

FREQUENTLY ASKED QUESTIONS

The **Capital City Real Estate** and **Ansley Atlanta** Team, led by Marshall Magaro and Amy Mallen, truly value our buyers and understand that buying early and online can be daunting. Marshall and Amy are always available to help walk you through the site, assist with all paperwork, and answer any questions you have. This FAQ is a great resource tool, but for added expertise make sure to reach out to Marshall and Amy at sales@roycroftcondos.com or feel free to text/call them at **404.402.2393** and **404.825.2655** respectively.

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.

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 and includes all the relevant information including square footage, price, parking, storage 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, as well as details on the FINISHES in our homes.

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 **\$1000** on a credit card to SUBMIT YOUR OFFER. This is to ensure only serious purchasers are making offers. We will refund your **\$1000** within 48 hours if your offer is NOT accepted. If you cancel for any reason, your **\$1000** will be refunded immediately as well.

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. Complete the required download of the Condominium Documents from the portal in the DOCUMENTS section.
2. Email a photo of your 10% deposit check made out to **WEISSMAN PC** to: sales@roycroftcondos.com.
3. 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 ball in play at a time, like tennis! 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.

THE "BUY NOW" BUTTON DOESN'T WORK!

If a home you are interested in is no longer available, the BUY NOW button will be gray and say SOLD. 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.

MY OFFER WAS ACCEPTED, WHAT HAPPENS NEXT?

If your offer is accepted, we will contact you and provide our Purchase Agreement for completion and signature, indicating the parking space and storage space number (with its associated cost), if they were part of your offer. You will:

1. Complete the required download of a copy of the Condominium Documents from the portal in the DOCUMENTS section.
2. Sign the purchase agreement and return it to us via email along with a Pre-Qualification letter. (We can send the contract to you for electronic signature through DocuSign if you prefer, and you can then email us your prequalification letter.)
3. Finally, you will send the required 10% deposit directly to the title company by mailing it to the address on the contract.

HOW WILL THE SALE OF PARKING WORK?

All parking spaces are pre-assigned. You will see the parking space number assigned to the home you are interested in.

HOW DO I KNOW WHERE A PARKING SPACE IS LOCATED?

You can download a PDF map of the parking area indicating all numbered parking spaces.

They will include the space number and (F) to indicate a full size space at approximately 8.5'x18' and (C) to indicate a compact space at approximately 8'x16'. (T) spaces will indicate a Tandem parking space pair.

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 PARKING WAITING LIST and we will contact you should any parking spaces become available.

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HOW WILL THE SALE OF STORAGE WORK?

At The Roycroft, storage is located on various floors and available for purchase and based on desirability. The option to purchase storage is first given to the Penthouse units and those who purchase early on a first-come, first-serve basis. We may have some additional storage units available once we are completed. You can add yourself to the STORAGE WAITING LIST and we will contact you if any storage units become available.

Bike storage is available in the garage, in your storage unit, or buyers may use bike racks installed on exterior of property.

HOW BIG ARE THE STORAGE UNITS AND WHERE ARE THEY?

We have a few different sizes of storage units available located in different parts of the building. You can download a PDF map of the numbers and locations of all the storage units on the unit detail pages.

- Storage units on the P2 level are approximately 5.5'x5.5'x8.5' and are labeled "G1-G7"
- Storage units across from elevators are approximately 4.25'x 7' x9.75' and are label "S(Floor#)A"
- Storage units at ends of the corridor are approximately 3.8'x 6.5' x9.75' and are labeled "S(Floor#)B"

DO YOU HAVE DESIGNATED LENDERS?

Yes, we do and you will receive a **\$1500** credit towards closing costs for using one of them! Feel free to contact any or all of them for help in getting the required pre-qualification letter to submit with your offer.

Angel Oak Home Loans
Richard Staley, VP, Branch Manager
NMLS ID #185131
Cell: 770.351.7553
richard.staley@angeloakhomeloans.com

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

Atlantic Bay
Allison Beldick, Sr. Mortgage Banker
NMLS# 902007
Cell: 404.788.0705
AllisonBeldick@atlanticbay.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.

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?

First Service Residential, the property management group, will be organizing all of the coordination and move-in timings, and elevator use for the building.