



## LETTER TO OWNERS REGARDING REPLACEMENT OF FAN COIL UNITS

Dear Owners at The Hermitage,

Thank you for attending the April 2<sup>nd</sup> educational webinar to discuss Unilux's fan coil replacement program. A video recording of the presentation can be found [here](#). Your fan coil units are the HVAC system in your condo unit that delivers your heating and cooling. Each condo has 1 or 2 fan coil units. They are owned by the homeowner, and replacing it is the homeowner's responsibility.



### **Important information about the project:**

- Please pay your deposit [here](#), by April 27<sup>th</sup> to lock in this group rate pricing. A copy of the paper order form is also available at this link: <https://uniluxpayments.com/thehermitage/>
- A copy of the educational webinar presentation is available on the website above.
- The work is expected to begin in June and July with valve replacements and fan coil installations to follow (depending upon owner participation in this program). Installations will take 1-1.5 days per FCU and will be coordinated individually with each homeowner.

Gary Cwik is the dedicated project manager. You may reach him by phone at 800-337-3967 or by email at [GCwik@uniluxsuitsolutions.com](mailto:GCwik@uniluxsuitsolutions.com)

## **FAQ**

### **Why should I replace my fan coil unit at this time?**

- The current fan coil units are over 40 years old, significantly past their useful life of 30 years. They could fail at any moment and have throughout the building.
- There have been air conditioning failures mid-summer, leaving residents without cooling for weeks.
- The drain pans have corroded and caused water leaks, which have damaged residential units and their neighbors.
- We will manufacture the replacement units in bulk. The resulting economies of scale will allow us to offer these units to you at a significant savings versus an independent purchase.



### **When will the installations start?**

We will begin production of the new units at the end of May 2025. Valves will be replaced in June. Fan Coil Units will be replaced in July.

### **What is the scope of work?**

We are replacing all the functional components including the coil, valves, motor, blower, all electrical controls, and thermostat.

1. Protect floors and walls around fan coil with mats, sheets, and drop cloths.
2. Disconnect existing equipment from power and water supply.
3. Remove original equipment including coil, blower, drain pan, fan housing, and wiring.
4. Supply and install fan coil unit with filter:
  - a. Stainless steel housing and drain pan
  - b. 2-pipe coil; ½" copper with corrugated aluminium fins mechanically bonded
  - c. ECM motor, 3-speed fan, flood sensor/alarm, and Honeywell TB8575 thermostat
  - d. 3-way valve and actuator
  - e. Air supply: top discharge, air return: underside
  - f. Physical dimensions custom built to match existing dimensions

### **Who is Unilux?**

Unilux, established in 1972, is one of the largest manufacturers and installers of fan coils and heat pumps in North America. For more information, please visit [www.uniluxsuitsolutions.com](http://www.uniluxsuitsolutions.com) or contact us at [info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com).

### **What is the warranty period?**

2 years parts and labor on any manufacturing or installation defects. There is an additional 3 years available for \$360, for a total warranty of 5 years.

### **Can I pay by credit card or check and what are the payment terms?**

We recommend using your credit card on the online portal. Or you may use the paper form (found on pages 4-5) and pay by credit card or check.

There are two payment options:

- 1) 30% downpayment, 70% upon completion
- 2) 30% downpayment, 70% spread across 12 equal monthly payments plus a \$300 admin fee.
- 3) Acorn Financing <https://www.acornfinance.com/apply?d=LN7EN#/personal>
- 4) Third-Party Financing – 6.99% APR for 5 years. Approximately \$115.21/month for 60 months. Email [administrator@uniluxsuitsolutions.com](mailto:administrator@uniluxsuitsolutions.com) for more information.



## 70 W Huron: Fan Coil Sign Up Form

Thank you for choosing Unilux to replace your aging HVAC low-boy fan coil units.

To sign up, please order here <https://uniluxpayments.com/thehermitage/> (preferred) or complete the form below. Deliver the form and deposit check (if applicable) to your management office or send them in the mail to 5545 N. Northwest Hwy, Chicago, IL 60630. Deposits will be processed upon receipt.

### **Step 1:**

Please enter the desired quantity and model and quantity of additional warranties (if applicable).

Please calculate the quantity, subtotal, and deposit amount (blue columns).

Product	Quantity	Cost	Deposit	Deposit Amount
Fan Coil - 350 CFM - Hermitage		x \$5,150	X 30% =	
Fan Coil - 450 CFM - Hermitage		x \$5,300	X 30% =	
Fan Coil - 600 CFM - Hermitage		x \$5,450	X 30% =	
Fan Coil - 800 CFM - Hermitage		x \$5,650	X 30% =	
Additional 3-Year Warranty (5-Year Total Warranty) for 1 FCU		x \$360	X 30% =	
Ecobee Smart Thermostat Premium Pro		x \$249	X 30% =	
<b>Total</b>				

### **Step 2:**

Please choose a payment option:

- Payment Option 1:
  - 30% down payment required prior to installation.
  - Remaining 70% balance due upon completion.
- Payment Option 2:
  - 30% down payment required prior to installation.
  - Remaining 70% balance split across 12 equal monthly payments.
  - Additional \$300 finance charge per unit financed will be added to total cost.
  - There is zero % interest.



### **Step 3.**

Please complete the form below by April 27<sup>th</sup>, 2025

If paying by credit card: the deposit will be charged upon receipt. The balance will be charged upon installation.



If paying by check: send a check for the deposit amount along with this form to Unilux.

<b>Name of Suite Owner(s):</b>	
<b>Installation Address:</b>	70 W Huron Street, Chicago, IL 60654
<b>Suite #</b>	
<b>30% Deposit Amount</b> (calculated on previous page)	
<b>Phone #</b>	
<b>Email Address:</b>	
<b>Payment Method:</b> (Check or Credit Card)	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <u>Credit Card</u>  <input type="checkbox"/> </div> <div style="text-align: center;"> </div> <div style="text-align: center;"> <u>Check</u>  <input type="checkbox"/> </div> </div>
<b>Payment Details:</b> <i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i> <i>If you would like to leave your credit card details blank for privacy concerns, we can call you to take them over the phone.</i>	Check #  Credit Card Holder Name: Credit Card # Exp. Date: CVC Code: <b>Billing Address for Credit Card:</b>
<b>Owner's Signature:</b>	
<b>Date of Acceptance:</b>	



**Questions? Call or email us at**

**P.** 800-337-3967 | **E.** [info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com)