

CARRYING CHARGES & EQUITY VALUES

<u>Size of Townhomes</u>	Monthly Carrying Charges Minimum Income Limits as of 07/22/15 Carrying Charges as of 11/1/16		Membership/Transfer Equity Value*
	<u>Carrying Charges</u>	<u>Surcharge</u>	
One Bedroom w/o basement	\$474	\$521	\$6,835
One Bedroom w/basement	\$487	\$536	\$6,835
Two Bedroom w/1 bath	\$509	\$560	\$8,080
Two Bedroom w/1-1/2 bath	\$514	\$565	\$8,365
Three Bedroom w/1-1/2 bath	\$539	\$593	\$9,230

* An outgoing member can ask for additional money depending on improvements that the member has made to the townhome. All improvements must be accepted by the incoming member or the outgoing member is responsible for restoring the townhome back to its original condition.

OCCUPANCY REQUIREMENTS:

<u>Size of Townhome</u>	<u>Minimum Occupants</u>	<u>Maximum Occupants</u>
One Bedroom	1	2
Two Bedrooms	2	4
Three Bedrooms	3	6

INCOME REQUIREMENTS:

Here are the annual incomes required for the various townhome sizes. Minimum income - A minimum income level is required at the time of move-in.

1 Bedroom	\$18,000.00
2 Bedroom	\$19,500.00
3 Bedroom	\$21,000.00

*Maximum income - At the time of move-in, the current combined household income of everyone 18 years or older must be certified as not exceeding the following amounts according to size of the household. The Department of Housing and Urban Development (HUD) establishes these limits and Highlands Cooperative has decided to continue to follow those guidelines.

Household Size	1	2	3	4	5	6
Income	\$42,700.00	\$48,800.00	\$54,900.00	\$61,000.00	\$65,900.00	\$70,800.00