

Know what you want before signing sale agreement

You may have been hunting for a new home for a long time. You're familiar with model homes, can handle the enthusiastic sales people and know exactly what features you're looking for in a home.

But now that you've settled on the one you want, you're into unfamiliar territory of agreements, offers and mortgages.

The Greater Toronto Home Builders' Association notes that a few cautions in this area are important.

There is a standard 'agreement

of purchase and sale' which is used by most home builders, real estate brokers and lawyers. Read the pre-printed standard clauses as well as additional material.

Know and have stipulated exactly what the builder is to supply and install.

Determine exactly what the purchase price includes. This should be spelled out in the schedule attached to your agreement of purchase and sale.

This is especially important if you are buying from a model home

which is sometimes decorated with features which are not included in the standard product but have been incorporated for display purposes in model homes.

A careful review of the schedule detailing specifications will help you to determine extras which are not included in the standard purchase price. When you have done all this, read the document again.

When you make an offer and sign a contract, you can't refuse to accept the terms set down on its pages.

So do not sign the offer in haste: make sure you fully understand all aspects of the offer.

The offer may be in the form of a reservation, conditional offer or a firm offer and should indicate a closing date.

A written contract stipulates that the vendor agrees to sell his property and the purchaser agrees to buy it at an agreed-upon price. The offer to purchase binds both parties to the terms and conditions within, if accepted. Be certain that your offer to purchase accurately

reflects your wishes, that all details are accurate - names spelled correctly, special conditions clearly defined, mortgage information properly stated - because your offer is your obligation.

The resulting document provides increased protection to the consumer under the Ontario New Home Warranty Program.

If you'd like to see a sample copy of an agreement of purchase and sale, call the Greater Toronto Home Builders' Association at 391-HOME.

THE AGENT WHO WORKS AS HARD AS YOU DO!

