



Welcome to the online home of Branchwood Village, a senior living cooperative for those aged 62 and over in Lawrence, Kansas. A cooperative may be an unfamiliar living concept to you, so please read the important information contained in this website to help you better understand the costs and benefits of living here. Here is a brief summary:

There are two primary costs to living here:

The equity share purchase. This is a one-time payment that enables members to purchase an equity share in the Cooperative Corporation. The value of your equity share is based on the size of the home, its location in the building, and its value* in the marketplace. **Owners may choose to add upgrade costs to the selling price.*

The monthly fee. The monthly fee includes these operating expenses: interior and exterior maintenance; lawn care and landscaping; snow removal; cable TV and secure internet; water and sewer; trash removal; and fire and liability insurance. Also included are expenses for member services staff, replacement and operating reserves, taxes, the master mortgage, and miscellaneous operating costs.

Still interested in Branchwood Village as your new home? Please take a look at the rest of the information in this website about the many amenities and benefits of living here. You will find:

- a brief description of what a Cooperative is and its advantages;
- a list of commonly-asked questions with answers about living in a cooperative;
- a list of the standard features maintained by the Cooperative;
- a breakdown of what your monthly fee does and does not include;
- a comparison of available housing options;
- the floor plans of the homes comprising Branchwood Village; and more.

After reviewing the information listed above, you also will find information on the next steps to becoming a Branchwood Village member. Most important is a **Waitlist Agreement Form**, which guarantees you will be contacted—in order of signing up—about an available home *before* any public notice is made. You then would have 24 hours to decide if you want to pursue purchase of the home or, if not, decline. **There is a \$200 deposit, which is refundable at any time, to get on this priority waiting list.**

For more information and/or answers to additional questions, please contact our office at 785-838-3317, which is open Monday through Friday from 8:30 am-12:30 pm. And, even though we might not have any available homes for sale at the time you inquire, you are welcome to set up a time **in advance** to tour the common areas of the Village, inside and out.

Finally, if you have a chance to talk to any of our current members, you will find we absolutely love living here at Branchwood Village. Just look at some of the things our current members say on this website.

Having the financial benefit of home ownership without the hassles of home maintenance is priceless. But even better is the community of people who live here. We are socially and physically active, supportive and compassionate toward each other, and just plain fun to live with. It is rare one doesn't see smiles and hear laughter when members meet in the common areas.

Come see for yourself!

Branchwood Village Board of Directors 2022-2023

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