



The
GABLES
at THE ORCHARDS

General Information

<u>BUILDER/OWNER</u>	Fralin & Waldron, Inc.
<u>DIRECTIONS</u>	From Route 460 East, turn left onto Huntridge Road (before Wal-Mart), turn left onto Sullivan Lane
<u>THE COMMUNITY</u>	<p><u>Schools:</u> Bonsack Elementary, William Byrd Middle School, William Byrd High School</p> <p><u>Shopping:</u> Conveniently located on Rte 460 East – 6 miles to Valley View Mall 1 mile to the Lowe's Wal-Mart, Bonsack Kroger</p> <p><u>Medical:</u> Lewis-Gale Medical Office at Rte 460 and Huntridge Rd, less than 1 mile</p> <p><u>Recreation:</u> Botetourt Athletic Club (40,000 sq ft), at Alternate 220 and Read Mountain Road, Approximately 3.0 miles</p> <p><u>To I-81:</u> Approximately 5 miles.</p> <p><u>Downtown:</u> Approximately 5 miles</p> <p><u>Airport:</u> 7 miles to Roanoke Regional Airport</p>
<u>LOCKBOXES</u>	On all homes for sale, as needed.
<u>ELEVATIONS</u>	See following pages for elevations and floor plans.
<u>CONTRACTS</u>	Special preprinted contracts and Homeowner's Association information at the New Homes Sales Office located at Daleville Town Center, 90 Town Center St. Daleville, VA. Please call ahead so they can be ready for you. Go to www.fralinandwaldron.com for a printable version of the Fralin & Waldron, Inc. Purchase Agreement, and POA.
<u>HOMEOWNERS ASSOCIATION & POA DOCUMENTS</u>	Homeowners' Association fees of \$90.00 per year maintain the entrance and permanent water runoff pond. 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
<u>DEPOSIT</u>	\$2,500 minimum deposit, payable to Fralin and 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 and specifications.)
<u>CLOSING COSTS</u>	F&W will pay \$2000 in closing costs. In order for the seller to pay closing costs, the buyer must secure Title Insurance from Professional Title Services. See Paragraph 11 Page 2 of contract for disclosure.
<u>LOAN APPLICATION</u>	All loan applications must be made in writing within five business days of contract.
<u>UTILITIES</u>	Roanoke County Water and Sewer Underground natural gas, electric and cable T.V.
<u>HEAT & AIR</u>	Gas forced air heat with central air conditioning. Heat pumps for second floors
<u>APPLIANCES</u>	Range, Dishwasher, Disposal, Microwave Oven, and Garage Door Opener(s) with two remotes
<u>ROADS</u>	State maintained.
<u>TAXES</u>	\$1.09/\$100 -- evaluation at 100%.
<u>MAILBOXES</u>	One standard design and color installed by Builder at no expense to Purchaser.
<u>CABLE</u>	Pre-wired.
<u>COLOR SELECTIONS</u>	Purchaser's agent may call Customer Service Representative, 266.3721, at Fralin & Waldron, to make an appointment and receive any additional information regarding selections.
<u>CLOSINGS</u>	The agent representing the buyer schedules the closing and notifies, Customer Service Representative at Fralin & Waldron, Inc., 266.3721.
<u>LISTING AGENT</u>	Call for assistance or additional information, Jessica Frie, (540) 266.3722.

Disclaimer: Sizes are approximate. Prices and materials are subject to change. ALL allowances include materials, tax and shipping. Interior selections may be made by Purchaser if not already ordered by Seller/Builder. If selections are already made, Purchaser may review all selections by calling Customer Service Representative, at Fralin & Waldron, 266.3722