NRS BRAND REALTY INC., REALTOR



Renée Good
Sales Representative

873-0300
874-3048



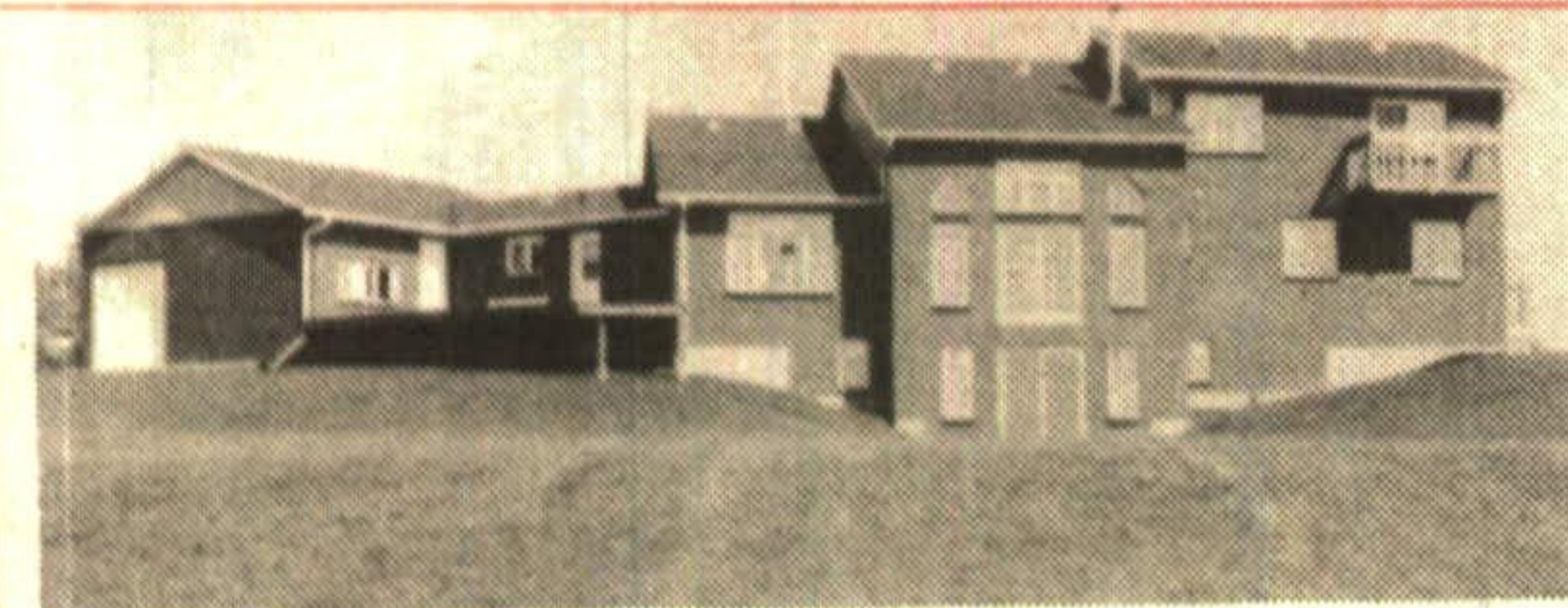
A SUMMER PARADISE

Swimming pool, air conditioning and mature shade trees make this 4 bedroom home with family room and den the perfect spot for your family. Let me show you its special features. **\$224,900. CALL RENÉE GOOD*. 9878**



