



# FREQUENTLY ASKED QUESTIONS

## HOW DOES THE ONLINE SALES PORTAL WORK?

This portal will allow you to explore the building in many different ways. Fly over the building, rotate it 360 degrees, explore the AMENITIES and our amazing NEIGHBORHOOD. Click on RESIDENCES and you can choose a floor and see all the floor plans on that floor.

The 1st floor and the Penthouse level of the building are a little different, but floors 2 through 7 are the same layout, with the exception of the unique views from each floor. Click on any floor plan or just scroll down to see the different types of homes we offer. Each floor plan has a walk through video of that home from the 7th floor and includes all the relevant information including square footage, price, parking, storage (if applicable) and the condo fee. You can also choose to see that home on another floor, which will give you a 360 degree panoramic tour that allows you to zoom in with your mouse roller and see the approximate view from the home on that floor and the corresponding price.

You will find a wealth of helpful information in our DOCUMENTS section, including our PURCHASE AGREEMENT for you to review, as well as the CONDOMINIUM DOCUMENTS, CONDOMINIUM FEES, a list of our DESIGNATED LENDERS and TITLE COMPANY, details on the FINISHES in our homes and MOVE IN INFORMATION.

## WHAT DOES THE “BUY NOW” BUTTON MEAN?

Once you’ve found the right home for you, just click BUY NOW. This will take you to our secure encrypted site by our partner Edgewise, where you will be asked to pay a **refundable** \$1,000 on a credit card to SUBMIT YOUR OFFER. This is to ensure only serious purchasers are making offers. We will refund your \$1,000 within 48 hours if your offer is NOT accepted. If you cancel for any reason, your \$1,000 will be refunded immediately as well. If you proceed with the purchase, the \$1,000 will be used as your move in deposit and fully refunded to your credit card after a successful move with no damage to the building.

When you make an offer, our sales team will contact you to assist with completing the PURCHASE AGREEMENT found in the DOCUMENTS section of the portal and obtaining your electronic signatures so a formal offer in writing can be presented to the seller for acceptance. We are here to help and guide you through everything! As part of the process you will:

1. Indicate the parking space and storage space numbers with their associated costs, if they are part of your offer and change the total amount in the \$ field.
2. Complete the required download of the Condominium Documents from the portal in the DOCUMENTS section.
3. Email a photo of your 5% deposit check made out to Trident Settlement Services to sales@capcityre.com.
4. Follow up by also emailing a copy of your Pre-Qualification letter within the next 15 days.

## HOW MANY HOMES CAN I MAKE AN OFFER ON?

**You are limited to making ONE offer at a time.** If that offer is not accepted, then you are free to make an offer on any other home. We will always respond to any offers within 48 hours. Essentially, you can keep one offer in play at a time. If you would like to purchase multiple units, you can contact our sales team and we can make accommodations for that.



## FREQUENTLY ASKED QUESTIONS

### HOW MANY OFFERS CAN BE SUBMITTED ON A PARTICULAR HOME?

A maximum of three offers from three different individuals can be submitted to the seller on a single home.

**NOTE:** Adding the price of any pre-assigned parking spaces or storage units into your overall offer will make it more competitive than an offer that chooses not to include those options. More information on purchasing Parking and Storage is below!

### THE "BUY NOW" BUTTON DOESN'T WORK or I CAN'T SEE THE UNIT ANYMORE!

If a home you are interested in is no longer available, it will either fail to display on the portal or the BUY NOW button will be gray and say SOLD. In that case, you can choose to be added to a waiting list for back up contracts should the home become available again. We will contact people for back up contracts in the order they signed up.

### HOW WILL THE SALE OF PARKING WORK?

All parking spaces are pre-assigned and you will have the option to purchase or not purchase that space. There is one space per home, with the exception of the three Penthouses, which will have the opportunity to purchase two spaces. You will see the parking space number assigned to the home you are interested in with the corresponding price noted on the floor plan page for that home. Don't worry, you can't miss it!

### HOW DO I KNOW WHERE A PARKING SPACE IS LOCATED?

Under the BUILDING tab of the portal, you will see a link to PARKING. You can download a PDF map of the two parking levels indicating all numbered parking spaces. They will include the space number and (F) to indicate a full size space at approximately 9'x18' and (C) to indicate a compact space at approximately 8'x16'.

#### Pricing:

Full Size Spaces - \$45,000

Compact Spaces - \$35,000

Compact Vault Spaces\* - \$30,000

2 Electric Vehicle Charging Spaces – Community Amenity

If you choose to purchase your assigned space, you will need to indicate that in the COMMENTS section of your offer **and should add the applicable cost so that it is included in your overall offer before submitting.**

*\* Parking Space numbers P-1 through P-22 and M1, and P-55 through P-76 and M3 are Vault Spaces. You will find additional information in the Condominium Documents regarding Vault Parking Spaces. "M" indicates a space for a motorcycle or scooter. If you would like to purchase one of these motorcycle or scooter spaces, please contact sales directly.*

### I WANT MORE PARKING THAN HAS BEEN ASSIGNED TO MY HOME

If you are interested in more parking spaces than have been assigned to the home you are interested in, you can add yourself to the waiting list on the PARKING page of the portal and we will contact you should any parking spaces become available.



