits from share-based awards | (113) | (282) |
| Deferred income tax expense | 2,409 | 99,683 |
| Gain on retirement of Rialto notes payable | (83) | (2,627) |
| Gain on sale of operating properties and equipment | (5,945) | — |
| Unrealized and realized gains on Rialto real estate owned | (8,691) | (16,635) |
| Impairments of Rialto loans receivable and real estate owned | 8,594 | 44,126 |
| Valuation adjustments and write-offs of option deposits and pre-acquisition costs and other assets | 10,695 | 2,357 |
| Changes in assets and liabilities: | | |
| Decrease (increase) in restricted cash | 23,135 | (13,193) |
| Decrease (increase) in receivables | 15,291 | (63,071) |
| Increase in inventories, excluding valuation adjustments and write-offs of option deposits and pre-acquisition costs | (1,118,791) | (981,096) |
| Increase in other assets | (30,068) | (24,262) |
| Increase in Rialto loans held-for-sale | (206,698) | (368) |
| Increase in Lennar Financial Services loans held-for-sale | (53,905) | (55,069) |
| Increase in accounts payable and other liabilities | 29,003 | 66,015 |
| Net cash used in operating activities | (994,533) | (721,696) |
| Cash flows from investing activities: | | |
| Increase (decrease) in restricted cash related to LOCs | 101 | (478) |
| Net additions of operating properties and equipment | (50,729) | (8,212) |
| Proceeds from the sale of operating properties and equipment | 73,732 | — |
| Investments in and contributions to Lennar Homebuilding unconsolidated entities | (26,983) | (56,571) |
| Distributions of capital from Lennar Homebuilding unconsolidated entities | 17,832 | 74,766 |
| Investments in and contributions to Rialto unconsolidated entities | (23,916) | (18,206) |
| Distributions of capital from Rialto unconsolidated entities | 6,047 | 30,086 |
| Investments in and contributions to Lennar Multifamily unconsolidated entities | (15,744) | (14,110) |
| Distributions of capital from Lennar Multifamily unconsolidated entities | 11,262 | 42,377 |
| Receipts of principal payments on Rialto loans receivable | 13,335 | 8,357 |
| Proceeds from sales of Rialto real estate owned | 55,812 | 112,409 |
| Purchase of investment carried at cost | (18,000) | — |

| | | |
|---|---|---|
| Proceeds from sale of commercial mortgage-backed securities bond | — | 9,171 |
| Purchases of commercial mortgage-backed securities bond | — | (8,705) |
| Improvements to Rialto real estate owned | (4,723) | (6,194) |
| Purchases of Lennar Homebuilding investments available-for-sale | (28,093) | (21,274) |
| Proceeds from sales of Lennar Homebuilding investments available-for-sale | — | 44,579 |
| Acquisition, net of cash acquired | — | (4,808) |
| Increase in Rialto loans held-for-investment | (2,750) | — |
| Decrease (increase) in Lennar Financial Services loans held-for-investment, net | (2,480) | 889 |
| Purchases of Lennar Financial Services investment securities | (28,365) | (5,374) |
| Proceeds from maturities of Lennar Financial Services investment securities | 16,326 | 9,204 |
| Net cash provided by (used in) investing activities | $(7,336) | 187,906 |

See accompanying notes to condensed consolidated financial statements.

Lennar Corporation and Subsidiaries
Condensed Consolidated Statements of Cash Flows
(Dollars in thousands)
(unaudited)

| | Six Months Ended May 31, 2015 | 2014 |
|---|---|---|
| Cash flows from financing activities: | | |
| Net borrowings under unsecured revolving credit facility | $450,000 | — |
| Net borrowings under Lennar Financial Services warehouse facilities | 161,273 | 85,782 |
| Net borrowings (repayments) under Rialto warehouse repurchase facilities | 28,359 | (31,593) |
| Proceeds from Lennar Homebuilding senior notes | 750,625 | 500,500 |
| Proceeds from Rialto senior notes | — | 104,525 |
| Debt issuance costs | (6,510) | (7,725) |
| Redemption of senior notes | (500,000) | — |
| Proceeds from Rialto structured notes | — | 73,830 |
| Principal payments on Rialto notes payable including structured notes | (20,940) | (5,870) |
| Proceeds from other borrowings | 69,741 | 26,933 |
| Principal payments on other borrowings | (206,901) | (157,177) |
| Exercise of land option contracts from an unconsolidated land investment venture | — | (1,540) |
| Receipts related to noncontrolling interests | 1,367 | 11,933 |
| Payments related to noncontrolling interests | (78,937) | (72,737) |
| Excess tax benefits from share-based awards | 113 | 282 |
| Common stock: | | |
| Issuances | 9,412 | 13,302 |
| Repurchases | (972) | (566) |
| Dividends | (16,418) | (16,355) |
| Net cash provided by financing activities | 640,212 | 523,524 |
| Net decrease in cash and cash equivalents | (361,657) | (10,266) |
| Cash and cash equivalents at beginning of period | 1,281,814 | 970,505 |
| Cash and cash equivalents at end of period | $920,157 | 960,239 |
| Summary of cash and cash equivalents: | | |
| Lennar Homebuilding | $638,992 | 627,615 |
| Lennar Financial Services | 103,093 | 86,164 |
| Rialto | 176,378 | 244,675 |
| Lennar Multifamily | 1,694 | 1,785 |
| | $920,157 | 960,239 |
| Supplemental disclosures of non-cash investing and financing activities: | | |
| Lennar Homebuilding and Lennar Multifamily: | | |
| Inventory acquired in satisfaction of other assets including investments available-for-sale | $28,093 | 4,774 |
| Non-cash sale of operating properties and equipment | $(59,397) | — |
| Purchases of inventories and other assets financed by sellers | $29,977 | 96,430 |
| Non-cash contributions to Lennar Multifamily unconsolidated entities | $26,594 | 59,107 |
| Rialto: | | |
| Real estate owned acquired in satisfaction/partial satisfaction of loans receivable | $13,326 | 37,270 |
| Non-cash acquisition of Servicer Provider | $— | 8,317 |
| Lennar Financial Services: | | |
| Purchase of mortgage servicing rights financed by seller | $— | 5,927 |
| Consolidation/deconsolidation of unconsolidated/consolidated entities, net: | | |

| | | |
|---|---|---|
| Inventories | $— | 155,021 |
| Operating properties and equipment and other assets | $(17,421) | (18,468) |
| Investments in unconsolidated entities | $2,948 | (30,647) |
| Other liabilities | $1,220 | — |
| Noncontrolling interests | $13,253 | (105,906) |

See accompanying notes to condensed consolidated financial statements.

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Lennar Corporation and Subsidiaries
Notes to Condensed Consolidated Financial Statements
(unaudited)

(1) Basis of Presentation

Basis of Consolidation

The accompanying condensed consolidated financial statements include the accounts of Lennar Corporation and all subsidiaries, partnerships and other entities in which Lennar Corporation has a controlling interest and VIEs (see Note 16) in which Lennar Corporation is deemed to be the primary beneficiary (the “Company”). The Company’s investments in both unconsolidated entities in which a significant, but less than controlling, interest is held and in VIEs in which the Company is not deemed to be the primary beneficiary, are accounted for by the equity method. All intercompany transactions and balances have been eliminated in consolidation. The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”) for interim financial information, the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial statements. These condensed consolidated financial statements should be read in conjunction with the consolidated financial statements in the Company’s Annual Report on Form 10-K for the year ended November 30, 2014. In the opinion of management, all adjustments (consisting of normal recurring adjustments) necessary for the fair presentation of the accompanying condensed consolidated financial statements have been made.

The Company has historically experienced, and expects to continue to experience, variability in quarterly results. The condensed consolidated statements of operations for the three and six months ended May 31, 2015 are not necessarily indicative of the results to be expected for the full year.

Rialto - Management Fee Revenue

The Rialto segment provides services to a variety of legal entities and investment vehicles such as funds, joint ventures, co-invests, and other private equity structures to manage their respective investments. As a result, Rialto earns and receives management fees, underwriting fees and due diligence fees. These fees related to the Rialto segment are included in Rialto revenues and are recorded over the period in which the services are performed, fees are determinable and collectability is reasonably assured. Rialto receives investment management fees from investment vehicles based on 1) a percentage of committed capital during the commitment period and after the commitment period ends and 2) a percentage of invested capital less the portion of such invested capital utilized to acquire investments that have been sold (in whole or in part) or liquidated. Fees earned for underwriting and due diligence services are based on actual costs incurred. In certain situations, Rialto may earn additional fees when the return on assets managed exceeds contractually established thresholds. Such revenue is only booked when the contract terms are met, the contract is at, or near, completion and the amounts are known and collectability is reasonably assured. Since such revenue is recognized during the latter half of the life of the investment vehicle, after substantially all of the assets have been sold and investment gains and losses realized, the possibility of clawbacks is limited. In addition, Rialto may also receive tax distributions in order to cover income tax obligations resulting from allocations of taxable income due to Rialto's carried interests in the funds. These distributions are not subject to clawbacks and therefore are recorded as revenue when received.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the condensed consolidated financial statements and accompanying notes. Actual results could differ from those estimates.

(2) Operating and Reporting Segments

The Company’s operating segments are aggregated into reportable segments, based primarily upon similar economic characteristics, geography and product type. The Company’s reportable segments consist of:

(1) Homebuilding East
(2) Homebuilding Central
(3) Homebuilding West
(4) Homebuilding Southeast Florida
(5) Homebuilding Houston
(6) Lennar Financial Services
(7) Rialto
(8) Lennar Multifamily

Information about homebuilding activities in states which are not economically similar to other states in the same geographic area is grouped under “Homebuilding Other,” which is not considered a reportable segment.

Evaluation of segment performance is based primarily on operating earnings (loss) before income taxes. Operations of the Company’s homebuilding segments primarily include the construction and sale of single-family attached and detached homes, as well as the purchase, development and sale of residential land directly and through the Company’s unconsolidated entities. Operating earnings (loss) for the homebuilding segments consist of revenues generated from the sales of homes and land, equity in earnings (loss) from unconsolidated entities and other income (expense), net, less the cost of homes sold and land sold, selling, general and administrative expenses and other interest expense of the segment.

The Company’s reportable homebuilding segments and all other homebuilding operations not required to be reported separately have operations located in:

East: Florida(1), Georgia, Maryland, New Jersey, North Carolina, South Carolina and Virginia
Central: Arizona, Colorado and Texas(2)
West: California and Nevada
Southeast Florida: Southeast Florida
Houston: Houston, Texas
Other: Illinois, Minnesota, Oregon, Tennessee and Washington

(1) Florida in the East reportable segment excludes Southeast Florida, which is its own reportable segment.
(2) Texas in the Central reportable segment excludes Houston, Texas, which is its own reportable segment.

Operations of the Lennar Financial Services segment include primarily mortgage financing, title insurance and closing services for both buyers of the Company’s homes and others. The Lennar Financial Services segment sells substantially all of the loans it originates within a short period in the secondary mortgage market, the majority of which are sold on a servicing released, non-recourse basis. After the loans are sold, the Company retains potential liability for possible claims by purchasers that it breached certain limited industry-standard representations and warranties in the loan sale agreements. Lennar Financial Services’ operating earnings consist of revenues generated primarily from mortgage financing, title insurance and closing services, less the cost of such services and certain selling, general and administrative expenses incurred by the segment. The Lennar Financial Services segment operates generally in the same states as the Company’s homebuilding operations as well as in other states.

Operations of the Rialto segment include raising, investing and managing third-party capital, originating and securitizing commercial mortgage loans, as well as investing its own capital in real estate related mortgage loans, properties and related securities. Rialto utilizes its vertically-integrated investment and operating platform to underwrite, diligence, acquire, manage, workout and add value to diverse portfolios of real estate loans, properties and securities, as well as providing strategic real estate capital. Rialto’s operating earnings consist of revenues generated primarily from gains from securitization transactions and interest income from the Rialto Mortgage Finance (“RMF”) business, interest income associated with portfolios of real estate loans acquired in partnership with the FDIC and other portfolios of real estate loans and assets acquired, asset management, due diligence and underwriting fees derived from the segment's investments in the real estate investment funds managed by the Rialto segment, fees for sub-advisory services, distributions with regard to partnership interests, other income (expense), net, consisting primarily of gains (losses) upon foreclosure of real estate owned (“REO”), gains on sale of REO, expenses related to owning and maintaining REO, impairments on REO and other expenses, and equity in earnings (loss) from unconsolidated entities, less the costs incurred by the segment for managing portfolios, costs related to RMF and other general and administrative expenses.

Operations of the Lennar Multifamily segment include revenues generated primarily from construction activities and management fees generated from joint ventures as well as revenues from the sales of land and equity in earnings (loss) from unconsolidated entities, less expenses related to construction activities, the costs related to sales of land and general and administrative expenses.

Each reportable segment follows the same accounting policies described in Note 1 – "Summary of Significant Accounting Policies" to the consolidated financial statements in the Company's Form 10-K for the year ended November 30, 2014 and Section 4 of Item 2 of this Form 10-Q, "Critical Accounting Policies." Operational results of each segment are not necessarily indicative of the results that would have occurred had the segment been an independent, stand-alone entity during the periods presented.

Financial information relating to the Company's operations was as follows:

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Homebuilding East | $2,482,733 | 2,323,978 |
| Homebuilding Central | 1,373,787 | 1,233,991 |
| Homebuilding West | 3,989,066 | 3,454,611 |
| Homebuilding Southeast Florida | 737,192 | 722,706 |
| Homebuilding Houston | 483,008 | 398,538 |
| Homebuilding Other | 828,764 | 880,912 |
| Rialto | 1,364,682 | 1,458,152 |
| Lennar Financial Services | 1,413,388 | 1,177,053 |
| Lennar Multifamily | 362,256 | 268,014 |
| Corporate and unallocated | 860,583 | 1,040,312 |
| Total assets | $13,895,459 | 12,958,267 |

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Revenues: | | | | |
| Homebuilding East | $653,396 | 536,748 | 1,121,731 | 927,256 |
| Homebuilding Central | 302,509 | 235,208 | 513,017 | 397,702 |
| Homebuilding West | 627,361 | 423,354 | 1,010,134 | 738,369 |
| Homebuilding Southeast Florida | 184,839 | 129,492 | 327,187 | 231,656 |
| Homebuilding Houston | 189,647 | 178,663 | 320,904 | 309,286 |
| Homebuilding Other | 158,060 | 131,320 | 264,497 | 261,901 |
| Lennar Financial Services | 169,885 | 111,016 | 294,712 | 187,968 |
| Rialto | 67,931 | 54,393 | 109,128 | 101,348 |
| Lennar Multifamily | 38,976 | 18,551 | 75,433 | 26,354 |
| Total revenues (1) | $2,392,604 | 1,818,745 | 4,036,743 | 3,181,840 |
| Operating earnings (loss): | | | | |
| Homebuilding East | $94,583 | 85,252 | 152,830 | 135,904 |
| Homebuilding Central | 30,715 | 24,074 | 45,767 | 34,734 |
| Homebuilding West (2) | 102,332 | 64,643 | 184,825 | 118,436 |
| Homebuilding Southeast Florida | 36,983 | 26,748 | 65,269 | 47,306 |
| Homebuilding Houston | 22,738 | 24,685 | 39,753 | 46,356 |
| Homebuilding Other | 5,438 | 9,109 | 11,989 | 13,993 |
| Lennar Financial Services | 39,053 | 18,293 | 54,580 | 22,758 |
| Rialto | 6,881 | (3,677) | 9,689 | (173) |
| Lennar Multifamily | (8,706) | (7,180) | (14,388) | (13,379) |
| Total operating earnings | 330,017 | 241,947 | 550,314 | 405,935 |
| Corporate general and administrative expenses | 50,207 | 38,317 | 93,861 | 76,429 |
| Earnings before income taxes | $279,810 | 203,630 | 456,453 | 329,506 |

(1) Total revenues were net of sales incentives of $128.8 million ($21,500 per home delivered) and $222.5 million ($21,600 per home delivered) for the three and six months ended May 31, 2015, respectively, compared to $100.9 million ($20,300 per home delivered) and $177.4 million ($20,700 per home delivered) for the three and six months ended May 31, 2014, respectively.

(2) For the three and six months ended May 31, 2015, operating earnings included Lennar Homebuilding equity in earnings from unconsolidated entities of $11.6 million and $43.0 million, respectively, primarily related to the sale of homesites and a commercial property to third parties by Heritage Fields El Toro, one of the Company's unconsolidated entities ("El Toro"). For the six months ended May 31, 2015, operating earnings included a $6.5 million gain on the sale of an operating property.

(3) Lennar Homebuilding Investments in Unconsolidated Entities

Summarized condensed financial information on a combined 100% basis related to Lennar Homebuilding’s unconsolidated entities that are accounted for by the equity method was as follows:

Statements of Operations

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Revenues | $180,790 | 32,111 | 623,747 | 175,805 |
| Costs and expenses | 154,139 | 65,098 | 453,018 | 210,737 |
| Other income | — | — | 2,943 | — |
| Net earnings (loss) of unconsolidated entities (1) | $26,651 | (32,987) | 173,672 | (34,932) |
| Lennar Homebuilding equity in earnings from unconsolidated entities (2) | $6,494 | 394 | 35,393 | 5,384 |

(1) For the six months ended May 31, 2015, net earnings of unconsolidated entities included the sale of approximately 300 homesites to Lennar by El Toro for $126.4 million, that resulted in $44.6 million of gross profit of which the Company's portion was deferred.

(2) For the three months ended May 31, 2015, Lennar Homebuilding equity in earnings from unconsolidated entities included $11.6 million of equity in earnings primarily related to the sale of a commercial property and homesites to third parties by El Toro. For the six months ended May 31, 2015, Lennar Homebuilding equity in earnings from unconsolidated entities included $43.0 million of equity in earnings primarily related to the sale of approximately 660 homesites and a commercial property to third parties by El Toro. For the six months ended May 31, 2014, Lennar Homebuilding equity in earnings from unconsolidated entities included $4.7 million of equity in earnings primarily as a result of third-party land sales by one unconsolidated entity.

