



Realife Cooperative West St. Paul Share Prices and Monthly Charges

Effective Date: January 1, 2023

| Style | Description | Sq. Ft | Qty. | June 15, 2022 – June 14, 2023 Share Prices | January 1, 2023 – May 31, 2023 Monthly Carrying Fee | WiFi | Minimum Monthly Qualifying Incomes | Minimum Annual Qualifying Income |
|-------|-----------------------|--------|------|-----------------------------------------------|--------------------------------------------------------|-------|---------------------------------------|-------------------------------------|
| EE | 1 BR, Den, 1 Bath | 955 | 28 | \$42,476 | \$915 | 20.00 | \$2,272 | \$27,264 |
| D | 1 BR, Den, 1 Bath | 1,000 | 12 | \$45,158 | \$960 | 20.00 | \$2,382 | \$28,578 |
| E | 1 BR, Den, 1 Bath | 1,083 | 9 | \$47,412 | \$1,003 | 20.00 | \$2,486 | \$29,830 |
| I | 1 BR, Den, 1 1/2 Bath | 1,130 | 12 | \$49,838 | \$1,074 | 20.00 | \$2,658 | \$31,896 |
| G | 2 BR, 1 1/2 Bath | 1,134 | 9 | \$50,528 | \$1,074 | 20.00 | \$2,658 | \$31,896 |
| K | 2 BR, 2 Bath | 1,315 | 6 | \$58,410 | \$1,240 | 20.00 | \$3,062 | \$36,742 |
| FF | 2 BR, 2 Bath | 1,378 | 6 | \$59,488 | \$1,273 | 20.00 | \$3,142 | \$37,704 |
| F | 2 BR, 2 Bath | 1,399 | 6 | \$59,488 | \$1,273 | 20.00 | \$3,142 | \$37,704 |
| H | 2 BR, 2 Bath | 1,409 | 3 | \$60,362 | \$1,299 | 20.00 | \$3,205 | \$38,462 |
| HH | 2 BR, 2 Bath | 1,409 | 6 | \$60,362 | \$1,299 | 20.00 | \$3,205 | \$38,462 |

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 15th 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

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

- Building-wide WiFi = \$20.00 per-unit per-month
- Electricity or Telephone in Units.
- Unit upgrades or personal property insurance within your unit. Members must get– HO6 rental insurance.
- Underground parking space - \$55.00/Month

| 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 |

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