

FREQUENTLY ASKED QUESTIONS

Don't see the answer to your question below? Give us a call at (855) 472-2396, drop us an email to info@gracewinliving.com, or visit our website to find more answers at www.gracewinliving.com/faq.

How is a cooperative different from a condo?

Members of a co-op share everything equally – ownership of the entire property, the mortgage, and equal voting rights. For condo owners, ownership is limited to their unit and a share of common area spaces. They must arrange their own mortgage financing and tax benefits are based on their own unit with voting rights varying by unit size.

What are the tax benefits of a cooperative?

The benefits are similar to those you enjoyed in your single-family home. Your portion of the real estate taxes and mortgage interest associated with your new home are fully tax deductible. When the time comes for you to sell your shares, you will be entitled to the same exemption from capital gains taxes that are provided to any homeowner.

What is included in my monthly payment?

The monthly payment includes mortgage principal and interest, real estate taxes, operating expenses, and lender-required reserves. It also includes interior and exterior maintenance, sewer, water, gas, wi-fi internet, trash, recycling, indoor parking, and private storage, as well as liability insurance, legal, accounting, and professional management services for the cooperative. Even things like your home appliance repairs will be covered by the monthly payment if ever the need arises. On top of that, you get to enjoy the community amenities like the pickleball court, billiards table, hobby rooms, and community room.

What is the required share payment?

Gracewin offers three share payment and monthly fee options to fit your budget needs. The higher your initial share payment, the lower your monthly fees. To learn more, speak with our staff.

Are you required to have a monthly payment? Can I pay entire cost upfront?

A monthly payment is required and includes each member's share of costs for maintaining the property, including real estate taxes, property insurance, utilities, and repairs to name a few. The fee also includes payment of principal and interest on the cooperative mortgage which is based on the square footage of your home; this means that your share of the cooperative's mortgage interest and real estate taxes may be deducted on your personal income tax return. There are flexible share payment options which can reduce the amount of your monthly fees. In addition, pre-payment of your monthly payment for the calendar year is acceptable.

Does every unit pay for the cost of amenities (even if they are not used)?

Yes, your monthly fee will be prorated based on the square footage of your home and will include all amenities offered by the cooperative.

How can I reserve my new home at Gracewin?

Those interested in pursuing membership in Gracewin Cooperative are encouraged to submit a signed reservation agreement, along with the required \$500 fully-refundable deposit. Upon receipt, you will be assigned a priority number. This number identifies where you fall in line when the selection process begins to choose your actual home. If you change your mind for any reason, your reservation fee is fully refundable.

What happens to my shares when I move or pass away?

At such time that you would no longer need or wish to maintain your membership in the cooperative, then your shares would be made available for sale and you or your designee(s) would be paid out your share payment as well as any growth in equity. The process of selling your membership shares is one of the key advantages of cooperative living since there is typically a waiting list of people interested in purchasing that can be contacted. Since the sale is not considered a real estate transaction, local cooperative management is able to help manage the process by making the connection with the next eligible party on the waiting list as well as helping complete the required documents, saving you both time and money.

Can I transfer my unit to a friend or family member?

Generally speaking, with the exception of your spouse or joint tenant, your membership is non-transferable. The cooperative will retain the first option to purchase your membership in the event there is no spouse or joint tenant to whom the membership is transferred. Should the cooperative waive this option in writing, or fail to purchase your membership within 60 days commencing the first of the month following receipt of notice, then you or your legal representative (in the event of death) may sell your membership to any qualified person who has been approved by the cooperative. You may complete a Transfer on Death assignment for your Membership Share. If your heir/assignee wishes to reside at Gracewin, their membership will need to be approved by the Board of Directors and they will need to pass all required background and income screenings prior to taking residence in the Cooperative.

Who will be responsible for managing the building?

Gracewin Cooperative will provide professional property management services for the first year after construction is complete. This will allow the new cooperative board to gather and get organized, while also ensuring start-up and warranty issues are addressed (if needed). From there, the board will be able to maintain use of Gracewin's services or contract with a new management firm. All shareholders get a vote in who is selected to manage the building.

How can I serve on the Board of Directors?

At the first annual meeting of members, shareholders will nominate and vote to elect a board of directors of no less than 5, and no more than 7 members. Until such time, the board will be comprised of 3 directors from Gracewin Development, the company that is building Gracewin Cooperative.

Can I bring my pets?

Gracewin communities are proud to be pet-friendly. Members may have up to 2 pets (cat, dog), and must provide proof of all required vaccinations as well as spay/neuter. For safety reasons, pets are limited to a breed standard weight of 25 pounds; please check with Gracewin staff for a list of pre-approved breeds. Well-fed pets exceeding breed standard weight are acceptable.

Is Gracewin a smoke-free community?

Yes. As a critical element for the health and wellness of Members, Gracewin Cooperative is smoke-free throughout the building, including units, patios/balconies, and on the surrounding grounds.

