

Realadvice

What you can afford?

Before you start looking for a home, you need to figure out what you can afford. This means closely examining your finances including income, expenses, investments, savings, loans and debts.

Looking at your financial situation helps you figure out what you can afford in monthly payments and how much you can put towards saving for your down payment. While you're doing this, keep in mind any extra expenses you might incur down the road. In the short term, do you plan on: starting a family? Buying a new car? Taking a vacation? Getting married? All of these things cost money and will have to be factored into your expenses.

Finally, buying a home comes down to two key things: What you can pay out each month in mortgage payments and other obligations and how much you can afford as a down payment.

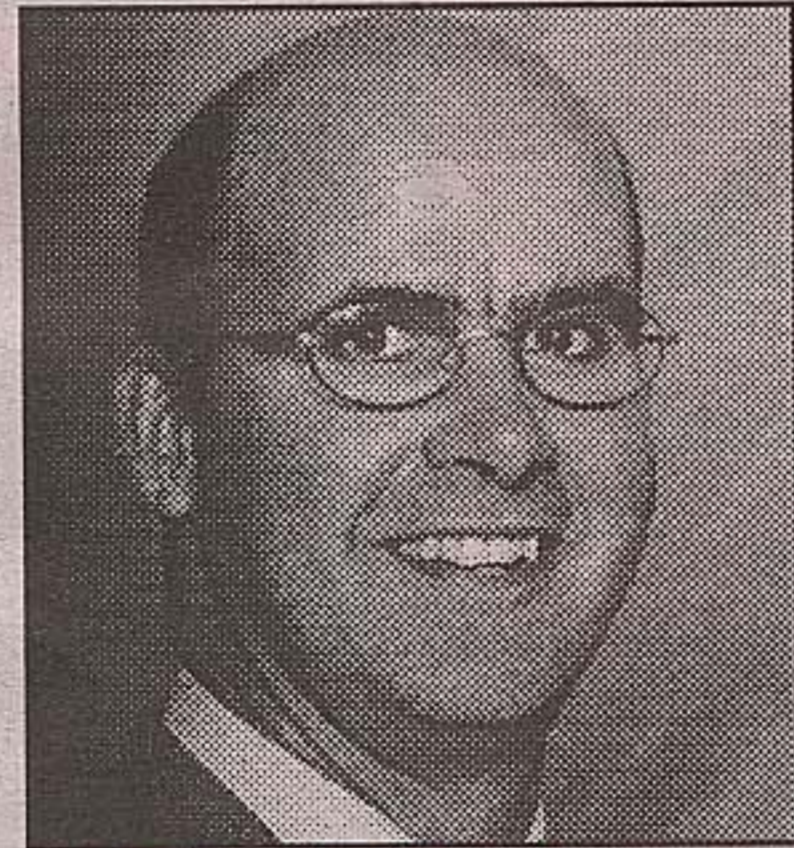
Two simple and often-used calculations that help estimate how much of your income can be allocated to monthly housing costs are the Gross Debt Service Ratio (GDS) and the Total Debt Service ratio (TDS).

The GDS Ratio - Most lenders recommend that you spend no more than 32% of your gross (before tax) monthly income on housing costs - monthly mortgage principle and interest, taxes, and heating costs, P.I.T.H. (if applicable,

this also includes half of any monthly condominium maintenance fees). For instance, if your gross monthly income is \$4,000, you shouldn't pay more than \$1,280 (\$4000x32%) in monthly housing expenses.

The TDS Ratio - another way of looking at what you can afford is by calculating your Total Debt Service (TDS) Ratio. According to most lenders, you should use no more than 40% of your gross monthly income to service your mortgage and cover other debts and obligations (credit cards, line of credits . . .) If your TDS Ratio exceeds 40%, consider reducing your outstanding debts before you try to take on a mortgage.

Keep in mind that the Gds and TDS Ratios are prescribed maximums. The lower your debt ratios are below these maximums, the more affordable your home and lifestyle will be.



J. Pat Thibodeau

is a Mortgage Specialist with C.I.B.C.

