

**Steps to Purchasing a New Home in Evergreen State Sustainable Communities, LLC**  
**Sunnyside Village Cohousing**  
**Revised 10/17/18**

**1. First get to know us:**

- A. Visit our website: [www.sunnysidevillagecohousing.com](http://www.sunnysidevillagecohousing.com) to find out more about our vision and values, our members and the community design.
- B. Attend social events and business meetings (listed on the calendar on the website)
- C. Attend a site tour to see the property and talk with some of our members. Upcoming site tour dates are posted on the website.

**2. Explore your financial ability to purchase a new home**

- A. If you plan to have a mortgage, confirm with your financial institution how much you can qualify for (“pre-quality”). While you are free to obtain a mortgage from any institution, we are working with Dave Porter at Home Street Bank who has agreed to “pre-qualify” everyone. You won’t have to explain what cohousing is to him or why you are wanting to prequalify for a home that won’t be built for 1-2 years because he knows about our project. [dave.porter@homestreet.com](mailto:dave.porter@homestreet.com) (206) 304 8228.
- B. Determine how much your current home might be worth by contacting a realtor (Zillow gives a rough estimate).
- C. Learn what plans our community has for homes and their pricing.

**3. Become an Explorer:**

- A. We are happy to have you attend all the meetings you wish (both business and social gatherings, as a non-voting member) and learn more about us for two months. After two months of getting to know us, we request that you make a decision to become an **Explorer** for the next two months. To become an **Explorer**, a household pays a \$100 (non-refundable) membership fee. **Explorers** have the ability to attend and participate in meetings and discussions, but not vote. Your household may be **Explorers** for an additional two months and then we request that you become **Full Members** if you wish to continue
- B. Application- complete the application on the website and turn in to the membership committee

**4. Steps to Full membership**

- A. Tell a member of the membership committee that your household wishes to become **Full Members**.
- B. Attend a Membership Orientation meeting with one of the Membership Committee members, scheduled at your convenience. This will orient you and your household to our cohousing community, to our form of consensus decision making, and how our community works. It is an essential part of understanding our community.
- C. A big part of living in cohousing is participating in the work (and play) of the community. Decide which work team(s) you want to participate in and jump in! Like most things in life, you’ll get out of it what you put into it. Check the website for what work teams are doing and when they meet.
- D. Financial
  - 1. Non-refundable membership dues are a one time fee of \$500 per household.
  - 2. We will need to collect periodic Required Capital Contributions from Full Members for the construction costs of our project. We do not know now (October 2018) exactly when these payments will be required. You will know well in advance - this will not be a surprise. The status of this will be reported on at every business meeting. These payments contribute to the costs of building a road, putting in utilities and in general developing the property. Each improvement we make increases the value of the property, and in turn increasing the value of your investment.

3. The Required Capital Contribution will apply to your home purchase. Evergreen State Sustainable Communities holds your payments, and is developing the land.
4. We are striving to keep costs as low as possible while building a community with a low carbon footprint and environmentally friendly design.
5. If you change your mind and wish to withdraw, after the project has been completed you are eligible to obtain a refund if there are funds available. We want to be clear that this is a risky investment with no guarantees and we are doing everything we can at each stage to reduce risk and ensure that each of us is receiving full value for our investments. Remember that we are in this together as “owner/developers.”

#### **4. Choosing your home**

Once you have completed an application, prequalified, attended a Membership Orientation, paid your non-refundable \$500 and understand and agree to the Required Capital Contribution you may select your home (or be next on the waiting list if the lots have not yet been established).

#### **5. Living at Sunnyside Village**

- A. Financial: Each household will pay monthly Home Owner Dues for upkeep and maintenance on the common areas.
- B. Work: We will run Sunnyside Village together as a community. Each of us will help on committees, participate in decision making, and be on work crews (not all work crews require physical activities).
- C. Enjoying life in community: and yes, we will live together in a community we build ourselves!

Note: Sunnyside Village Cohousing will have a limited number of households, and there has been a lot of interest. If you are serious about living in our community, we urge you to not delay in completing this process,

### **Frequently Asked Questions**

How do I know if I'm eligible for housing in Sunnyside Village?

We call it “self selecting.” We do not have a committee that you have to interview with to determine if you are a good fit for our community. We ask you to look at our expectations, our values, mission and vision and to decide if you are interested in the efforts it will take to be an active and collaborative member of our community. We do not have a management company. That means our community is run by volunteers who do the work - planning, maintenance, clean up etc. We do hire professional jobs (requiring licensing) to be done, such as plumbing, but for the most part, we are the work crew. If you live in our community, we expect you to be a part of it. Participate in several committees, be part of the decision making process, be on work crews (not all work crews require physical activity).

How does cohousing reduce my carbon footprint?

There are many ways that your carbon footprint can be reduced by living in cohousing. Households may find they can eliminate a vehicle because of organized shopping trips and carpools. Socializing might be done closer to home rather than driving across town. The homes will be built as energy efficient as possible with as many sustainable/green design features as possible. We will share equipment that a household might need but use infrequently such as ladders, lawn mowers, chipper/shredder, pressure washer, exercise equipment, pressure canner, sewing machine etc. The community will decide on common features such as a shared wood shop and/or craft room.

Do I build my own home?

No, we will select a builder who will be building all the homes at the same time to reduce cost. Join now and help us choose the builder and the design of the homes.

What other fees will be required?

Each household will have a monthly Home Owner Dues for upkeep and maintenance on the common areas.

Who has a vote?

Each household has one vote. Before households have completed all of the membership requirements for Full Membership, they are welcome to attend, participate, give input and feedback but do not have an official vote.

What about rentals?

The community does not plan to build or offer rental units. Individual homeowners may choose to make available a portion or all of their home for rent. The community will decide together if there is a limit on the percentage of rentals. Any renters must be fully aware of the cohousing values and expectations and agree to participate fully in the community.

What about pets and animals?

The city of Marysville laws must be followed.

Each household that owns a pet or animals will be responsible for their pet or animal.

Pets may not impose on the quality of life of others in the community. Example: pick up your dog waste, always use a leash except in the off-leash areas, and don't let the dog bark all night.

The community will make a joint decision about outdoor cats.

These are all subject to change by community decision.

How does the group make decisions?

We will be operating on a consensus model, which is being determined. Each member-household will have a say in the decision making. We will have workshops to learn how to do this. The goal is for everyone to work collaboratively together and reach agreements that everyone can live with.

What is Evergreen State Sustainable Communities?

It is the Limited Liability Corporation under which we do business. You make your check out to ESSC.

Our motto: "Good enough for now, safe enough to try."

These terms are subject to change based on group decisions.