

OLDE GATLINBURG PLACE – FREQUENTLY ASKED QUESTIONS

Q. Can the units be purchased prior to auction?

A. Yes, all pre-auction offers will be presented to the seller for consideration.

Q. What are the homeowners fees?

A. \$112 monthly for 1 bedroom units, \$255 monthly for 2 bedroom units

Q. Are owners required to use the on-site management company?

A. No, owners can use any management company they want, or manage it themselves.

Q. Are there any restrictions against long term rentals?

A. No, there are no restrictions against long term rentals.

Q. Is the property in a flood zone?

A. Yes, the property lies in an AE flood zone. The HOA carries flood insurance for all of the common elements of the complex. Individual owners may be required to carry flood insurance by their lenders.

Q. Is rental/income history available for each unit?

A. Yes, the owner has provided rental/income information for each unit for the past three years. It can be found at www.furrow.com under the property documents tab.

Q. Is the home owners association financially stable?

A. Yes, the homeowners association is in good financial standing and has money in the bank.

Q. Can we contact the homeowners association president if needed?

A. Yes, his name is Steve Kennedy and his phone number is 770-387-6690

Q. Is Olde Gatlinburg Place on the Trolley Route?

A. Yes, the complex is on the Gatlinburg Trolley Route.

Q. Are the furnishings in each unit included when purchased?

A. Yes, the furnishings in each unit are included in the sales price.

Q. Are there recent appraisals available for the units?

A. Yes, there are appraisals from September of 2016 available for review for each unit.

Q. How many total units are in the Condominium Complex?

A. There are a total of 91 units

Q. Are pets allowed?

A. Pets are allowed pending approval of the pet by the Homeowners Association Board. However, if you plan to place your unit into a rental program, most of the rental management companies have a policy prohibiting pets. You would need to check with the specific management company you wish to use for their policy on pets.

Q. Do condo owners get assigned parking spaces?

A. There are no assigned parking spaces, however, the Master Deed for the complex allows for all owners to park at Olde Gatlinburg Place.