



General Information

<u>BUILDER/OWNER</u>	Waldron Homes
<u>DIRECTIONS</u>	From Route 460 East, turn left onto Huntridge Road (before Wal-Mart), turn left onto Crumpacker Drive, turn left onto Apple Harvest Drive to end, turn left onto Morning Glory Drive.
<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</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 6 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 2917 Penn Forest Boulevard, S.W., Roanoke, Virginia 24018. Please call ahead so they can be ready for you. Go to www.fwinc.com for a printable version of the Fralin & Waldron, Inc. purchase agreement.
<u>HOMEOWNERS ASSOCIATION & POA DOCUMENTS</u>	Homeowners' Association fees of \$50.00 per year. 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, <u>payable to Fralin & Waldron, Inc./ dba Waldron Homes</u> – on speculation homes – homes selected by the Builder for a particular lot. Five percent (5%) of the total purchase is <u>payable to Fralin & Waldron, Inc. / dba Waldron Homes</u> for custom selection jobs – homes that the buyer chooses the lot and plan to be built. The plan must be selected from Builder's portfolio of plans for Wisteria Place . 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 five business days of contract.
<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
<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 at no expense to Purchaser by Builder.
<u>CABLE</u>	Pre-wired.
<u>COLOR SELECTIONS</u>	Purchaser's agent may call Customer Service, 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 Coordinator 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 Coordinator at Fralin & Waldron, 266.3721.