Form 144 Filer Information

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

Form 144

FORM 144

#### NOTICE OF PROPOSED SALE OF SECURITIES PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

#### **144: Filer Information**

Filer CIK	0001841163
Filer CCC	XXXXXXXX
Is this a LIVE or TEST Filing?	
Submission Contact Information	
Name	
Phone	
E-Mail Address	

#### **144: Issuer Information**

Name of Issuer	Dream Finders Homes, Inc.
SEC File Number	001-39916
Address of Issuer	14701 PHILIPS HIGHWAY SUITE 300 JACKSONVILLE FLORIDA 32256
Phone	904.505.4242
Name of Person for Whose Account the Securities are To Be Sold	Zalupski Patrick O.

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

Relationship to Issuer	Officer
Relationship to Issuer	Director
Relationship to Issuer	10% Stockholder

#### **144: Securities Information**

Title of the Class of Securities To Be Sold	Class A Common Stock, par value \$0.01 per share
Name and Address of the Broker	BofA Securities, Inc. One Bryant Park 8th Floor New York NY 10036
Number of Shares or Other Units To Be Sold	1000000
Aggregate Market Value	32180000.00
Number of Shares or Other Units Outstanding	34210848

Approximate Date of Sale	12/05/2024
Name the Securities Exchange	NYSE

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

144: Securities To Be Sold		
Title of the Class	Class A Common Stock, par value \$0.01 per share	
Date you Acquired	01/21/2021	
Nature of Acquisition Transaction	Acquired shares of class B stock from the issuer in a stock can be converted to shares of class A stock in c	private placement. The pledged shares of class B onnection with any delivery outlined in remarks
Name of Person from Whom Acquired	The Issuer	
Is this a Gift?	Date Donor Acquired	
Amount of Securities Acquired	59629995	
Date of Payment	01/21/2021	
Nature of Payment	Services	

If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

Furnish the following information as to all securities of the issuer sold during the past 3 months by the person for whose account the securities are to be sold.

#### 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/10/2024
Amount of Securities Sold	10879
Gross Proceeds	330177.65

#### 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/10/2024
Amount of Securities Sold	16000
Gross Proceeds	499360.00

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/11/2024
Amount of Securities Sold	25017
Gross Proceeds	774776.49

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/11/2024
Amount of Securities Sold	2015
Gross Proceeds	63271.00

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/23/2024
Amount of Securities Sold	32101
Gross Proceeds	1173612.56

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/23/2024
Amount of Securities Sold	917
Gross Proceeds	34176.59

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/24/2024
Amount of Securities Sold	33239
Gross Proceeds	1188294.25

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	09/24/2024
Amount of Securities Sold	3554
Gross Proceeds	129578.84

#### 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	10/09/2024
Amount of Securities Sold	16987
Gross Proceeds	562099.83

# 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	10/10/2024
Amount of Securities Sold	17129
Gross Proceeds	551553.80

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	10/10/2024
Amount of Securities Sold	1
Gross Proceeds	32.65

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	10/22/2024
Amount of Securities Sold	54665
Gross Proceeds	1713201.10

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 33256
Title of Securities Sold	Class A Common
Date of Sale	10/22/2024
Amount of Securities Sold	4441
Gross Proceeds	144154.86

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	10/23/2024
Amount of Securities Sold	44186
Gross Proceeds	1409533.40

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	11/11/2024
Amount of Securities Sold	31919
Gross Proceeds	991404.14

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	11/12/2024
Amount of Securities Sold	28684
Gross Proceeds	861093.68

#### 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 33256
Title of Securities Sold	Class A Common
Date of Sale	11/12/2024
Amount of Securities Sold	2073
Gross Proceeds	63558.18

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 33256
Title of Securities Sold	Class A Common
Date of Sale	11/21/2024
Amount of Securities Sold	67333
Gross Proceeds	2084629.68

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	11/21/2024
Amount of Securities Sold	49891
Gross Proceeds	1585037.07

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	11/22/2024
Amount of Securities Sold	47786
Gross Proceeds	1484233.16

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	11/22/2024
Amount of Securities Sold	7989
Gross Proceeds	251733.39

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	12/03/2024
Amount of Securities Sold	18119
Gross Proceeds	602637.94

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	12/04/2024
Amount of Securities Sold	25709
Gross Proceeds	839913.03

Name and Address of Seller	Patrick Zalupski 14701 Philips Highway Suite 300 Jacksonville FL 32256
Title of Securities Sold	Class A Common
Date of Sale	12/04/2024
Amount of Securities Sold	2849
Gross Proceeds	94273.88

#### 144: Remarks and Signature

In accordance with the procedures described in the Commissions interpretive letter to Goldman, Sachs & Co. dated December 20, 1999 and the Commissions interpretive letter to Bank of America, N.A., Merrill Lynch, Pierce, Fenner & Smith Inc., dated December 1, 2011, on the date hereof Patrick Zalupski (Seller) entered into a variable forward sale contract (Contract) with Bank of America, N.A., secured by shares of Class B Common Stock, which are convertible at any time into shares of Class A Common Stock on a share-for-share basis. The Contract provides for an up-front cash payment based on a percentage of the then-current stock price, subject to final settlement. At maturity, Seller will deliver up to the number of shares underlying the Contract (or instead will make a cash settlement) determined based on the price of the Class A Common Stock at settlement relative to an agreed forward floor price and forward cap price.
12/05/2024

#### ATTENTION:

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature

Patrick Zalupski

ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)