



Alberta 75 Housing Co-operative Limited

765 Midglen Gardens S.E. Calgary, Alberta, Canada T2X 1R9
office@alberta75.ca

403.256.4755 fax 403.256.4721
www.alberta75.ca

Dear Prospective Member:

Thank you for your interest in our Housing Co-operative. We look forward to having you join us at our beautiful Fish Creek Park setting.

The philosophy of a Housing Co-operative is that the people who live in the Co-operative are members and shareholders who take an active part in making decisions about the running of the Co-operative. The Members do not own their individual units, but share collectively in ownership of all though owning shares in the corporation.

Co-operative living is different than owning your own home or renting. In a Housing Co-operative, it is the Members who make the rules and enforce them. Consequently, willingness to participate is a must. **If you are unable to contribute some of your time, then co-operative living is not for you.**

Shares are \$1,500.00 and Lake fees are \$204.00; both are payable prior to move in.

Two-storey, two bedroom units are **839** square feet, with a "housing charge" payment of **\$799 + \$17** per month (mandatory lake fee).

Three-storey, two bedroom units are **884** square feet, with a "housing charge" payment of **\$818 + \$17** per month.

One-storey, two bedroom units are **830** square feet, with a "housing charge" payment of **\$805 + \$17** per month. **(Please note you can only apply for a bungalow after residing at Alberta 75 for two years).**

Two-storey, large three bedroom units are **1,028** square feet, with a "housing charge" payment of **\$871 + \$17** per month.

Two-storey, small three bedroom units are **879** square feet, with a "housing charge" payment of **\$803 + \$17** per month.

All units include fireplace, fridge, stove, washer and dryer hook-up, one parking stall with plug-in, fenced yard, and the water and sewer costs. Other utilities are not included. Membership here also includes privileges to beautiful Lake Midnapore and all that it has to offer at a cost of **\$17.00** per month, which is included in the housing charges. We border Fish Creek Provincial Park.

ALBERTA 75 HOUSING CO-OPERATIVE LIMITED

APPLICATION PROCEDURE

1. Fill out the application form and return it with proof of income(s) to our office at 765 Midglen Gardens S.E. (if the office is closed, please use the mail slot outside the office door which goes into a private office) along with a **non-refundable Application fee to be paid by cheque or money order only. This fee is \$30.00 for the first adult and \$10.00 for each additional adult on the Application.**

“Best Usage of Space Policy” to move into a unit will be followed:
Two (2) bedrooms - minimum one (1), maximum four (4) persons
Three (3) bedrooms - minimum three (3), maximum six (6) persons
2. **Adequate proof of income is required** and consists of a letter from your employer/s stating your monthly/yearly income, Notice of Assessment including verification of all other sources of income you may have. If you are self-employed, we require both your personal and business income tax assessment forms. Any maintenance/child support must be declared as income, and court documents or a sworn declaration must be provided as verification of the amount received per month. Further proof of income will be requested if necessary. **The household income must be a minimum of \$3,200.00 per month before taxes.** A Credit /Rent check will be completed prior to the application going to the Board of Directors for approval.
3. The application goes to the Board of Directors for approval or denial of membership. If your Application is approved, a letter will be sent to you and your name/s will be added to the waiting list. Currently, the waiting list is over one (1) year. You will be contacted when a unit that meets your qualifications and requirements becomes available. If your Application is denied, you will be notified by letter and the reason for denial is not revealed to anyone.
4. When a unit becomes available, arrangements will be made for you to view the unit. If you choose to accept the unit, you must immediately contact the office and pay a **NON-REFUNDABLE** deposit of no less than \$750.00 in guaranteed funds (certified cheque, bank draft, or money order; no cash) to hold the unit. If you choose to not accept the unit, you must notify the office. You will only be offered a total of three (3) units at Alberta 75 Housing Co-operative Limited.
5. The remainder of the Shares \$750.00 and the \$204.00 prepaid Lake fees must be paid in guaranteed funds (no cash) **at least two (2) weeks prior** to taking possession of your unit. Post-dated cheques will be required at this time for your first month and the balance of Alberta 75's fiscal which is April 1 to March 31 for your monthly housing charge.”