Balance Sheets

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $300,136 | 243,597 |
| Inventories | 2,725,167 | 2,889,267 |
| Other assets | 134,036 | 155,470 |
| | $3,159,339 | 3,288,334 |
| Liabilities and equity: | | |
| Accounts payable and other liabilities | $283,414 | 271,638 |
| Debt | 504,692 | 737,755 |
| Equity | 2,371,233 | 2,278,941 |
| | $3,159,339 | 3,288,334 |

As of May 31, 2015 and November 30, 2014, the Company’s recorded investments in Lennar Homebuilding unconsolidated entities were $688.5 million and $656.8 million, respectively, while the underlying equity in Lennar

Homebuilding unconsolidated entities partners’ net assets as of May 31, 2015 and November 30, 2014 was $755.2 million and $722.6 million, respectively. The basis difference is primarily as a result of the Company buying an interest in a partner's equity in a Lennar Homebuilding unconsolidated entity at a discount to book value and contributing non-monetary assets to an unconsolidated entity with a higher fair value than book value.

The Lennar Homebuilding unconsolidated entities in which the Company has investments usually finance their activities with a combination of partner equity and debt financing. In some instances, the Company and its partners have guaranteed debt of certain unconsolidated entities.

The total debt of the Lennar Homebuilding unconsolidated entities in which the Company has investments, including Lennar's maximum recourse exposure, were as follows:

| (Dollars in thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Non-recourse bank debt and other debt (partner's share of several recourse) | $55,685 | 56,573 |
| Non-recourse land seller debt or other debt | 4,001 | 4,022 |
| Non-recourse debt with completion guarantees (1) | 183,287 | 442,854 |
| Non-recourse debt without completion guarantees | 239,031 | 209,825 |
| Non-recourse debt to the Company | 482,004 | 713,274 |
| The Company's maximum recourse exposure | 22,688 | 24,481 |
| Total debt | $504,692 | 737,755 |
| The Company's maximum recourse exposure as a % of total JV debt | 4 % | 3 % |

(1) The decrease in non-recourse debt with completion guarantees was primarily related to a debt paydown by El Toro as a result of land sales.

In most instances in which the Company has guaranteed debt of a Lennar Homebuilding unconsolidated entity, the Company's partners have also guaranteed that debt and are required to contribute their share of the guarantee payments. Historically, the Company has had repayment guarantees and/or maintenance guarantees. In a repayment guarantee, the Company and its venture partners guarantee repayment of a portion or all of the debt in the event of default before the lender would have to exercise its rights against the collateral. In the event of default, if the Company's venture partner does not have adequate financial resources to meet its obligations under the reimbursement agreement, the Company may be liable for more than its proportionate share, up to its maximum recourse exposure, which is the full amount covered by the joint and several guarantee. The maintenance guarantees only apply if the value of the collateral (generally land and improvements) is less than a specified percentage of the loan balance. As of both May 31, 2015 and November 30, 2014, the Company did not have any maintenance or joint and several guarantees related to its Lennar Homebuilding unconsolidated entities.

In connection with many of the loans to Lennar Homebuilding unconsolidated entities, the Company and its joint venture partners (or entities related to them) have been required to give guarantees of completion to the lenders. Those completion guarantees may require that the guarantors complete the construction of the improvements for which the financing was obtained. If the construction is to be done in phases, the guarantee generally is limited to completing only the phases as to which construction has already commenced and for which loan proceeds were used.

If the Company is required to make a payment under any guarantee, the payment would constitute a capital contribution or loan to the Lennar Homebuilding unconsolidated entity and increase the Company's investment in the unconsolidated entity and its share of any funds the unconsolidated entity distributes.

As of both May 31, 2015 and November 30, 2014, the fair values of the repayment guarantees and completion guarantees were not material. The Company believes that as of May 31, 2015, in the event it becomes legally obligated to perform under a guarantee of the obligation of a Lennar Homebuilding unconsolidated entity due to a triggering event under a guarantee, most of the time the collateral should be sufficient to repay at least a significant portion of the obligation or the Company and its partners would contribute additional capital into the venture. In certain instances, the Company has placed performance letters of credit and surety bonds with municipalities for its joint ventures (see Note 12).

(4) Stockholders' Equity

The following table reflects the changes in equity attributable to both Lennar Corporation and the noncontrolling interests of its consolidated subsidiaries in which it has less than a 100% ownership interest for both the six months ended May 31, 2015 and 2014:

| | | Stockholders' Equity | | | | | |
|---|---|---|---|---|---|---|---|
| (In thousands) | Total Equity | Class A Common Stock | Class B Common Stock | Additional Paid-in Capital | Treasury Stock | Retained Earnings | Noncontrolling Interests |
| Balance at November 30, 2014 | $5,251,302 | 17,424 | 3,298 | 2,239,704 | (93,440) | 2,660,034 | 424,282 |
| Net earnings (including net earnings attributable to noncontrolling interests) | 301,501 | — | — | — | — | 297,979 | 3,522 |
| Employee stock and directors plans | 9,433 | 5 | — | 1,523 | 7,905 | — | — |
| Tax benefit from employee stock plans and vesting of restricted stock | 113 | — | — | 113 | — | — | — |
| Amortization of restricted stock | 20,611 | — | — | 20,611 | — | — | — |
| Cash dividends | (16,418) | — | — | — | — | (16,418) | — |
| Receipts related to noncontrolling interests | 1,367 | — | — | — | — | — | 1,367 |
| Payments related to noncontrolling interests | (78,937) | — | — | — | — | — | (78,937) |
| Non-cash deconsolidations, net | (13,253) | — | — | — | — | — | (13,253) |
| Balance at May 31, 2015 | $5,475,719 | 17,429 | 3,298 | 2,261,951 | (85,535) | 2,941,595 | 336,981 |

| | | Stockholders' Equity | | | | | |
|---|---|---|---|---|---|---|---|
| (In thousands) | Total Equity | Class A Common Stock | Class B Common Stock | Additional Paid-in Capital | Treasury Stock | Retained Earnings | Noncontrolling Interests |
| Balance at November 30, 2013 | $4,627,470 | 18,483 | 3,298 | 2,721,246 | (628,019) | 2,053,893 | 458,569 |
| Net earnings (including net loss attributable to noncontrolling interests) | 202,582 | — | — | — | — | 215,836 | (13,254) |
| Employee stock and directors plans | 13,429 | 4 | — | 1,378 | 12,047 | — | — |
| Retirement of treasury stock | — | (1,173) | — | (541,019) | 542,192 | — | — |
| Tax benefit from employee stock plans and vesting of restricted stock | 282 | — | — | 282 | — | — | — |
| Amortization of restricted stock | 17,251 | — | — | 17,251 | — | — | — |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Cash dividends | (16,355) | — | — | — | — | (16,355) | — |
| Receipts related to noncontrolling interests | 11,933 | — | — | — | — | — | 11,933 |
| Payments related to noncontrolling interests | (72,737) | — | — | — | — | — | (72,737) |
| Non-cash consolidations, net | 107,022 | — | — | — | — | — | 107,022 |
| Non-cash activity related to noncontrolling interests | 430 | — | — | — | — | — | 430 |
| Balance at May 31, 2014 | $4,891,307 | 17,314 | 3,298 | 2,199,138 | (73,780) | 2,253,374 | 491,963 |

The Company has a stock repurchase program, which originally authorized the purchase of up to 20 million shares of its outstanding common stock. During both the three and six months ended May 31, 2015 and 2014, there were no share repurchases of common stock under the stock repurchase program. As of May 31, 2015, the remaining authorized shares that could be purchased under the stock repurchase program were 6.2 million shares of common stock.

During the three months ended May 31, 2015, treasury stock increased by an immaterial amount of shares of Class A common stock. During the six months ended May 31, 2015, treasury stock decreased 0.2 million shares of Class A common stock, respectively, due to activity related to the Company's equity compensation plan. During the three and six months ended May 31, 2014, treasury stock decreased 11.7 million and 12.1 million shares of Class A common stock, respectively, primarily due to the retirement of 11.7 million shares of Class A common stock authorized by the Company's Board of Directors during the three months ended May 31, 2014.

(5) Income Taxes

During the three and six months ended May 31, 2015, the Company recorded a tax provision of $95.2 million and $155.0 million, respectively, primarily related to pre-tax earnings. During the three and six months ended May 31, 2014 , the Company recorded a tax provision of $81.0 million and $126.9 million, respectively, primarily related to pre-tax earnings. The effective tax rates for the three months ended May 31, 2015 and 2014 were 34.22% and 37.04%, respectively. The effective tax rates for the six months ended May 31, 2015 and 2014 were 34.21% and 37.03%, respectively. The effective tax rates for both the three and six months ended May 31, 2015 included a tax benefit for the domestic production activities deduction and energy tax credits, offset primarily by state income tax expense and interest accrued on uncertain tax positions.

As of May 31, 2015 and November 30, 2014, the Company's deferred tax assets, net included in the condensed consolidated balance sheets were $311.4 million and $313.8 million, respectively.

A reduction of the carrying amounts of deferred tax assets by a valuation allowance is required if, based on the available evidence, it is more likely than not that such assets will not be realized. Accordingly, the need to establish valuation allowances for deferred tax assets is assessed each reporting period by the Company based on the consideration of all available positive and negative evidence using a “more-likely-than-not” standard with respect to whether deferred tax assets will be realized. This assessment considers, among other matters, the nature, frequency and severity of current and cumulative losses, actual earnings, forecasts of future profitability, the duration of statutory carryforward periods, the Company’s experience with loss carryforwards not expiring unused and tax planning alternatives.

As of both May 31, 2015 and November 30, 2014, the net deferred tax assets included a valuation allowance of $8.0 million, primarily related to state net operating loss (“NOL”) carryforwards that are not more likely than not to be utilized due to an inability to carry back these losses in most states and short carryforward periods that exist in certain states.

At both May 31, 2015 and November 30, 2014, the Company had federal tax effected NOL carryforwards totaling $2.0 million that may be carried forward up to 20 years to offset future taxable income and begin to expire in 2029. At May 31, 2015 and November 30, 2014, the Company had state tax effected NOL carryforwards totaling $99.7 million and $113.8 million, respectively, that may be carried forward from 5 to 20 years, depending on the tax jurisdiction, with losses expiring between 2015 and 2034.

At both May 31, 2015 and November 30, 2014, the Company had $7.3 million of gross unrecognized tax benefits. At May 31, 2015, the Company had $32.4 million accrued for interest and penalties, of which $1.0 million was recorded during the six months ended May 31, 2015. During the six months ended May 31, 2015, the accrual for interest and penalties was reduced by $0.1 million, primarily as a result of interest payments. At November 30, 2014, the Company had $31.5 million accrued for interest and penalties.

(6) Earnings Per Share

Basic earnings per share is computed by dividing net earnings attributable to common stockholders by the weighted average number of common shares outstanding for the period. Diluted earnings per share reflects the potential dilution that could occur if securities or other contracts to issue common stock were exercised or converted into common stock or resulted in the issuance of common stock that then shared in the earnings of the Company.

All outstanding nonvested shares that contain non-forfeitable rights to dividends or dividend equivalents that participate in undistributed earnings with common stock are considered participating securities and are included in computing earnings per share pursuant to the two-class method. The two-class method is an earnings allocation formula that determines earnings per share for each class of common stock and participating securities according to dividends or dividend equivalents and participation rights in undistributed earnings. The Company’s restricted common stock (“nonvested shares”) are considered participating securities.

Basic and diluted earnings per share were calculated as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands, except per share amounts) | 2015 | 2014 | 2015 | 2014 |
| Numerator: | | | | |
| Net earnings attributable to Lennar | $183,016 | 137,719 | 297,979 | 215,836 |
| Less: distributed earnings allocated to nonvested shares | 89 | 97 | 180 | 195 |
| Less: undistributed earnings allocated to nonvested shares | 1,916 | 1,541 | 3,105 | 2,388 |
| Numerator for basic earnings per share | 181,011 | 136,081 | 294,694 | 213,253 |
| Plus: interest on 3.25% convertible senior notes due 2021 | 1,982 | 1,982 | 3,964 | 3,964 |
| Plus: undistributed earnings allocated to convertible shares | 1,916 | 1,541 | 3,105 | 2,388 |
| Less: undistributed earnings reallocated to convertible shares | 1,705 | 1,388 | 2,774 | 2,162 |
| Numerator for diluted earnings per share | $183,204 | 138,216 | 298,989 | 217,443 |
| Denominator: | | | | |
| Denominator for basic earnings per share - weighted average common shares outstanding | 202,991 | 202,000 | 202,961 | 201,977 |
| Effect of dilutive securities: | | | | |
| Share-based payments | 9 | 9 | 10 | 9 |
| Convertible senior notes | 28,041 | 26,001 | 27,708 | 25,835 |
| Denominator for diluted earnings per share - weighted average common shares outstanding | 231,041 | 228,010 | 230,679 | 227,821 |
| Basic earnings per share | $0.89 | 0.67 | 1.45 | 1.06 |
| Diluted earnings per share | $0.79 | 0.61 | 1.30 | 0.95 |

For both the three and six months ended May 31, 2015 and 2014, there were no options to purchase shares of Class A common stock that were outstanding and anti-dilutive.

(7) Lennar Financial Services Segment

The assets and liabilities related to the Lennar Financial Services segment were as follows:

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $103,093 | 90,010 |
| Restricted cash | 8,998 | 8,609 |
| Receivables, net (1) | 301,048 | 150,858 |
| Loans held-for-sale (2) | 791,349 | 738,396 |
| Loans held-for-investment, net | 29,776 | 26,894 |
| Investments held-to-maturity | 30,291 | 45,038 |
| Goodwill | 38,854 | 38,854 |
| Other (3) | 109,979 | 78,394 |
| | $1,413,388 | 1,177,053 |
| Liabilities: | | |
| Notes and other debts payable | $865,416 | 704,143 |
| Other (4) | 210,099 | 192,500 |
| | $1,075,515 | 896,643 |

(1) Receivables, net primarily related to loans sold to investors for which the Company had not yet been paid as of May 31, 2015 and November 30, 2014, respectively.

(2) Loans held-for-sale related to unsold loans carried at fair value.

(3) As of May 31, 2015 and November 30, 2014, other assets included mortgage loan commitments carried at fair value of $18.9 million and $12.7 million, respectively, mortgage servicing rights carried at fair value of $16.5 million and $17.4 million, respectively, and other investment securities of $43.4 million and $16.8 million, respectively.

(4) Other liabilities included $68.4 million and $69.3 million as of May 31, 2015 and November 30, 2014, respectively, of certain of the Company's self-insurance reserves related to general liability and workers' compensation. Other liabilities also included forward contracts carried at fair value of $7.6 million as of November 30, 2014.

At May 31, 2015, the Lennar Financial Services segment warehouse facilities were as follows:

| (In thousands) | Maximum Aggregate Commitment |
|---|---|
| 364-day warehouse repurchase facility that matures June 2015 (1) | $150,000 |
| 364-day warehouse repurchase facility that matures December 2015 | 450,000 |
| 364-day warehouse repurchase facility that matures March 2016 (2) | 400,000 |
| Totals | $1,000,000 |

(1) Maximum aggregate commitment includes a $50 million accordion feature that is available beginning the tenth (10th) calendar day immediately preceding the first day of a fiscal quarter-through 20 days after fiscal quarter-end. Subsequent to May 31, 2015, the warehouse repurchase facility maturity date was extended to July 2015.

(2) Maximum aggregate commitment includes a $100 million accordion feature that is available 10 days prior to the end of each fiscal quarter through 20 days after each fiscal quarter end and an additional uncommitted $100 million available through 20 days after this fiscal quarter-end.

The Lennar Financial Services segment uses these facilities to finance its lending activities until the mortgage loans are sold to investors and the proceeds are collected. The facilities are expected to be renewed or replaced with other facilities when they mature. Borrowings under the facilities and their prior year predecessors were $865.4 million and $698.4 million at May 31, 2015 and November 30, 2014, respectively, and were collateralized by mortgage loans and receivables on loans sold to investors but not yet paid for with outstanding principal balances of $948.9 million and $732.1 million at May 31, 2015 and November 30, 2014, respectively. If the facilities are not renewed or replaced, the borrowings under the lines of credit will be paid off by selling the mortgage loans held-for-sale to investors and by collecting on receivables on loans sold but not yet paid. Without the facilities, the Lennar Financial Services segment would have to use cash from operations and other funding sources to finance its lending activities.

Substantially, all of the loans the Lennar Financial Services segment originates are sold within a short period in the secondary mortgage market on a servicing released, non-recourse basis. After the loans are sold, the Company retains potential liability for possible claims by purchasers that it breached certain limited industry-standard representations and warranties in the loan sale agreements. Over the last several years there has been an increased industry-wide effort by purchasers to defray their losses by purporting to have found inaccuracies related to sellers' representations and warranties in particular loan sale agreements. The Company's mortgage operations have established reserves for possible losses associated with mortgage loans previously originated and sold to investors. The Company establishes reserves for such possible losses based upon, among other things, an analysis of repurchase requests received, an estimate of potential repurchase claims not yet received and actual past repurchases and losses through the disposition of affected loans, as well as previous settlements. While the Company believes that it has adequately reserved for known losses and projected repurchase requests, given the volatility in the mortgage industry and the uncertainty regarding the ultimate resolution of these claims, if either actual repurchases or the losses incurred resolving those repurchases exceed the Company's expectations, additional recourse expense may be incurred. Loan origination liabilities are included in Lennar Financial Services' liabilities in the Company's condensed consolidated balance sheets. The activity in the Company's loan origination liabilities was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Loan origination liabilities, beginning of period | $12,476 | 9,585 | 11,818 | 9,311 |
| Provision for losses (1) | 1,225 | 449 | 2,027 | 742 |
| Payments/settlements | (41) | (260) | (185) | (279) |
| Loan origination liabilities, end of period | $13,660 | 9,774 | 13,660 | 9,774 |

(1) Provision for losses included adjustments to pre-existing provisions for losses from changes in estimates.

