

## Pullman Gulch Union Closing Process FAQ

### CLOSING NOTIFICATION

- 1. How will I know when my unit is ready to close?** Each buyer will receive a Closing Notice approximately 30 days from closing. Closing Notices will be delivered to all buyers and their agents via email from Hunter Moore, hunter@pullmannashville.com.
- 2. Do I select my closing date?** Your Closing Notice will indicate the week in which your closing should occur and you can determine the best day/time to close within that specified week.
- 3. May I close later than the date range indicated in my Closing Notice?** Per Section 5.01 of your Purchase and Sale Agreement, the Seller is **not obligated** to extend your closing date. However, the Seller may allow an extension at their sole discretion and such extension is subject to an extension fee as outlined in Section 5.01.
- 4. How do I schedule my closing?** Your Closing Notice will direct you to email Haylie Hawkins, haylie@wagonwheeltitle.com to schedule your closing.
- 5. Where will my closing take place?** Your closing may either be remote or in-person. All in-person closings will take place in the lobby conference room of Pullman Gulch Union, 1212 Demonbreun St, Nashville 37203.
- 6. Is there anything else that I need to schedule before I close on my unit?** Yes, in addition to scheduling a closing date and time, each buyer must also schedule their Blue Tape Walk, Final Walk, HOA Orientation, and Move-In date & time. Please see sections below for more information on these things.

## BLUE TAPE AND FINAL WALK

- 1. What is a blue tape walk?** Each condo has been thoroughly inspected, or “punched”, by the developer and GC, but each buyer also has the opportunity to do the same, and a blue tape walk, or initial buyer walk as it is commonly referred, is just that. Each buyer will walk their unit to inspect for cosmetic flaws and other imperfections, and a member of Pro Home, a 3rd party firm engaged by the developer specializing in blue tape walks, will guide you through the process. They will note any areas pointed out and orient each buyer with the mechanical workings of their new condo.
- 2. When does my blue tape walk need to happen?** The walk should occur the week following receipt of your Closing Notice; a member of Pro Home will reach out directly to schedule your walk once Closing Notices for your floor have been sent.
- 3. How long does it take?** Your walk should take apx 1.5 hours.
- 4. What am I supposed to be looking for on the walk?** ProHome will guide you through the process, and you should look for things like paint or drywall defects, scratches on floors, loose hinges on cabinet doors, etc... ProHome will document all items on a Pre-Closing Checklist and present the Checklist to the Seller for review and approval. All items agreed upon by Seller will be documented and defined as Agreed Punch List Items. Your Agreed Punch List will be emailed to you by ProHome prior to your Final walk.
- 5. Will all my Agreed Punch List Items be addressed before closing?** Seller will make reasonable and good faith efforts to complete all Agreed Punch List Items prior to closing, however, the Purchase and Sale Agreement allows Seller up to 90 days post-closing to complete all items.
- 6. What is a Final Walk and when should it happen?** A Final Verification Walk is an opportunity for a buyer to walk through their unit about a week from closing to check on the the progress Agreed Punch List. The final walk is **NOT** an opportunity to inspect the unit again, and should take apx 30 minutes.
- 7. How do I schedule my Final Walk?** ProHome will schedule your verification walk at the same time your Blue Tape Walk is scheduled.

# PULLMAN

GULCH UNION

## HOA ORIENTATION & MOVE-IN

- 1. How do I schedule my Orientation and Move-In?** Per your Closing Notification, once you have scheduled your closing date, email Amanda Harrison, [amanda.harrison@fsresidential.com](mailto:amanda.harrison@fsresidential.com) to schedule your orientation and move-in.
- 2. What is an HOA orientation?** An HOA Orientation is a meeting with the HOA Property Manager, Amanda Harrison. Amanda will register all owners and tenants in the building system, program fobs and garage transponders, and provide each with an overview of the workings of the building including amenity hours, quiet hours, utility set-up, pet policy, move-ins., and more.
- 3. How long does the HOA Orientation take?** Orientations should take no more than 1 hour.
- 4. Where does my HOA Orientation occur?** Orientations can either be done remotely over Teams, or in person at Pullman Gulch Union, 1212 Demonbreun St, Nashville 37203.
- 5. Is the HOA Orientation mandatory?** Yes. **Every new owner and tenant must complete an orientation** before they can be granted access to the building and their unit.
- 6. When can I move in?** Move-ins can occur once your closing is fully funded and orientation is complete. However, to allow everyone an opportunity to use the loading dock and elevator for their move, **all move-ins must be scheduled** through Amanda Harrison. Move-Ins will be scheduled 7 days a week in four time blocks: 8am-11am, 11am-2pm, 2pm-5pm, 5pm-8pm.
- 7. Are there any special insurance requirements for a moving company?** Yes. Your moving company must have at least \$1 million in liability insurance. First Service recommends using the following moving companies:

**Tennessee Country Boys Moving** 615.600.2458

**True Friends Moving** 615.240.2811

**Black Tie Movers** 629.260.4709

**Two Men & a Truck** 615.703.6421