

You Are Reading The

HALTON HILLS

WEEKEND

Real Estate Digest

# Real estate association offers mortgage insurance

A home is an enormous personal investment, and probably represents the biggest financial commitment you'll ever make. But, in today's uncertain economic climate, homeowners need a way to guarantee that mortgage payments can be met in the event of job loss or layoffs.

This is where Always Home Job Loss Mortgage Insurance comes to the rescue. For those insured with Always Home, mortgage payments will be covered until a new job is found for a maximum period of 12 months. The plan was developed by the Ontario Real Estate Association (OREA) in conjunction with Pafco Insurance Company Limited and Thompson, Thompson & Associates, Ltd.

Coverage is extremely affordable, costing only \$4.85 for every \$100 of monthly mortgage payment insured. Up to \$2,500 coverage can be purchased. The bulk of the homeowners will qualify, with the requirements being that they must be Canadian residents aged 18 to 65, have worked for the previous 12 months for a minimum of 30 hours per week, are not self-employed, and are purchasing a new or resale home through an Ontario realtor who is a member of a local real estate board.

Self-employed individuals are not eligible, but, if one partner's type of employment qualifies, he or she can obtain single coverage. In such situations, 100 per cent of the monthly benefit is paid if the insured partner becomes unemployed.

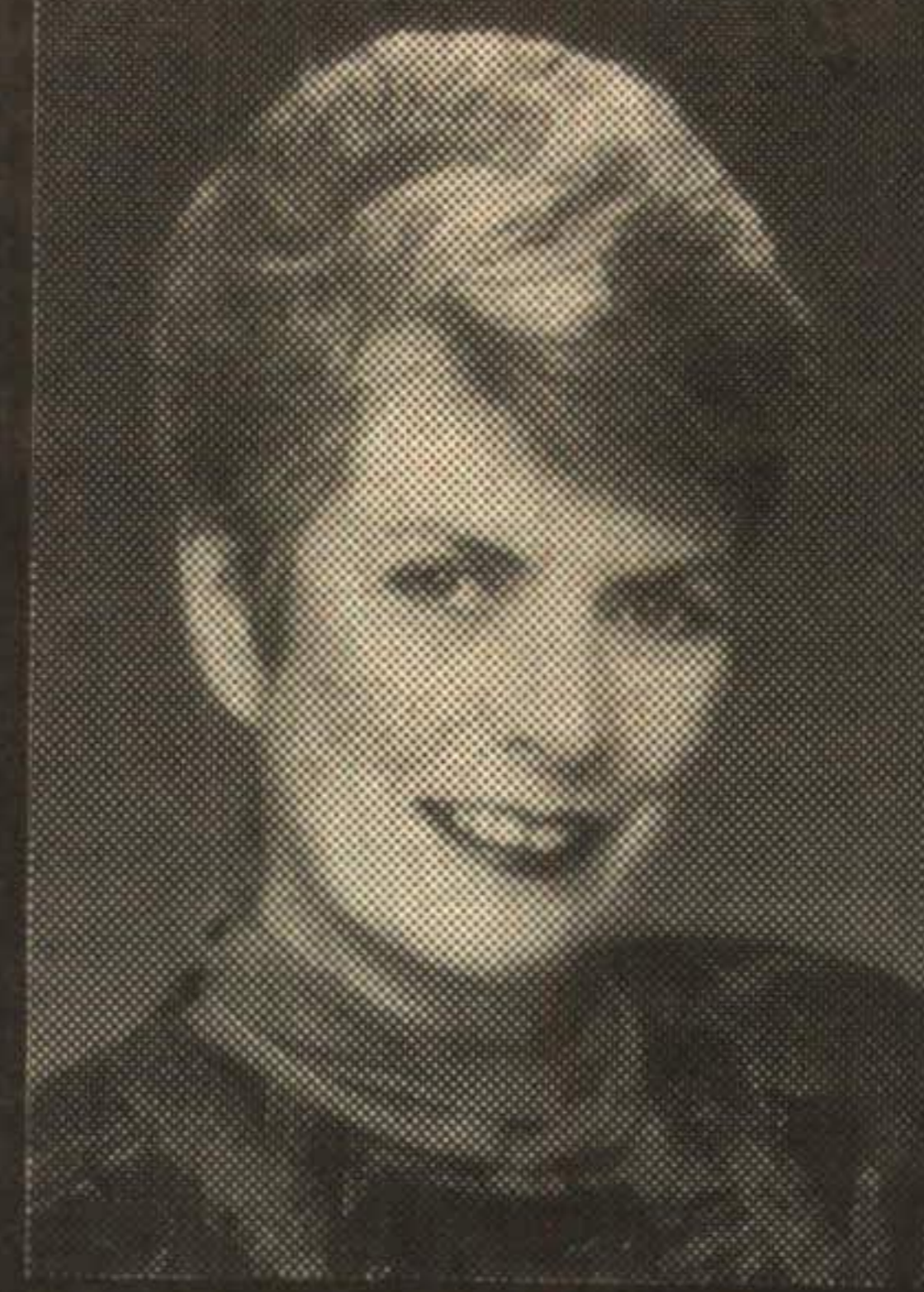
Recently, changes have been made to the plan that clarify the terms of coverage for jointly owned properties. Under the new revisions, joint coverage is now mandatory if both partners' names are on the mortgage agreement and both meet the eligibility requirements. If one partner becomes unemployed, payments will be proportional to the income lost. If both lose their jobs, then the entire insured amount will be paid.