(8) Rialto Segment

The assets and liabilities related to the Rialto segment were as follows:

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $176,378 | 303,889 |
| Restricted cash (1) | 20,826 | 46,975 |
| Receivables, net (2) | — | 153,773 |
| Loans receivable, net | 100,635 | 130,105 |
| Loans held-for-sale (3) | 318,037 | 113,596 |
| Real estate owned - held-for-sale | 195,386 | 190,535 |
| Real estate owned - held-and-used, net | 213,748 | 255,795 |
| Investments in unconsolidated entities | 195,135 | 175,700 |
| Investments held-to-maturity | 17,970 | 17,290 |
| Other | 126,567 | 70,494 |
| | $1,364,682 | 1,458,152 |
| Liabilities: | | |
| Notes and other debts payable (4) | $629,703 | 623,246 |
| Other | 83,041 | 123,798 |
| | $712,744 | 747,044 |

(1) Restricted cash primarily consists of cash held in escrow by the Company's loan servicer provider on behalf of customers and lenders and is disbursed in accordance with agreements between the transacting parties.

(2) Receivables, net primarily relate to loans sold but not settled as of November 30, 2014.

(3) Loans held-for-sale relate to unsold loans originated by RMF carried at fair value.

(4) Notes and other debts payable included $351.7 million and $351.9 million related to the 7.00% Senior Notes due 2018 ("7.00% Senior Notes") as of May 31, 2015 and November 30, 2014, respectively, $169.6 million and $141.3 million related to the RMF warehouse repurchase financing agreements as of May 31, 2015 and November 30, 2014, respectively, and $38.0 million and $58.0 million related to the notes issued through a structured note

offering as of May 31, 2015 and November 30, 2014, respectively.

Rialto’s operating earnings (loss) were as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Revenues | $67,931 | 54,393 | 109,128 | 101,348 |
| Costs and expenses (1) | 67,506 | 79,604 | 108,287 | 127,180 |
| Rialto equity in earnings from unconsolidated entities | 7,328 | 17,939 | 9,992 | 23,293 |
| Rialto other income (expense), net | (872) | 3,595 | (1,144) | 2,366 |
| Operating earnings (loss) (2) | $6,881 | (3,677) | 9,689 | (173) |

(1) Costs and expenses included loan impairments of $1.6 million and $2.8 million for the three and six months ended May 31, 2015, respectively, and $33.9 million and $40.6 million for the three and six months ended May 31, 2014, respectively, primarily associated with the segment's FDIC loans portfolio (before noncontrolling interests).

(2) Operating earnings for the three and six months ended May 31, 2015 included net loss attributable to noncontrolling interests of $0.7 million and $2.5 million, respectively. Operating loss for the three and six months ended May 31, 2014 included net loss attributable to noncontrolling interests of $17.1 million and $16.1 million, respectively.

The following is a detail of Rialto other income (expense), net:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Realized gains on REO sales, net | $4,544 | 14,234 | 7,674 | 23,743 |
| Unrealized losses on transfer of loans receivable to REO and impairments, net | (2,212) | (8,274) | (4,768) | (10,651) |
| REO and other expenses | (15,167) | (12,411) | (28,409) | (30,950) |
| Rental and other income | 11,963 | 10,046 | 24,359 | 20,224 |
| Rialto other income (expense), net | $(872) | 3,595 | (1,144) | 2,366 |

Loans Receivable

In February 2010, the Rialto segment acquired indirectly 40% managing member equity interests in two limited liability companies (“LLCs”), in partnership with the FDIC (“FDIC Portfolios”), which retained 60% equity interests in the LLCs, for approximately $243 million (net of transaction costs and a $22 million working capital reserve). If the LLCs exceed expectations and meet certain internal rate of return and distribution thresholds, the Company’s equity interest in the LLCs could be reduced from 40% down to 30%, with a corresponding increase to the FDIC’s equity interest from 60% up to 70%. As these thresholds have not been met, distributions continue being shared 60%/40% with the FDIC. During the six months ended May 31, 2015 and 2014, the LLCs distributed $94.0 million and $98.2 million, respectively, of which $56.4 million and $59.6 million, respectively, was distributed to the FDIC and $37.6 million and $38.6 million, respectively, was distributed to Rialto, the parent company.

The LLCs met the accounting definition of VIEs and since the Company was determined to be the primary beneficiary, the Company consolidated the LLCs. The Company was determined to be the primary beneficiary because it has the power to direct activities of the LLCs that most significantly impact the LLCs' performance through Rialto's management and servicer contracts. At May 31, 2015, these consolidated LLCs had total combined assets and liabilities of $402.1 million and $13.6 million, respectively. At November 30, 2014, these consolidated LLCs had total combined assets and liabilities of $508.4 million and $21.5 million, respectively.

In September 2010, the Rialto segment acquired approximately 400 distressed residential and commercial real estate loans (“Bank Portfolios”) and over 300 REO properties from three financial institutions. The Company paid $310 million for the distressed real estate and real estate related assets of which $124 million was financed through a 5-year senior unsecured note provided by one of the selling institutions that was extended and is due on December 2016. As of both May 31, 2015 and November 30, 2014, the outstanding amount related to the 5-year unsecured note was $60.6 million.

In May 2014, the Rialto segment issued $73.8 million principal amount of notes through a structured note offering (the “Structured Notes”) collateralized by certain assets originally acquired in the Bank Portfolios transaction at a price of 100%, with an annual coupon rate of 2.85%. Proceeds from the offering, after payment of expenses and hold backs for a cash reserve, were $69.1 million. In November 2014, the Rialto segment issued an additional $20.8 million of the Structured Notes at a price of 99.5%, with an annual coupon rate of 5.0%. Proceeds from the offering, after payment of expenses, were $20.7 million. The estimated final payment date of the Structured Notes is December 15, 2015. As of May 31, 2015 and November 30, 2014, the outstanding amount related to Rialto's structured note offering was $38.0 million and $58.0 million, respectively.

The loans receivable portfolios consist of loans acquired at a discount. Based on the nature of these loans, the portfolios are managed by assessing the risks related to the likelihood of collection of payments from borrowers and guarantors, as well as monitoring the value of the underlying collateral. As of May 31, 2015 and November 30, 2014 management classified all loans receivable within the FDIC Portfolios and Bank Portfolios as nonaccrual loans as forecasted principal and interest cannot be reasonably estimated and accounted for these assets in accordance with ASC 310-10, Receivables ("ASC 310-10"). Prior to the fourth quarter of 2014, Rialto accounted for the majority of its loans receivable under ASC 310-30, Loans and Debt Securities Acquired with Deteriorated Credit Quality, ("ASC 310-30").

When a loan is classified as nonaccrual, any subsequent cash receipt is accounted for using the cost recovery method. In accordance with ASC 310-10, a loan is considered impaired when based on current information and events it is probable that all amounts due according to the contractual terms of the loan agreement will not be collected. Although these loans met the definition of ASC 310-10, these loans were not considered impaired relative to the Company's recorded investment at the time of acquisition since they were acquired at a substantial discount to their unpaid principal balance. A provision for loan losses is recognized when the recorded investment in the loan is in excess of its fair value. The fair value of the loan is determined by using either the present value of expected future cash flows discounted at the loan's effective interest rate or the fair value of the collateral less estimated costs to sell.

The following tables represent nonaccrual loans in the FDIC Portfolios and Bank Portfolios accounted for under ASC 310-10 aggregated by collateral type:

May 31, 2015

| (In thousands) | Unpaid Principal Balance | Recorded Investment With Allowance | Recorded Investment Without Allowance | Total Recorded Investment |
|---|---|---|---|---|
| Land | $182,734 | 69,040 | 1,852 | 70,892 |
| Single family homes | 51,825 | 12,875 | 3,434 | 16,309 |
| Commercial properties | 17,382 | 3,070 | 644 | 3,714 |
| Other | 57,243 | — | 9,720 | 9,720 |
| Loans receivable | $309,184 | 84,985 | 15,650 | 100,635 |

November 30, 2014

| (In thousands) | Unpaid Principal Balance | Recorded Investment With Allowance | Recorded Investment Without Allowance | Total Recorded Investment |
|---|---|---|---|---|
| Land | $228,245 | 85,912 | 3,691 | 89,603 |
| Single family homes | 66,183 | 18,096 | 2,306 | 20,402 |
| Commercial properties | 34,048 | 3,368 | 3,918 | 7,286 |
| Other | 64,284 | 5 | 12,809 | 12,814 |
| Loans receivable | $392,760 | 107,381 | 22,724 | 130,105 |

The average recorded investment in impaired loans was approximately $115 million and $7 million for the six months ended May 31, 2015 and 2014, respectively.

In order to assess the risk associated with each risk category, the Rialto segment evaluates the forecasted cash flows and the value of the underlying collateral securing loans receivable on a quarterly basis or when an event occurs that suggests a decline in the collateral's fair value.

With regard to accrual loans that were accounted under ASC 310-30 prior to the fourth quarter of 2014, Rialto estimated the cash flows, at acquisition, it expected to collect on the FDIC Portfolios and Bank Portfolios and the difference between the contractually required payments and the cash flows expected to be collected at acquisition was referred to as the nonaccretable difference. This difference was neither accreted into income nor recorded on the Company's condensed consolidated balance sheets. The excess of cash flows expected to be collected over the cost of the loans acquired was referred to as the accretable yield and was recognized in interest income over the remaining life of the loans using the effective yield method. During the fourth quarter of 2014, in an effort to better reflect the performance of the FDIC Portfolios and Bank Portfolios, Rialto changed from recording accretable yield income on a loan pool basis to recording income on a cost recovery basis per loan as the timing and amount of expected cash flows on the remaining loan portfolios could no longer be reasonably estimated.

For the six months ended May 31, 2015, there was no activity in the accretable yield for the FDIC Portfolios and Bank Portfolios as all the remaining accreting loans were classified as nonaccrual loans during the fourth quarter of 2014, as explained above. For the six months ended May 31, 2014 the activity in the accretable yield was as follows:

| (In thousands) | Six Months Ended May 31, 2014 |
|---|---|
| Accretable yield, beginning of period | $73,144 |
| Additions | 6,431 |
| Deletions | (22,078) |
| Accretions | (18,927) |
| Accretable yield, end of period | $38,570 |

Additions primarily represented reclasses from nonaccretable yield to accretable yield on the portfolios. Deletions represented loan impairments, net of recoveries, and disposal of loans, which included foreclosure of underlying collateral and resulted in the removal of the loans from the accretable yield portfolios.

Accrual — Loans in which forecasted cash flows under the loan agreement, as it might be modified from time to time, can be reasonably estimated at the date of acquisition. The risk associated with loans in this category relates to the possible default by the borrower with respect to principal and interest payments and the possible decline in value of the underlying collateral and thus, both could cause a decline in the forecasted cash flows used to determine accretable yield income and the recognition of an impairment through an allowance for loan losses but can be reversed if conditions improve. For the six months ended May 31, 2015, there was no activity in the Company's allowance related to accrual loans as there were no loans classified as accrual loans at both May 31, 2015 and November 30, 2014. For the three and six months ended May 31, 2014, the activity in the Company's allowance rollforward related to accrual loans was as follows:

| (In thousands) | Three Months Ended May 31, 2014 | Six Months Ended |
|---|---|---|
| Allowance on accrual loans, beginning of period | $24,922 | 18,952 |
| Provision for loan losses, net of recoveries | 33,851 | 40,488 |
| Charge-offs | (3,115) | (3,782) |
| Allowance on accrual loans, end of period | $55,658 | 55,658 |

Nonaccrual — Loans in which forecasted principal and interest could not be reasonably estimated. The risk of nonaccrual loans relates to a decline in the value of the collateral securing the outstanding obligation and the recognition of an impairment through an allowance for loan losses if the recorded investment in the loan exceeds its fair value. The activity in the Company's allowance rollforward related to nonaccrual loans was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Allowance on nonaccrual loans, beginning of period | $51,109 | 424 | 58,326 | 1,213 |
| Provision for loan losses, net of recoveries | 1,585 | 15 | 2,809 | 94 |
| Charge-offs | (12,101) | (153) | (20,542) | (1,021) |
| Allowance on nonaccrual loans, end of period | $40,593 | 286 | 40,593 | 286 |

Real Estate Owned

The acquisition of properties acquired through, or in lieu of, loan foreclosure are reported within the condensed consolidated balance sheets as REO held-and-used, net and REO held-for-sale. When a property is determined to be held-and-used, net, the asset is recorded at fair value and depreciated over its useful life using the straight line method. When certain criteria set forth in ASC 360, Property, Plant and Equipment, are met, the property is classified as held-for-sale. When a real estate asset is classified as held-for-sale, the property is recorded at the lower of its cost basis or fair value less estimated costs to sell. The fair value of REO held-for-sale is determined in part by placing reliance on third-party appraisals of the properties and/or internally prepared analyses of recent offers or prices on comparable properties in the proximate vicinity.

The following tables represent the activity in REO:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| REO - held-for-sale, beginning of period | $185,511 | 186,234 | 190,535 | 197,851 |
| Improvements | 1,591 | 1,130 | 3,295 | 2,723 |
| Sales | (23,213) | (47,433) | (48,138) | (88,666) |
| Impairments and unrealized losses | (2,954) | (1,032) | (4,372) | (2,823) |
| Transfers from held-and-used, net (1) | 34,451 | 53,930 | 54,066 | 83,744 |
| REO - held-for-sale, end of period | $195,386 | 192,829 | 195,386 | 192,829 |

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| REO - held-and-used, net, beginning of period | $242,569 | 405,675 | 255,795 | 428,989 |
| Additions | 5,431 | 26,093 | 14,343 | 34,127 |
| Improvements | 785 | 2,708 | 1,428 | 3,471 |
| Impairments | — | (599) | (1,413) | (1,503) |
| Depreciation | (586) | (878) | (1,375) | (2,271) |
| Transfers to held-for-sale (1) | (34,451) | (53,930) | (54,066) | (83,744) |
| Other | — | — | (964) | — |
| REO - held-and-used, net, end of period | $213,748 | 379,069 | 213,748 | 379,069 |

(1) During the three and six months ended May 31, 2015 and 2014, the Rialto segment transferred certain properties from REO held-and-used, net to REO held-for-sale as a result of changes in the disposition strategy of the real estate assets.

For both the three and six months ended May 31, 2015, the Company recorded net gains of $0.2 million from acquisitions of REO through foreclosure. For the three and six months ended May 31, 2014, the Company recorded net losses of $7.0 million and $7.1 million, respectively, from acquisitions of REO through foreclosure.

Rialto Mortgage Finance

RMF originates and sells into securitizations five, seven and ten year commercial first mortgage loans, generally with principal amounts between $2 million and $75 million, which are secured by income producing properties. During the six months ended May 31, 2015, RMF originated loans with a total principal balance of $1.2 billion and sold $1.0 billion of loans into five separate securitizations. During the six months ended May 31, 2014, RMF originated loans with a total principal balance of $692.2 million and sold $691.5 million of loans into three separate securitizations. As November 30, 2014, $147.2 million of the originated loans were sold into a securitization trust but not settled and thus were included as receivables, net.

As of both May 31, 2015 and November 30, 2014, RMF had two warehouse repurchase financing agreements that mature in August and October 2015 with commitments totaling $650 million to finance the loans it makes. In March 2015, RMF entered into an additional warehouse repurchase facility with commitments totaling $250 million that matures in March 2016. Borrowings under these facilities were $169.6 million and $141.3 million as of May 31, 2015 and November 30, 2014, respectively. These warehouse repurchase facilities are non-recourse to the Company.

In November 2013, the Rialto segment issued $250 million aggregate principal amount of the 7.00% Senior Notes, at a price of 100% in a private placement. Proceeds from the offering, after payment of expenses, were approximately $245 million. Rialto used a majority of the net proceeds of the sale of the 7.00% Senior Notes as working capital for RMF and used $100 million to repay sums that had been advanced to RMF from Lennar to enable it to begin originating and securitizing commercial mortgage loans. In March 2014, the Rialto segment issued an additional $100 million of the 7.00% Senior Notes, at a price of 102.25% of their face value in a private placement. Proceeds from the offering, after payment of expenses, were approximately $102 million. Rialto used the net proceeds of the offering to provide additional working capital for RMF, and to make investments in the funds that Rialto manages, as well as for general corporate purposes. Interest on the 7.00% Senior Notes is due semi-annually. At May 31, 2015 and November 30, 2014, the carrying amount of the 7.00% Senior Notes was $351.7 million and $351.9 million, respectively. Under the indenture, Rialto is subject to certain covenants limiting, among other things, Rialto's ability to incur indebtedness, to make investments, to make distributions to or enter into transactions with Lennar or to create liens, subject to certain exceptions and qualifications. Rialto also has quarterly and annual reporting requirements, similar to an SEC registrant, to holders of the 7.00% Senior Notes. The Company believes it was in compliance with its debt covenants at May 31, 2015.

Investments

All of Rialto's investments in funds have the attributes of an investment company in accordance with ASC 946, Financial Services – Investment Companies, as amended by ASU 2013-08, Financial Services - Investment Companies (Topic 946): Amendments to the Scope, Measurement, and Disclosure Requirements, the attributes of which are different from the attributes that would cause a company to be an investment company for purposes of the Investment Company Act of 1940. As a result, the assets and liabilities of Rialto's funds investment are recorded at fair value with increases/decreases in fair value recorded in their respective statements of operations and the Company’s share is recorded in Rialto equity in earnings from unconsolidated entities in the Company's statement of operations.

