

# CIRQUE X VICEROY

RESIDENCES SNOWMASS

## Residence Selection and Purchase Procedures



CirqueViceroy.com / 970.924.9100



This document walks you through the residence selection and purchase process for Cirque Residences at Viceroy Snowmass. As always, our sales team is here to help should you have any questions about the next steps or about the project. Call, email, or visit one of our sales galleries listed below or contact your local broker for questions or additional information. Contact us: 970-924-9100 or [info@cirqueviceroy.com](mailto:info@cirqueviceroy.com)

Visit us:

- Slifer Smith and Frampton Real Estate Sales Gallery in Snowmass Base Village
- Viceroy Snowmass Sales Gallery in the Hotel Lobby (Opening December 17th)

## MARK YOUR CALENDARS

- **December 8:** Cirque x Viceroy website goes live with all purchaser information. Starting on this date you should create an account, browse all residence details, select your favorites and review all the due diligence documents.
- **January 12 at 12 PM MST – January 18:** Make a Priority Reservation to lock in your residence selection position.
- **January 18 beginning at 10 AM MST:** Sign a contract to purchase your residence during the Initial Contract Signing Process.

## 4-STEP SALES PROCESS DETAILS

### ONE

#### CREATE YOUR ACCOUNT – STARTING DECEMBER 8, 2022

- Starting December 8, 2022 create your Cirque account at [www.cirqueviceroy.com](http://www.cirqueviceroy.com). This lets you explore the residences in detail and save your favorites. It also provides a Pre-Purchase Checklist and direct access to due diligence documents. Most importantly, you will ultimately make your Priority Reservation from this account (see Step 3), which will set your place in the queue to select and purchase your residence (see Step 4).

### TWO

#### SELECT YOUR FAVORITES AND REVIEW PURCHASE DOCUMENTS

- On the website you will find an interface that enables you to browse all residence details, including floor plans, renderings, features, and pricing. Within your account you can organize and prioritize a list of your favorite residences. When you have found a residence you like, just save as a favorite by clicking on the heart symbol. You may add as many residences as you like to your Favorites List and may edit the list at any time on your account.
- Reservation Holders must conduct all due diligence prior to Initial Contract Signing Process. All purchaser due diligence materials will be available beginning December 8 on the website. It is very important that all due diligence is completed by the Initial Contract Signing Process starting on January 18, 2023 as contracts signed during this event will be noncontingent, firm contracts with nonrefundable earnest money deposits.

## Three

### MAKE YOUR PRIORITY RESERVATION – JANUARY 12, 2023, 12 PM MST

- On January 12, 2023 at 12 PM MST Priority Reservations will open.
- At that time, simply login to your Account, click the “Make Your Reservation” button, and acknowledge the Priority Reservation Agreement. We recommend you review this Agreement in advance so you can make your reservation as quickly as possible when reservations open.
- Reservations will be made on a first-come, first-serve basis. Your reservation will be time-stamped, setting your priority place in the queue to select and purchase your residence on January 18, 2023 and qualify you for Early Buyer financial incentives.
- There is no cost to making a reservation and you may cancel your Priority Reservation Agreement at any time prior to signing a binding Purchase and Sale Agreement.

## Four

### PURCHASE YOUR RESIDENCE – JANUARY 18, 2023, 10 AM MST

- On January 18, 2023 beginning at 10 AM MST buyers will be invited in Priority Reservation order to select from the available residences and sign a Purchase and Sale Agreement.
- Certain Early Buyer incentives (price discounts and earnest money deposit reductions) are only assured to buyers who purchase through this Initial Contract Signing Process.
- You can participate in this process either in person or online. In either case, you may ask your broker or an authorized representative to be present with you if desired.
- Only unmodified, full price contracts (with applicable Early Buyer incentives included) will be accepted as part of this Initial Contract Signing Process.
- A Reservation Holder may purchase multiple residences during their priority purchase period. However, all Purchase and Sale Agreements must be under the Reservation Holder’s name or a corporation or entity controlled or owned entirely by reservation holder.
- Any unsold residences remaining at the conclusion of the Initial Contract Signing Process will be made available to the general public on a first-come, first-served basis thereafter. The Seller may list only a sampling of these residences on the MLS.

## KEEP IN TOUCH

We will remain in close communication after you are under contract to ensure you are up to date on project news and milestones. Please feel free to stop by the Slifer Smith & Frampton Sales Galleries anytime to meet our sales team, view the project model, and see finish samples. You can also follow us on social media @CirqueViceroy.