# FREQUENTLY ASKED QUESTIONS

## HOW WILL THE SALE OF STORAGE WORK?

Under the BUILDING tab on the portal you will also see a link to STORAGE. Like parking, all storage spaces will be pre-assigned to homes and indicated on the floor plan page along with the associated cost.

If you choose to purchase your assigned storage space, you will need to indicate that in the COMMENTS section of your offer **and should add the applicable cost so that it is included in your overall offer before submitting.**

Storage is limited so not all homes can be assigned storage for purchase. If the home you are interested in does not have a storage purchase option assigned to it, you can add yourself to the waiting list on the STORAGE page and we will contact you if any storage units become available.

Ample bike storage is available in the building on a first-come first-served basis as well as community storage areas for kayaks and paddle boards.

## HOW BIG ARE THE STORAGE UNITS AND WHERE ARE THEY?

You can download a PDF of the numbers and locations of all of the storage units on the STORAGE page of the portal. Below is a summary of the approximate sizes and associated costs.

### 25 Conditioned Storage Closets

Three closets are available on each floor for floors: 3, 6 and 8.

Four closets are available on each floor for floors: 2, 4, 5 and 7.

#### Approximate Sizes:

15 SF	\$13,500
18 SF	\$15,000

### Stacked Storage Cages on both levels of the Parking Garage:

48"W x 48"D x 45"H	\$3,000
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### Other Storage Units in Parking Garage:

Storage Cage in Room P2-101 Unit C 60"W x 48"D x 90"H	1	\$7,500	Storage Cage in Room P2-101 Unit L 89"W x 48"D x 90"H	1	\$11,000
Storage Cage at P1-STAIRS Unit A 120"W x 42"D x 60"H	1	\$8,750	Storage Cage in Room P1-100 Unit M 94"W x 48"D x 90"H	1	\$11,750
Dry Walled Room on P1/P2-104 51"D x 120"W x 82"H	2	\$14,500	Fenced Areas in P2-102: 60"Wx120"D Sloped height from 79" to 65"	2	\$13,500





## FREQUENTLY ASKED QUESTIONS

### **I SEE THE CONDO FEE FOR THE HOME, BUT WHAT DOES IT INCLUDE AND WHAT DO I PAY SEPARATELY?**

Water and electric are separately metered and you will also pay separately for either the Comcast or FIOS services you would like. Cooking gas is included in the condo fee along with sewer, trash removal, snow removal, landscaping, window cleaning, remote security and concierge services, building maintenance and management services, the master insurance policy for the building, Luxor package room service, cable and Wi-Fi for common areas and common area lighting. You can refer to the budget in the condominium documents for further details.

### **DO I NEED TO GET INSURANCE?**

Yes, per the condominium documents you will be required to get a homeowners policy to insure the contents of your home and to protect you against liability should you damage another owners' unit through things like accidentally allowing your bathtub or kitchen sink to overflow, flooding the units below. See the Condominium Documents for further details.

### **DO YOU HAVE DESIGNATED LENDERS?**

The DOCUMENTS section of the portal includes a list of our Designated Lenders and our Designated Title Company. **You will receive a \$1500 credit towards closing costs for using one of our designated lenders!** Feel free to contact any or all of them for help in getting your required pre-qualification letter within 15 days.

#### **Atlantic Coast Mortgage**

John Flood, Loan Officer  
NMLS ID #666148  
Cell: 540-834-6689  
jflood@acmlc.com

#### **MVB Mortgage**

Rob Ross Group  
Chris Kearney, Senior Loan Officer  
NMLS ID #1233724  
Cell: 703-346-4119  
Ckearney@mvmortgage.com

#### **Wells Fargo Home Mortgage**

Shap Bashar:  
Private Mortgage Banker  
NMLSR ID #481189  
Cell: 301-580-5650  
Shap.Bashar@wellsfargo.com

### **WHAT IF I HAVE AN AGENT I AM WORKING WITH?**

You will be asked to indicate if you are working with an agent when you make an offer. If you are, YOU MUST INDICATE IT AT THAT TIME. An agent cannot be added to an offer that turns into a bonafide Purchase Agreement after the initial offer is made. If you are working with an agent, you will need to have your agent fill out a BROKER REGISTRATION FORM from the DOCUMENTS tab of the portal and email it to us at sales@capcityre.com.



## FREQUENTLY ASKED QUESTIONS

### **WHEN CAN I MOVE IN?**

Once the building is completed we will contact you a few weeks in advance to schedule an initial walk-thru of your home and then approximately one week later, your final walk through followed by your closing that same day.

### **HOW WILL MOVE INS WORK?**

Under the DOCUMENTS section you will see MOVE IN INFORMATION that will help answer all of your questions and provide you with a sample of the letter you will receive once your purchase is complete as well as a Move In Brochure from JKMOVINGSERVICES, who will be organizing all of the move ins for the building. You will also receive an electronic file of all documentation for things like your appliance warranties and various other valuable information pertaining to your new home. Your \$1,000 offer deposit will also function as your move in deposit. Upon successful move in with no damage to the building, your \$1,000 will be refunded directly to your credit card.

### **WHO DO I CONTACT WITH QUESTIONS?**

You can always send your questions via email to [sales@capcityre.com](mailto:sales@capcityre.com) or text our lead sales agent Mark Duer at 202-413-2290. If you prefer a phone call, just text to let us know and we will call you right back!