

FREQUENTLY ASKED QUESTIONS (10.2.24):

1. When will the property be ready for occupancy and move ins?

The Westcott is currently under construction for spring/summer 2025 move in time. The Westcott has 114 apartments and stands 5 stories tall with 2 elevators and stairwells on each end of the building.

2. When can I see a model home or take a tour?

A furnished model home will be ready for viewing in February 2025. We will share information when this is ready and invite you in for a tour. Floorplans will be published on our website with room dimensions by the end of October 2024.

3. What are the requirements to live here?

All applicants will be required to complete a background screening check to include credit/criminal and income/landlord verifications. All applicants over the age of 18 must submit an application.

4. What is the move in deposit and what is due to move in (monetary)?

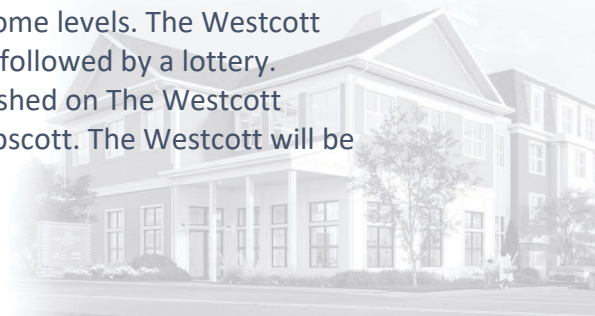
A \$500 holding deposit will be required to secure your home and will be considered a security deposit upon moving in. The first month of rent will be due at lease signing. Additional deposit may be due based on background screening. Deposit value may vary.*

5. What size apartments will be available?

The Westcott will feature studio, 1-, 2- and 3-bedroom apartments. Each home will feature a fully appointed kitchen and in-home laundry. The interior image on the homepage of the website is a corner 2-bedroom apartment.

6. How can I apply for the affordable apartments

The Westcott will feature 94 affordable apartments with varying program types with apartments available at a range of income levels. The Westcott opened its application period 9/18/24-12/16/24, followed by a lottery. Applications and lottery information will be published on The Westcott website and in multiple public locations in Swampscott. The Westcott will be



hosting in-person information sessions at Swampscott High School and these sessions will be open to the public.
Any person may apply for the Westcott Lottery. (in state and out of state)

7. Is there parking on site?

Yes, The Westcott has 131 spaces. Parking spaces include some covered parking and some surface parking. Resident parking spaces will be assigned. Each household will be guaranteed 1 complimentary parking space per household. Secondary spaces will be available first come, first served.

8. What utilities are residents responsible for?

Residents pay for electricity, cable, internet services. *This is a fully electric building, heat and a/c are powered by electricity.

9. What type of amenities are available?

The Westcott residents will enjoy many complimentary amenities including resident lounge, work from home spaces, fitness center with interactive fitness, a roof deck with grilling stations, secured package delivery, bicycle storage and dog wash.

10. Is there private storage available if I need extra room outside my apartment?

The Westcott has extremely limited private storage spaces available and be reserved based on first come, first served* based on availability.

11. Are you pet friendly? Is there a fee?

Yes! We love furry friends, and we know pets are part of the family. Cats & Dogs are welcome at a 2-pet max per household and will be subject to a monthly fee. Dogs are subject to a 70 lb. weight limit.

12. Is The Westcott a Non-Smoking Community?

Yes

125 Essex Street

Swampscott, MA 01907

781.730.2808

TheWestcottSwampscott.com

13. Do you have maintenance and what does it cover?

Yes, we will have on site maintenance services including landscaping, snow removal, general building maintenance and maintenance in your home. All



maintenance service requests can be submitted on our resident portal and will be addressed within 24 hours or sooner if your request is an emergency.

The building will feature a trash chute and recycling on each level.

14. Do you have accessible apartments?

The Westcott features 6 mobility accessible and 3 hearing/vision accessible apartments.

15. What type of keys are used in the building and unit entry doors (fob or keys?)

The Westcott features an app-enabled front door buzzer entry system (ButterflyMX) with lock and keys to your apartment door.

16. How do packages get delivered? Do you have mailboxes?

The Westcott will feature a secure package room and USPS mailboxes.

17. How many elevators do you have?

The Westcott has 2 elevators (one at each end of the building) and evacuation staircases.

18. Where do I move in, and do I need to secure an elevator block?

Yes, we do require a scheduled move in time block/date and feature a move indoor and access point.

19. What are the ceiling heights?

Typical ceiling height is 8'10"

20. What is the overall construction between apartments?

The Westcott features several sound proofing measures between apartments and on the exterior of the building to help reduce noise. These measures include:

- Double layers of drywall and a layer of plywood between apartments.
- Two layers of insulation between apartments.
- Acoustic sound dampening on floors.
- Air sealing of all wall penetrations.

The design meets and exceeds HUD requirements.



21. What is the flooring and countertop material?

- The flooring is a faux wood plank in this brand: Shaw Reside luxury vinyl plank assurance color tone.
- The counters are quartz material in the Macabo Gray tone.

