



FREQUENTLY ASKED QUESTIONS

HOW DOES THE VIP 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 LOCATION. 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 a sample of our PURCHASE AGREEMENT for you to review with no obligation, 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 “RESERVE” BUTTON MEAN?

Once you’ve found the right home for you, just click RESERVE. This will take you to our secure encrypted site by our partner Edgewise, where you will be asked to pay a **refundable** \$500 on a credit card to submit your offer. This is to ensure only serious purchasers are making offers. We will refund your \$500 within 48 hours if your offer is NOT accepted. If your offer is accepted, the \$500 will be held as your move-in deposit and will be refunded to you after you have moved in and the move-in coordinator has determined there has been no damage to the common areas of the building. If you cancel for any reason, your \$500 will be refunded immediately as well.

Don’t be afraid – ‘reserving’ is simply how you reach out to our sales team to let them know you are serious about a particular home and ready to do the paperwork to make it official before someone else does! Reserving is just starting a dialog with the sales team on a particular home by letting us know you are serious. We are here to help and guide you through everything!

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.



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HOW MANY OFFERS CAN BE SUBMITTED ON A PARTICULAR HOME?

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

Due to the 3% discount reflected in our pricing, **the seller will only be accepting full price offers or offers over list price at this time.**

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 RESERVE BUTTON DOESN'T WORK!

If a home you are interested in is no longer available, the reserve button will be gray and not active. At that point 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 Motorcycle Spaces* - \$15,000 per space

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?

We have a few different types of storage units available. 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

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

48"W x 48"D x 45"H	52	\$3,000
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Unit A is the upper unit, Unit B is the lower unit

Other Storage Units in Parking Garage:

1 Storage Cage in Room P2-101 Unit C 60"W x 48"D x 90"H	1	\$7,500	1 Storage Cage in Room P2-101 Unit L 89"W x 48"D x 90"H	1	\$11,000
1 Storage Cage in Room P2-100 Unit E 68"W x 48"D x 90"H	1	\$8,500	1 Storage Cage in Room P1-100 Unit M 94"W x 48"D x 90"H	1	\$11,750
1 Storage Cage at P1-STAIRS Unit A 120"W x 42"D x 60"H	1	\$8,750	2 Fenced Areas in P2-102: 60"Wx120"D Sloped height from 79" to 65"	2	\$13,500
1 Storage Cage in Room P2-103 Unit I 77"W x 48"D x 90"H	1	\$9,500	1 Dry Walled Room on P2-104 51"D x 120"W x 82"H	1	\$14,500





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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. 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 the required pre-qualification letter to submit with your offer.

Atlantic Coast Mortgage

Thad Musser Group
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

MY OFFER WAS ACCEPTED, WHAT HAPPENS NEXT?

In the DOCUMENTS section of the portal you will find a Purchase Agreement with specific instructions for completing it. The Purchase Agreement has been programmed for you to fill in all the required information using Adobe Acrobat. You can also print it, fill it out by hand, and scan and email it back to us.

As part of this process, you will:

1. Indicate the parking space and storage space numbers with their associated costs, if they were part of your offer.
2. Complete the required download of a copy of the Condominium Documents from the portal in the DOCUMENTS section.
3. Sign the purchase agreement and return it via email to sales@capcityre.com **along with a photo of your 5% deposit check made out to Trident Settlement Services and your Pre-Qualification letter.**

If you need help, just let us know and we will be happy to complete the Purchase Agreement for you and send it to you for electronic signature via DocuSign. You will then email us a photo of your 5% deposit check and your Pre-Qualification Letter and we will compile your contract package for you.



FREQUENTLY ASKED QUESTIONS

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. If your offer is accepted and a Purchase Agreement is completed, simply have your agent complete the Broker Registration Form at that time and email it to us along with your Pre-Qualification letter.

WHEN CAN I MOVE IN?

Once the building is completed (our target date is April 2020) 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 Town and Country, who will be organizing all of the move ins for the building. You will also receive a binder of all documentation for things like your appliance warranties and various other valuable information pertaining to your new home.

WHO DO I CONTACT WITH QUESTIONS?

You can always send your questions via email to sales@capcityre.com or text our lead sales agent Mark Duer at 202-580-5032. If you prefer a phone call, just text to let us know and we will call you right back!