



The  
**GABLES**  
at THE ORCHARDS

## General Information

<b><u>BUILDER/OWNER</u></b>	Fralin & Waldron, Inc.
<b><u>DIRECTIONS</u></b>	From Route 460 East, turn left onto Huntridge Road (before Wal-Mart), turn left onto Sullivan Lane
<b><u>THE COMMUNITY</u></b>	<p><b><u>Schools:</u></b> Bonsack Elementary, William Byrd Middle School, William Byrd High School</p> <p><b><u>Shopping:</u></b> Conveniently located on Rte 460 East – 6 miles to Valley View Mall 1 mile to the Lowe's Wal-Mart, Bonsack Kroger</p> <p><b><u>Medical:</u></b> Lewis-Gale Medical Office at Rte 460 and Huntridge Rd, less than 1 mile</p> <p><b><u>Recreation:</u></b> Botetourt Athletic Club (40,000 sq ft), at Alternate 220 and Read Mountain Road, Approximately 3.0 miles</p> <p><b><u>To I-81:</u></b> Approximately 5 miles.</p> <p><b><u>Downtown:</u></b> Approximately 5 miles</p> <p><b><u>Airport:</u></b> 7 miles to Roanoke Regional Airport</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, along with Homeowner's Association information, is available from Fralin & Waldron's Customer Service Coordinator at Daleville Town Center, 90 Town Center St. Daleville, VA. Please call ahead so they can be ready for you. Go to <a href="http://www.fralinandwaldron.com">www.fralinandwaldron.com</a> for a printable version of the Fralin & Waldron, Inc. Purchase Agreement.
<b><u>HOMEOWNER'S ASSOCIATION &amp; POA DOCUMENTS</u></b>	POA fees of \$90.00 per year to maintain the entrances/sign areas & stormwater pond, sign lighting, and other fees as outlined in the HOA budget which is included in the Disclosure documents. Disclosure <b>IS</b> required and the Acknowledgment of Receipt of Disclosure Documents must accompany any contract in order for the contract to be presented. You may contact the Customer Service Coordinator for a set of POA Disclosure Documents.
<b><u>DEPOSIT</u></b>	\$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.)
<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>	Western Virginia Water Authority for water and sewer Underground natural gas, electric and cable T.V.
<b><u>HEAT &amp; AIR</u></b>	Gas forced air heat with central air conditioning. Heat pumps for second floors
<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>	\$1.09/\$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>COLOR SELECTIONS</u></b>	Purchaser's agent may call Customer Service Representative, 266.3713, at Fralin & Waldron, to make an appointment and receive any additional information regarding selections.
<b><u>CLOSINGS</u></b>	The agent representing the buyer schedules the closing and notifies, Customer Service Representative at Fralin & Waldron, Inc., 266.3713.
<b><u>LISTING AGENT</u></b>	Call for assistance or additional information, Dayna Patrick, (540) 342.9600.

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