For more details or information, please contact Pat directly at . . .
1 (800) 352-8515 Ext. 2572



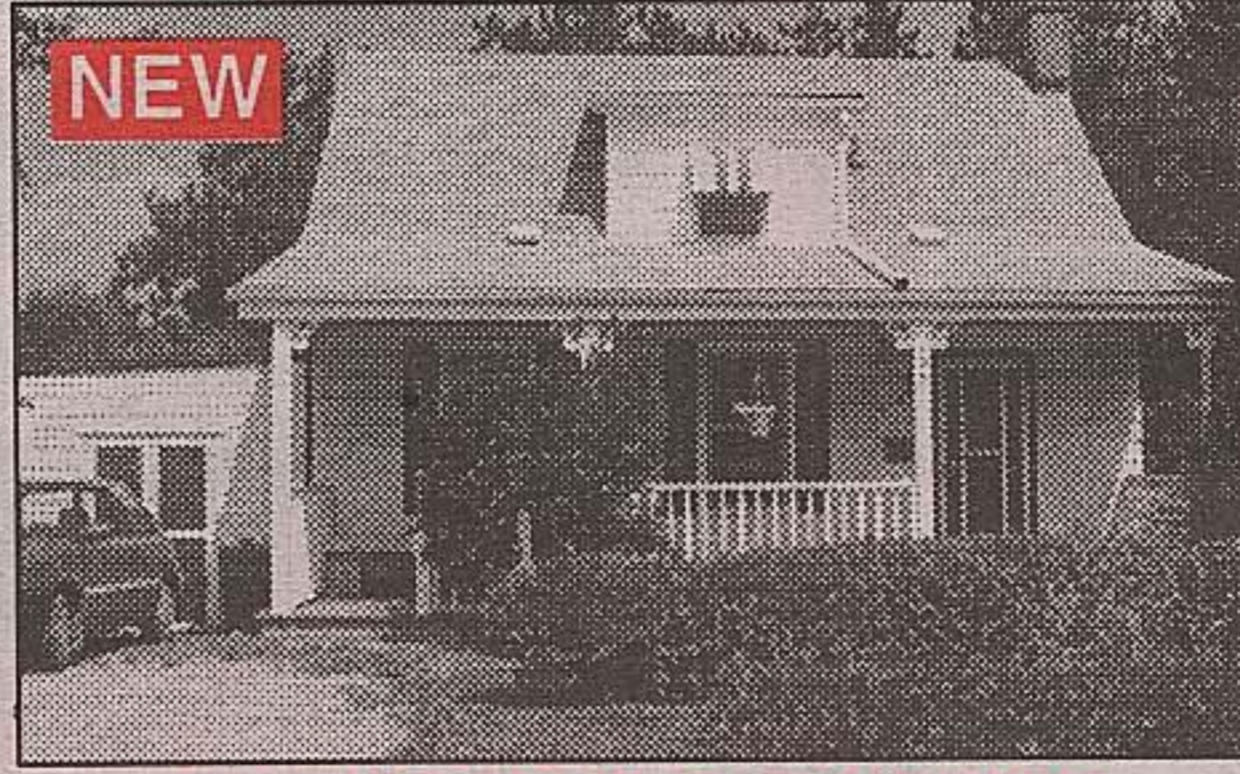
STEVE TANCOO*

Sales Representative
ROYAL CITY REALTY
(Halton) Limited



(519) 853-2074 Toronto Line (905) 450-9344

\$164,900



BACKS ONTO FOREST

80 x 100 foot fenced yard, hardwood floors throughout, eat-in kitchen. Just move in. **Steve Tancoo*** RCA9-146

\$234,900



NEAR SCHOOL & PARK

Just move in. It is all done. Main floor family room with fireplace and skylights, fully finished lower level. Master with full ensuite plus much more. Call **Steve Tancoo*** RCA9-147

\$664,900



OVERLOOKING THE FAIRWAYS

Of Blue Springs Golf Club. Palatial 4,000 sq. ft. extravagant finishes. Open concept, 3/4 oak hardwood on main floor, loft above garage, w/o lower level. Golfer's dream. Must be seen. Call **Steve Tancoo*** RCA9-134

\$649,000



PALATIAL HOME ON GOLF COURSE

Quality and refined taste are present in every detail of this fine residence with magnificent view. Approx. 4000 sq. ft., lavish landscaping, inground pool, plus much more. Call **Steve Tancoo*** RCA9-130



YVAN DESJARDINS
Sales Representative

RE/MAX
877-5211

Blue Springs Realty (Halton) Corp.