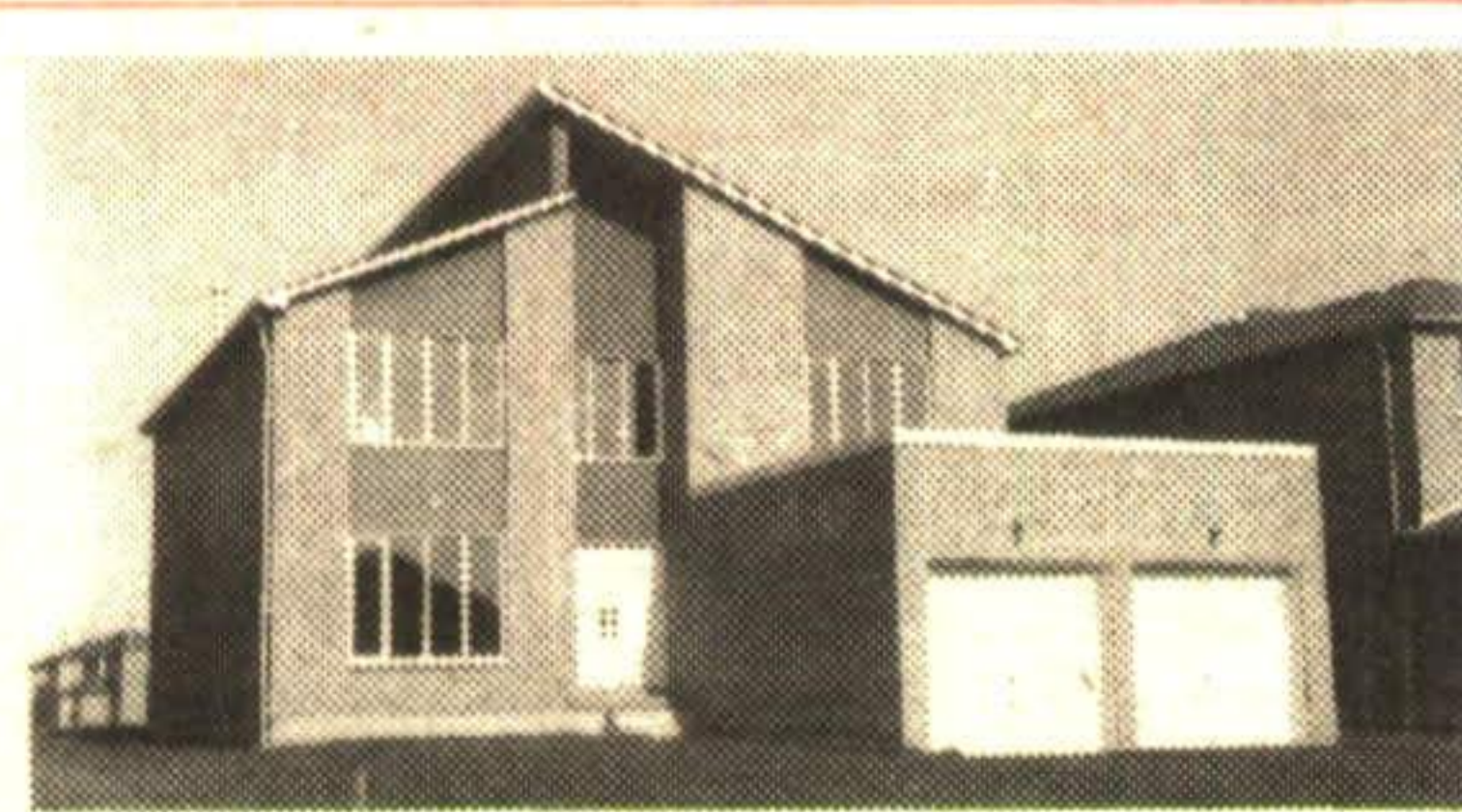
YOU'D LOVE TO LIVE HERE

A beautifully landscaped lot surrounds this 4 bedroom Wildwood Rd. home. Enjoy a main floor family room, stone fireplace, central air, and more. **\$294,000. CALL RENÉE GOOD*. 9910**