The following table reflects Rialto's investments in funds that invest in and manage real estate related assets and other investments:

| | | | | May 31, 2015 | May 31, 2015 | May 31, 2015 | November 30, 2014 |
|---|---|---|---|---|---|---|---|
| (Dollars in thousands) | Inception Year | Equity Commitments | Equity Commitments Called | Commitment to fund by the Company | Funds contributed by the Company | Investment | |
| Rialto Real Estate Fund, LP | 2010 | $ 700,006 | $ 700,006 | $ 75,000 | $ 75,000 | $ 67,425 | 71,831 |
| Rialto Real Estate Fund II, LP | 2012 | 1,305,000 | 1,000,000 | 100,000 | 76,628 | 86,462 | 67,652 |
| Rialto Mezzanine Partners Fund, LP | 2013 | 300,000 | 213,536 | 33,799 | 24,058 | 23,531 | 20,226 |
| Other investments | | | | | | 17,717 | 15,991 |
| | | | | | | $ 195,135 | 175,700 |

Rialto's share of earnings from unconsolidated entities was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Rialto Real Estate Fund, LP | $ 3,044 | 7,174 | 3,790 | 12,233 |
| Rialto Real Estate Fund II, LP | 2,286 | 2,402 | 3,179 | 2,440 |
| Rialto Mezzanine Partners Fund, LP | 451 | 493 | 926 | 782 |
| Other investments | 1,547 | 7,870 | 2,097 | 7,838 |
| Rialto equity in earnings from unconsolidated entities | $ 7,328 | 17,939 | 9,992 | 23,293 |

During the three and six months ended May 31, 2015, the Company received $4.8 million and $11.3 million, respectively, of advance distributions with regard to Rialto's carried interest in Rialto Real Estate Fund, LP ("Fund I") and Rialto Real Estate Fund II, LP ("Fund II") in order to cover income tax obligations resulting from allocations of taxable income to Rialto's carried interests in these funds. These amounts of advance distributions are not subject to clawbacks and are included in Rialto's revenues.

Summarized condensed financial information on a combined 100% basis related to Rialto's investments in unconsolidated entities that are accounted for by the equity method was as follows:

Balance Sheets

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $96,193 | 141,609 |
| Loans receivable | 485,839 | 512,034 |
| Real estate owned | 426,201 | 378,702 |
| Investment securities | 929,711 | 795,306 |
| Investments in partnerships | 365,732 | 311,037 |
| Other assets | 38,047 | 45,451 |
| | $2,341,723 | 2,184,139 |
| Liabilities and equity: | | |
| Accounts payable and other liabilities | $19,823 | 20,573 |
| Notes payable | 326,878 | 395,654 |
| Equity | 1,995,022 | 1,767,912 |
| | $2,341,723 | 2,184,139 |

Statements of Operations

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Revenues | $39,320 | 33,177 | 81,058 | 64,604 |
| Costs and expenses | 25,082 | 23,304 | 48,087 | 49,413 |
| Other income, net (1) | 55,477 | 104,868 | 61,351 | 153,038 |
| Net earnings of unconsolidated entities | $69,715 | 114,741 | 94,322 | 168,229 |
| Rialto equity in earnings from unconsolidated entities | $7,328 | 17,939 | 9,992 | 23,293 |

(1) Other income, net, included realized and unrealized gains (losses) on investments.

In 2010, the Rialto segment invested in non-investment grade commercial mortgage-backed securities ("CMBS") at a 55% discount to par value. The carrying value of the investment securities at May 31, 2015 and November 30, 2014 was $18.0 million and $17.3 million, respectively. These securities bear interest at a coupon rate of 4% and have a stated and assumed final distribution date of November 2020 and a stated maturity date of October 2057. The Rialto segment reviews changes in estimated cash flows periodically to determine if other-than-temporary impairment has occurred on its investment securities. Based on the Rialto segment's assessment, no impairment charges were recorded during both the three and six months ended May 31, 2015 and 2014. The Rialto segment classified these securities as held-to-maturity based on its intent and ability to hold the securities until maturity.

In December 2014, the Rialto segment invested in a private commercial real estate services company at a price of $18.0 million. The investment is carried at cost at May 31, 2015 and is included in Rialto's other assets.

(9) Lennar Multifamily Segment

The Company is actively involved, primarily through unconsolidated entities, in the development, construction and property management of multifamily rental properties. The Lennar Multifamily segment focuses on developing a geographically diversified portfolio of institutional quality multifamily rental properties in select U.S. markets.

The assets and liabilities related to the Lennar Multifamily segment were as follows:

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $1,694 | 2,186 |
| Land under development | 197,447 | 120,666 |
| Consolidated inventory not owned | 5,508 | 5,508 |
| Investments in unconsolidated entities | 129,818 | 105,674 |
| Operating properties and equipment | 771 | 15,740 |
| Other assets | 27,018 | 18,240 |
| | $362,256 | 268,014 |
| Liabilities: | | |
| Accounts payable and other liabilities | $47,786 | 48,235 |
| Liabilities related to consolidated inventory not owned | 4,007 | 4,008 |
| | $51,793 | 52,243 |

The unconsolidated entities in which the Lennar Multifamily segment has investments usually finance their activities with a combination of partner equity and debt financing. In connection with many of the loans to Lennar Multifamily unconsolidated entities, the Company (or entities related to them) has been required to give guarantees of completion and cost over-runs to the lenders and partners. Those completion guarantees may require that the guarantors complete the construction of the improvements for which the financing was obtained. If the construction is to be done in phases, the guarantee generally is limited to completing only the phases as to which construction has already commenced and for which loan proceeds were used. Additionally, the Company guarantees the construction costs of the project. Generally construction cost over-runs would be paid by the Company. Generally, these payments are increases to our investment in the entities and would increase our share of funds the entities distribute after the achievement of certain thresholds. As of both May 31, 2015 and November 30, 2014, the fair value of the completion guarantees was immaterial. Additionally, as of May 31, 2015 and November 30, 2014, the Lennar Multifamily segment had $22.2 million and $23.5 million, respectively, of letters of credit outstanding primarily for credit enhancements for the bank debt of certain of its unconsolidated entities. These letters of credit outstanding are included in the disclosure in Note 12 related to the Company's performance and financial letters of credit. As of May 31, 2015 and November 30, 2014, Lennar Multifamily segment's unconsolidated entities had non-recourse debt with completion guarantees of $333.5 million and $163.4 million, respectively.

During the three and six months ended May 31, 2015, the Lennar Multifamily segment provided general contractor services for construction of some of the rental properties owned by unconsolidated entities in which the Company has an investment and received fees totaling $35.1 million and $67.0 million, respectively, which are offset by costs related to those services of $33.7 million and $65.1 million, respectively. During the three and six months ended May 31, 2014, the Lennar Multifamily segment provided general contractor services for construction of some of its rental properties owned by unconsolidated entities in which the Company has an investment and received fees totaling $7.1 million and $13.2 million, respectively, which are offset by costs related to those services of $6.2 million and $12.2 million, respectively.

Summarized condensed financial information on a combined 100% basis related to Lennar Multifamily's investments in unconsolidated entities that are accounted for by the equity method was as follows:

Balance Sheets

| (In thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| Assets: | | |
| Cash and cash equivalents | $12,550 | 25,319 |
| Operating properties and equipment | 961,179 | 637,259 |
| Other assets | 18,119 | 14,742 |
| | $991,848 | 677,320 |
| Liabilities and equity: | | |
| Accounts payable and other liabilities | $129,979 | 87,151 |
| Notes payable | 333,461 | 163,376 |
| Equity | 528,408 | 426,793 |
| | $991,848 | 677,320 |

Statements of Operations

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Revenues | $3,075 | 960 | 5,169 | 2,411 |
| Costs and expenses | 5,081 | 1,581 | 8,075 | 3,175 |
| Net loss of unconsolidated entities | $(2,006) | (621) | (2,906) | (764) |
| Lennar Multifamily equity in loss from unconsolidated entities | $(422) | (182) | (600) | (257) |

(10) Lennar Homebuilding Cash and Cash Equivalents

Cash and cash equivalents as of May 31, 2015 and November 30, 2014 included $339.8 million and $263.2 million, respectively, of cash held in escrow for approximately three days.

(11) Lennar Homebuilding Restricted Cash

Restricted cash consists of customer deposits on home sales held in restricted accounts until title transfers to the homebuyer, as required by the state and local governments in which the homes were sold, as well as funds on deposit to secure and support performance obligations.

(12) Lennar Homebuilding Senior Notes and Other Debts Payable

| (Dollars in thousands) | May 31, 2015 | November 30, 2014 |
|---|---|---|
| 6.50% senior notes due 2016 | $249,942 | 249,923 |
| 12.25% senior notes due 2017 | 396,807 | 396,278 |
| 4.75% senior notes due 2017 | 399,250 | 399,250 |
| 6.95% senior notes due 2018 | 248,652 | 248,485 |
| 4.125% senior notes due 2018 | 274,996 | 274,995 |
| 4.500% senior notes due 2019 | 500,431 | 500,477 |
| 4.50% senior notes due 2019 | 600,597 | 350,000 |
| 2.75% convertible senior notes due 2020 | 437,936 | 431,042 |
| 3.25% convertible senior notes due 2021 | 399,990 | 400,000 |
| 4.750% senior notes due 2022 | 571,656 | 571,439 |
| 4.750% senior notes due 2025 | 500,000 | — |
| 5.60% senior notes due 2015 | — | 500,272 |
| Unsecured revolving credit facility | 450,000 | — |
| Mortgage notes on land and other debt | 260,879 | 368,052 |
| | $5,291,136 | 4,690,213 |

In April 2015, the Company amended its unsecured revolving credit facility (the “Credit Facility”) to reduce the interest rate on $1.18 billion of the Credit Facility, increase the maximum potential borrowings from $1.5 billion to $1.6 billion, which includes a $263 million accordion feature, subject to additional commitments, with certain financial institutions and extend the maturity of $1.18 billion of the Credit Facility from June 2018 to June 2019. The proceeds available under the Credit Facility, which are subject to specified conditions for borrowing, may be used for working capital and general corporate purposes. The Credit Facility agreement also provides that up to $500 million in commitments may be used for letters of credit. Under the Credit Facility agreement, the Company is required to maintain a minimum consolidated tangible net worth, a maximum leverage ratio and either a liquidity or an interest coverage ratio. These ratios are calculated per the Credit Facility agreement, which involves adjustments to GAAP financial measures. For more details refer to Management's Discussion and Analysis of Financial Conditions and Results of Operations in Item 2. The Company believes it was in compliance with its debt covenants at May 31, 2015. In addition, the Company had $315 million letter of credit facilities with different financial institutions.

The Company’s performance letters of credit outstanding were $246.5 million and $234.1 million, respectively, at May 31, 2015 and November 30, 2014. The Company’s financial letters of credit outstanding were $179.5 million and $190.4 million, respectively, at May 31, 2015 and November 30, 2014. Performance letters of credit are generally posted with regulatory bodies to guarantee the Company’s performance of certain development and construction activities. Financial letters of credit are generally posted in lieu of cash deposits on option contracts, for insurance risks, credit enhancements and as other collateral. Additionally, at May 31, 2015, the Company had outstanding performance and surety bonds related to site improvements at various projects (including certain projects in the Company’s joint ventures) of $964.6 million. Although significant development and construction activities have been completed related to these site improvements, these bonds are generally not released until all development and construction activities are completed. As of May 31, 2015, there were approximately $422.8 million, or 44%, of anticipated future costs to complete related to these site improvements. The Company does not presently anticipate any draws upon these bonds or letters of credit, but if any such draws occur, the Company does not believe they would have a material effect on its financial position, results of operations or cash flows.

In April 2015, the Company issued $500 million aggregate principal amount of 4.750% senior notes due 2025 (the "4.750% Senior Notes" ) at a price of 100%. Proceeds from the offering, after payment of expenses, were $495.6 million. The Company used the net proceeds from the sales of the 4.750% Senior Notes, together with cash on hand, to retire its $500 million of 5.60% senior notes due May 2015 for 100% of the outstanding principal amount, plus accrued and unpaid interest. Interest on the 4.750% Senior Notes is due semi-annually beginning November 30, 2015. The 4.750% Senior Notes are unsecured and unsubordinated, but are guaranteed by substantially all of the Company's

100% owned homebuilding subsidiaries.

In November 2014, the Company originally issued $350 million aggregate principal amount of 4.50% senior notes due 2019 (the “4.50% Senior Notes”) at a price of 100%. In February 2015, the Company issued an additional $250 million aggregate principal amount of its 4.50% Senior Notes at a price of 100.25%. Proceeds from the offerings, after payment of expenses, were $595.8 million. The Company used the net proceeds from the sales of the 4.50% Senior Notes for working capital and general corporate purposes. Interest on the 4.50% Senior Notes is due semi-annually beginning May 15, 2015. The 4.50% Senior Notes are unsecured and unsubordinated, but are guaranteed by substantially all of the Company's 100% owned homebuilding subsidiaries.

At both May 31, 2015 and November 30, 2014, the carrying and principal amount of the 3.25% convertible senior notes due 2021 (the “3.25% Convertible Senior Notes”) was $400.0 million. The 3.25% Convertible Senior Notes are convertible into shares of Class A common stock at any time prior to maturity or redemption at the initial conversion rate of 42.5555 shares of Class A common stock per $1,000 principal amount of the 3.25% Convertible Senior Notes or 17,022,200 shares of Class A common stock if all the 3.25% Convertible Senior Notes are converted, which is equivalent to an initial conversion price of approximately $23.50 per share of Class A common stock, subject to anti-dilution adjustments. The shares are included in the calculation of diluted earnings per share. The 3.25% Convertible Senior Notes are unsecured and unsubordinated, but are guaranteed by substantially all of the Company's 100% owned homebuilding subsidiaries.

The 2.75% convertible senior notes due 2020 (the “2.75% Convertible Senior Notes”) are convertible into cash, shares of Class A common stock or a combination of both, at the Company’s election. However, it is the Company’s intent to settle the face value of the 2.75% Convertible Senior Notes in cash. Shares are included in the calculation of diluted earnings per share because even though it is the Company’s intent to settle the face value of the 2.75% Convertible Senior Notes in cash, the Company's volume weighted average stock price exceeded the conversion price. The Company’s volume weighted average stock price for the three months ended May 31, 2015 and 2014 was $48.84 and $39.92, respectively, which exceeded the conversion price, thus 11.0 million shares and 9.0 million shares, respectively, were included in the calculation of diluted earnings per share. The Company’s volume weighted average stock price for the six months ended May 31, 2015 and 2014 was $47.01 and $39.32, respectively, which exceeded the conversion price, thus 10.7 million shares and 8.8 million shares, respectively, were included in the calculation of diluted earnings per share.

Holders of the 2.75% Convertible Senior Notes have the right to convert them, during any fiscal quarter (and only during such fiscal quarter), if the last reported sale price of the Company’s Class A common stock for at least 20 trading days (whether or not consecutive) during a period of 30 consecutive trading days ending on the last trading day of the immediately preceding fiscal quarter is greater than or equal to 130% of the conversion price on each applicable trading day.

Subsequent to May 31, 2015, the Company exchanged approximately $106 million in aggregate principal amount of the 2.75% Convertible Senior Notes for approximately $106 million in cash and 2.5 million shares of Class A common stock, plus accrued and unpaid interest through the date of completion of the exchanges.

Holders may convert the 2.75% Convertible Senior Notes at the initial conversion rate of 45.1794 shares of Class A common stock per $1,000 principal amount or 20,150,012 shares of Class A common stock if all the 2.75% Convertible Senior Notes are converted, which is equivalent to an initial conversion price of approximately $22.13 per share of Class A common stock. The 2.75% Convertible Senior Notes are unsecured and unsubordinated, but are guaranteed by substantially all of the Company's 100% owned homebuilding subsidiaries.

Certain provisions under ASC 470, Debt, require the issuer of certain convertible debt instruments that may be settled in cash on conversion to separately account for the liability and equity components of the instrument in a manner that reflects the issuer’s non-convertible debt borrowing rate. The Company has applied these provisions to its 2.75% Convertible Senior Notes. At both May 31, 2015 and November 30, 2014, the principal amount of the 2.75% Convertible Senior Notes was $446.0 million. At May 31, 2015 and November 30, 2014, the carrying amount of the equity component included in stockholders’ equity was $8.1 million and $15.0 million, respectively, and the net carrying amount of the 2.75% Convertible Senior Notes included in Lennar Homebuilding senior notes and other debts payable was $437.9 million and $431.0 million, respectively.

Although the guarantees by substantially all of the Company's 100% owned homebuilding subsidiaries are full, unconditional and joint and several while they are in effect, (i) a subsidiary will cease to be a guarantor at any time when it is not directly or indirectly guaranteeing at least $75 million of debt of Lennar Corporation (the parent company), and (ii) a subsidiary will be released from its guarantee and any other obligations it may have regarding the senior notes if all or substantially all its assets, or all of its capital stock, are sold or otherwise disposed of.

(13) Product Warranty

Warranty and similar reserves for homes are established at an amount estimated to be adequate to cover potential costs for materials and labor with regard to warranty-type claims expected to be incurred subsequent to the delivery of a home. Reserves are determined based on historical data and trends with respect to similar product types and geographical areas. The Company regularly monitors the warranty reserve and makes adjustments to its pre-existing warranties in order to reflect changes in trends and historical data as information becomes available. Warranty reserves are included in other liabilities in the accompanying condensed consolidated balance sheets. The activity in the Company's warranty reserve was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Warranty reserve, beginning of period | $116,271 | 101,097 | 115,927 | 102,580 |
| Warranties issued | 20,469 | 14,580 | 33,792 | 24,972 |
| Adjustments to pre-existing warranties from changes in estimates (1) | 1,723 | 3,456 | 5,384 | 5,576 |
| Payments | (18,853) | (13,434) | (35,493) | (27,429) |
| Warranty reserve, end of period | $119,610 | 105,699 | 119,610 | 105,699 |

(1) The adjustments to pre-existing warranties from changes in estimates during the three and six months ended May 31, 2015 and 2014 primarily related to specific claims related to certain of our homebuilding communities and other adjustments.

