



Mini Lakes offering ideal summer home

For those wishing to enjoy the beauty of Canada's summer, but escape to the warmth of the sunny south for the winter, Mini Lakes Country Club Resort may be the answer.

Situated just north of Hwy 401 in the village of Aberfoyle, the facility features low cost seasonal housing which is close to hospitals, airports and city shopping. The park, located on Wellington Regional Road 34 E., is a short 40 minutes from Toronto, and minutes from Hamilton and Guelph.

The resort gives residents an inexpensive way of life, while still owning their own homes and land.

Several lots are situated on the lake front, and offer fishing and boating to residents. It's the perfect summer home with seven months living and five months camping. The resort offers lots of activities to its residents with swimming, fishing, paddle boats, tennis and a recreation centre with a lounge and dancing to entertain. Nearby there are nature trails, hiking and a golf course.

Mini Lakes has recently undergone an image change from a mobile home park to permanent homes. Strattan Building Systems has combined with Glenbury Developments Inc. to build their "New Era" homes at Mini Lakes.

The homes are 26 by 36 feet, lavishly decorated and drywalled with lots of unique features and layouts. The floor plans are built to utilize their space to its full potential, giving residents a comfortable, yet compact home which requires minimal care.

Prices start at \$59,900 for the 512 square foot furnished one bedroom "Muskoka" model, to a top price of \$109,000 for the "Windemere" which is a two bedroom, two bath model with appliances and lavish interior. Lakeside lots are an additional \$10,000.

The resort features a low maintenance fee of \$65 per month, which covers the cost of taxes, water, main garbage pickup and snow removal.

Many retired residents have found the resort offers an alternative to summer rental residences with its attractive maintenance fee, and the bonus of owning their own homes.

For further information about Mini Lakes Resort, drop by the sales office and view the model homes, or phone (519) 763-1275 to talk with a sales representative.

Largest investment of your lifetime

By GARY BRAND
Special to the Independent/Free Press

For most people, buying a home will be the single largest investment of their lifetime. And most money managers will tell you that owning a home will also be the best investment you can make. They will tell you that renting an apartment offers no security and, with rising rents, will ultimately cost more than buying a home. By owning a home, your payments remain the same over the term of the mortgage, you build equity, and you eventually own the home outright.

One of the most common worries for first-time buyers though, is whether or not they will be able to afford the mortgage payments. The first thing you should do is talk to your real estate sales representative or the loan manager at your bank, trust company, or credit union to determine how much you can afford to pay for a home. The general rule-of-thumb is to look for a home where your mortgage debt service ratio (payments for mortgage principal, interest and property taxes) does not exceed 30 per cent of your gross family income.

Be prepared to supply your potential lender with details about your salary, other sources of income, job history, outstanding loans, and credit rating. Once you've found the home you want to buy, he'll require a full description of the property and the contract of purchase and sale.

As for the down payment, 25 per cent of the value of the house is typical. But a number of government-financed programs are now available allowing higher ratio loans, of up to 95 per cent, for those who simply cannot put down 25 per cent of the purchase price. Mortgage insurance, whereby the bank still administers the mortgage but the lender obtains insurance from another source, is available in Canada publicly from the Canada Mortgage and Housing Corporation (CMHC). Within just two months

(February to March 1992) after its inception in February, more than 12,500 households had already made use of CMHC's new 5 per cent down payment plan for first time buyers. And it's no wonder. Buying a \$100,000 home today with only 5 per cent down at an interest rate of 10 per cent means monthly payments of only \$850. Two years ago, buying the same home with 10 per cent down at an interest rate of 14.5 per cent meant monthly payments of \$1,089.

The federal government's new Home Buyers' Plan (not limited to first time buyers), allowing Canadians to withdraw up to \$20,000 (or \$40,000 per couple) from their Registered Retirement Saving Program (RRSP) toward the purchase of a home, is also helping many first time buyers enter the market. RRSP holders can withdraw these funds on a tax free basis as long as the amount withdrawn is repaid over a 15-year period.

What to look for in a mortgage

When looking for a mortgage, one of the first things people consider is the interest rate. Today, interest rates are fairly similar amongst the major lenders. Conventional lenders like banks and trust companies generally have interest rates slightly higher than insurance companies, credit unions and pension funds. But the qualification requirements of these latter institutions may be more difficult to meet.

