



Thank you for your interest in Salem Square Condominiums; we're happy to have you as you visit our beautiful courtyard community and we're excited that you're considering joining the Salem Square family.

Originally built in the 1960s, Salem Square Condominiums includes 92 units, comprised of one-, two- and three-bedroom units, built around two spacious courtyards. The property includes a pool and clubhouse and is adorned with beautiful landscaping. Located just one mile from the Ohio River and within walking distance of the Frankfort Avenue shopping area, Salem Square is one of Louisville's best kept secrets.

One of the most frequently asked questions is what really goes into the Salem Square condo fees that makes them higher than other local condo communities. We feel strongly that when you really break down the numbers, you'll see that Salem Square is not only an excellent value for your money, but an even better deal than other area condos.

Effective July 01, 2019, Salem Square condo fees are:

Unit Type	Fee Per Month
A	\$286
B	\$326
C	\$365
D	\$376
E	\$499

If you're not certain which Unit Type you're looking at, feel free to contact your realtor or Salem Square at 502-893-2885 and we'd be more than happy to help you figure it out.

#### Included in your Condo Fee:

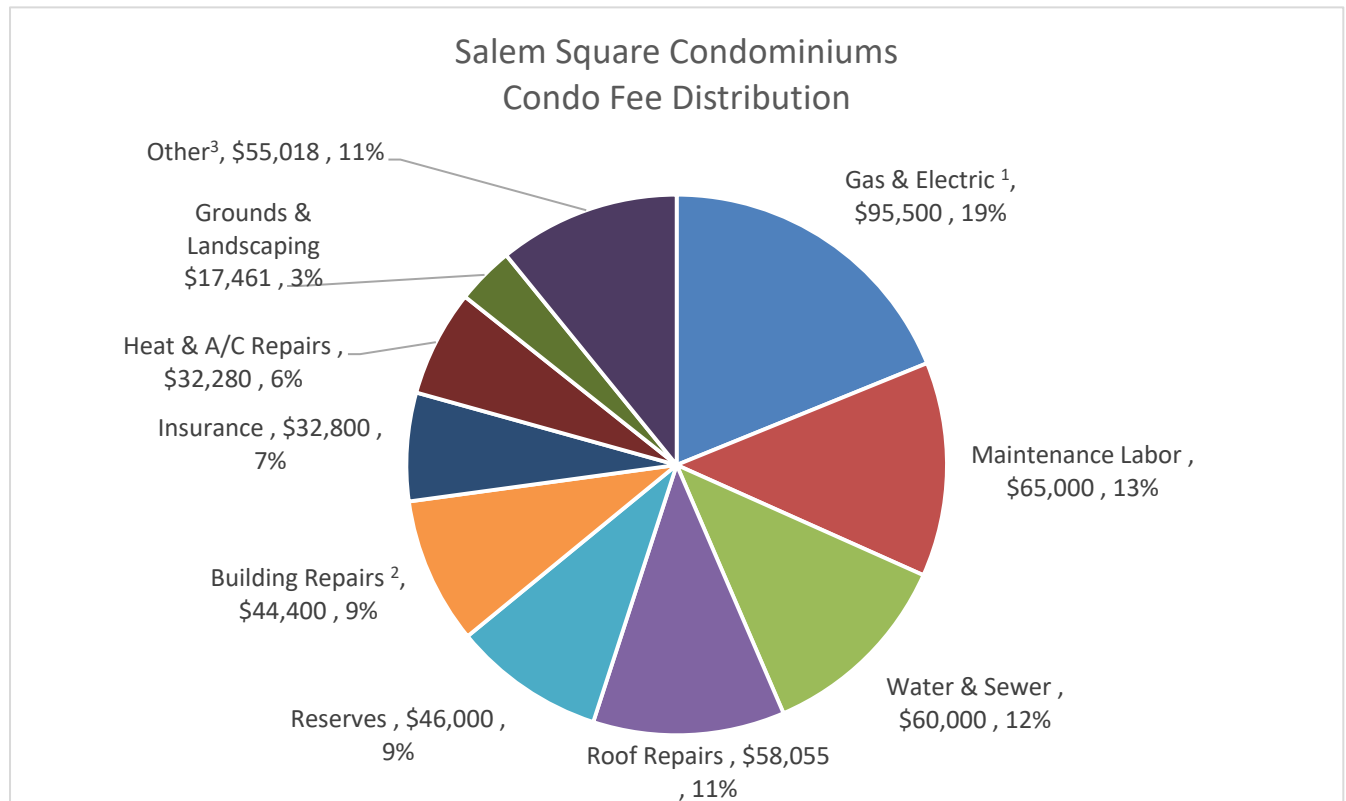
- Pool
- Heating
- Air Conditioning
- Electricity
- Water
- Sewage
- Trash
- Party House Rental
- Grounds keeping
- Master Insurance
- Secured Storage Space
- Security (CCTV)
- Two Dog Parks
- Part-Time Maintenance Staff
- External Maintenance (including balconies and patios)
- Secured, Discounted Coin-Laundry (some units have washer/dryer hookups)

#### Not Included in your Condo Fee:

- Television
- Internet
- Telephone



As you see on the other page, **condo fees include all utilities**. This is one of the reasons why our fees are higher than other local condos—we offer an **all-inclusive, consistent, and predictable** approach whereas other properties cover only a fraction of the utilities (if any). This model also allows Salem Square to limit assessments (an extra fee for large projects, like installing new roofing) to very rare occasions, meaning you won't be hit with any surprises as a member of our community. You'll also find that our association is **proactive instead of reactive**—ensuring your quality of living is as high as possible.



1: Gas and Electric costs include heating and air conditioning.

2: Salem Square firmly believes in continuously upgrading and repairing our property to ensure our residents experience the highest quality of living possible. Major repairs in this category include building, plumbing, A/C, and roof repairs. As an example of repairs: if our property experiences a water leak, we will upgrade as much of the pipe as possible instead of just focusing on the leak. This will help decrease costs by preventing problems in future years.

3: Miscellaneous expenses include supplies (maintenance and cleaning the entryways), legal, bookkeeping and accounting, bank fees, and independent auditing. These essential services ensure that Salem Square is being run legally and efficiently and protects all co-owners from waste and theft.