(14) Share-Based Payments

During both the three and six months ended May 31, 2015 and 2014, the Company granted an immaterial number of stock options and nonvested shares. Compensation expense related to the Company's share-based payment awards was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Stock options | $38 | 38 | 39 | 40 |
| Nonvested shares | 10,361 | 8,512 | 20,611 | 17,251 |
| Total compensation expense for share-based awards | $10,399 | 8,550 | 20,650 | 17,291 |

(15) Financial Instruments and Fair Value Disclosures

The following table presents the carrying amounts and estimated fair values of financial instruments held by the Company at May 31, 2015 and November 30, 2014, using available market information and what the Company believes to be appropriate valuation methodologies. Considerable judgment is required in interpreting market data to develop the estimates of fair value. The use of different market assumptions and/or estimation methodologies might have a material effect on the estimated fair value amounts. The table excludes cash and cash equivalents, restricted cash, receivables, net and accounts payable, all of which had fair values approximating their carrying amounts due to the short maturities and liquidity of these instruments.

| | | May 31, 2015 | | November 30, 2014 | |
|---|---|---|---|---|---|
| (In thousands) | Fair Value Hierarchy | Carrying Amount | Fair Value | Carrying Amount | Fair Value |
| ASSETS | | | | | |
| Rialto: | | | | | |
| Loans receivable, net | Level 3 | $100,635 | 104,298 | 130,105 | 135,881 |
| Investments held-to-maturity | Level 3 | $17,970 | 17,574 | 17,290 | 17,155 |
| Lennar Financial Services: | | | | | |
| Loans held-for-investment, net | Level 3 | $29,776 | 29,008 | 26,894 | 26,723 |

| | | | | | |
|---|---|---|---|---|---|
| Investments held-to-maturity | Level 2 | $30,291 | 30,308 | 45,038 | 45,051 |
| LIABILITIES | | | | | |
| Lennar Homebuilding senior notes and other debts payable | Level 2 | $5,291,136 | 6,398,288 | 4,690,213 | 5,760,075 |
| Rialto notes and other debts payable | Level 2 | $629,703 | 662,221 | 623,246 | 640,335 |
| Lennar Financial Services notes and other debts payable | Level 2 | $865,416 | 865,416 | 704,143 | 704,143 |

The following methods and assumptions are used by the Company in estimating fair values:
Lennar Homebuilding—For senior notes and other debts payable, the fair value of fixed-rate borrowings is based on quoted market prices and the fair value of variable-rate borrowings is based on expected future cash flows calculated using current market forward rates.
Rialto—The fair values for loans receivable, net are based on the fair value of the collateral less estimated cost to sell or discounted cash flows, if estimable. The fair value for investments held-to-maturity is based on discounted cash flows. For notes and other debts payable, the fair value is calculated based on discounted cash flows using the Company's weighted average borrowing rate and for the warehouse repurchase financing agreements fair values approximate their carrying value due to their short maturities.
Lennar Financial Services—The fair values above are based on quoted market prices, if available. The fair values for instruments that do not have quoted market prices are estimated by the Company on the basis of discounted cash flows or other financial information. For notes and other debts payable, the fair values approximate their carrying value due to variable interest pricing terms and short-term nature of the borrowings.
Fair Value Measurements:
GAAP provides a framework for measuring fair value, expands disclosures about fair value measurements and establishes a fair value hierarchy which prioritizes the inputs used in measuring fair value summarized as follows:
Level 1: Fair value determined based on quoted prices in active markets for identical assets.
Level 2: Fair value determined using significant other observable inputs.
Level 3: Fair value determined using significant unobservable inputs.
The Company's financial instruments measured at fair value on a recurring basis are summarized below:

| Financial Instruments | Fair Value Hierarchy | Fair Value at May 31, 2015 | Fair Value at November 30, 2014 |
|---|---|---|---|
| (In thousands) | | | |
| Lennar Financial Services: | | | |
| Loans held-for-sale (1) | Level 2 | $791,349 | 738,396 |
| Mortgage loan commitments | Level 2 | $18,882 | 12,687 |
| Forward contracts | Level 2 | $155 | (7,576) |
| Mortgage servicing rights | Level 3 | $16,504 | 17,353 |
| Lennar Homebuilding: | | | |
| Investments available-for-sale | Level 3 | $492 | 480 |
| Rialto: | | | |
| Loans held-for-sale (2) | Level 3 | $318,037 | 113,596 |

(1) The aggregate fair value of Lennar Financial Services loans held-for-sale of $791.3 million at May 31, 2015 exceeds their aggregate principal balance of $762.1 million by $29.3 million. The aggregate fair value of loans held-for-sale of $738.4 million at November 30, 2014 exceeds their aggregate principal balance of $706.0 million by $32.4 million.

(2) The aggregate fair value of Rialto loans held-for-sale of $318.0 million at May 31, 2015 is below their aggregate principal balance of $318.3 million by $0.3 million. The aggregate fair value of loans held-for-sale of $113.6 million at November 30, 2014 exceeds their aggregate principal balance of $111.8 million by $1.8 million.

The estimated fair values of the Company's financial instruments have been determined by using available market information and what the Company believes to be appropriate valuation methodologies. Considerable judgment is required in interpreting market data to develop the estimates of fair value. The use of different market assumptions and/or estimation methodologies might have a material effect on the estimated fair value amounts. The following methods and assumptions are used by the Company in estimating fair values:
Lennar Financial Services loans held-for-sale— Fair value is based on independent quoted market prices, where available, or the prices for other mortgage whole loans with similar characteristics. Management believes carrying loans held-for-sale at fair value improves financial reporting by mitigating volatility in reported earnings caused by measuring the fair value of the loans and the derivative instruments used to economically hedge them without having

to apply complex hedge accounting provisions. In addition, the Company recognizes the fair value of its rights to service a mortgage loan as revenue upon entering into an interest rate lock loan commitment with a borrower. The fair value of these servicing rights is included in

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Lennar Financial Services’ loans held-for-sale as of May 31, 2015 and November 30, 2014. Fair value of servicing rights is determined based on actual sales of servicing rights on loans with similar characteristics.
Lennar Financial Services mortgage loan commitments— Fair value of commitments to originate loans is based upon the difference between the current value of similar loans and the price at which the Lennar Financial Services segment has committed to originate the loans. The fair value of commitments to sell loan contracts is the estimated amount that the Lennar Financial Services segment would receive or pay to terminate the commitments at the reporting date based on market prices for similar financial instruments. In addition, the Company recognizes the fair value of its rights to service a mortgage loan as revenue upon entering into an interest rate lock loan commitment with a borrower. The fair value of servicing rights is determined based on actual sales of servicing rights on loans with similar characteristics. The fair value of the mortgage loan commitments and related servicing rights is included in Lennar Financial Services’ other assets.
Lennar Financial Services forward contracts— Fair value is based on quoted market prices for similar financial instruments. The fair value of forward contracts is included in the Lennar Financial Services segment's other assets as of May 31, 2015. The fair value of forward contracts is included in the Lennar Financial Services segment's other liabilities as of November 30, 2014.
Lennar Financial Services mortgage servicing rights — Lennar Financial Services records mortgage servicing rights when it sells loans on a servicing-retained basis, at the time of securitization or through the acquisition or assumption of the right to service a financial asset. The fair value of the mortgage servicing rights is calculated using third-party valuations. The key assumptions, which are generally unobservable inputs, used in the valuation of the mortgage servicing rights include mortgage prepayment rates, discount rates and delinquency rates. As of May 31, 2015, the key assumptions used in determining the fair value include a 12.1% mortgage prepayment rate, a 12.0% discount rate and a 5.9% delinquency rate. The fair value of mortgage servicing rights is included in the Lennar Financial Services segment's other assets.
Lennar Homebuilding investments available-for-sale— The fair value of these investments is based on third-party valuations and/or estimated by the Company on the basis of discounted cash flows and it is included in the Lennar Homebuilding segment's other assets.
Rialto loans held-for-sale— The fair value of loans held-for-sale is calculated from model-based techniques that use discounted cash flow assumptions and the Company’s own estimates of CMBS spreads, market interest rate movements and the underlying loan credit quality. Loan values are calculated by allocating the change in value of an assumed CMBS capital structure to each loan. The value of an assumed CMBS capital structure is calculated, generally, by discounting the cash flows associated with each CMBS class at market interest rates and at the Company’s own estimate of CMBS spreads. The Company estimates CMBS spreads by observing the pricing of recent CMBS offerings, secondary CMBS markets, changes in the CMBX index, and general capital and commercial real estate market conditions. Considerations in estimating CMBS spreads include comparing the Company’s current loan portfolio with comparable CMBS offerings containing loans with similar duration, credit quality and collateral composition. These methods use unobservable inputs in estimating a discount rate that is used to assign a value to each loan. While the cash payments on the loans are contractual, the discount rate used and assumptions regarding the relative size of each class in the CMBS capital structure can significantly impact the valuation. Therefore, the estimates used could differ materially from the fair value determined when the loans are sold to a securitization trust.
The changes in fair values for Level 1 and Level 2 financial instruments measured on a recurring basis are shown below by financial instrument and financial statement line item:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Changes in fair value included in Lennar Financial Services revenues: | | | | |
| Loans held-for-sale | $4,181 | 8,392 | (3,119) | 7,152 |
| Mortgage loan commitments | $(84) | 4,904 | 6,195 | 7,698 |
| Forward contracts | $210 | (2,038) | 7,731 | (7,759) |

Interest income on Lennar Financial Services loans held-for-sale and Rialto loans held-for-sale measured at fair value is calculated based on the interest rate of the loan and recorded as revenues in the Lennar Financial Services’ statement of operations and Rialto's statement of operations, respectively.
The Lennar Financial Services segment uses mandatory mortgage-backed securities (“MBS”) forward commitments, option contracts and investor commitments to hedge its mortgage-related interest rate exposure. These instruments involve, to varying degrees, elements of credit and interest rate risk. Credit risk associated with MBS forward commitments, option contracts and loan sales transactions is managed by limiting the Company’s counterparties to investment banks, federally

regulated bank affiliates and other investors meeting the Company’s credit standards. The segment’s risk, in the event of default by the purchaser, is the difference between the contract price and fair value of the MBS forward commitments and option contracts. At May 31, 2015, the segment had open commitments amounting to $1.0 billion to sell MBS with varying settlement dates through August 2015.

The following table represents the reconciliation of the beginning and ending balance for the Level 3 recurring fair value measurements:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Mortgage servicing rights, beginning of period | $16,786 | 11,955 | 17,353 | 11,455 |
| Purchases and retention of mortgage servicing rights (1) | 652 | 6,808 | 996 | 7,968 |
| Disposals | (1,095) | — | (1,874) | — |
| Changes in fair value (2) | 161 | (521) | 29 | (1,181) |
| Mortgage servicing rights, end of period | $16,504 | 18,242 | 16,504 | 18,242 |

(1) For both the three and six months ended May 31, 2014, purchases and retention of mortgage servicing rights included the $5.9 million acquisition of a portfolio of mortgage servicing rights.

(2) Amount represents changes in fair value included in Lennar Financial Services revenues.

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Investments available-for-sale, beginning of period | $28,573 | 59,880 | 480 | 40,032 |
| Purchases and other (1) | — | 5,280 | 28,093 | 21,274 |
| Sales | — | (44,579) | — | (44,579) |
| Changes in fair value (2) | 12 | 222 | 12 | 5,150 |
| Settlements (3) | (28,093) | (387) | (28,093) | (1,461) |
| Investments available-for-sale, end of period | $492 | 20,416 | 492 | 20,416 |

(1) Represents investments in community development district bonds that mature at various dates between 2015 and 2039.

(2) The changes in fair value were not included in other comprehensive income because the changes in fair value were deferred as a result of the Company's continuing involvement in the underlying real estate collateral.

(3) The investments available-for-sale that were settled related to investments in community development district bonds, which were in default upon purchase and reissued by the municipalities prior to being settled with third parties.

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Rialto loans held-for-sale, beginning of period | $360,045 | 86,857 | 113,596 | 44,228 |
| Loan originations | 683,179 | 396,648 | 1,248,694 | 692,156 |
| Origination loans sold, including those not settled | (723,479) | (438,498) | (1,041,583) | (691,536) |
| Interest and principal paydowns | (161) | 370 | (369) | (24) |
| Changes in fair value (1) | (1,547) | (312) | (2,301) | 241 |
| Rialto loans held-for-sale, end of period | $318,037 | 45,065 | 318,037 | 45,065 |

(1) Amount represents changes in fair value included in Rialto revenues.

The Company’s assets measured at fair value on a nonrecurring basis are those assets for which the Company has recorded valuation adjustments and write-offs. The fair values included in the table below represents only those assets whose carrying value were adjusted to fair value during the respective periods disclosed. The assets measured at fair value on a nonrecurring basis are summarized below:

| | | Three Months Ended May 31, | | | | | |
|---|---|---|---|---|---|---|---|
| | | 2015 | | | 2014 | | |
| (In thousands) | Fair Value Hierarchy | Carrying Value | Fair Value | Total Gains (Losses) (1) | Carrying Value | Fair Value | Total Losses (1) |
| Financial assets | | | | | | | |
| Rialto: | | | | | | | |
| Impaired loans receivable | Level 3 | $81,108 | 79,523 | (1,585) | 196,173 | 162,306 | (33,867) |
| Non-financial assets | | | | | | | |
| Lennar Homebuilding: | | | | | | | |
| Finished homes and construction in progress (2) | Level 3 | $46,339 | 36,736 | (9,603) | — | — | — |
| Rialto: | | | | | | | |
| REO - held-for-sale (3): | | | | | | | |
| Upon acquisition/transfer | Level 3 | $8,733 | 8,209 | (524) | 6,617 | 6,220 | (397) |
| Upon management periodic valuations | Level 3 | $11,258 | 8,828 | (2,430) | 4,422 | 3,787 | (635) |
| REO - held-and-used, net (4): | | | | | | | |
| Upon acquisition/transfer | Level 3 | $4,689 | 5,431 | 742 | 32,356 | 25,713 | (6,643) |
| Upon management periodic valuations | Level 3 | $— | — | — | 2,884 | 2,285 | (599) |

(1) Represents losses due to valuation adjustments, write-offs, gains (losses) from transfers or acquisitions of real estate through foreclosure and REO impairments recorded during the three months ended May 31, 2015 and 2014.

(2) Valuation adjustments were included in Lennar Homebuilding costs and expenses in the Company's condensed consolidated statement of operations for the three months ended May 31, 2015.

(3) REO held-for-sale assets are initially recorded at fair value less estimated costs to sell at the time of the transfer or acquisition through, or in lieu of, loan foreclosure. The fair value of REO held-for-sale is based upon appraised value at the time of foreclosure or management's best estimate. In addition, management periodically performs valuations of its REO held-for-sale. The losses upon the transfer or acquisition of REO and impairments were included in Rialto other income (expense), net, in the Company’s condensed consolidated statement of operations for the three months ended May 31, 2015 and 2014.

(4) REO held-and-used, net, assets are initially recorded at fair value at the time of acquisition through, or in lieu of, loan foreclosure. The fair value of REO held-and-used, net, is based upon the appraised value at the time of foreclosure or management’s best estimate. In addition, management periodically performs valuations of its REO held-and-used, net. The gains (losses) upon acquisition of REO held-and-used, net and impairments were included in Rialto other income (expense), net, in the Company’s condensed consolidated statement of operations for the three months ended May 31, 2015 and 2014.

| | | Six Months Ended May 31, | | | | | |
|---|---|---|---|---|---|---|---|
| | | 2015 | | | 2014 | | |
| (In thousands) | Fair Value Hierarchy | Carrying Value | Fair Value | Total Gains (Losses) (1) | Carrying Value | Fair Value | Total Losses (1) |
| Financial assets | | | | | | | |
| Rialto Investments: | | | | | | | |
| Impaired loans receivable | Level 3 | $103,209 | 100,400 | (2,809 ) | 173,328 | 132,745 | (40,583 ) |
| Non-financial assets | | | | | | | |
| Lennar Homebuilding: | | | | | | | |
| Finished homes and construction in progress (2) | Level 3 | $46,339 | 36,736 | (9,603 ) | — | — | — |
| Land and land under development (2) | Level 3 | $— | — | — | 7,013 | 6,143 | (870 ) |
| Rialto Investments: | | | | | | | |
| REO - held-for-sale (3): | | | | | | | |
| Upon acquisition/transfer | Level 3 | $13,617 | 12,800 | (817 ) | 13,050 | 12,267 | (783 ) |
| Upon management periodic valuations | Level 3 | $16,862 | 13,307 | (3,555 ) | 23,740 | 21,700 | (2,040 ) |
| REO - held-and-used, net (4): | | | | | | | |
| Upon acquisition/transfer | Level 3 | $13,326 | 14,343 | 1,017 | 40,072 | 33,747 | (6,325 ) |
| Upon management periodic valuations | Level 3 | $2,689 | 1,276 | (1,413 ) | 12,433 | 10,930 | (1,503 ) |

(1) Represents losses due to valuation adjustments, write-offs, gains (losses) from transfers or acquisitions of real estate through foreclosure and REO impairments recorded during the six months ended May 31, 2015 and 2014.

(2) Valuation adjustments were included in Lennar Homebuilding costs and expenses in the Company's condensed consolidated statement of operations for the six months ended May 31, 2015 and 2014.

(3) REO held-for-sale assets are initially recorded at fair value less estimated costs to sell at the time of the transfer or acquisition through, or in lieu of, loan foreclosure. The fair value of REO held-for-sale is based upon appraised value at the time of foreclosure or management's best estimate. In addition, management periodically performs valuations of its REO held-for-sale. The losses upon the transfer or acquisition of REO and impairments were included in Rialto other income (expense), net, in the Company’s condensed consolidated statement of operations for the six months ended May 31, 2015 and 2014.

(4) REO held-and-used, net, assets are initially recorded at fair value at the time of acquisition through, or in lieu of, loan foreclosure. The fair value of REO held-and-used, net, is based upon the appraised value at the time of foreclosure or management’s best estimate. In addition, management periodically performs valuations of its REO held-and-used, net. The gains (losses) upon acquisition of REO held-and-used, net and impairments were included in Rialto other income (expense), net, in the Company’s condensed consolidated statement of operations for the six months ended May 31, 2015 and 2014.