MOVING OUT OF ALBERTA 75 HOUSING CO-OPERATIVE LIMITED

- ◆ When you move out, the prepaid Lake fees and Shares are fully refundable, unless there are damages to your unit, or there are arrears on your account at the time of move-out.
- ◆ Move out Policy, item F states:
If, for any reason, a Member moves out within the first year of occupancy, an Early Move-Out Penalty of %0% of the share cost will apply.
- ◆ **THERE IS NO INTEREST PAID ON EITHER THE SHARES OR THE LAKE FEES.**

APPLICATION FORM

ALBERTA 75 HOUSING CO-OPERATIVE LIMITED

765 Midglen Gardens S.E., Calgary, Alberta T2X 1R9
 Telephone: (403) 256 – 4755 Fax 403- 256-4721

Please provide us with your earliest possible possession date:

UNIT SIZE ___ 3 Bd ___ 2 Bd

APPLICANT 1			APPLICANT 2		
Name:			Name:		
Address:			Address:		
City:	Province:	Postal Code:	City:	Province:	Postal Code:
Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Other: _____			Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Other: _____		
How long have you lived there?		Present monthly payment:	How long have you lived there?		Present monthly payment:
Home telephone number:		Social Insurance Number:	Home telephone number:		Social Insurance Number:
Previous address (if at current address less than 3 years):			Previous address (if at current address less than 3 years):		
City:	Province:	Postal Code:	City:	Province:	Postal Code:
Name and telephone number of present Landlord or Mortgage Company:			Name and telephone number of present Landlord or Mortgage Company:		
Employer & Phone number:			Employer & Phone number:		
Occupation:			Occupation:		
How long?		Weekly income before deductions:	How long?		Weekly income before deductions:

LIST INCOME FROM OTHER SOURCES:

GIVEN NAME/SURNAME:	SOURCE OF INCOME:	WEEKLY:
		\$
		\$
		\$
		\$
TOTAL COMBINED WEEKLY HOUSEHOLD INCOME BEFORE DEDUCTIONS:		\$

Proof of income and letters from employers for each member of the household who received any income must be attached.

LIST ALL PERSONS TO OCCUPY THE UNIT INCLUDING APPLICANTS:

SURNAME:	GIVEN NAME(S):	BIRTH DATE (MM/DD/YY):	RELATIONSHIP:	SEX:

Do you have a pet? Yes No. If yes, please indicate the type of pet, size, breed, etc. _____

765 Midglen Gardens S.E. Calgary, Alberta T2X 1R9

OTHER INFORMATION:

LIST ONE (1) OR TWO (2) NEAREST RELATIVE(S) OR FRIEND(S) TO CONTACT IN CASE OF EMERGENCY:

TELEPHONE NUMBER:

(1)

(2)

LIST TWO PEOPLE (NON RELATIVES) THAT YOU HAVE KNOWN FOR AT LEAST 2 YEARS:

TELEPHONE NUMBER:

(1)

(2)

CANADIAN CITIZEN: YES NO (PROOF MAY BE REQUIRED)

IF NO PLEASE EXPLAIN STATUS: _____

Have you ever belonged to a Co-op? _____
If so, which Co-op?

How did you hear about our Co-op?

IF YOU ARE AWARE OF ANY CREDIT PROBLEMS THAT MAY AFFECT YOUR REFERENCE, PLEASE ATTACH A LETTER WITH THE INFORMATION THAT MAY HELP TO GET AN ACCURATE PICTURE OF YOUR CREDIT HISTORY.

*** AN APPLICATION FEE IS REQUIRED TO DO A CREDIT CHECK***

PLEASE READ THE FOLLOWING BEFORE SIGNING:

1. I/We hereby apply for membership in the co-operative and understand that only people listed as being an occupant on this application is correct and hereby authorize the co-operative to verify all the information contained herein, and to perform necessary credit checks.
2. I/We understand that membership includes the responsibility to participate in the co-operative.
3. I/We give permission to contact previous Landlord or Mortgage company? Yes No
If No, please include letter stating reason.
4. I/We understand that if our application is rejected for membership in Alberta 75 Housing Co-operative Limited, the decision of the Board of Directors is FINAL and the reasons are not revealed to anyone including applicants.

SIGNATURE OF APPLICANT 1:

Date signed:

SIGNATURE OF APPLICANT 2:

Date signed:

Date _____

Landlord _____

Phone No. _____

Dear Sir / Madam:

Re: Alberta 75 Housing Co-operative Limited

This letter is to confirm that should Alberta 75 Housing Co-op contact you regarding my tenancy with you, you have permission to give them any relevant information they request.

Yours truly,

Signature _____

Print Name _____

Address _____
