



The Marquee Finishes and Upgrades Frequently Asked Questions

- 1) *Why do upgrade selections begin so early in the construction process?* Finish and upgrade decisions impact many stages of the construction process, and therefore we must have buyer selections in time for our first trades, concrete, plumbing and electrical, to coordinate selections affecting the concrete floors at each level.
- 2) *Why is there only one selection appointment?* As a courtesy, we must provide the opportunity for every buyer to have an appointment with our design coordinator, and therefore, cannot accommodate multiple appointments for each unit.
- 3) *Can I pick finishes/upgrades outside of the finish and upgrade selections offering and have them installed by Sedgwick Properties?* We have defined a specific selection program with each of our subcontractors to supply and install the specified standards and upgrades, and cannot make special requests or substitutions. Any buyer wishing to substitute finishes or make changes to floor plans must follow the change order process outlined below.
- 4) *Can I make changes to my floor plan or change my selections after the selection deadline?* In order to remain on schedule, all special requests or changes after the selection deadline must be made through the change order process. In order to submit a Buyer Requested Change Order, buyers must contact the Sedgwick office, complete the BRCO form, and submit the estimation fee prior to a feasibility study and pricing activities by Sedgwick Properties. Once Sedgwick Properties has received the estimation fee, researched feasibility, priced the changes and returned the Buyer Requested Change Order with pricing to the buyer, the buyer will have one week (7 calendar days) to return the signed BRCO with 100% payment in full for the total change order amount.
- 5) *Do I need to bring a check or credit card with me to the selection appointment?* Yes. Payment of 50% of upgrades will be due and payable at the end of your finish and upgrade selection appointment. Sedgwick is offering **\$2,500 in free upgrades** of your choice for your new condominium. Sedgwick is also allowing for **upgrade deposits as low as 10%** (in lieu of the 50% requirement outlined above). **To qualify for these incentives you must apply, receive approval and close your loan with our preferred lender.** Please contact Meg Pound (708.531.8345) or Dave Brown (708.531.8332) of United Home Loans prior to your selections appointment for more details.
- 6) *What if I can't make the preview night?* Our Sales team has open houses every Saturday and Sunday (except major holidays) from 1-3pm. Although our design consultant will not be on hand, you are free to browse the selection room during that time to familiarize yourself with the available finishes and options.
- 7) *What is the square footage of my unit?* The sales and marketing industry calculates square footage in many different ways. The marketing plans show room dimensions to aid in furniture layout, which is the most common reason to request square footage. In addition, we can provide square footage in four ways: interior walls + deck, interior walls without deck, exterior walls + deck, and exterior walls without deck. If you would like one of the above square footage totals, please email faq@sedgwickproperties.com and indicate which type of square footage you are looking for.