Toronto: (905) 874-3051
Toll Free: 1-800-834-5516

KAREN THOMPSON
Licenced Assistant



www.GeorgetownRealEstate.net

See more pictures of the inside of these fine homes on the net



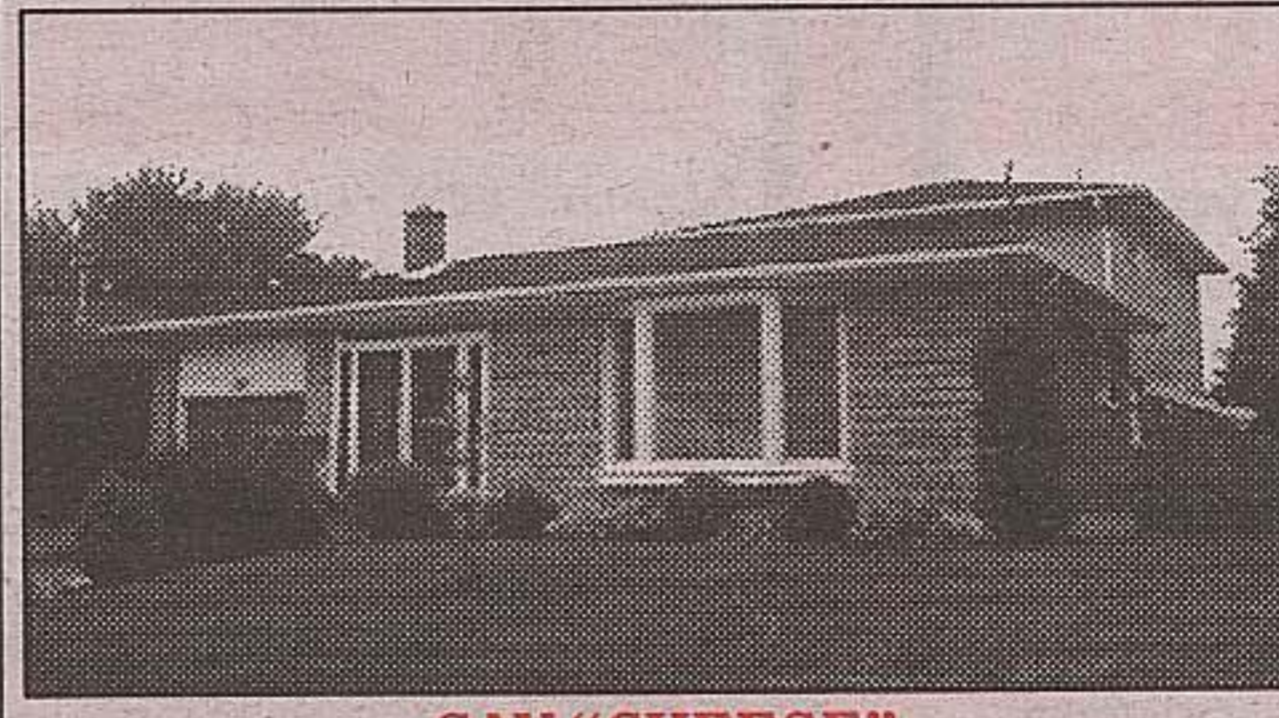
ALL YOUR DREAMS CAN COME TRUE

In this 3 bedroom, 2 1/2 bathroom homes. This home has a gorgeous kitchen with breakfast area and walkout to fenced backyards, main floor family room with gas fireplace, formal living & dining rooms - perfect for entertaining. Master bedrooms has W/I closet and 4 piece ensuite. Both other bedrooms are a good size. Great floor plan for the growing family!! Proudly offered at \$242,900. RM252-99



LEGALLY ZONED 4 PLEX

Earn over 30% return on investment!!! This legal 4 apartment home is conveniently located near schools, parks and shopping. Parking for 6 cars. All apartments recently refurbished in accordance with building and fire code regulations. Asking \$249,900. RM159-99



