

## The Greenbriar Townhouses

Greenbriar consists of 16 residential buildings on 10 tree-shaded acres in the Sandia foothills, all owned, governed, and maintained by co-op members. The structures include 160 2-floor townhouses, each occupied by a person or a family who is a shareholder in the cooperative. 96 homes are 2-bedroom units of approximately 900 square feet and 64 are three-bedroom units which measure approximately 1100 square feet.

Additional co-op amenities include a small community library, a swimming pool, and a community meeting room. Schools, churches, movie theaters, a branch library, post office, and public transportation all are easily accessible, and foothills biking, and hiking trails are just moments away.

Greenbriar is family- and pet-friendly. We're just a few blocks from Chelwood Elementary School, and kids love our playground and pool. Each household is allowed up to two pets, at no extra charge, if they meet our size and breed requirements.

The Greenbriar is a true community, where members regularly socialize together. Aside from the fact that we must work together to keep Greenbriar alive and well, we genuinely like and care about each other. The welfare of each member of Greenbriar directly affects the entire community.

## Buy-In and Monthly Fees

APPLICATION FEE: \$75  
*(Each applicant 18 years of age and older must apply and pay the non-refundable application fee.)*

### SHARE PRICES

2-Bedroom Unit: \$ 10,433  
3-Bedroom Unit: \$ 15,650

### MONTHLY CARRYING CHARGES

2-Bedroom Unit: \$ 598  
3-Bedroom Unit: \$ 731



*Photos courtesy of Greenbriar member Alix King.  
Brochure design by Greenbriar member Lisa Tannenbaum.*

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The Greenbriar Townhouses  
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# WELCOME TO THE GREENBRIAR Townhouses



The Greenbriar Townhouses is a housing cooperative in Albuquerque, one of only two in New Mexico.



Members of the Co-op contribute money, time, and effort to its operation, which keeps costs lower than those of comparable properties.

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## Responsibilities

Greenbriar members are expected to actively participate in the operation of the community. While there are any number of ways in which a shareholder may contribute to the cooperative, all members are required to join at least one committee and/or volunteer in some other tangible way. Members must also pay their monthly carrying charges in a timely manner; carrying charges cover all the costs of running the co-op.

Greenbriar provides its members with central heating and air conditioning, water, sewer, garbage collection, and recycling services. Each unit has washer/dryer hookups, a stove, and a dishwasher, all of which the co-op maintains, along with the plumbing. Shareholders must supply their own refrigerators, washers, and (electric) dryers, and are responsible for electric, gas, phone, and internet utilities.



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PLEASE FEEL FREE TO VISIT OUR WEBSITE. *Downloadable floorplans and a map of The Greenbriar complex are available at [www.GreenbriarCoop.org](http://www.GreenbriarCoop.org).*

## The Application Process

There are several steps in the application process at Greenbriar:

1. All applicants must complete an Education Session to learn about cooperative living before applying.
2. Every applicant 18 and older must fill out an application. There is a one-time non-refundable application fee of \$75 *per applicant*. A copy of the applicant's driver's license (or other picture ID) must be included with the application.
3. Once your income and background have been verified, all prospective residents over the age of 12 will be invited to attend an interview.
4. The interview committee then gives its report to the Board of Directors, which makes the final decision of approval into the community.
5. Once you've been approved, You may be added to the external waiting list by date of notification for the type of unit you've requested as they are seldom available immediately. (An internal waiting list for members requesting a transfer of units takes precedence.)

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GREENBRIAR COOP BECAME A NON-SMOKING PROPERTY ON JANUARY 1, 2017. *Members may smoke in specific outdoor locations, each at a distance from Greenbriar units.*

## The Application Process (continued)

6. When you reach the top of the waiting list and we learn that a unit will soon be available, you'll be given the opportunity to accept it. If for some reason you don't want that unit, the chance to move into the unit will be given to the next person on the list. You will not lose your place on the waiting list if you decline to occupy a specific unit up to 3 times.
7. Once you decide to accept the unit offered to you, you'll be asked to sign a purchase agreement and give a \$500 deposit.
8. When your unit is ready for occupancy, you and management will agree on a closing date and time, at which point you'll be asked to pay the current share par value in full (less the \$500 deposit) and your prorated carrying charges for the current month with a cashier's check.



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PLEASE NOTE *that a maximum of 2 people per bedroom are allowed in each unit (i.e., a maximum of four are allowed to live in a 2-bedroom unit). Each unit may have no more than 2 small, domesticated animals, and they must meet our size and breed requirements.*