East End Lofts — Quick FAQs

What HOA-related charges will the buyer pay at closing? $300 transfer fee, no working-capital fee, plus prorated current-month dues and typically the following month's dues collected at closing.

Will the buyer owe the $27,500 special assessment? No; the seller will pay the assessment in full.

How many parking spaces are included? Two unassigned parking spaces in the electronically gated parking lot.

What security features does the building have? The building recently installed new security systems, app-based access control, fire systems, cameras, and lighting.

Are short-term rentals allowed? Short-term rentals are strictly prohibited.

Can the unit be leased long-term and can the buyer rent the unit immediately? Yes and no; a new owner must occupy the unit as a primary residence for 24 consecutive months before leasing, subject to compliance with HOA leasing requirements and availability under the 19-unit rental cap. Please see the recorded Leasing Amendment in the MLS attachments.

What appliances convey with the property? The washer, dryer, and refrigerator will remain with the unit.

Are renovations subject to HOA approval? Structural, exterior, flooring, and common-element changes may require prior HOA approval.

Are there move-in rules or fees? Move-in scheduling, elevator procedures, permitted hours, and any related fees are being confirmed with property management.

Verification notice: Buyer and buyer's agent to independently verify all information deemed pertinent to the purchase.

HOA Management Company Information:

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