

Coach Homes of Southwood GENERAL INFORMATION

<u>DEVELOPER/ BUILDER</u>	Boone Homes, Inc. of Roanoke
<u>DIRECTIONS</u>	From the Route 220 South Expressway (I-581 extension), take exit ramp to Rte 419 North. Stay in left lane so that you can make a left turn leading to North on Franklin Road. Take left onto Duke of Gloucester Street (next to Red Lobster) to left onto Somercroft Court, just beyond Southwood entrance gate. Furnished Model straight ahead on right.
<u>MODEL</u>	Furnished Model with Sample Board in Laundry Room showing selected designer Standards and Options. <u>Please turn off lights and lock up after showing.</u>
<u>LOCKBOXES</u>	On all homes for sale, as needed
<u>FLOOR PLANS/ ELEVATIONS</u>	All lots listed in this package with available plans for each lot.
<u>CONTRACTS/ RESTRICTIONS</u>	Preprinted contracts and POA Disclosure packages at Long & Foster South Office.
<u>DEPOSIT</u>	\$15,000 deposit made payable to Boone Homes, Inc. of Roanoke for homes started on speculation. Build jobs require a deposit of 15% of the total contract price made payable to Boone Homes, Inc. of Roanoke. No notes accepted. **ALL OPTIONS MUST BE PAID FOR AT CONTRACT SIGNING, AS AN ADDITIONAL DEPOSIT AMOUNT OVER AND ABOVE SELLER'S STANDARD DEPOSIT AMOUNT FOR HOMES BUILT ON SPECULATION AND BUILD JOBS. When lot premiums apply, the lot premium is included in the purchase price of the home (speculation or Build Jobs) and does not have to be added in full to the amount of the deposit.
<u>CLOSING COSTS</u>	Buyer pays all closing costs.
<u>UTILITIES</u>	Public Water and Sewer, Underground Gas, Electric and Cable Digitally wired for phones in all bedrooms and kitchen (basement where applicable) Digitally wired for TV cable in all bedrooms and family room (basement where applicable)
<u>SECURITY SYSTEM</u>	By Audiotronics: Digitally wired for phones in all bedrooms and kitchen (basement where applicable) Digitally wired for TV cable in all bedrooms and family room (basement where applicable)
<u>ROADS</u>	Maintained by Homeowners' Association. At closing, each homeowner receives two remote devices for operating the entrance gate with instructions for admitting guests when the gate is closed. (Emergency vehicles have a separate code for 24 hours access.)
<u>CURB, SIDEWALKS AND GUTTER</u>	Throughout the community
<u>MAILBOXES</u>	One standard design and color installed at no expense to Purchaser by Builder.
<u>EXTERIOR COLORS</u>	Pre-selected by Seller
<u>INTERIOR COLORS</u>	Selections for all interior color and materials including carpet, vinyl, cabinets and paint to be done by appointment only with Pam Humphrey, Boone Homes, Inc. of Roanoke 278-1363.
<u>LOAN APPL.</u>	All loan applications must be made within five business days of contract and approved within thirty days.
<u>HOMEOWNERS' ASSOCIATION</u>	\$500.00 initial contribution at closing. Thereafter, \$150.00 per month. Fees cover maintenance of grounds and exterior of residences except glass breakage and exterior light bulbs. If Purchaser selects the sprinkler system option, the maintenance of the system will be handled by the Purchaser, not the Homeowners' Association. R & A Management to manage Homeowners' Association. "No Maintenance is a nationally recognized marketing phrase used to describe a homeownership lifestyle that provides varying levels of exterior grounds and structure maintenance through a property owners' association. The phrase "No Maintenance" should not be interpreted to include maintenance of everything on the exterior of the residence and its grounds. Please refer to the community's association documents for the specific scope of exterior maintenance coverage.
<u>TAXES</u>	\$1.22/\$100.00 -- evaluation at 100%.
<u>WALK THROUGH</u>	Selling agent to schedule through Pam Humphrey, Construction Coordinator, at 278-1363.
<u>CLOSINGS</u>	Purchaser may retain own attorney at Purchaser's expense.
<u>COMMISSION</u>	Seller pays 3% to Selling Agent, based on original contract price or final settlement price, whichever is less.
<u>LISTING AGENT</u>	Call for any assistance or additional information. Tim Garrison, New Homes Manager, at (O) 278-1369
<u>Disclaimer:</u>	Sizes approximate/price subject to change/materials subject to change. ALL allowances include materials, tax and shipping. ALL interior selections may be made by Purchaser only if not chosen or already ordered by Seller/Builder. The artist rendering on each job page is a likeness, constructed home may vary in appearance.