But there is more to a mortgage than just its rate. The size of your mortgage payment will also depend on the amortization period (the length of time to repay the loan). The normal period is 25 years, but the shorter this period is, the less interest you'll have to pay in total. To illustrate: on a \$100,000 home today with 10 per cent down, monthly payments over 25 years come to \$802. But by paying \$856 a month, you reduce your amortization period by five years and save \$48,120 just by paying an extra \$54 a month over 20 years.

You will also have to decide on a

mortgage term - the period of time the interest rate remains the same. When the term matures, you can re-negotiate the mortgage at the interest rate that prevails at that time. Short-term mortgages (six months to a year) generally carry interest rates that are one to 1.5 per cent lower than long-term mortgages (five years or more). With a long-term mortgage, borrowers pay a higher rate of interest as insurance against fluctuating interest rates. When choosing a mortgage term, also consider how long you will be living in the residence. You don't want to be paying more each month for a five-year mortgage if you're only going to be living in the home for a couple of years.

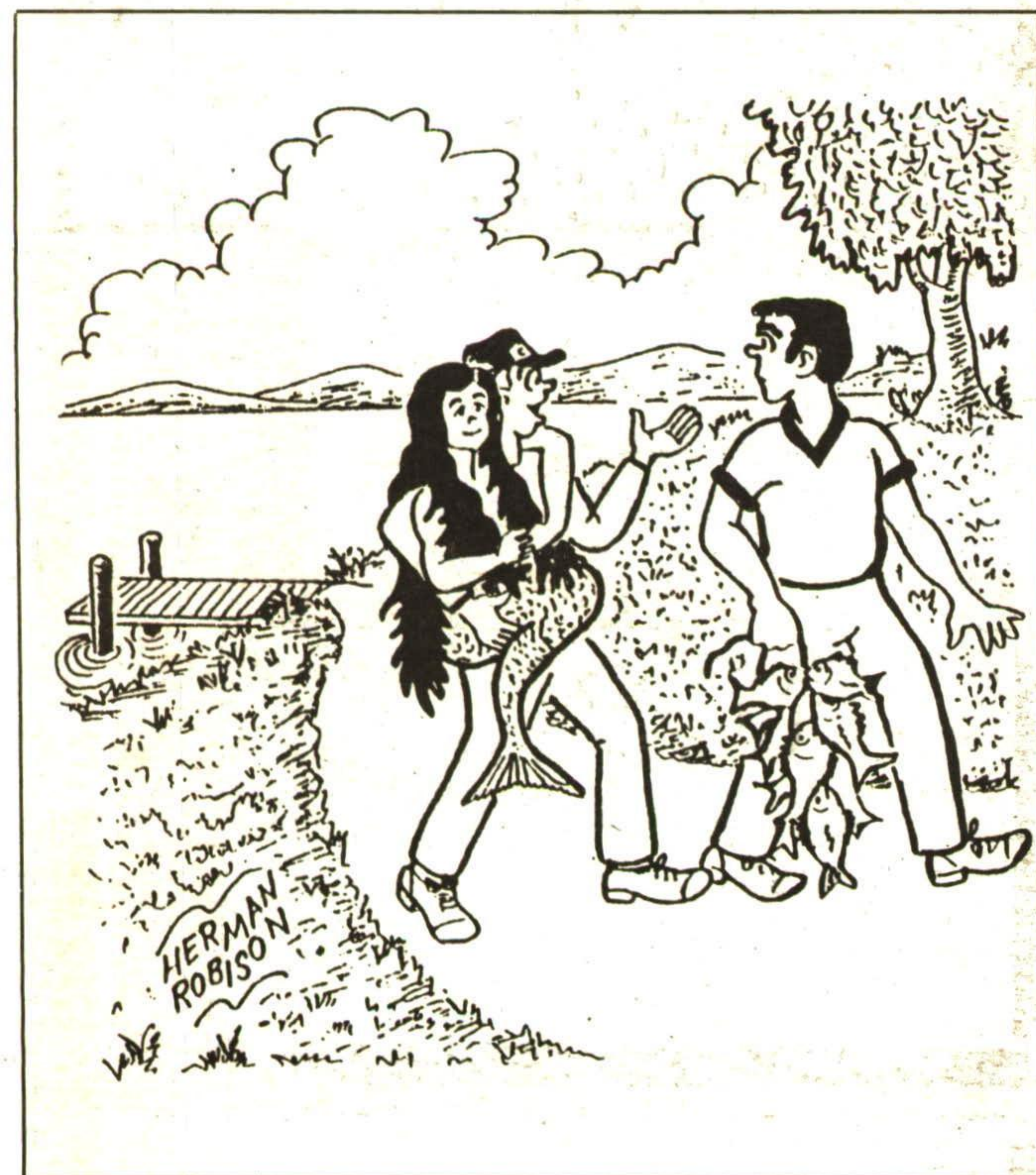
You will also have to choose between a fixed rate (where the interest rates remains the same throughout the term of the mortgage) or a floating rate (which tends to fluctuate based on the Bank of Canada rate).