*** MAGIC ***

It's magic how good you'll feel in this custom built home on 22 rolling Erin acres with fabulous views. Over 4000 sq. ft. of luxury living space including a walkout lower level. Excellent value at **\$415,000. CALL RENÉE GOOD*. 9770**



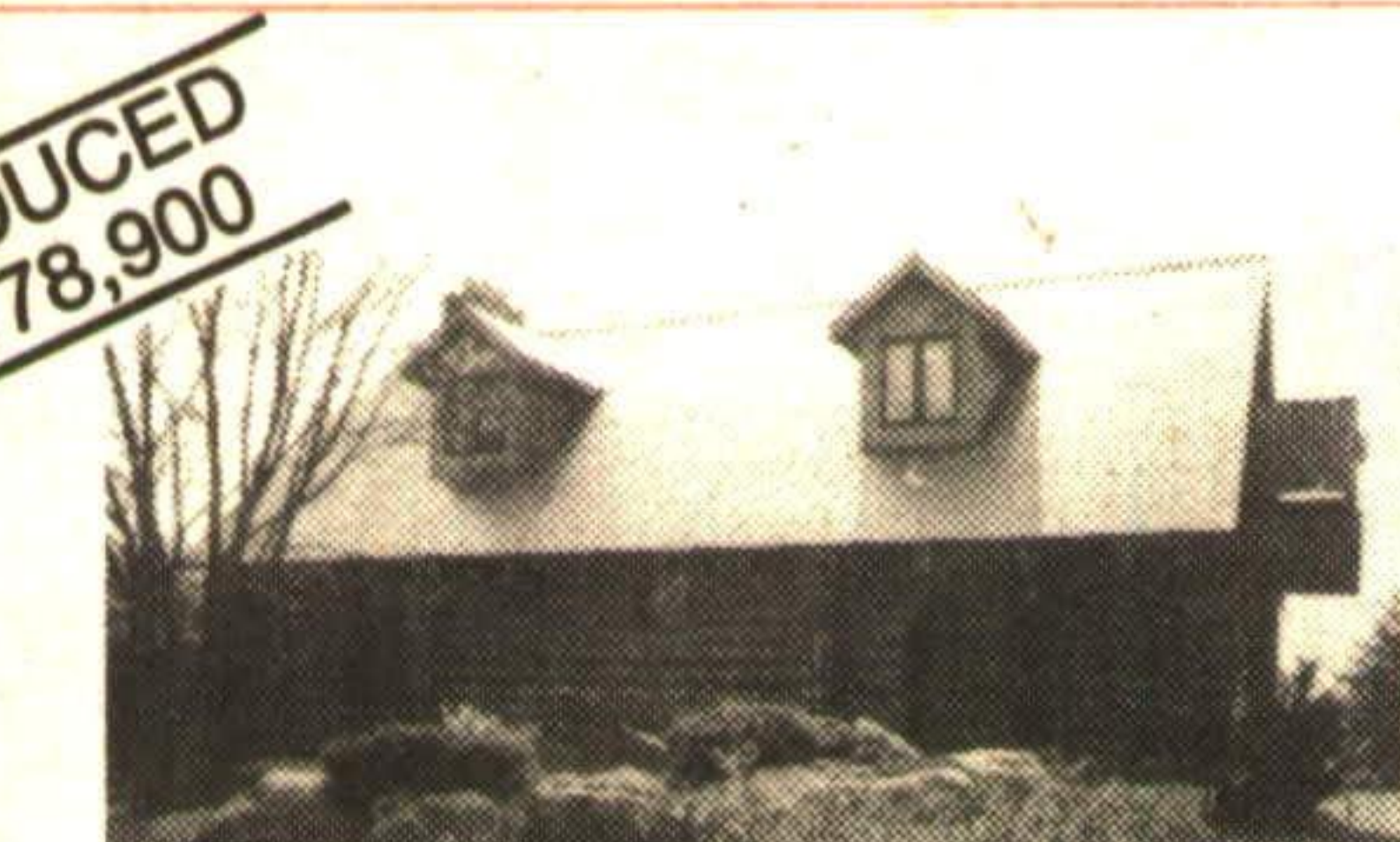
MAKE MY DAY!

