

# Elm Park

## FAQs

### HOW MANY HOMES ARE AVAILABLE AT ELM PARK?

A total of 63 townhomes will be available.

### IS THERE A HOMEOWNER'S ASSOCIATION (HOA) AT ELM PARK?

Yes. The total Elm Park H.O.A. dues are approximately \$140/monthly with a capital contribution of \$1500 which includes common area maintenance and landscaping, entry monument maintenance and landscaping.

Charleston Management is the property management company. For more information, please visit their website:

<https://charlestonmanagement.com/>

### WHAT ARE THE PROPERTY TAXES AT ELM PARK?

The approximate tax rates are:

Raleigh:	\$0.4330 per \$100 of assessed value
Wake County:	\$0.6570 per \$100 of assessed value
Combined Town/County:	\$1.09 per \$100 of assessed value

### WHAT SCHOOLS ARE ASSIGNED?

Wake County Public School System

Stough Magnet Elementary School

Oberlin Magnet Middle School

Broughton Magnet High School

School Assignments periodically change, for more information please contact Wake County Schools for current year base school assignments:

<https://www.wcpss.net/>

### WILL THE HOMES HAVE A WARRANTY?

Yes. Tri Pointe Homes has a Comprehensive 1-2-10 New Home Warranty Protection Program. Which includes a 1-year fit and finish, 2-year mechanical operations, and a 10-year structural warranty.

### WHAT IS THE DEPOSIT REQUIRED TO PURCHASE A NEW HOME AT ELM PARK?

A \$25,000 earnest money deposit is required to purchase a home at Elm Park and is due on the Purchase Agreement date.

If you decide to purchase options at the Design Studio, an options deposit of 25% of the dollar amount of the options selected will be required at the time the options are selected.

## Alan Fluke

NEW HOME ADVISOR

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HOMES