



UPTON

RESIDENCES

FREQUENTLY ASKED QUESTIONS

THANK YOU FOR CONSIDERING
UPTON AS YOUR NEW HOME

A LANDMARK RESIDENCE RISING
ABOVE UPPER DOWNTOWN DENVER

Upton will be Denver's newest high-rise residence in one of the most sought-after locations. An architecturally-inspired building with designer interiors, lavish amenities and breathtaking city and mountain views. All towering above one of the most central and connected neighborhoods in the city.

This is your opportunity to *Live Above*.

DEVELOPER



EXCLUSIVE SALES



Tell me about Upton. How many residences are there?

Upton is a two-tower condominium development with 461 residences. Upton's South Tower has 269 residences and 38 stories. The North Tower has 192 residences and 32 stories. Between the two towers there are 63 residences in our Premium Collection and 23 Penthouses.

The ground floor of the development will have approx. 13,000 sq. ft of commercial space, and two grand lobbies. The residences begin on the 9th floor.

The South Tower tops out at 400 feet high, the North Tower at 340 feet high. There are nine levels of parking (two below grade and seven above grade).

How big are the residences in Upton?

The residences range from approximately 500 sq. ft. (Urban One Bedrooms) up to our largest Penthouse homes with 1,874 square feet.

Are all 461 residences for sale right now?

We are excited to release the South Tower first and in time look forward to releasing the North Tower.

Tell me about the Premium Collection and Penthouses. How do those homes differ from the other homes?

The Premium Collection residences are on floors 32-35 in the South Tower and floors 27-29 in the North Tower. The Penthouses are on floors 36-38 in the South Tower and floors 30-32 in the North Tower. Both collections will have an elevated, upgraded finish package unique to the residences. See sales team for more details.

Will there be two lobbies and two front desks?

Yes, the North and South Towers will each have their own exclusive lobby and front desk team.

What will be on the street level of Upton?

Upton will have approximately 13,000 square feet of ground floor commercial space, anticipated to be occupied by a variety of commercial tenants, including retail.

Do the residences have balconies?

All residences in the South Tower have balconies and/or terraces (as per plan).

All residences in the North Tower, with the exception of the 1H (One bedroom) floor plan have balconies and or terraces (as per plan).

How many finishes are there to choose from at Upton?

All residences have preselected color palettes – The Uptown and The Downtown.

Do the homes come with parking?

All residences come with parking, except for our 1A & 1B floor plans (Urban One Bedrooms).

Will you have EV charging stations? Will it be possible to add a charging station to my parking space after closing?

Yes, there will be EV parking available. Speak to the sales team for EV parking requests.

Tell me about the amenities at the Upton? Are they shared between the two towers?

The Upton has 17,725 square feet of interior and exterior amenities on the 9th floor which will be shared between the 2 towers.

Indoor Amenities include:

- Double height grand lobby in the South and North towers
- Social lounge
- Game room
- Private chefs kitchen and dining room
- Co-working lounge
- Private Zoom meeting rooms
- Private boardroom
- Fitness studio with cardio, strength and free-weight equipment
- Change rooms
- Guest suite
- Pet relief and wash

Outdoor amenities include:

- Resort style pool and hot tub
- Poolside chaise loungers
- Open air fireside lounge
- Private grilling stations

Is there a guest suite? How will that work?

Yes, in addition to the above amenities there is guest suite the residents can reserve for their friends or family for a nominal nightly fee in accordance with reservation procedures adopted by the Master Association.

Do I need to purchase window coverings for my residence?

All residences at Upton come with pure white colored premium performance roller shades on all windows throughout each residence. The living room will have a 3% openness and the bedrooms will have a 1% openness. All shades are Greenguard Gold certified with low VOC emissions.

Do the homes come with a washer and dryer?

Yes, all the residences come with a large capacity in-suite stacked or side-by-side front loader Electrolux washer and dryer (as per plan).

Is the Upton pet friendly? Are there any pet amenities?

Residents can have up to three pets (cats/dogs). There is a pet relief and wash area in the development.

Who is the Developer of the Upton? What other condominium developments have they built and where?

For over five decades, Amacon has been one of the most influential real estate development and construction firms in Canada. With a spectacular portfolio of landmark developments in British Columbia, Ontario, Alberta, and Colorado, Amacon has established a highly regarded reputation for setting the standard in long-term value with every development.

Amacon is committed to constructing uncompromising standards of quality and superior craftsmanship, and offering responsive customer care and proven satisfaction. These are the building blocks that define Amacon's signature developments and new communities.

Will there be on-site security at Upton?

Costs for security are present in the HOA dues. The security will cover the property, including the parking garages. There will be security cameras and systems throughout the development, resident-only access in the development, and resident-only access systems.

For extra security, all elevator levels will be locked off to residents only. Each resident's fobs will be programmed for that resident's floor, along with access to the shared 9th floor amenities and parking.

How is trash and recycling handled at the Upton?

Each floor will have a garbage room where the trash and recycling chute is located.

What are the rules around renting my residence?