Call now to see the last new home in this builders clearance. Almost 3000 sq. ft., huge kitchen - main floor family room with fireplace. 4 bedrooms, 2 1/2 baths etc. etc. Only **\$249,900. CALL RENÉE GOOD*. 9705**



PONDS, TREES & PRIVACY

A fabulous renovated bungalow on 4 beautiful acres. Everything is done - and it's all top quality from the marble bath to the custom washed, pine kitchen. You'll love it! **\$319,900. CALL RENÉE GOOD*. 9872**

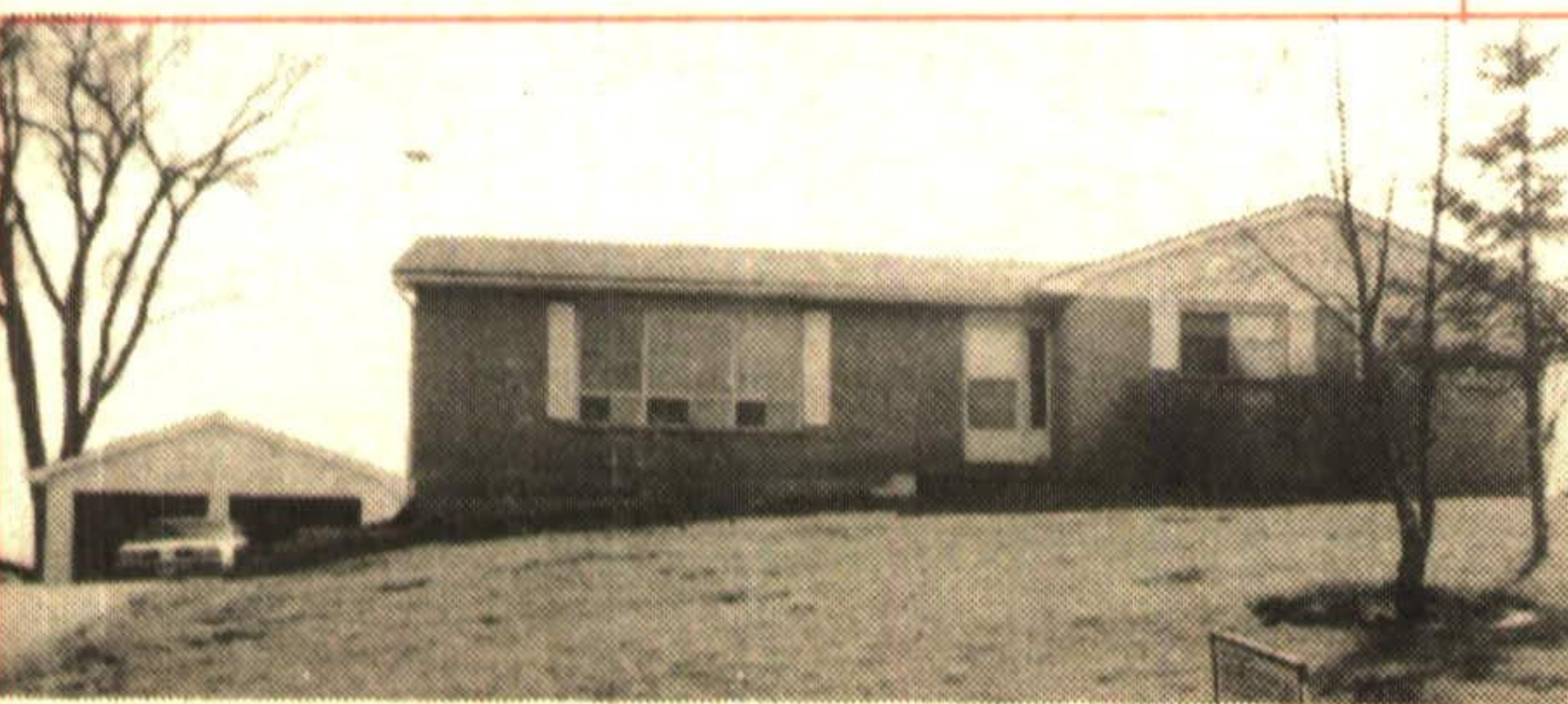


REDUCED \$178,900

OPEN HOUSE

SUNDAY AUG. 2 - 2-5

If you love log, you'll call me for directions to this charming log home - in Hillsburgh. **CALL RENÉE GOOD*. 9863**



\$200,000.

Country bungalow just outside Georgetown on a private lot with views. What a great price for this immaculate 3 bedroom home with 2 car garage! You really should see this one. **CALL RENÉE GOOD*. 9764**

Turf Tips



Duncan Atkinson
Eileen Atkinson

LAWNS AND TREES

Each has its own characteristics. There are many varieties of grasses. Some are tolerant of drought and disease, while others need plenty of water and tender loving care. Grass grows naturally in the sun, however some varieties do very well in the shade.

When planted properly and in a good location, trees become an important part of the landscape around your home. As the trees mature, the grass must cope with the environmental change surrounding the lawn. Trees compete with a lawn for water, nutrients and light. Watering deeply under trees will encourage deep tree roots which will be less likely to compete with the lawn for water, and reduce mowing difficulties. It is important that fertility and a minimum cutting height of 2 1/2" be maintained on lawns which are grown under trees. Proper and regular pruning of shade trees will improve air circulation, thereby controlling disease and moss in your lawn. Leaves or grass clippings should not be allowed to accumulate under trees which will smother the turf.

Grass types, such as Chewing Fescue and certain varieties of Kentucky Bluegrass grow quite well in the shade. If sod or seed is laid in shady areas, it will normally grow quite well for the first 1 - 2 years. However, as the grass adjusts to the shady environment, certain varieties will die off. If this occurs, additional shade seed may be required to keep the lawn thick and lush. Lawns and trees provide a beautiful setting but some thought and work must go into the culture of both of them together.

NEXT WEEK: CUTWORMS AND SOD WEBWORMS



WE CARE FOR YOUR LAWN!

This is a weekly lawn care column.

For additional information contact Duncan or Eileen

873-2062

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Georgetown, Ontario

Your Week Ahead Horoscope

- ARIES**
Mar. 21-Apr. 19
Saving for a rainy day should be part of your budget. The rain may be coming in buckets and you will need a big umbrella.
- TAURUS**
Apr. 20-May 20
Be careful that fantasy does not get in the way of reality. Keep your mind on the present.
- GEMINI**
May 21-June 20
Do not go overboard with your spending habits. Stabilize your finances before making further purchases.
- CANCER**
June 21-July 22
Hard work lies ahead. Work diligently and you will be able to move on to other arenas.
- LEO**
July 23-Aug. 22
Take extra care in the workplace. Conditions may change drastically and you may be in a fight for your position.
- VIRGO**
Aug. 23-Sept. 22
Use logic to uncover mystery. The answer is so close to home that you are overlooking it.
- LIBRA**
Sept. 23-Oct. 22
An influential individual can help you up the ladder. Be careful not to lean on him too much on your way up.
- SCORPIO**
Oct. 23-Nov. 21
Like ships that pass in the night, a casual conversation with a stranger may guide you toward exciting, yet unfamiliar, waters.
- SAGITTARIUS**
Nov. 22-Dec. 21
If you are looking to move or buy a home, get with it. Your dream house is available, so don't waste any more time.
- CAPRICORN**
Dec. 22-Jan. 19
All bets are null and void. Accept your losses and get out of any further deals or commitments quickly.
- AQUARIUS**
Jan. 20-Feb. 18
A low profile will be more beneficial to you, now. You have knowledge that others are seeking. Keep it to yourself.
- PISCES**
Feb. 19-Mar. 20
Friction at home carries over in your work. Take care that you do not let stress overwhelm you. Get it out of your system.



ANNE GENOE **AB GENOE**
Associate Broker Sales Rep.



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