

Common Buyer FAQs

HOA

- 1. How much are my HOA Fees?** HOA fees are calculated based on the SF of the unit you purchased. They are currently estimated to be \$0.62/SF
- 2. Are there HOA fees at the closing?** Yes. Each buyer will pay up to 2 months in advanced HOA fees for their unit at closing. In addition to this advanced payment, each buyer will also make a Working Capital Contribution equal to 2 months of their HOA fee.
- 3. What is not covered by my HOA fees?** Electricity, water, internet, and cable/satellite TV services are not covered by the HOA fee.
- 4. Who is the property manager?** First Service Residential is the designated Property Management company for Pullman Gulch Union.

UTILITIES

- 1. What utilities are included in my HOA dues?** Gas.
- 2. What utilities do I need to activate and when?** Since electricity/water/sewer are sub-metered and handled by a 3rd party billing system, Management will transfer those services to each buyer effective your closing date.
- 3. What internet/cable providers are available at Pullman?** Comcast, AT&T and Google Fiber.
- 4. How and when can I activate my internet/cable service?** Prior to closing, buyers can have service scheduled to be active the day they close. Call the following numbers for each, and provide this address: **1212 Demonbreun Street Unit____, Nashville, TN 37064.**

Comcast: 800.934.6489

Google Fiber: 866.387.4173

AT&T: 877.962.5101

PULLMAN

GULCH UNION

MISCELLANEOUS

- 1. How much are my property taxes?** Your property taxes are estimated based on current Davidson County rates. Please visit www.padctn.com or reach out to a member of the sales team with questions.
- 2. Are taxes prorated at closing?** Yes, they are prorated based on the date of closing.
- 3. What is the HOA pet policy?** Each unit has a pet limit of 2, there are no weight restrictions or dog breed restrictions at this time. Dogs must be on a leash at all times and are not allowed on the amenity decks. Additional pet guidelines will be discussed during orientation. All pets must be registered with Property Management.
- 4. What is the HOA property insurance requirement?** The HOA will require all owners to have a minimum of \$500,000 in general liability coverage.
- 5. When will the cafe be open?** The opening date of the café is TBD, but HOA coffee service will be provided to residents until the café opens.
- 6. Will all of the amenities be open when I close?** The 29th floor is estimated to be complete mid-August 2024, thus buyers closing earlier than mid-August will not have access to the 29th floor for a short period of time. The 6th floor amenities will be available for use as soon as closings begin.
- 7. Can I smoke on my balcony?** No. Pullman Gulch Union is a 100% smoke free building, including balconies and all common areas.
- 8. How many keys do I get to my unit?** Each unit in Pullman Gulch Union is keyless and door locks are fob access. Fobs will be distributed by unit type as follows:
 - a. 1-bed/1+bed units:** 2 fobs provided at no charge, 2 additional fobs can be purchased for \$75 each.
 - b. 2-bed/2+bed units:** 4 fobs provided at no charge, 2 additional fobs can be purchased for \$75 each.
 - c. 3-bed units:** 6 fobs provided at no charge, 2 additional fobs can be purchased for \$75 each.
- 9. Where do my guests park?** Guest parking is available in the 1222 Demonbreun St garage, 1st hour is free and paid by the hour after that.