Finished homes and construction in progress are included within inventories. Inventories are stated at cost unless the inventory within a community is determined to be impaired, in which case the impaired inventory is written down to fair value. The Company discloses its accounting policy related to inventories and its review for indicators of impairments in the Summary of Significant Accounting Policies in its Form 10-K for the year ended November 30, 2014.

Using all available information, the Company calculates its best estimate of projected cash flows for each community. While many of the estimates are calculated based on historical and projected trends, all estimates are subjective and change from market to market and community to community as market and economic conditions change. The determination of fair value also requires discounting the estimated cash flows at a rate the Company believes a market participant would determine to be commensurate with the inherent risks associated with the assets and related estimated cash flow streams. The discount rate used in determining each asset’s fair value depends on the community’s projected life and development stage. The Company generally uses a discount rate of approximately 20%, subject to the perceived risks associated with the community’s cash flow streams relative to its inventory.

The Company estimates the fair value of inventory evaluated for impairment based on market conditions and assumptions made by management at the time the inventory is evaluated, which may differ materially from actual results if market conditions or assumptions change. For example, market deterioration or changes in assumptions may lead the Company to incur additional impairment charges on previously impaired inventory, as well as on inventory not currently impaired but for which indicators of impairment may arise if market deterioration occurs.

As of May 31, 2015 and 2014, there were 665 and 578 active communities, excluding unconsolidated entities, respectively. For May 31, 2015, the Company reviewed its communities for potential indicators of impairments and identified 21 communities with 790 homesites and a corresponding carrying value of $160.3 million as having potential indicators of impairment. Of those communities, the Company recorded a valuation adjustment of $9.6 million on 67 homesites in one community with a carrying value of $46.3 million for the six months ended May 31, 2015 related to a strategic decision to move forward on an inactive asset.

For May 31, 2014, the Company reviewed its communities for potential indicators of impairments and identified 33 communities with 1,778 homesites and a corresponding carrying value of $138.8 million as having potential indicators of impairment. The Company recorded no impairments for the six months ended May 31, 2014.

The table below summarizes the most significant unobservable inputs used in the Company's discounted cash flow model to determine the fair value of its communities for which the Company recorded valuation adjustments during the six months ended May 31, 2015:

| | Six Months Ended May 31, 2015 |
|---|---|
| Unobservable inputs | |
| Average selling price | $1,300,000 |
| Absorption rate per quarter (homes) | 9 |
| Discount rate | 12% |

REO represents real estate that the Rialto segment has taken control or has effective control of in partial or full satisfaction of loans receivable. At the time of acquisition of a property through foreclosure of a loan, REO is recorded at fair value less estimated costs to sell if classified as held-for-sale or at fair value if classified as held-and-used, which becomes the property’s new basis. The fair values of these assets are determined in part by placing reliance on third-party appraisals of the properties and/or internally prepared analyses of recent offers or prices on comparable properties in the proximate vicinity. The third-party appraisals and internally developed analyses are significantly impacted by the local market economy, market supply and demand, competitive conditions and prices on comparable properties, adjusted for date of sale, location, property size, and other factors. Each REO is unique and is analyzed in the context of the particular market where the property is located. In order to establish the significant assumptions for a particular REO, the Company analyzes historical trends, including trends achieved by the Company's local homebuilding operations, if applicable, and current trends in the market and economy impacting the REO. Using available trend information, the Company then calculates its best estimate of fair value, which can include projected cash flows discounted at a rate the Company believes a market participant would determine to be commensurate with the inherent risks associated with the assets and related estimated cash flow streams. These methods use unobservable inputs to develop fair value for the Company’s REO. Due to the volume and variance of unobservable inputs, resulting from the uniqueness of each of the Company's REO, the Company does not use a standard range of unobservable inputs with respect to its evaluation of REO. However, for operating properties within REO, the Company may also use estimated cash flows multiplied by a capitalization rate to determine the fair value of the property. Generally, the capitalization rates used to estimate fair value ranged from 8% to 12% and varied based on the location of the asset, asset type and occupancy rates for the operating properties.

Changes in economic factors, consumer demand and market conditions, among other things, could materially impact estimates used in the third-party appraisals and/or internally prepared analyses of recent offers or prices on comparable properties. Thus, estimates can differ significantly from the amounts ultimately realized by the Rialto segment from disposition of these assets. The amount by which the recorded investment in the loan is less than the REO’s fair value (net of estimated cost to sell if held-for-sale), is recorded as an unrealized gain upon foreclosure in the Company’s consolidated statement of operations. The amount by which the recorded investment in the loan is greater than the REO’s fair value (net of estimated cost to sell if held-for-sale) is generally recorded as a provision for loan losses in the Company’s condensed consolidated statement of operations.

(16) Variable Interest Entities

GAAP requires the consolidation of VIEs in which an enterprise has a controlling financial interest. A controlling financial interest will have both of the following characteristics: (a) the power to direct the activities of a VIE that most significantly impact the VIEs economic performance and (b) the obligation to absorb losses of the VIE that could potentially be significant to the VIE or the right to receive benefits from the VIE that could potentially be significant to the VIE.

The Company’s variable interest in VIEs may be in the form of (1) equity ownership, (2) contracts to purchase assets, (3) management and development agreements between the Company and a VIE, (4) loans provided by the Company to a VIE or other partner and/or (5) guarantees provided by members to banks and other third parties. The Company examines specific criteria and uses its judgment when determining if the Company is the primary beneficiary of a VIE. Factors considered in determining whether the Company is the primary beneficiary include risk and reward sharing, experience and financial condition of other partner(s), voting rights, involvement in day-to-day capital and operating decisions, representation on a VIE’s executive committee, existence of unilateral kick-out rights or voting rights, level of economic disproportionality, if any, between the Company and the other partner(s) and contracts to purchase assets from VIEs.

Generally, all major decision making in the Company’s joint ventures is shared between all partners. In particular, business plans and budgets are generally required to be unanimously approved by all partners. Usually, management and other fees earned by the Company are nominal and believed to be at market and there is no significant economic disproportionality between the Company and other partners. Generally, the Company purchases less than a majority of the joint venture’s assets and the purchase prices under the Company’s option contracts are believed to be at market.

Generally, unconsolidated entities become VIEs and consolidate when the other partner(s) lack the intent and financial wherewithal to remain in the entity. As a result, the Company continues to fund operations and debt paydowns through partner loans or substituted capital contributions.

The Company evaluated the joint venture agreements of its joint ventures that were formed or that had reconsideration events during the six months ended May 31, 2015. Based on the Company's evaluation during the six months ended May 31, 2015, the Company deconsolidated an entity within its Lennar Multifamily segment that had total combined assets of $17.4 million (primarily operating properties and equipment) and liabilities of $1.2 million. In addition, during the six months ended May 31, 2015, there were no VIEs that were consolidated.

At May 31, 2015 and November 30, 2014, the Company’s recorded investments in Lennar Homebuilding unconsolidated entities were $688.5 million and $656.8 million, respectively, the Rialto segment’s investments in unconsolidated entities were $195.1 million and $175.7 million, respectively, and the Lennar Multifamily segment's investments in unconsolidated entities were $129.8 million and $105.7 million, respectively.

Consolidated VIEs

As of May 31, 2015, the carrying amounts of the VIEs’ assets and non-recourse liabilities that consolidated were $709.3 million and $84.2 million, respectively. As of November 30, 2014, the carrying amounts of the VIEs’ assets and non-recourse liabilities that consolidated were $929.1 million and $149.8 million, respectively. Those assets are owned by, and those liabilities are obligations of, the VIEs, not the Company.

A VIE’s assets can only be used to settle obligations of that VIE. The VIEs are not guarantors of the Company’s senior notes and other debts payable. In addition, the assets held by a VIE usually are collateral for that VIE’s debt. The Company and other partners do not generally have an obligation to make capital contributions to a VIE unless the Company and/or the other partner(s) have entered into debt guarantees with a VIE’s banks. Other than debt guarantee agreements with a VIE’s banks, there are no liquidity arrangements or agreements to fund capital or purchase assets that could require the Company to provide financial support to a VIE. While the Company has option contracts to purchase land from certain of its VIEs, the Company is not required to purchase the assets and could walk away from the contracts.

Unconsolidated VIEs

The Company’s recorded investment in unconsolidated VIEs and its estimated maximum exposure to loss were as follows:

As of May 31, 2015

| (In thousands) | Investments in Unconsolidated VIEs | Lennar’s Maximum Exposure to Loss |
|---|---|---|
| Lennar Homebuilding (1) | $115,634 | 124,035 |
| Rialto (2) | 17,970 | 17,970 |
| Lennar Multifamily (3) | 40,722 | 63,392 |
| | $174,326 | 205,397 |

As of November 30, 2014

| (In thousands) | Investments in Unconsolidated VIEs | Lennar’s Maximum Exposure to Loss |
|---|---|---|
| Lennar Homebuilding (1) | $124,311 | 194,321 |
| Rialto (2) | 17,290 | 17,290 |
| Lennar Multifamily (3) | 41,600 | 65,810 |
| | $183,201 | 277,421 |

(1) At May 31, 2015 and November 30, 2014, the maximum exposure to loss of Lennar Homebuilding’s investments in unconsolidated VIEs was limited to its investments in the unconsolidated VIEs, except with regard to $8.3 million and $70.0 million, respectively, remaining commitment to fund an unconsolidated entity for further expenses up until the unconsolidated entity obtains permanent financing.

(2) At both May 31, 2015 and November 30, 2014, the maximum recourse exposure to loss of Rialto’s investments in unconsolidated VIEs was limited to its investments in the unconsolidated VIEs. At May 31, 2015 and November 30, 2014, investments in unconsolidated VIEs and Lennar’s maximum exposure to loss included $18.0 million and $17.3 million, respectively, related to Rialto’s investments held-to-maturity.

(3) At May 31, 2015 and November 30, 2014, the maximum exposure to loss of Lennar Multifamily's investments in unconsolidated VIEs was limited to its investments in the unconsolidated VIEs, except with regard to $22.1 million and $23.4 million, respectively, of letters of credit outstanding for certain of the unconsolidated VIEs that could be drawn upon in the event of default under their debt agreements.

While these entities are VIEs, the Company has determined that the power to direct the activities of the VIEs that most significantly impact the VIEs’ economic performance is generally shared. While the Company generally manages the day-to-day operations of the VIEs, each of these VIEs has an executive committee made up of representatives from each partner. The members of the executive committee have equal votes and major decisions require unanimous consent and approval from all members. The Company does not have the unilateral ability to exercise participating voting rights without partner consent.

The Company and other partners do not generally have an obligation to make capital contributions to the VIEs, except for $22.1 million of letters of credit outstanding for certain Lennar Multifamily unconsolidated VIEs that could be drawn upon in the event of default under their debt agreements. In addition, there are no liquidity arrangements or agreements to fund capital or purchase assets that could require the Company to provide financial support to the VIEs, except with regard to an $8.3 million remaining commitment to fund an unconsolidated entity for further expenses up until the unconsolidated entity obtains permanent financing. Except for the unconsolidated VIEs discussed above, the Company and the other partners did not guarantee any debt of the other unconsolidated VIEs. While the Company has option contracts to purchase land from certain of its unconsolidated VIEs, the Company is not required to purchase the assets and could walk away from the contracts.

Option Contracts

The Company has access to land through option contracts, which generally enables it to control portions of properties owned by third parties (including land funds) and unconsolidated entities until the Company has determined whether to exercise the option.

A majority of the Company's option contracts require a non-refundable cash deposit or irrevocable letter of credit based on a percentage of the purchase price of the land. The Company's option contracts sometimes include price adjustment provisions, which adjust the purchase price of the land to its approximate fair value at the time of acquisition or are based on the fair value at the time of takedown.

The Company’s investments in option contracts are recorded at cost unless those investments are determined to be impaired, in which case the Company’s investments are written down to fair value. The Company reviews option contracts for indicators of impairment during each reporting period. The most significant indicator of impairment is a decline in the fair value of the optioned property such that the purchase and development of the optioned property would no longer meet the Company’s targeted return on investment with appropriate consideration given to the length of time available to exercise the option. Such declines could be caused by a variety of factors including increased competition, decreases in demand or changes in local regulations that adversely impact the cost of development. Changes in any of these factors would cause the Company to re-evaluate the likelihood of exercising its land options.
Some option contracts contain a predetermined take-down schedule for the optioned land parcels. However, in almost all instances, the Company is not required to purchase land in accordance with those take-down schedules. In substantially all instances, the Company has the right and ability to not exercise its option and forfeit its deposit without further penalty, other than termination of the option and loss of any unapplied portion of its deposit and pre-acquisition costs. Therefore, in substantially all instances, the Company does not consider the take-down price to be a firm contractual obligation.

When the Company does not intend to exercise an option, it writes off any unapplied deposit and pre-acquisition costs associated with the option contract.

The Company evaluates all option contracts for land to determine whether they are VIEs and, if so, whether the Company is the primary beneficiary of certain of these option contracts. Although the Company does not have legal title to the optioned land, if the Company is deemed to be the primary beneficiary or makes a significant deposit for optioned land, it may need to consolidate the land under option at the purchase price of the optioned land.

During the six months ended May 31, 2015, consolidated inventory not owned decreased by $1.2 million with a corresponding decrease to liabilities related to consolidated inventory not owned in the accompanying condensed consolidated balance sheet as of May 31, 2015. The decrease was primarily due to a higher amount of homesite takedowns than construction started on homesites not owned. To reflect the purchase price of the inventory consolidated, the Company had a net reclass related to option deposits from consolidated inventory not owned to land under development in the accompanying condensed consolidated balance sheet as of May 31, 2015. The liabilities related to consolidated inventory not owned primarily represent the difference between the option exercise prices for the optioned land and the Company’s cash deposits.

The Company’s exposure to loss related to its option contracts with third parties and unconsolidated entities consisted of its non-refundable option deposits and pre-acquisition costs totaling $68.5 million and $85.6 million at May 31, 2015 and November 30, 2014, respectively. Additionally, the Company had posted $35.9 million and $34.5 million of letters of credit in lieu of cash deposits under certain option contracts as of May 31, 2015 and November 30, 2014, respectively.

(17) Commitments and Contingent Liabilities

The Company has been engaged in litigation since 2008 in the United States District Court for the District of Maryland regarding whether the Company is required by a contract it entered into in 2005 to purchase a property in Maryland. After entering into the contract, the Company later renegotiated the purchase price, reducing it from $200 million to $134 million, $20 million of which has been paid and subsequently written off, leaving a balance of $114 million. In January 2015, the District Court rendered a decision ordering the Company to purchase the property for the $114 million balance of the contract price, to pay interest at the rate of 12% per annum from May 27, 2008, and to reimburse the seller for real estate taxes and attorneys’ fees. The Company believes the decision is contrary to applicable law and will appeal the decision. The Company does not believe it is probable that a loss has occurred and, therefore, no liability has been recorded with respect to this case.

If the District Court decision were affirmed in its entirety, the Company would purchase the property and record it at fair value, which the Company believes would not result in an impairment. The amount of interest the Company would be required to pay has been the subject of further proceedings before the court. On June 29, 2015, the court ruled that interest will be calculated as simple interest at the rate of 12% per annum from May 27, 2008 until the date the Company purchases the property. Simple interest on $114 million at 12% per annum will accrue at the rate of $13.7 million per year, totaling approximately $96 million as of May 31, 2015. In addition, if the Company is required to purchase the property, it will be obligated to reimburse the seller for real estate taxes, which currently total $1.6 million. The Company has not engaged in discovery regarding the amount of the plaintiffs’ attorneys’ fees. If the District Court decision was totally reversed on appeal, the Company would not have to purchase the property or pay interest, real estate taxes or attorneys’ fees.

In its June 29, 2015 ruling, the District Court determined that the Company will be permitted to stay the judgment during appeal by posting a bond in the amount of $223.4 million. The District Court calculated this amount by adding 12% per annum simple interest to the $114 million purchase price for the period beginning May 27, 2008 through May 26, 2016, the date the District Court estimates the appeal of the case will be concluded. The posting of this bond will not have a material impact on the Company's condensed consolidated financial statements.

(18) New Accounting Pronouncements

In May 2014, the FASB issued ASU 2014-09, Revenue from Contracts with Customers, ("ASU 2014-09"). ASU 2014-09 provides a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current revenue recognition guidance, including industry-specific guidance. ASU 2014-09 will require an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This update creates a five-step model that requires entities to exercise judgment when considering the terms of the contract(s) which include (i) identifying the contract(s) with the customer, (ii) identifying the separate performance obligations in the contract, (iii) determining the transaction price, (iv) allocating the transaction price to the separate performance obligations, and (v) recognizing revenue when each performance obligation is satisfied. ASU 2014-09 will be effective for the Company's fiscal year beginning December 1, 2017 and subsequent interim periods The Company has the option to apply the provisions of ASU 2014-09 either retrospectively to each prior reporting period presented or retrospectively with the cumulative effect of applying this ASU recognized at the date of initial application. Early adoption is not permitted. The Company is currently evaluating the method and impact the adoption of ASU 2014-09 will have on the Company's condensed consolidated financial statements.

In February 2015, the FASB issued ASU 2015-02, Consolidation (Topic 810): Amendments to the Consolidation Analysis ("ASU 2015-02"). ASU 2015-02 amends the consolidation requirements and significantly changes the consolidation analysis required. ASU 2015-02 requires management to reevaluate all legal entities under a revised consolidation model specifically (i) modify the evaluation of whether limited partnership and similar legal entities are VIEs, (ii) eliminate the presumption that a general partner should consolidate a limited partnership, (iii) affect the consolidation analysis of reporting entities that are involved with VIEs particularly those that have fee arrangements and related party relationships, and (iv) provide a scope exception from consolidation guidance for reporting entities with interests in legal entities that are required to comply with or operate in accordance with requirements that are similar to those in Rule 2a-7 of the Investment Act of 1940 for registered money market funds. ASU 2015-02 will be effective for the Company's fiscal year beginning December 1, 2016 and subsequent interim periods. The adoption of ASU 2015-02 is not expected to have a material effect on the Company's condensed consolidated financial statements.