Always Home represents a comprehensive and flexible solution to the worries that exist in today's economy. For many, it can make the difference between owning a home and staying out of the market.

"This plan is the response of Ontario Realtors to the home buyer's concerns about job loss," says Richard Wood, OREA president. "It is designed to give people the protection they need to make a purchase with confidence."

Signing up is a snap. Prospective homeowners can simply obtain an application form from OREA or Thompson, Thompson & Associates, and mail it in. If eligible, coverage can start as early as when your offer to purchase is accepted by the seller.

Always Home may be purchased from the date of the agreement of purchase and sale has been accepted to 60 days after closing. For information, call 1-800-665-5511, or 622-4512 in the Greater Toronto Area.



Sandra Nairn\*

\* Sales Rep.



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### Georgetown Acre



Classy Tudor with "Baby Grand" corner & marble fireplace in living room, French doors, large family room with gas fireplace & maple floor, gourmet kitchen, fabulous spa room, many walkouts, multi-level decking & country serenity in town. Call Sandra Nairn\*. Asking \$399,900. 95-369-30

### Better Than New

**SOLD IN 5 DAYS**



Lovely 2302 sq. ft. Elgin model by "Tribute Homes" - pine kitchen with movable work island/breakfast bar open to large family room with fireplace & walkout - open concept dining room - superb 5 pc. master ensuite, covered front verandah & fenced yard. Immediate possession available - \$216,500. Call Sandra\* today. 96-261-30

### Fabulous Squire



Quiet good looks, exquisite interior, solid bleached oak kitchen with all the custom goodies including appliances, gleaming hardwoods, thermopane windows, wide colonial trim and door, refurbished bathrooms, 4th bedroom and home theatre on basement level with above grade windows. A 10+++ . \$212,900. 96-252-30

### Park Area Ravine



This captivating English Tudor with "Elizabethan" flavour offers spacious principal rooms & features French doors, stained glass, vaulted beamed ceilings, main floor master suite with sauna, 3 stone fireplaces, unobstructed games room & much more. A truly unique structure on a spectacular wooded ravine...only in Georgetown! Call Sandra Nairn\*. 94-620-30

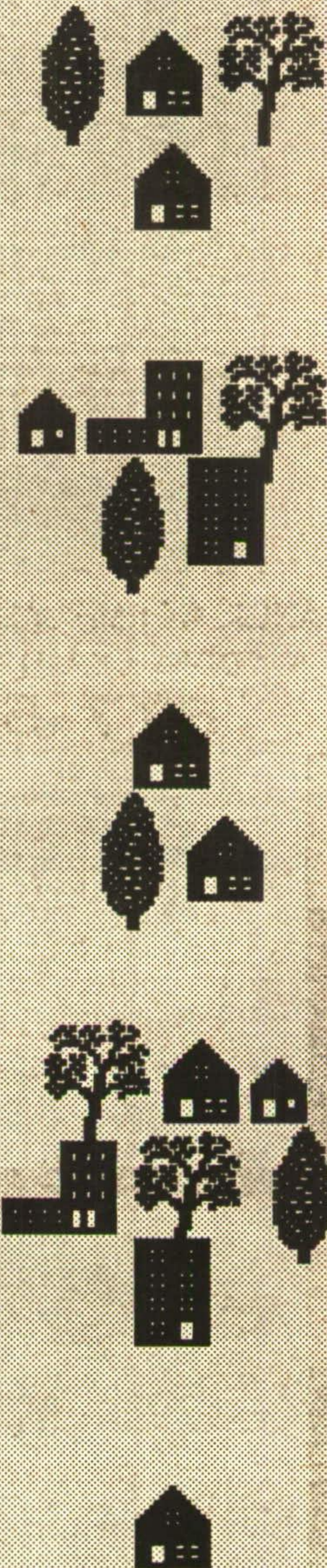
### New - South of Town



4 bedroom bungalow - stone fireplace - huge country kitchen - fabulous, bright, open concept recreation centre including sitting area at fireside, plus office/music room & toy room. There's even an inground pool + large deck...Hurry!! Call Sandra Nairn\* today. \$239,900. 96-299-31



LOOK FOR YOUR NEW HOME HERE IN THE REAL ESTATE DIGEST



VILLAGE TERRACES

# Georgetown's Residential Gem

FREE QUALITY APPLIANCES THIS WEEKEND!

Enjoy the serenity and safety of a small town...without sacrificing lifestyle and amenities!

- ◆ 8 gorgeous designs
- ◆ Landscaped grounds with vegetable garden
- ◆ High tech security system
- ◆ Recreation lounge with walk out to patio
- ◆ Oversized balconies
- ◆ Contemporary brick and pre-cast construction
- ◆ Individually controlled heat and air
- ◆ Abundance of windows
- ◆ Ensuite baths
- ◆ Penthouse suites with 9' ceilings, fireplaces and skylites\*
- ◆ Underground visitors parking
- ◆ Library/Meeting Room
- ◆ Professional management

UP TO 1,433 SQUARE FEET  
PRICED FROM AN UNBELIEVABLE

## \$111,900

GST INCL.

FROM \$129,900 <sup>1 BDRM</sup> <sup>2 BDRM</sup> CALL 873-1436

SALES CENTRE

\*where applicable

All information is correct at press time. Prices and specifications are subject to change. E.O. & E.