



# Realife Cooperative West St. Paul Share Prices and Monthly Charges

Effective Date: June 15, 2022

Style	Description	Sq. Ft	Qty.	June 15, 2022 Share Prices	Monthly Carrying Fee	Minimum <u>Monthly</u> Qualifying Incomes	Minimum <u>Annual</u> Qualifying Income
EE	1 BR, Den, 1 Bath	955	28	\$42,476	\$887	\$2,160	\$25,900
D	1 BR, Den, 1 Bath	1,000	12	\$45,158	\$930	\$2,260	\$27,120
E	1 BR, Den, 1 Bath	1,083	9	\$47,412	\$971	\$2,365	\$28,380
I	1 BR, Den, 1 1/2 Bath	1,130	12	\$49,838	\$1,038	\$2,535	\$30,420
G	2 BR, 1 1/2 Bath	1,134	9	\$50,528	\$1,038	\$2,535	\$30,420
K	2 BR, 2 Bath	1,315	6	\$58,410	\$1,195	\$2,921	\$35,052
FF	2 BR, 2 Bath	1,378	6	\$59,488	\$1,226	\$2,999	\$35,988
F	2 BR, 2 Bath	1,399	6	\$59,488	\$1,226	\$2,999	\$35,988
H	2 BR, 2 Bath	1,409	3	\$60,362	\$1,251	\$3,060	\$36,720
HH	2 BR, 2 Bath	1,409	6	\$60,362	\$1,251	\$3,060	\$36,720

Realife Cooperative of West St. Paul has 97 shares; one share per unit. Share prices and monthly Carrying Fees vary according to unit size. Units are automatically homesteaded. (Members with a non-homesteaded status will be responsible for paying the difference between Homestead and Non Homestead tax)

The value of share increases each June 15<sup>th</sup> by a fixed dollar amount as determined from the chart on the right below. See article III, section 9 of the Bylaws for details regarding share sales.

The Monthly **“Carrying Fee”** includes the shareholder’s proportionate share of operating expenses:

- Mortgage principal, interest and MPI.
- Real estate taxes (homestead).
- Natural gas in unit and common areas, electricity in common areas, water, sewer and trash collection.
- Grounds maintenance including lawn care and snow removal.
- Operating and replacement reserves.
- Building insurance, including fire and liability.
- Onsite Manager, Maintenance and including accounting.
- Cable TV / Building-wide WiFi

The Monthly **“Carrying Fee”** does NOT include:

- Electricity or Telephone in Units.
- Unit upgrades or personal property insurance within your unit. Members must get– HO6 rental insurance.
- Underground parking space - \$45.00/Month

A **Carrying Fee** may not exceed 40% of monthly income.

Unit Style	Annual Equity Earned
EE	\$658
D	\$689
E	\$746
I	\$779
G	\$774
K	\$905
FF	\$954
F	\$954
H	\$971
HH	\$971