



## METROPOLIS NORTH RESIDENTIAL CONDOMINIUM ASSOCIATION \*\*

**Please note:** The information below is NOT inclusive of the costs of required documents needed to buy or sell a unit and is intended only to answer common questions. For accurate costs and a complete list of available documents, please visit <https://secure.welcomelink.com/resale/index.cfm?mg=COM>

Name of Association:	<b>Metropolis North Residential Condominium Association, Inc.</b>
Contact Person/Title:	Association Manager (404) 890-4875
Property Management Company:	FirstService Residential Telephone Number: (877) 441.1165
Email Address:	<a href="mailto:manager@themetropoliscondo.com">manager@themetropoliscondo.com</a>
Mailing Address:	933 Peachtree Street, NE Suite 101 Atlanta, GA 30309
Website Address of Association:	<a href="http://www.metropolisatlanta.com">www.metropolisatlanta.com</a>

### **Seller:**

<b>Move-out Fee:</b>	<b>\$300.00</b>
<b>Close-out Fee:</b>	<b>\$300.00 refundable (to pay final utility bills and any outstanding items)</b>

### **Buyer:**

<b>Move in Fee:</b>	<b>\$300.00</b>
<b>Monthly Association Dues:</b>	<b>\$267.75 to \$1812.45 depending upon unit. Please check with seller for correct monthly dues.</b>
<b>Capital Contribution:</b>	<b>=2x base monthly association dues (\$427.94 to \$\$3,519.52)</b>
<b>New Owner Set Up Fee</b>	<b>\$150.00</b>

Is this a mandatory membership condominium association?	Yes
Is there an initiation fee? If so, how much?	Working capital contribution listed above.
Is there a transfer fee?	No
Is there a new account fee?	New Owner Fee listed above.
Is there a fee to transfer keys, gate openers, fobs?	No
Any other fees such as a moving fee?	Fees listed above.
Is there a master association?	Yes
Dues payable to Master by owner?	No; these are paid by the Association.
Are there any other mandatory billed association fees?	Please refer to Declaration of Condominium

### **AGENTS/REALTORS:**

**Lockbox Placement and Building Access:** Lockboxes are allowed on individual unit doors. To access units for showing, agents will need to visit the concierge and provide a legal state ID in exchange for an all-access fob. Agents may then access the towers to retrieve unit keys from a unit lockbox or they may be provided a key from Keytrak with an owner's permission. **Note:** Notating specific or special instructions in the seller's Buildinglink profile assists concierge when agents are in the building.

### **Example of Front Desk Instructions for Concierge Reference:**



#### Front Desk Instructions (2)

[Add New](#)

Broker

Unit for sale - Please allow all brokers access for showings between 9:00 am and 7:00 pm Monday - Saturday. I do not like showings on Sundays and already informed my realtor not to schedule on those days or after 7:00 pm. Last changed 4/16/19 By owner of Unit 915

**Amenities:**

The amenities levels are located on the 7<sup>th</sup> and 8<sup>th</sup> floors and are comprised of Club M, the Fitness Center, Pool, and Grill areas. Club M and the Fitness Center are open 24-hours a day for resident use. The Pool and Grill areas are open from 10am - 10pm.

**Leasing Information:**

There are 494 units within the Residential Association. Of the 494 units, one is commercial with 493 residential. 123 units have leasing permits. The leasing cap is 25% and the waitlist is approximately 2 ½ - 3 years.

**Temporary Occupancy Agreements upon the sale/purchase of a unit is considered illegal leasing pursuant the Declaration of Condominium and is not permitted.**

**Master Information:**

The Residential Association is 2 of 5 of the Master Association components. The percent allocations are as follow:

- Residential Association – 94%
- Retail Association – 4%
- Commercial Parking Component 2%

**Property Information:**

Declaration, Bylaws, meeting minutes and insurance information may be located on the Buildinglink site and accessed by the seller. **Please contact the seller's agent for this information.**

**Open Houses:**

Open houses are permitted at Metropolis with the following stipulations:

- Open house and realtor signage are not permitted inside the building, residential corridor or any other location on the property. Signage is permitted on the public section of the sidewalk on Peachtree Street.
- All guests must be always accompanied while in the building. We require an agent or representative to be present in the lobby to accompany visitors to the unit and through the 7<sup>th</sup> & 8<sup>th</sup> floor amenities levels. Concierge will not send open house guests to a unit without an escort.

**Parking:**

There are 627 residential parking spaces on the property. Unfortunately, there are no available spaces or visitor parking as they are all assigned to units. Residents may not park in the retail parking area located on P1, P2 or P3 of the parking deck without paying retail rates. Guests may pay to park in metered spaces on the street or owners may contact Laz parking about purchasing guest passes at a discounted rate for the retail area; however, cars may not be left for more than 24 hours.

**Storage Spaces:**

These are located throughout the residential parking decks P3–P6 with a few additional storage areas available on various residential floors of the building. All storage spaces are assigned limited common elements and none are available for rent through the management office.

Metropolis Condominiums is FHA and VA approved.

**IT IS HIGHLY RECOMMENDED THAT ANY PARKING SPACE AND STORAGE SPACE ASSIGNMENTS ARE RESEARCHED AND CHECKED FOR ACCURACY WITH COUNTY RECORDS PRIOR TO CLOSING. AS LIMITED COMMON ELEMENTS, THESE ARE FREQUENTLY SOLD/TRADED BETWEEN OWNERS AND MAY NOT HAVE BEEN PROPERLY RECORDED WITH THE MANAGEMENT OFFICE OR COUNTY RECORDS.**

For any further questions or requirements, homeowner documents can be ordered through <https://secure.welcomelink.com/resale/index.cfm?mg=COM>