Then there's the choice between an open and closed mortgage. With an open mortgage, the key benefit is flexibility because you can prepay the principal whenever you want, with or without a penalty. With a closed mortgage, you are locked in at current rates and will not be able to pay down on your principal.

Most lenders offer closed mortgages, though many banks and trust companies are now also offering prepayment privileges on closed mortgages so you can make additional lump sum payments once a year to reduce the principal, or increase the amount of your monthly payment to pay off the mortgage faster.

Overall, when shopping for a mortgage, decide what is most important to you - the lowest interest rate, security or flexibility. With more new products than ever available to residential mortgage borrowers, no two mortgage packages are the same.

So shop prudently and strategically for the package that best suits your circumstances.



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MARTHA SUMMERS
Sales Representative

SOLD
BUILDER'S DESIGN
\$419,000. Superb design with country living in mind. Sunken hot tub, full nanny suite, marble and hardwood are the basics here. A must to see. 92-2-436

NEW
AFFORDABLE COUNTRY - 3+ ACRES
Recently constructed 2 bdrm home with sunroom, vaulted ceilings, skylight, main floor laundry and walkouts from both bedrooms. Value at \$185,000. 92-2-454

OPEN HOUSE Sat. Oct. 12 & Mon. Oct. 14, 2-4
33 RosePac Ave., Brampton - Bovaird to Conestoga \$163,900. Executive Freehold Townhouse, 74' frontage, fireplace, flagstone patio, 2-1/2 baths. 92-2-466

ERIN HOBBY FARM
10 acres, 24 x 40 barn with drive thru access, bright 3 bdrm home with vaulted ceilings, woodstove in living room, finished rec room. 92-2-275

LOOK AGAIN - \$245,000
4 bedrooms, pine wainscoting in kitchen, finished rec room, 5 stall barn, paddocks and pond, south of Erin Village. 92-2-397

SUPERB VIEWS - ERIN \$244,000
Recently constructed - country charm, solarium kitchen, main floor master with lovely ensuite and walkout to large cedar deck. Formal dining room and woodstove in living room. 92-2-281

NEW
CHELTHENHAM VILLAGE CHARMER
\$259,000. 325' frontage on quiet road. Large 2+ garage/workshop. Freshly decorated with pine main floor family room with woodstove, stone fireplace in living room, walkout from master bedroom to pool area. A must to see. 92-2-440

CALEDON COUNTRY CLASSIC
Solid brick, 3 car garage, open concept, reclaimed brick fireplace, finished lower level with fireplace and walkout plus 28 x 28' workshop. 92-2-420

TOWN YET COUNTRY - ERIN
Fabulous views of Erin Hills, custom builders home with 12' ceilings, bright spacious country kitchen, full finished lower level with stone fireplace & walkout. \$349,000. 92-2-310

TERRA COTTA - 25 ACRES
715' frontage on King St. - Location Plus! Bright clean family home with finished lower level with fireplace. Oak lic. with walkout to rear yard. Ceramics, whirlpool, plus more. 92-2-424

LOOKING FOR AN INVESTMENT??
Adjacent Mistywood Subdivision on Hwy. 24 at lot line East Caledon, 49 acres with proposal for subdivision. 92-2-390

WINSTON CHURCHILL LOCATION
75 acres north of Norval with proposal for 15 lot estate subdivision. Property has pretty views, ravine and stream. 92-2-374

NEW NEW NEW
\$350,000. 74 rolling acres in Rockwood on a paved road. Lovely raised bungalow set well back high on a hill for long views. Stone fireplace, deck, formal living room, small barn and 55' x 34' implement shed with cement floor. Priced to sell. 92-2-474