



What is a housing coop?

From the outside, a housing coop looks like any other apartment building in the neighbourhood, but it is much more than just an apartment complex. **It is a community experience,**

A legal entity administrated democratically by its member-residents.

Its success depends upon the involvement and participation of its members who each have a voice and a vote in the decisions affecting their residences.

**It is important to underline that coops are
non-profit organizations : NO profit ! NO speculation !**

ALL MEMBERS HAVE THE OBLIGATION TO BECOME INVOLVED.

What are these obligations?

- ✓ **Obligation** to attend an information session for new members.
- ✓ **Obligation** to attend and participate in each annual general assembly (**always the last Saturday in April**)
- ✓ **Obligation** to apply their talent or experience **annually** in service to the coop.

Examples :

- Become a member of the Board of Directors and participate in the management of the building, finances, staff, membership contracts, etc.
- Become a member of a committee (inspections, complaints, selection, pool, etc.)
- Assist in the office (filing, editing, translation, documents delivery, addressing envelopes, folding pamphlets, etc.)
- Perform maintenance tasks (pool, outdoor furniture, etc.)
- Landscaping (planting flowers, raking, weeding, sweeping parking area, gathering leaves, etc.)
- Help to organize and conduct the Annual General Assembly (run errands, prepare refreshments, etc.)

Your involvement will reduce costs and enhance quality of life.

Everyone must do their part.

Members don't have to do everything because we have 3 employees in office & 3 for maintenance.

However, your participation is necessary and mandatory.

During the first 6 months of residence, you must pay the rent on the lease that is comparable to the rent on the market, since you are on probation period. Once accepted as a member, you will benefit from a monthly discount determined during the annual general meeting. Any breach on your contractual obligations (member's contract, lease, building regulations, all other rules or policy of the coop) can result in the loss of the rental discount provided to members of the coop.

**If you are considering living in a cooperative
see our process for selecting members on the reverse**

1. Application form and Cover letter

- **Be sure to answer all questions** when you will fill the "APPLICATION FOR AN APARTMENT" form... otherwise your request will be rejected.
- **Write a cover letter** in which you explain the reasons that motivate you to live in a cooperative and more particularly at Terrasse Soleil.

**Return your application and your cover letter
by mail or in person to the following address :**

Coopérative d'Habitation Terrasse Soleil,
11550 Boul. Pierrefonds, suite 102,
Pierrefonds, QC, H8Y 2Y9

2. Pre-Selection

The committee will make a first selection from the documents received.

We receive a lot of requests, so **only applications corresponding to the desired profile will be contacted within 3 months of receipt of the request.**

No need to call or show up at the office to know the status of your request.

3. Interview

If we accept your request, you will be invited to an interview.

You will then give a check for \$ 40 for non-refundable credit check fees.

It is only after the interview and verification of credit history and references that the committee will decide whether or not you will be placed on our waiting list.

You will be informed by letter of the committee's decision and the subsequent steps to be taken.

TERRASSE SOLEIL

**228 apartments distributed in 3 buildings
(11490 Boul. Gouin ouest, 11500 et 11550 Boul. Pierrefonds)
Owner since July 1984.**

**We offer 1½ (studios), 3½ (1 bedroom) and 4½ (2 bedrooms)
which ideally can accommodate 1 to 4 occupants**

**Member's rent (market rent minus member's rebate)
are approximately between \$ 450 and \$ 700**

Included in the rent

Heating, hot water, water tax, stove/fridge, varnished wood floors.
Paint is supplied but you have to paint yourself.

Mandatory additional fees

Cable service (TV). Exterior and interior parking for only one vehicle.
Tenant insurance. Inexpensive laundry service.

Proximity to public transportation (bus and commuter train).

Large landscaped grounds with many trees and flower beds.

Outdoor furniture to enjoy our green spaces.

Heated outdoor pool with lifeguard - security and entertainment

Play structure for young children. Petanque game. Community gardens.

Do you want to know more about housing cooperatives ?

**Contact the Fédération des Coopératives d'Habitation de l'Île de Montréal (FECHIMM)
and sign up for an information evening**

7000 Avenue du Parc, bureau 206, Montréal, QC, H3N 1X1, 514-843-6929 <http://fechimm.coop>

We thank you for your interest in our cooperative.

The Selection committee - Our WEBSITE : TERRASSE-SOLEIL.CA