



General Information

<u>BUILDER/OWNER</u>	Fralin & Waldron, Inc.
<u>DIRECTIONS</u>	From Route 460 East, turn left onto Huntridge Road (before Wal-Mart), go about ¾ of a mile, turn left onto Kentmere Circle.
<u>THE COMMUNITY</u>	<p><u>Schools:</u> Bonsack Elementary, William Byrd Middle School, William Byrd High School <u>Shopping:</u> 6 miles to Valley View Mall, ¼ mile to Super Wal-Mart, Lowes & restaurants. <u>Medical:</u> Lewis-Gale Medical Office at Rte 460 and Huntridge Rd, less than 1 mile <u>Recreation:</u> Botetourt Athletic Club (40,000 sq ft), at Alternate 220 and Read Mountain Road, Approximately 3.0 miles <u>To I-81:</u> Approximately 5 miles. <u>Downtown:</u> Approximately 5 miles <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 builder's contracts and Property Owner's Association (POA) information at the New Homes Sales Office located at Daleville Town Center, 90 Town Center St. Daleville, VA. Roanoke, Virginia 24018. 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>PROPERTY OWNER'S ASSOCIATION</u>	Property Owner's Association fees of \$95.00 per month with a one-time \$200.00 initial contribution for new owners. 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. Fees cover lawn care (which includes mowing and care of landscaping) and snow removal from driveways in winter months.
<u>DEPOSIT</u>	\$2,500 minimum deposit, <u>payable to Fralin and Waldron, Inc.</u> , 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, if title insurance is obtained it must be purchased from Magic City Title Associates, LLC dba Professional Title Services.
<u>LOAN APPLICATION</u>	All loan applications must be made in writing within ten business days of a ratified contract.
<u>HEAT & AIR</u>	Gas forced air heat with central air conditioning.
<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>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 & INSPECTIONS</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. or e-mail jfrie@fwinc.com
<u>UTILITIES</u>	American Electric Power (AEP) 800.956.4237. Roanoke Gas Company 540.344.6651 Western VA Water Authority 540.853.5700 Cox Communications (cable) 540.776.3848

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.