In April 2015, the FASB issued ASU 2015-03, Interest - Imputation of Interest (Subtopic 835-30) ("ASU 2015-03"). ASU 2015-03 requires that debt issuance costs related to a recognized debt liability be presented in the balance sheet as a direct deduction from the carrying amount of that debt liability, consistent with debt discounts. ASU 2015-03 will be effective for the Company's fiscal year beginning December 1, 2016 and subsequent interim periods. Early adoption is permitted. The Company is evaluating the impact that ASU 2015-03 will have on the Company's condensed consolidated financial statements.

(19) Supplemental Financial Information

The indentures governing the Company’s 6.50% senior notes due 2016, 12.25% senior notes due 2017, 4.75% senior notes due 2017, 6.95% senior notes due 2018, 4.125% senior notes due 2018, 4.500% senior notes due 2019, 4.50% senior notes due 2019, 2.75% convertible senior notes due 2020, 3.25% convertible senior notes due 2021, 4.750% senior notes due 2022 and 4.750% senior notes due 2025 require that, if any of the Company’s 100% owned subsidiaries, other than its finance company subsidiaries and foreign subsidiaries, directly or indirectly guarantee at least $75 million principal amount of debt of Lennar Corporation, those subsidiaries must also guarantee Lennar Corporation’s obligations with regard to its senior notes. The entities referred to as “guarantors” in the following tables are subsidiaries that are not finance company subsidiaries or foreign subsidiaries and were guaranteeing the senior notes because at May 31, 2015 they were guaranteeing Lennar Corporation's letter of credit facilities and its Credit Facility, disclosed in Note 12. The guarantees are full, unconditional and joint and several and the guarantor subsidiaries are 100% directly or indirectly owned by Lennar Corporation. A subsidiary's guarantee will be suspended at any time when it is not directly or indirectly guaranteeing at least $75 million principal amount of debt of Lennar Corporation, and a subsidiary will be released from its guarantee and any other obligations it may have regarding the senior notes if all or substantially all its assets, or all of its capital stock, are sold or otherwise disposed of.

For purposes of the condensed consolidating statement of cash flows included in the following supplemental financial information, the Company's accounting policy is to treat cash received by Lennar Corporation (“the Parent”) from its subsidiaries, to the extent of net earnings from such subsidiaries as a dividend and accordingly a return on investment within cash flows from operating activities. Distributions of capital received by the Parent from its subsidiaries are reflected as cash flows from investing activities. The cash outflows associated with the return on investment dividends and distributions of capital received by the Parent are reflected by the Guarantor and Non-Guarantor subsidiaries in the Dividends line item within cash flows from financing activities. All other cash flows between the Parent and its subsidiaries represent the settlement of receivables and payables between such entities in conjunction with the Parent's centralized cash management arrangement with its subsidiaries, which operates with the characteristics of a revolving credit facility, and are accordingly reflected net in the Intercompany line item within cash flows from investing activities for the Parent and net in the Intercompany line item within cash flows from financing activities for the Guarantor and Non-Guarantor subsidiaries.

(19) Supplemental Financial Information - (Continued)

Supplemental information for the subsidiaries that were guarantor subsidiaries at May 31, 2015 was as follows:

Condensed Consolidating Balance Sheet
May 31, 2015

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| ASSETS | | | | | |
| Lennar Homebuilding: | | | | | |
| Cash and cash equivalents, restricted cash and receivables, net | $415,426 | 287,875 | 18,507 | — | 721,808 |
| Inventories | — | 8,568,928 | 184,848 | — | 8,753,776 |
| Investments in unconsolidated entities | — | 649,479 | 38,988 | — | 688,467 |
| Other assets | 223,025 | 297,825 | 57,457 | 12,775 | 591,082 |
| Investments in subsidiaries | 4,043,687 | 266,025 | — | (4,309,712 ) | — |
| Intercompany | 5,997,043 | — | — | (5,997,043 ) | — |
| | 10,679,181 | 10,070,132 | 299,800 | (10,293,980 ) | 10,755,133 |
| Rialto | — | — | 1,364,682 | — | 1,364,682 |
| Lennar Financial Services | — | 77,765 | 1,335,623 | — | 1,413,388 |
| Lennar Multifamily | — | — | 362,256 | — | 362,256 |
| Total assets | $10,679,181 | 10,147,897 | 3,362,361 | (10,293,980 ) | 13,895,459 |
| LIABILITIES AND EQUITY | | | | | |
| Lennar Homebuilding: | | | | | |
| Accounts payable and other liabilities | $489,188 | 667,493 | 87,974 | — | 1,244,655 |
| Liabilities related to consolidated inventory not owned | — | 43,897 | — | — | 43,897 |
| Senior notes and other debts payable | 5,051,255 | 229,031 | 10,850 | — | 5,291,136 |
| Intercompany | — | 5,398,483 | 598,560 | (5,997,043 ) | — |
| | 5,540,443 | 6,338,904 | 697,384 | (5,997,043 ) | 6,579,688 |
| Rialto | — | — | 712,744 | — | 712,744 |
| Lennar Financial Services | — | 31,674 | 1,037,692 | 6,149 | 1,075,515 |
| Lennar Multifamily | — | — | 45,167 | 6,626 | 51,793 |
| Total liabilities | 5,540,443 | 6,370,578 | 2,492,987 | (5,984,268 ) | 8,419,740 |
| Stockholders' equity | 5,138,738 | 3,777,319 | 532,393 | (4,309,712 ) | 5,138,738 |
| Noncontrolling interests | — | — | 336,981 | — | 336,981 |
| Total equity | 5,138,738 | 3,777,319 | 869,374 | (4,309,712 ) | 5,475,719 |
| Total liabilities and equity | $10,679,181 | 10,147,897 | 3,362,361 | (10,293,980 ) | 13,895,459 |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Balance Sheet
November 30, 2014

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| ASSETS | | | | | |
| Lennar Homebuilding: | | | | | |
| Cash and cash equivalents, restricted cash and receivables, net | $653,491 | 323,325 | 12,206 | — | 989,022 |
| Inventories | — | 7,528,633 | 207,967 | — | 7,736,600 |
| Investments in unconsolidated entities | — | 632,973 | 23,864 | — | 656,837 |
| Other assets | 159,564 | 402,076 | 104,619 | 6,330 | 672,589 |
| Investments in subsidiaries | 4,073,687 | 299,432 | — | (4,373,119 ) | — |
| Intercompany | 4,709,544 | — | — | (4,709,544 ) | — |
| | 9,596,286 | 9,186,439 | 348,656 | (9,076,333 ) | 10,055,048 |
| Rialto | — | — | 1,458,152 | — | 1,458,152 |
| Lennar Financial Services | — | 76,428 | 1,100,625 | — | 1,177,053 |
| Lennar Multifamily | — | 248,784 | 19,230 | — | 268,014 |
| Total assets | $9,596,286 | 9,511,651 | 2,926,663 | (9,076,333 ) | 12,958,267 |
| LIABILITIES AND EQUITY | | | | | |
| Lennar Homebuilding: | | | | | |
| Accounts payable and other liabilities | $447,104 | 756,991 | 71,699 | — | 1,275,794 |
| Liabilities related to consolidated inventory not owned | — | 45,028 | — | — | 45,028 |
| Senior notes and other debts payable | 4,322,162 | 287,700 | 80,351 | — | 4,690,213 |
| Intercompany | — | 4,579,314 | 130,230 | (4,709,544 ) | — |
| | 4,769,266 | 5,669,033 | 282,280 | (4,709,544 ) | 6,011,035 |
| Rialto | — | — | 747,044 | — | 747,044 |
| Lennar Financial Services | — | 28,705 | 861,608 | 6,330 | 896,643 |
| Lennar Multifamily | — | 52,150 | 93 | — | 52,243 |
| Total liabilities | 4,769,266 | 5,749,888 | 1,891,025 | (4,703,214 ) | 7,706,965 |
| Stockholders' equity | 4,827,020 | 3,761,763 | 611,356 | (4,373,119 ) | 4,827,020 |
| Noncontrolling interests | — | — | 424,282 | — | 424,282 |
| Total equity | 4,827,020 | 3,761,763 | 1,035,638 | (4,373,119 ) | 5,251,302 |
| Total liabilities and equity | $9,596,286 | 9,511,651 | 2,926,663 | (9,076,333 ) | 12,958,267 |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Operations
Three Months Ended May 31, 2015

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Revenues: | | | | | |
| Lennar Homebuilding | $— | 2,115,812 | — | — | 2,115,812 |
| Lennar Financial Services | — | 52,822 | 122,075 | (5,012) | 169,885 |
| Rialto | — | — | 67,931 | — | 67,931 |
| Lennar Multifamily | — | — | 38,981 | (5) | 38,976 |
| Total revenues | — | 2,168,634 | 228,987 | (5,017) | 2,392,604 |
| Cost and expenses: | | | | | |
| Lennar Homebuilding | — | 1,807,439 | 19,511 | (1,468) | 1,825,482 |
| Lennar Financial Services | — | 49,524 | 84,816 | (3,508) | 130,832 |
| Rialto | — | — | 67,506 | — | 67,506 |
| Lennar Multifamily | — | — | 47,260 | — | 47,260 |
| Corporate general and administrative | 48,941 | — | — | 1,266 | 50,207 |
| Total costs and expenses | 48,941 | 1,856,963 | 219,093 | (3,710) | 2,121,287 |
| Lennar Homebuilding equity in earnings from unconsolidated entities | — | 3,892 | 2,602 | — | 6,494 |
| Lennar Homebuilding other income (expense), net | 163 | 1,277 | (1,504) | (153) | (217) |
| Other interest expense | (1,460) | (3,818) | — | 1,460 | (3,818) |
| Rialto equity in earnings from unconsolidated entities | — | — | 7,328 | — | 7,328 |
| Rialto other expense, net | — | — | (872) | — | (872) |
| Lennar Multifamily equity in loss from unconsolidated entities | — | — | (422) | — | (422) |
| Earnings (loss) before income taxes | (50,238) | 313,022 | 17,026 | — | 279,810 |
| Benefit (provision) for income taxes | 17,196 | (105,552) | (6,870) | — | (95,226) |
| Equity in earnings from subsidiaries | 219,792 | 6,236 | — | (226,028) | — |
| Net earnings (including net earnings attributable to noncontrolling interests) | 186,750 | 213,706 | 10,156 | (226,028) | 184,584 |
| Less: Net earnings attributable to noncontrolling interests | — | — | 1,568 | — | 1,568 |
| Net earnings attributable to Lennar | $186,750 | 213,706 | 8,588 | (226,028) | 183,016 |
| Comprehensive earnings attributable to Lennar | $186,750 | 213,706 | 8,588 | (226,028) | 183,016 |
| Comprehensive earnings attributable to noncontrolling interests | $— | — | 1,568 | — | 1,568 |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Operations
Three Months Ended May 31, 2014

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Revenues: | | | | | |
| Lennar Homebuilding | $— | 1,634,785 | — | — | 1,634,785 |
| Lennar Financial Services | — | 39,602 | 76,887 | (5,473) | 111,016 |
| Rialto | — | — | 54,393 | — | 54,393 |
| Lennar Multifamily | — | 18,551 | — | — | 18,551 |
| Total revenues | — | 1,692,938 | 131,280 | (5,473) | 1,818,745 |
| Cost and expenses: | | | | | |
| Lennar Homebuilding | — | 1,392,211 | 1,072 | (640) | 1,392,643 |
| Lennar Financial Services | — | 38,371 | 59,097 | (4,745) | 92,723 |
| Rialto | — | — | 79,604 | — | 79,604 |
| Lennar Multifamily | — | 25,549 | — | — | 25,549 |
| Corporate general and administrative | 37,052 | — | — | 1,265 | 38,317 |
| Total costs and expenses | 37,052 | 1,456,131 | 139,773 | (4,120) | 1,628,836 |
| Lennar Homebuilding equity in earnings (loss) from unconsolidated entities | — | (3,001) | 3,395 | — | 394 |
| Lennar Homebuilding other income, net | — | 2,369 | — | (107) | 2,262 |
| Other interest expense | (1,460) | (10,287) | — | 1,460 | (10,287) |
| Rialto equity in earnings from unconsolidated entities | — | — | 17,939 | — | 17,939 |
| Rialto other income, net | — | — | 3,595 | — | 3,595 |
| Lennar Multifamily equity in loss from unconsolidated entities | — | (182) | — | — | (182) |
| Earnings (loss) before income taxes | (38,512) | 225,706 | 16,436 | — | 203,630 |
| Benefit (provision) for income taxes | 14,265 | (83,475) | (11,803) | — | (81,013) |
| Equity in earnings from subsidiaries | 161,966 | 10,615 | — | (172,581) | — |
| Net earnings (including net loss attributable to noncontrolling interests) | 137,719 | 152,846 | 4,633 | (172,581) | 122,617 |
| Less: Net loss attributable to noncontrolling interests | — | — | (15,102) | — | (15,102) |
| Net earnings attributable to Lennar | $137,719 | 152,846 | 19,735 | (172,581) | 137,719 |
| Comprehensive earnings attributable to Lennar | $137,719 | 152,846 | 19,735 | (172,581) | 137,719 |
| Comprehensive loss attributable to noncontrolling interests | $— | — | (15,102) | — | (15,102) |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Operations
Six Months Ended May 31, 2015

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Revenues: | | | | | |
| Lennar Homebuilding | $— | 3,557,470 | — | — | 3,557,470 |
| Lennar Financial Services | — | 90,971 | 213,734 | (9,993) | 294,712 |
| Rialto | — | — | 109,128 | — | 109,128 |
| Lennar Multifamily | — | — | 75,438 | (5) | 75,433 |
| Total revenues | — | 3,648,441 | 398,300 | (9,998) | 4,036,743 |
| Cost and expenses: | | | | | |
| Lennar Homebuilding | — | 3,076,932 | 20,030 | (6,305) | 3,090,657 |
| Lennar Financial Services | — | 87,750 | 156,092 | (3,710) | 240,132 |
| Rialto | — | — | 108,287 | — | 108,287 |
| Lennar Multifamily | — | — | 89,221 | — | 89,221 |
| Corporate general and administrative | 91,330 | — | — | 2,531 | 93,861 |
| Total costs and expenses | 91,330 | 3,164,682 | 373,630 | (7,484) | 3,622,158 |
| Lennar Homebuilding equity in earnings from unconsolidated entities | — | 26,387 | 9,006 | — | 35,393 |
| Lennar Homebuilding other income (expense), net | 394 | 7,601 | (1,504) | (375) | 6,116 |
| Other interest expense | (2,889) | (7,889) | — | 2,889 | (7,889) |
| Rialto equity in earnings from unconsolidated entities | — | — | 9,992 | — | 9,992 |
| Rialto other expense, net | — | — | (1,144) | — | (1,144) |
| Lennar Multifamily equity in loss from unconsolidated entities | — | — | (600) | — | (600) |
| Earnings (loss) before income taxes | (93,825) | 509,858 | 40,420 | — | 456,453 |
| Benefit (provision) for income taxes | 32,098 | (171,646) | (15,404) | — | (154,952) |
| Equity in earnings from subsidiaries | 359,706 | 20,086 | — | (379,792) | — |
| Net earnings (including net earnings attributable to noncontrolling interests) | 297,979 | 358,298 | 25,016 | (379,792) | 301,501 |
| Less: Net earnings attributable to noncontrolling interests | — | — | 3,522 | — | 3,522 |
| Net earnings attributable to Lennar | $297,979 | 358,298 | 21,494 | (379,792) | 297,979 |
| Comprehensive earnings attributable to Lennar | $297,979 | 358,298 | 21,494 | (379,792) | 297,979 |
| Comprehensive earnings attributable to noncontrolling interests | $— | — | 3,522 | — | 3,522 |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Operations
Six Months Ended May 31, 2014

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Revenues: | | | | | |
| Lennar Homebuilding | $— | 2,866,170 | — | — | 2,866,170 |
| Lennar Financial Services | — | 70,471 | 128,311 | (10,814) | 187,968 |
| Rialto | — | — | 101,348 | — | 101,348 |
| Lennar Multifamily | — | 26,354 | — | — | 26,354 |
| Total revenues | — | 2,962,995 | 229,659 | (10,814) | 3,181,840 |
| Cost and expenses: | | | | | |
| Lennar Homebuilding | — | 2,459,563 | (1,385) | (1,180) | 2,456,998 |
| Lennar Financial Services | — | 73,066 | 101,517 | (9,373) | 165,210 |
| Rialto | — | — | 127,180 | — | 127,180 |
| Lennar Multifamily | — | 39,476 | — | — | 39,476 |
| Corporate general and administrative | 73,898 | — | — | 2,531 | 76,429 |
| Total costs and expenses | 73,898 | 2,572,105 | 227,312 | (8,022) | 2,865,293 |
| Lennar Homebuilding equity in earnings from unconsolidated entities | — | 2,310 | 3,074 | — | 5,384 |
| Lennar Homebuilding other income, net | — | 5,248 | — | (97) | 5,151 |
| Other interest expense | (2,889) | (22,978) | — | 2,889 | (22,978) |
| Rialto equity in earnings from unconsolidated entities | — | — | 23,293 | — | 23,293 |
| Rialto other income, net | — | — | 2,366 | — | 2,366 |
| Lennar Multifamily equity in loss from unconsolidated entities | — | (257) | — | — | (257) |
| Earnings (loss) before income taxes | (76,787) | 375,213 | 31,080 | — | 329,506 |
| Benefit (provision) for income taxes | 28,434 | (138,835) | (16,523) | — | (126,924) |
| Equity in earnings from subsidiaries | 264,189 | 16,181 | — | (280,370) | — |
| Net earnings (including net loss attributable to noncontrolling interests) | 215,836 | 252,559 | 14,557 | (280,370) | 202,582 |
| Less: Net loss attributable to noncontrolling interests | — | — | (13,254) | — | (13,254) |
| Net earnings attributable to Lennar | $215,836 | 252,559 | 27,811 | (280,370) | 215,836 |
| Comprehensive earnings attributable to Lennar | $215,836 | 252,559 | 27,811 | (280,370) | 215,836 |
| Comprehensive loss attributable to noncontrolling interests | $— | — | (13,254) | — | (13,254) |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Cash Flows
Six Months Ended May 31, 2015

