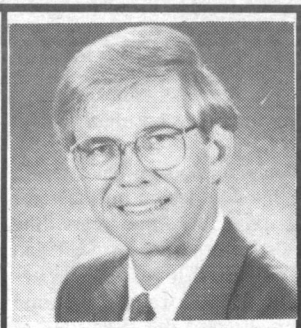


Money Talk

with George Perdue



A Good Time to Refinance

By George Perdue, B. Sc. P. Eng.

It looks like interest rates are close to as low as they will go. At least mortgage rates and the prime rate should be at the bottom. Add to this the size of national debt and the weakness of the Canadian dollar and it shouldn't be too long before interest rates begin to move upwards.

So what moves might be to your advantage? Moving to long term mortgages is appropriate now. Along with this you could also consider debt consolidation.

If you are in the right situation and if your comfort zone allows, you could increase your available cash while you consolidate your debt.

The ingredients for the recipe include a mortgage, collateral, a personal loan, and the ability to make some payments.

You can take advantage of the current low interest rates and renegotiate a new low interest rate mortgage that includes the remaining value of the old mortgage plus the outstanding value of your personal loan.

What kind of results might occur? If you had an \$80,000 mortgage at 11.5 percent and a personal loan of \$15,000 at 12 percent you could reduce monthly payments by as much as \$500 per month depending on the amortization period and so forth.

What are you giving up? You are increasing your long term debt. The mortgage amortization period may be unchanged but the personal loan payback period will increase to the

length of the mortgage Does this matter? If you need the cash, no. If you can make more return with the cash from another investment, no. If you hate long term debt, yes.

So you want to consider this option closely. However, your mortgage is not due right now and it is a closed mortgage. Enter the penalty clause. Some of these are considerable, however, even with the penalty the cash can be preferable in certain circumstances.

Now you ask, "I like this idea because I need cash flow. If I had cash I could pay the penalty, but my problem is cash, so how can I make this happen."

If you have a personal line of credit to pay the penalty, roll the penalty into the mortgage along with the personal loan and proceed.

The permutations and combinations are endless. You should seek the help of a mortgage specialist such as a mortgage broker or a financial advisor. For straight forward situations these are no-fee services.

We refer our clients to a local mortgage broker who can shop the market and obtain the best terms and rates available. They can even get the best rates from your bank.

George Perdue is a Financial Planner, Business Consultant, and Partner in Money Concepts, Halton Hills. He and associates Aysen Abaci, Pierre Brianceau, Peter Chaperlin, Karen Perdue and Brett Worby can be contacted at (905) 873-1877.

ARTHUR F. JOHNSON & ASSOCIATES LTD., REALTOR

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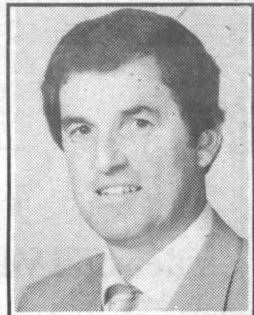
Tor. 874-3040 Res. (519) 833-9578

LARRY BARNSTAPLE

*Sales Representative Providing Real Estate Services

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BOVIS BARGAIN
\$154,900 asking. 3 bedroom + den, finished rec. room with log burning fireplace, family sized eat-in kitchen overlooking spacious backyard. Larry Barnstaple*, 874-3040. 93-2-601



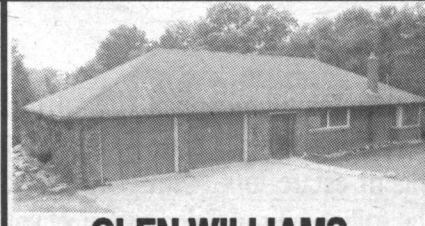
ROCKWOOD REGAL
\$199,900 asking. 1975 sq. ft. newer home, gas heating, central air and central vac, 2 1/2 baths, entertainer's family room with log burning fireplace and cathedral ceiling. Exceptional decor and landscaping. Call Larry Barnstaple*. 93-2-607



BRAMPTON TOWNHOUSE
3 bedroom - 1 1/2 bathrooms, central air, garage, small complex. \$124,900 asking. Call Larry Barnstaple*. 93-2-600



ALMOST NEW - AND IMPROVED
\$215,900 asking. Large family kitchen with oak cabinets, main floor family room with vaulted ceiling, sunken library with built-in bookcase, 3 baths, walkout basement, exceptional lot backing on to conservation area. 10+/- acres. To view call Larry Barnstaple* 877-5165. 93-2-504



GLEN WILLIAMS
\$219,000 asking, 3 bedroom brick on near acre treed lot. 2 car garage, walkout to yard from basement level. Inground pool. Call Larry* 877-5165. 93-2-484



WHAT A BACKYARD
\$99,900 asking, 3 bedroom townhome. Unspoiled basement, patio doors to fenced yard. Walk to shops, 10 mins. to 401 Hwy. Call Larry* 877-5165. 93-2-534



