

Home insurance...

(Continued from page 4)

planning to rent out part of the house, or start a business, he must alter his insurance.

In the case of an empty house, the insurance company must be notified within 30 days of the vacancy. In most cases, the company will no longer insure the property against vandalism, water escape and malicious acts.

If the house is unoccupied but still contains household goods, there is no water escape coverage after four days during the usual heating season - unless the water supply has been cut off and the system drained. Or, unless arrangements have been made for a competent person to check the house daily to make sure the heating is maintained.

Perhaps the toughest part of buying insurance is knowing how much insurance to buy.

Saving money by not spending much on insurance may seem sensible, but anyone who has been underinsured and found themselves confronted with disaster would warn homeowners to be cautious.

On the other hand, homeowners should not attempt to insure their houses to current market value, since this is based on a number of factors that would not affect the loss in the event of fire or another kind of calamity.

Insure the home for what it would cost if it were totally destroyed. The land is still going to be there after the house is gone, so it's not necessary to insure that.

Take a complete inventory of the possessions inside the house, and remember the swimming pool, patio, barbecue, air conditioning, finished attic and basement, extra bathrooms and other extras which may require coverage.

Professional appraisers are available for those who feel uncertain about trying to do it themselves. But care should be taken to find someone reliable.

The best advice is to go to the bank and ask the manager to recommend a couple of qualified appraisers.

For most people, though, a booklet available from IBC should be enough to guide them through the process.

But wait -- the consumer's work doesn't end there. If there is already a policy on the home and contents, it should be updated yearly.

With the rising construction and labor costs, the replacement value of the house has probably increased since the policy was purchased.

Perhaps there have been some renovations to the house, a basement recently finished, or an addition made to the house, basement recently finished, or an addition made to the house. Maybe a new dishwasher has just been purchased, or new equipment.

The IBC points out that no single private insurance company in Canada has more than nine per cent of the total business, so the competition is stiff. Thus, one of the essential things to do when buying homeowner's insurance is to shop around. There may be a better price elsewhere.



Saxe

Stephen P. Saxe Limited Realtor

877-2219 or 453-1111 TORONTO LINE



"HIGH ON A HILL COUNTRY COMFORT"

A great home for family living and luxury entertaining. High on a hill, it stands in regal splendor featuring large studio, living room with floor to ceiling stone fireplace, formal dining and stone feature wall in the open concept entry hall. Indoor pool, sauna, separate shower and washroom, excellent entertaining area at walkout level with commercial bar systems. Priced at \$168,500. For your appointment call John Caton.



\$56,900—Duplex Special

The 2 storey brick home has 2 self-contained apartments and has recently been improved with a roof, wiring, aluminum soffits, fascia and eaves. Centrally located to schools, shopping and all amenities. For your exclusive viewing call John Caton.



Lots of Space

A fenced yard for the kids, central air conditioning to beat the heat, living room, dining room and eat-in kitchen. Three good sized bedrooms upstairs in this semi. Priced at \$59,900. Call Robin Fischer.

Country Bungalow \$87,500

Just 10 minutes north of 401 south of Acton, we have a three bedroom bungalow on 1 1/2 acres. There's a ground floor family room with fireplace and walkout, a combination living-dining room, eat-in kitchen and finished rec room. Call Don McMillan for more details 854-2435.

THESE HOMES ARE SOLD!
BUT 2 OTHER HOMES ARE OPEN FOR INSPECTION

ONLY 4 LOTS LEFT TO CHOOSE FROM

Have You Seen Tall Pine Estates?

Don't miss it! Exclusive park area with very unique homes. Right now 2 homes open for inspection. Exceptional "curb appeal" as well as best of well thought out interior amenities. Note the outstanding workmanship. Drive by tonight or better still call Robin Fischer to tell you more about them.



Prefer Brampton?

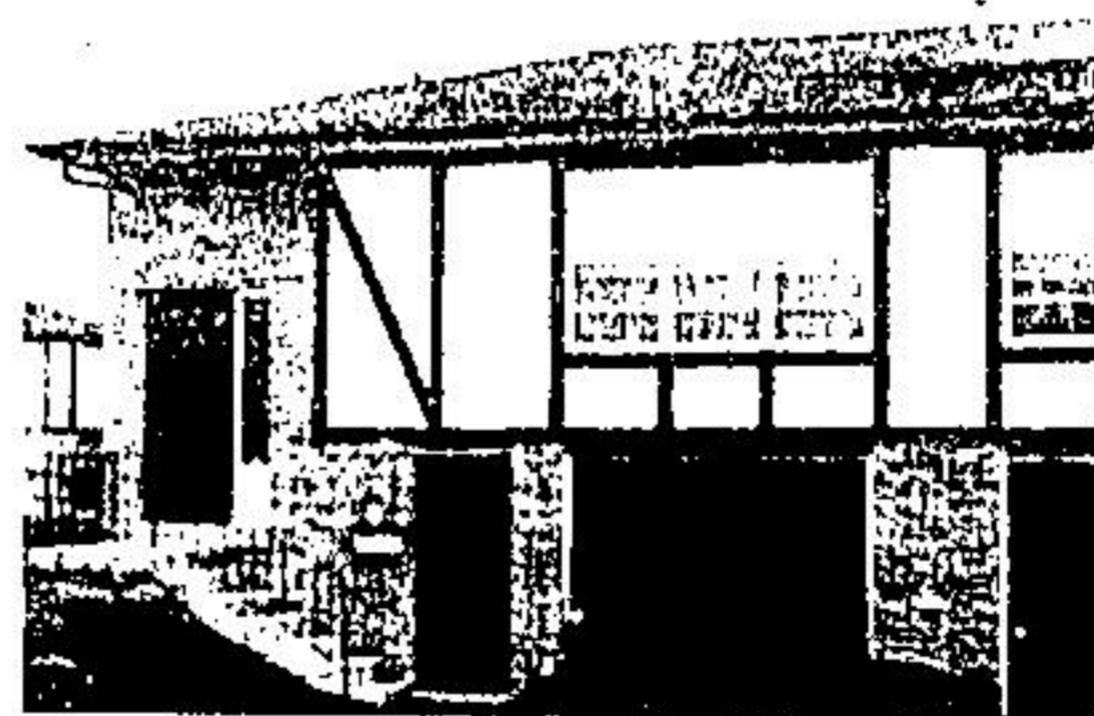
See what you get for \$67,500

Double garage, nice family room with fireplace, well landscaped lot with mature trees, separate dining room, 3 bedrooms. Call John Caton to view.



\$39,900—Is the Price Right?

This home needs some work but look what it has, 3 bedrooms, living room and eat-in kitchen and a super size lot. Call Rozetta Stolp.



Semi With Family Room & Garage \$50,900

Then here's the home for you -- very clean 3 bedrooms, living, dining room, main floor family room, eat-in kitchen, garage. Lots of space still for a super recreation room. Call Rozetta Stolp to view.

73 Acres of land with bank barn, approximately 40 acres of good workable land, balance is mostly cedars with pond sites. An ideal location for your hobby farm just 20 minutes from Georgetown and close to paved road. Asking \$87,500. Call Norm Sinclair.

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