

# CloverLea

## General Information

<b><u>BUILDER/OWNER</u></b>	Fralin & Waldron, Inc.
<b><u>DIRECTIONS</u></b>	From I-81 take exit #114 toward Floyd/Christiansburg, go South 4 miles on Rt. 8, just past Auburn Hills Golf Club. Take a right onto CloverLea Drive, off of Rt. 8.
<b><u>THE COMMUNITY</u></b>	<p><b><u>Schools:</u></b> Auburn Elementary School, Auburn Middle School, Auburn High School Radford University (approx. 8.5 miles) Virginia Tech University (approx. 15 miles)</p> <p><b><u>Shopping:</u></b> Approx. 5 miles</p> <p><b><u>Medical:</u></b> Approx. 5 miles (Carilion NRV Medical Center)</p> <p><b><u>Recreation:</u></b> Golf and Swimming (Auburn Hills Golf Club)</p> <p><b><u>To I-81:</u></b> Approximately 4 miles</p> <p><b><u>Downtown:</u></b> Approximately 5 miles</p>
<b><u>LOCKBOXES</u></b>	On all homes for sale, as needed.
<b><u>ELEVATIONS</u></b>	See following pages for elevations and floor plans.
<b><u>CONTRACTS</u></b>	Contact Listing Broker for special Builder's contract and POA packet, 540-320-7653 or Toll Free (877) 341-0189.
<b><u>CLOSING COSTS</u></b>	F&W will pay \$2000 in closing costs. In order for the seller to pay closing costs, if title insurance is obtained it must be purchased from Magic City Title Associates, LLC dba Professional Title Services.
<b><u>RESTRICTIONS &amp; POA DOCUMENTS</u></b>	Disclosure IS required and the Acknowledgment of Receipt of P.O.A. package must accompany any contract in order for the contract to be presented.
<b><u>PROPERTY OWNERS ASSOCIATION</u></b>	\$200.00 annually.
<b><u>DEPOSIT</u></b>	\$2,500.00 minimum deposit, payable to Fralin & Waldron, Inc., upon signing of contract. All changes from builder's standards and all options require additional non-refundable deposit, which must be received prior to ordering. (This policy refers to any change to original plans & specifications.)
<b><u>LOAN APPLICATION</u></b>	All loan applications must be made in writing within five business days of contract.
<b><u>UTILITIES</u></b>	Public water, public sewer, propane gas. For trash pick-up call private contractor: Bob's Refuse Service, Inc. 540-953-1959 or 540-382-9335.
<b><u>HEAT &amp; AIR</u></b>	Gas forced air heat with central air conditioning and other High Efficiency Energy Packages available.
<b><u>APPLIANCES</u></b>	Range, Dishwasher, Microwave Oven, Disposal & Garage Door Opener(s) with two remotes.
<b><u>ROADS</u></b>	State maintained.
<b><u>TAXES</u></b>	\$0.67/\$100 – evaluation at 100%.
<b><u>MAILBOXES</u></b>	One standard design and color installed at no expense to Purchaser by Builder.
<b><u>CABLE</u></b>	Pre-wired.
<b><u>COMMISSION</u></b>	2.5% to Selling Agent paid on original contract sales price.
<b><u>LISTING AGENT</u></b>	Call for assistance or additional information, Jessica Frie, 540-266-3722.

**Disclaimer:** Sizes approximate/price subject to change/materials subject to change. ALL allowances include materials, tax and shipping. ALL interior selections may be made by Purchaser if not ordered by Seller/Builder. If selections are already made, Purchaser may review all selections by calling Sina Schilbe at Fralin & Waldron, 540-776-7461.