

FEE SCHEDULE

DEPOSITS

- \$25,000 Initial Deposit due within 2 business days of executed Purchase & Sale Agreement
- 1st - 10% Earnest Money Deposit due by the end of the 10 day Due Diligence Period (less the \$25,000 initial deposit which shall be applied as earnest money)
- 2nd - 10% Earnest Money Deposit due at start of project construction (estimated spring 2023)

ONE-TIME FEES

- The balance of the Purchase Price shall be paid by Buyer at Closing
- Keystone Neighborhood Company 2% Transfer Assessment shall be paid by Buyer at Closing
- An amount equal to 2 months of the Common Assessment payable to the Alcove Working Capital Fund shall be paid by Buyer at Closing

RECURRING FEES

- Monthly HOA Fees (see Alcove HOA budget)
- Utilities
 - Water & Sewer: Snake River Water District & Wastewater Treatment - 970.469.0328
 - Gas & Electric: Xcel Energy - 970.262.4022
- Summit County Real Estate Taxes estimated to be 6.95%* of the Assessed Value multiplied by the Mill Levy of .05604* per year.

Example: Property valued at \$3,000,000 per Summit County Assessor

$\$3,000,000 \times .0695$ assessment rate = \$208,500 $\times .05604$ Mill Levy = \$11,684 approximate annual tax bill

- Keystone Neighborhood Company Annual Real Estate Assessment (AREA)

AREA estimated to be 6.95%* of the Assessed Value multiplied by the Mill Levy of .032* per year.

Example: Property valued at \$3,000,000 per Summit County Assessor

$\$3,000,000 \times .0695$ assessment rate = \$208,500 $\times .032$ Mill Levy = \$6,672 approximate AREA

*Based on 2022 numbers from Summit County & KNC

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