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Housing Type Comparison

	Cooperative	Apartment/Rental	Condominium/Townhome
Financing	Typically, the Cooperative holds a master mortgage. Each member is a shareholder.	No financing necessary, monthly rent determined by landlord.	Buyers secure their own mortgage.
Ownership	Buyers purchase membership share that gives them the exclusive right to occupy a particular unit.	Tenants own nothing. Lease duration is variable. Tenant may be asked to leave when lease expires.	Owners hold separate title to their unit.
Monthly Costs	Members pay share portion of the master mortgage and cooperative's actual costs including property taxes and reserve funds.	Tenants pay rent per their lease. Rent based on what the market will bear.	Owners make mortgage payments to their lender and association fees for operations and maintenance. Property taxes paid individually.
Governance	Elected Board of Director from membership; established by-laws, policies and procedures; committee structure for activities and day-to-day functions.	Policies set by landlord or property manager.	Ownership Association generally operates like cooperatives with Board of Directors; by-laws, and established policies and procedures.
Voting	One vote per membership.	No voting.	Number of votes may vary.
Tax Benefits	Member's share of interest and property taxes may be deducted on personal income tax returns.	Renters may qualify for a property tax rebate.	Mortgage interest and property taxes may be deducted on personal income tax returns.
Sales/Resales	Board of Directors approves new members; members have assistance finding prospective buyers; membership transfer is not a real estate transaction which eliminates closing costs other than down payment.	Not applicable.	Deed to unit and mortgage are real estate transactions. Association usually has no control over unit sale or resale; individual responsible for finding own buyer. Closing costs may be substantial.
Maintenance & Repairs	Cooperative is responsible for exterior and interior maintenance. Unit maintenance generally included in monthly assessment, including, at no extra cost, repair and replacement of appliances and periodic painting and floor covering. On-site maintenance staff respond to trouble calls.	Landlord responsible for maintenance and repair. May not have on site staff availability.	Association responsible for most exterior repair; owners responsible for all in-unit maintenance and repairs including appliances replacement, painting and floor covering.
Equity	See market rate and limited equity comparison below.*	Any increase in value belongs to the landlord.	Unit owners build equity as value of unit increases and mortgage is paid down.

***Market Rate Cooperatives:** Cooperative members build equity as the value of their share increases. Membership share may be sold at whatever price someone is willing to pay.

Limited Equity Cooperatives: Resale prices restricted for outgoing members. Growth in equity is determined through a limitation of resale prices. Governing documents determine the percent of increase.