STORYBOOK YARD
3 bedroom bungalow in one of Erin's better neighbourhoods. Gleaming hardwood floors, very private well treed back yard, Sunny kitchen and finished rec room. Asking \$174,900. 93-2-330



ROCKWOOD TOWN & COUNTRY
\$179,900 asking, almost 1/3 acre treed lot; very private. 4 bedroom home, beautiful decor, family room with woodstove, hot tub, walkout to two decks. Larry* 877-5165. 93-2-483



OLYMPIC ACHIEVEMENT
The setting, location, creativity, design and construction combine to make a winning team. An executive retreat high on a hill among the Maples. A spacious home of elegance with separate guest suite. Call Larry* for all the details. 93-2-395



AFFORDABLE BRICK VICTORIAN
Privately tucked away on 4.5 acres yet minutes to town. Renovated oak kitchen with high ceilings and pine wainscoting. Recently constructed ensuite off large master bedroom. Charm & convenience. Call Larry* 874-3040. 93-2-325



QUALITY, LUXURY, SPACE
Only \$499,000 asking. 3 bedroom Cape Cod on 123 acres of rolling panorama, gourmet kitchen, with entertainer's family room, huge master bedroom with the ultimate ensuite, adjoining study, beautifully finished lower level with walkout to deck, patio and inground pool. Call Larry Barnstaple* 874-3040. 93-2-528



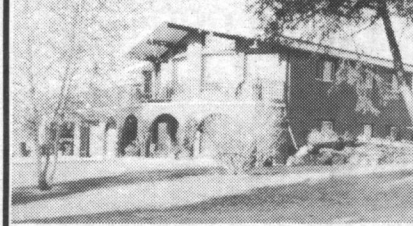
25 ACRES
Trees, pond, fast flowing stream. Beautiful 4 bedroom post and beam with 3 room apartment, 2 large outbuildings. Call Larry Barnstaple*. 877-5165 93-2-440



2 ACRE COUNTRY
\$249,000 asking, 2,000+ sq. ft. of luxury on treed lot with pond, open concept, main floor family room, main floor laundry, basement drywalled. Minutes to 401 Hwy. Call Larry* 877-5165. 93-2-565



SPECTACULAR VIEWS
Custom built home with approx. 5,000 sq. ft. on the main floors, 10 ft. ceilings, cherry plank floors, walkouts to balcony deck, 4 spacious bedrooms, library, large studio, 57 acres of trees, hills & streams. 93-2-394



NOW \$249,000
25 panoramic acres secluded from the road, 2 new baths, sunroom, large elevated patio, walkout basement - Very bright home. Stocked pond, workshops. Adjacent 21 acres with shop also for sale at \$129,000. 93-2-367

Halton Community Television Cable 4

Weekly Programme Schedule

for the week of November 29th to December 3rd, 1993

MONDAY 5:30 TV Story Time 6:00 Halton's Health 6:30 Citizens Forum on Racism 7:00 Sportszone 'Live' - Phone-in 8:00 A Night at the Oscars TUESDAY 5:30 Religion 6:00 Optimists TV Bingo 7:00 Halton Hills Council (Nov. 22/93) WEDNESDAY 5:30 TV Story Time 6:00 Community Calendar 6:30 Working in Ontario 7:00 Halton Region Invitational Basketball Tournament 8:00 Lyn McLeod's Ontario	THURSDAY 5:30 Religion 6:00 Community Calendar 6:30 Sportszone 7:00 Sports Report 7:30 Focus on Europe 8:00 Germany Live FRIDAY 5:30 Community Calendar 6:00 Sportszone 6:30 Regional Council
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Check Schedule daily on Cable 4
TBA = To Be Announced (recently recorded programming)
853-1270

LOTS OF LOTS

A - 3 acre building lot, 275' x 500' Asking \$99,900. Call Larry 874-3040
 B - 1 acre building k. **SOLD** road. \$79,900. Call Larry 874-3040

NEW

21.5 acres

10th SIDEROAD, ERIN

FISH HERE!

\$129,000 asking for this 21.5 acre building lot, trees, stream, pond, trout, new 28 x 48 ft. workshop. Cal Larry*.

ESTATE LOTS 99,900 & 114,900

2 acre lots on paved road, ravine, trees, close to Georgetown "Go". Call Larry* 874-3040.

\$499,000

23 PRIVATE ACRES

Spring fed pond. Open meadow. Executive Cape Cod home with spacious family room addition with cathedral ceiling & stone fireplace situated to take advantage of the views. 5 stall insulated barn with paddocks. 93-2-115

94 ACRES OF CALEDON

\$649,000 asking. Close to Caledon Village, close to Hwys #24 and #10. Great home site while waiting for future opportunities. Call Larry* 877-5165

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