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Cash flows from operating activities: | | | | | |
| Net earnings (including net earnings attributable to noncontrolling interests) | $297,979 | 358,298 | 25,016 | (379,792) | 301,501 |
| Distributions of earnings from guarantor and non-guarantor subsidiaries | 359,706 | 20,086 | — | (379,792) | — |
| Other adjustments to reconcile net earnings (including net earnings attributable to noncontrolling interests) to net cash provided by (used in) operating activities | (315,966) | (985,129) | (374,731) | 379,792 | (1,296,034) |
| Net cash provided by (used in) operating activities | 341,719 | (606,745) | (349,715) | (379,792) | (994,533) |
| Cash flows from investing activities: | | | | | |
| Proceeds from sale of operating properties | — | — | 73,732 | — | 73,732 |
| (Investments in and contributions to) and distributions of capital from Lennar Homebuilding unconsolidated entities | — | (11,716) | 2,565 | — | (9,151) |
| Investments in and contributions to Rialto unconsolidated entities, net of distributions of capital | — | — | (17,869) | — | (17,869) |
| Investments in and contributions to Lennar Multifamily unconsolidated entities, net of distributions of capital | — | — | (4,482) | — | (4,482) |
| Receipts of principal payments on Rialto loans receivable | — | — | 13,335 | — | 13,335 |
| Proceeds from sales of Rialto real estate owned | — | — | 55,812 | — | 55,812 |
| Other | (23,345) | (42,038) | (53,330) | — | (118,713) |
| Distributions of capital from guarantor and non-guarantor subsidiaries | 30,000 | 30,000 | — | (60,000) | — |
| Intercompany | (1,286,061) | — | — | 1,286,061 | — |
| Net cash provided by (used in) investing activities | (1,279,406) | (23,754) | 69,763 | 1,226,061 | (7,336) |
| Cash flows from financing activities: | | | | | |
| Net borrowings under unsecured revolving credit facility | 450,000 | — | — | — | 450,000 |
| Net borrowings under Lennar Financial Services warehouse facilities | — | — | 161,273 | — | 161,273 |
| Net borrowings under Rialto warehouse repurchase facilities | — | — | 28,359 | — | 28,359 |
| Proceeds from senior notes and debt issue costs | 744,409 | — | (294) | — | 744,115 |
| Redemption of senior notes | (500,000) | — | — | — | (500,000) |
| Principal payments on Rialto notes payable including structured notes | — | — | (20,940) | — | (20,940) |

| | | | | | |
|---|---|---|---|---|---|
| Net proceeds (repayments) on other borrowings | 20,988 | (88,647) | (69,501) | — | (137,160) |
| Net payments related to noncontrolling interests | — | — | (77,570) | — | (77,570) |
| Excess tax benefits from share-based awards | 113 | — | — | — | 113 |
| Common stock: | | | | | |
| Issuances | 9,412 | — | — | — | 9,412 |
| Repurchases | (972) | — | — | — | (972) |
| Dividends | (16,418) | (388,298) | (51,494) | 439,792 | (16,418) |
| Intercompany | — | 1,089,924 | 196,137 | (1,286,061) | — |
| Net cash provided by financing activities | 707,532 | 612,979 | 165,970 | (846,269) | 640,212 |
| Net decrease in cash and cash equivalents | (230,155) | (17,520) | (113,982) | — | (361,657) |
| Cash and cash equivalents at beginning of period | 633,318 | 255,501 | 392,995 | — | 1,281,814 |
| Cash and cash equivalents at end of period | $403,163 | 237,981 | 279,013 | — | 920,157 |

(19) Supplemental Financial Information - (Continued)

Condensed Consolidating Statement of Cash Flows
Six Months Ended May 31, 2014

| (In thousands) | Lennar Corporation | Guarantor Subsidiaries | Non-Guarantor Subsidiaries | Consolidating Adjustments | Total |
|---|---|---|---|---|---|
| Cash flows from operating activities: | | | | | |
| Net earnings (including net loss attributable to noncontrolling interests) | $215,836 | 252,559 | 14,557 | (280,370) | 202,582 |
| Distributions of earnings from guarantor and non-guarantor subsidiaries | 264,189 | 16,181 | — | (280,370) | — |
| Other adjustments to reconcile net earnings (including net loss attributable to noncontrolling interests) to net cash provided by (used in) operating activities | (247,474) | (869,113) | (88,061) | 280,370 | (924,278) |
| Net cash provided by (used in) operating activities | 232,551 | (600,373) | (73,504) | (280,370) | (721,696) |
| Cash flows from investing activities: | | | | | |
| Distributions of capital from Lennar Homebuilding unconsolidated entities, net of investments in and contributions to | — | 15,976 | 2,219 | — | 18,195 |
| Distributions of capital from Rialto unconsolidated entities, net of investments in and contributions to | — | — | 11,880 | — | 11,880 |
| Distributions of capital from Lennar Multifamily unconsolidated entities, net of investments in and contributions to | — | 28,267 | — | — | 28,267 |
| Receipts of principal payments on Rialto loans receivable | — | — | 8,357 | — | 8,357 |
| Proceeds from sales of Rialto real estate owned | — | — | 112,409 | — | 112,409 |
| Other | (408) | 20,121 | (10,915) | — | 8,798 |
| Distribution of capital from guarantor subsidiaries | 160,000 | — | — | (160,000) | — |
| Intercompany | (975,792) | — | — | 975,792 | — |
| Net cash provided by (used in) investing activities | (816,200) | 64,364 | 123,950 | 815,792 | 187,906 |
| Cash flows from financing activities: | | | | | |
| Net borrowings under Lennar Financial Services warehouse facilities | — | — | 85,782 | — | 85,782 |
| Net repayments under Rialto warehouse repurchase facilities | — | — | (31,593) | — | (31,593) |
| Net proceeds from senior notes | 495,725 | — | 175,405 | — | 671,130 |
| Principal payments on Rialto notes payable | — | — | (5,870) | — | (5,870) |
| Net payments on other borrowings | (1,150) | (119,358) | (9,736) | — | (130,244) |
| Exercise of land option contracts from an unconsolidated land investment venture | — | (1,540) | — | — | (1,540) |
| Net payments related to noncontrolling interests | — | — | (60,804) | — | (60,804) |
| Excess tax benefit from share-based awards | 282 | — | — | — | 282 |
| Common stock: | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Issuances | 13,302 | — | — | — | 13,302 |
| Repurchases | (566) | — | — | — | (566) |
| Dividends | (16,355) | (252,559) | (187,811) | 440,370 | (16,355) |
| Intercompany | — | 930,341 | 45,451 | (975,792) | — |
| Net cash provided by financing activities | 491,238 | 556,884 | 10,824 | (535,422) | 523,524 |
| Net (decrease) increase in cash and cash equivalents | (92,411) | 20,875 | 61,270 | — | (10,266) |
| Cash and cash equivalents at beginning of period | 547,101 | 152,753 | 270,651 | — | 970,505 |
| Cash and cash equivalents at end of period | $454,690 | 173,628 | 331,921 | — | 960,239 |

## Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

The following discussion and analysis of our financial condition and results of operations should be read in conjunction with our unaudited condensed consolidated financial statements and accompanying notes included under Item 1 of this Report and our audited consolidated financial statements and accompanying notes included in our Annual Report on Form 10-K, for our fiscal year ended November 30, 2014.

Some of the statements in this Management's Discussion and Analysis of Financial Condition and Results of Operations, and elsewhere in this Quarterly Report on Form 10-Q, are "forward-looking statements," within the meaning of the Private Securities Litigation Reform Act of 1995. These statements concern expectations, beliefs, projections, plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. Forward-looking statements contained herein may include opinions formed based upon general observations, anecdotal evidence and industry experience, but that are not supported by specific investigation or analysis. The forward-looking statements in this Quarterly Report include statements regarding: our belief that we are in the early stages of a multi-year slow but steady housing recovery, our belief regarding the drivers of such recovery, and our belief that we are well positioned to benefit from such recovery; our belief that the recovery will continue to benefit the rental market; our expectation that we will see some margin contraction; our expectation that we will continue to invest in carefully underwritten strategic land acquisitions; our expectation that we are on track to achieve another year of profitability in fiscal 2015; our belief that our main driver of earnings will continue to be our Homebuilding and Lennar Financial Services operations; our expectation that our ancillary businesses will enhance stockholder value; our belief that we will continue to benefit from our strategic land acquisitions and new community openings; our expectation regarding the Lennar Multifamily segment's development pipeline; our intent to settle the face value of the 2.75% convertible senior notes due 2020 in cash; our expectation regarding variability in our quarterly results; our expectations regarding the renewal or replacement of our warehouse facilities; our belief regarding draws upon our bonds or letters of credit, and our belief regarding the impact to the Company if there were such a draw; our belief that our operations and borrowing resources will provide for our current and long-term capital requirements at our anticipated levels of activity; our belief regarding legal proceedings in which we are involved, and, in particular, our belief that the Court's decision in the Settlers Crossing case is contrary to applicable law; and our estimates regarding certain tax matters and accounting valuations, including our expectations regarding the result of anticipated settlements with various taxing authorities.

These forward-looking statements reflect our current views about future events and are subject to risks, uncertainties and assumptions. We wish to caution readers that certain important factors may have affected and could in the future affect our actual results and could cause actual results to differ significantly from those expressed in any forward-looking statement. The most important factors that could prevent us from achieving our goals, and cause the assumptions underlying forward-looking statements and the actual results to differ materially from those expressed in or implied by those forward-looking statements include, but are not limited to, the following: a slowdown in the recovery of real estate markets across the nation, or any downturn in such markets; changes in general economic and financial conditions, and demographic trends, in the U.S. leading to decreased demand for our services and homes, lower profit margins and reduced access to credit; unfavorable outcomes in legal proceedings that substantially exceed our expectations; the possibility that we will incur nonrecurring costs that may not have a material adverse effect on our business or financial condition, but may have a material adverse effect on our condensed financial statements for a particular reporting period; decreased demand for our Lennar Multifamily rental properties, and our ability to successfully sell our rental properties once rents and occupancies have stabilized; the ability of our Financial Services segment to maintain or increase its capture rate and benefit from Lennar home deliveries; our ability to acquire land and pursue real estate opportunities at anticipated prices; increased competition for home sales from other sellers of new and resale homes; conditions in the capital, credit and financial markets, including mortgage lending standards, the availability of mortgage financing and mortgage foreclosure rates; changes in interest and unemployment rates, and inflation; a decline in the value of the land and home inventories we maintain or possible future write-downs of the carrying value of our real estate assets; increases in operating costs, including costs related to real estate taxes, construction materials, labor and insurance, and our ability to manage our cost structure, both in our Homebuilding and Lennar Multifamily businesses; our inability to maintain anticipated pricing levels and our inability to predict the effect of interest rates on demand; the ability and willingness of the participants in various joint ventures to honor their commitments; our ability to successfully and timely obtain land-use entitlements and construction financing, and address issues that arise in connection with the use and development of our land; natural disasters and other unforeseen damage for which our insurance may not provide adequate coverage; our inability to successfully grow our ancillary businesses; potential liability under environmental or construction laws, or other laws or regulations affecting our business; regulatory changes that adversely affect the profitability of our businesses; our ability to comply with the terms of our debt instruments, our ability to refinance our debt on terms that are acceptable to us; and our ability to successfully estimate the impact of certain regulatory, accounting and tax matters.

Please see our Form 10-K, for the fiscal year ended November 30, 2014 and other filings with the SEC for a further discussion of these and other risks and uncertainties which could also affect our future results. We undertake no obligation to publicly revise any forward-looking statements to reflect events or circumstances after the date of those statements or to reflect the occurrence of anticipated or unanticipated events.
This Management’s Discussion and Analysis and other portions of this Report contain statements of opinion or belief regarding market conditions and similar matters. In many instances those opinions and beliefs are based upon general observations by members of our management, anecdotal evidence and our experience in the conduct of our businesses, without specific investigation or statistical analyses. Therefore, while they reflect our view of the industries and markets in which we are involved, they should not be viewed as reflecting verifiable views that are necessarily shared by all who are involved in those industries or markets.

Outlook

We continue to believe that we are in the early stages of a multi-year slow but steady housing recovery. This year's spring selling season confirms that the market is continuing to improve at a very consistent pace. The recovery has been supported on the downside by the production deficit that has yielded a limited supply of both rental and for-sale housing in the country. At the same time, the recovery has been constrained by a limited supply of available homes on the market, limited supply of land available to add to the supply of homes and constrained demand from purchasers who would like to buy but are unable to access the mortgage market. This continues to create pent-up demand against a very limited supply.
The millennial generation's attitudes towards home purchases are proving to be different, but we expect that the doubling up of the millennials during the downturn will ultimately unwind and give way to household formation. We expect that the recovery will also continue to benefit the rental market as first-time home purchasers find limited access to the "for sale" market as a result of a challenging mortgage approval process. We believe that any pullback in the housing market will be short-lived, as there is a need for shelter across the country, there is very little inventory and very little chance of mortgage foreclosures, given the stringent underwriting standards of the past several years. While demand has remained constrained, homebuyers have continued a steady return to household formation and home ownership as the market opens up, driven by consistently low interest rates, and now higher wages and lower unemployment.
These are the themes that have continued to define our operating strategies across the Company. We continued through 2015 with a solid second quarter, with net earnings increasing 33% on a 32% increase in revenues, compared to the second quarter of 2014. Our gross margin was 23.8%, which exceeded our expectations. This gross margin, combined with our selling, general and administrative expenses of 10.0%, resulted in an operating margin of 13.8%. In addition, we ended the quarter with a strong sales backlog, up 18% in home deliveries and 23% in dollar value.
During the second quarter of 2015, we also had strong performances from our other business segments. Our Financial Services segment produced $39.1 million of pretax earnings primarily driven by our strategic positioning to capture the increase in refinance transactions, a higher capture rate of the increased Lennar Homebuilding business and an increase in purchase mortgages originated for non-Lennar homebuyers. Rialto generated $7.6 million of operating earnings net which included an add back of net loss attributable to noncontrolling interests, benefiting from Rialto Mortgage Finance (“RMF”), our mortgage origination and securitization business, and a transition from a capital-intensive business model to an asset light, fund model. While approximately 25% of our homebuilding business continues to be geared to first-time home purchasers, our broader, new household strategy has been aimed at the rental market. Our Multifamily rental business continued to grow during the second quarter of 2015, and we ended the quarter with interests in 26 multifamily communities, of which 2 communities were completed and operating, 6 communities were partially completed and leasing, and the remaining 18 communities were under construction. Our Multifamily strategy is proving to be well timed, as rental rates are rising and vacancies are at historical lows, driven by a supply-demand imbalance. Finally, through our investment in Heritage Fields El Toro, one of our unconsolidated entities ("El Toro"), which is managed by our FivePoint Communities venture, we earned $11.6 million primarily related to the sale of a commercial property and homesites to third parties.

We believe that all the segments of our company are well positioned. Our company's strategy continues to be driven by our belief that the real estate market remains positioned to continue to recover and that our company remains well positioned to benefit from such recovery. Our principal focus in our homebuilding operations will continue to be on generating strong operating margins on the homes we sell by delivering homes from what we believe are excellent land positions, although we expect to see some margin contraction compared to prior year due to cost increases outpacing sales price increases, competitive pressures and the inclusion of some additional previously inactive land assets being developed. We will continue to carefully balance pricing power, sales incentives, brokerage commissions and advertising expenses to maximize our results. In addition, we plan to continue to invest in carefully underwritten strategic land acquisitions in well-positioned markets that we expect will continue to support our homebuilding operations going forward and help us increase operating leverage as our deliveries increase. We expect that our Company's main driver of earnings will continue to be our homebuilding and Financial Services operations. We are also focused on our multiple platforms including Rialto, Multifamily, and FivePoint as such ancillary businesses continue to mature and expand their franchises providing profitable opportunities that we expect will enhance stockholder value. Overall, we believe we are on track to achieve another year of increased profitability in fiscal 2015, as the housing market recovery continues and we will continue to benefit from our strategic land acquisitions and new community openings.

(1) Results of Operations

Overview

We historically have experienced, and expect to continue to experience, variability in quarterly results. As a result, our results of operations for the three and six months ended May 31, 2015 are not necessarily indicative of the results to be expected for the full year. Our homebuilding business is seasonal in nature and generally reflects higher levels of new home order activity in our second fiscal quarter and increased deliveries in the second half of our fiscal year. However, periods of economic downturn in the industry, such as we have experienced in previous years, can alter seasonal patterns.

Our net earnings attributable to Lennar were $183.0 million, or $0.79 per diluted share ($0.89 per basic share), in the second quarter of 2015, compared to net earnings attributable to Lennar of $137.7 million, or $0.61 per diluted share ($0.67 per basic share), in the second quarter of 2014. Our net earnings attributable to Lennar were $298.0 million, or $1.30 per diluted share ($1.45 per basic share), in the six months ended May 31, 2015, compared to net earnings attributable to Lennar of $215.8 million, or $0.95 per diluted share ($1.06 per basic share), in the six months ended May 31, 2014.

Financial information relating to our operations was as follows:

| | Three Months Ended May 31, | | Six Months Ended May 31, | |
|---|---|---|---|---|
| (In thousands) | 2015 | 2014 | 2015 | 2014 |
| Lennar Homebuilding revenues: | | | | |
| Sales of homes | $2,081,113 | | | |