Owners are permitted to rent their residences with a minimum 6-month lease.

Is there bicycle parking?

There is bike parking available on six of the parking levels.

Are there any affordable residences in the Upton?

There are not.

What are the sustainability aspects of the Upton?

The Upton project is expected to exceed the governing energy code by 12% in meeting energy consumptions targets. The development focuses on efficiencies in air leakage, HVAC systems, service water heating, lighting, and operational commissioning. As part of our ongoing environment commitment, Amazon will be providing the following green building principles at Upton;

In Suite

- The development supports the City's commitment to a reduction of greenhouse gas emissions with the elimination of natural gas consumption for in-suite appliances and HVAC equipment.
- Individual unit-controlled and programmable heating and cooling is provided by all-electric high efficiency in-suite water source heat pumps.
- All appliances will be ENERGY STAR® qualified.
- Reductions in water consumption are made possible with low flow shower heads, water faucets and toilets.
- Finish material selections for the in-suite interiors combine best practices to increase recycled content, mitigate VOC's and reduced embodied energy for all selected materials.
- All units are equipped with low VOC window shades, to reduce greenhouse effect.

Building Design

- Maximizing the extent of floor-to-ceiling glass, that utilizes highly responsive double-pane, low-e windows that maintain the average U ratings
- Lighting efficiencies including building-wide LED fixture selection, common area occupancy sensors, garage-area daylight sensors which all contribute to the project's energy reduction to an anticipated 0.27 watts per square foot. Exterior lighting load reductions of approximately 55% also reduce light pollution to the surroundings.
- Due to Denver's high sun climate, we are implementing several strategies to reduce the building's contribution to the heat island effects. These include using white rooftops with high Solar Reflective Index (SRI) ratings, high-albedo surface materials in the outdoor amenity space, and site paving. These measures aim to minimize the amount of heat absorbed by the building and surroundings.
- A very high efficiency split heat pump in dwelling units, as well as high performance fiberglass windows, are utilized to achieve heating, cooling, and fan energy cost savings, despite an increase in pumping energy.
- The building's central plant of efficient cooling towers, 96% efficient gas boilers and a variable speed condensed water loop provide efficient heat exchange for the in-suite heat pumps.
- Direct outside air ventilation systems serve the building's indoor air quality to ASHRAE standards and contribute to the positive pressurization of a healthy building.
- Recycling/Waste management is accomplished via dual-stream sorter collector system allowing the building residents to easily reduce contributions to our regional landfills.

Who is handling the HOA and property management at the Upton?

Associa is an award-winning Property Management firm that will be leading the property management at Upton. They offer complete and comprehensive turnkey management services and an array of solutions and resources to provide nothing short of an exceptional experience. See associaonline.com for more information.

How is the HOA structured?

There are three separate associations at Upton. There is the Master Association to oversee matters that affect the entire building, and a Residential Association for each tower to oversee matters that affect only the residence owners in that tower. A Commercial Association may also be formed to oversee matters that affect only the commercial space. The Master Association and the applicable Residential Association are most relevant to you as a purchaser.

Does my residence have natural gas?

Your residence will not have in-suite gas. The development supports the City's commitment to a reduction of greenhouse gas emissions with the elimination of natural gas consumption for in-suite appliances and HVAC equipment. Our Penthouse homes will include in-suite gas.

How much are the HOA dues and what do they include?

The HOA dues are anticipated to be approximately \$0.75-\$0.79 per square foot per month. They include water, trash, sewer, all amenities including the front desk team, security, common area expenses, HOA liability insurance and property insurance covering the building's structural components.

What additional costs will I be responsible for besides the HOA dues?

All owners of residences will be responsible for the cost of their individually metered electricity, internet, communications, property taxes, and home owners insurance (including liability insurance and property insurance covering the interior improvements (including drywall), finishes, fixtures or other items (including personal property) within a residence).

Our Penthouse residences in addition will be responsible for their gas.

How can I review the Reservation Worksheet, Purchase and Sales Agreement and other related documents?

All these documents will be available in our Preview Portal mid-summer 2024: www.uptonresidences.com/preview

How do I put a reservation on a residence? How much is the required deposit?

We will be accepting reservations mid-summer. Worksheets will be submitted with a \$10,000 refundable deposit. Approximately one week before we start collecting reservations, you will be contacted with more details. Your reservation deposit will be held by our title company, Land Title Guarantee Company.

At contract time, how much is the earnest money?

The required earnest money will be 5% of the purchase price.

Will there be additional earnest money due between executing a PSA and closing?

Once we receive the 5% earnest money, that's all we will require before your closing.

Do you have a list of approved Preferred Lenders?

We have a list of Preferred Lenders. Ask a member of our sales team for our lender handout.

Who is handling the title insurance and closings?

Land Title Guarantee Company. They have offices throughout Denver for your convenience.

Will I be able to inspect my residence before closing? How will that work?

Inspections will be completed approximately 1-3 days before your scheduled closing.

How will closings be scheduled?

We will be in constant communication with you in the months leading up to completion and work with you to schedule your closing.