

# 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>	Fralin & Waldron specific pre-printed contracts is available from the Listing Broker at 540-320-5859 or 877-341-0189.
<b><u>HOMEOWNER'S ASSOCIATION &amp; POA DOCUMENTS</u></b>	POA fees of \$200.00 annually and covers such items as listed in the HOA budget which is included in the Disclosure Documents. Disclosure <b>IS</b> required and Acknowledgment of Receipt of Disclosure Documents must accompany any contract in order for the contract to be presented. You may contact the Listing Broker for a set of the POA Disclosure Documents.
<b><u>DEPOSIT</u></b>	\$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.)
<b><u>CLOSING COSTS</u></b>	F&W will pay \$2000 in closing costs. In order for the seller to pay closing costs, the buyer must secure Title Insurance from Magic City Title, dba Professional Title Services. See Paragraph 11 Page 2 of contract for disclosure.
<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 and sewer, propane gas. For Trash pickup, 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, Disposal, Microwave Oven, and Garage Door Opener(s) with two remotes
<b><u>ROADS</u></b>	State maintained.
<b><u>TAXES</u></b>	\$.67/\$100 -- evaluation at 100%.
<b><u>MAILBOXES</u></b>	One standard design and color installed by Builder at no expense to Purchaser.
<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, Darin Greear, (540) 320.5859.

**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, 266.3713.