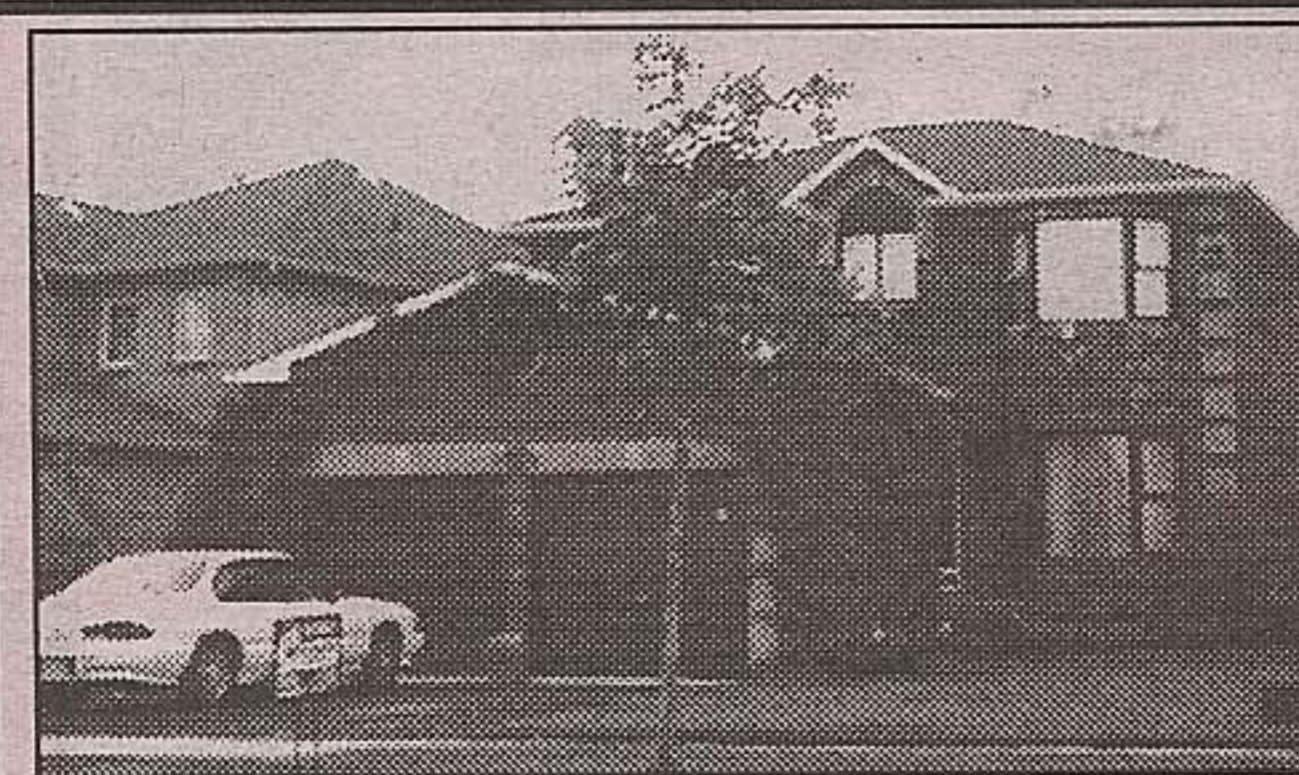
SAY "CHEESE"

You'll want a picture of yourself in front of this pampered 4 bedroom, 2 bathroom, 1 car garage "Country Squire" home in order to show off your new home to your friends!! You'll love the polished hardwood floors, large eat-in kitchen, main floor family room, screened summer porch and mature landscaping, less than 5 minutes from 2 schools. It's your chance to capture it on more than film at \$239,900. RM293-99



THE GREAT ESCAPE

Off a quiet country lane near Glen Williams on 5.5 magnificent acres on top of the escarpment sits a turn of the century styled home with 3+ bedrooms, state of the art kitchen, glass wall in the eating area, striking 2 storey field stone fireplace in the family room, formal living & dining rooms, wonderful master bedroom with walk-in closet & 6 piece ensuite, games room & gallery, pool/spa cedar lined room. There's a 2 bedroom cottage for family or guests. This home can be your families haven for \$799,900. RM248-99



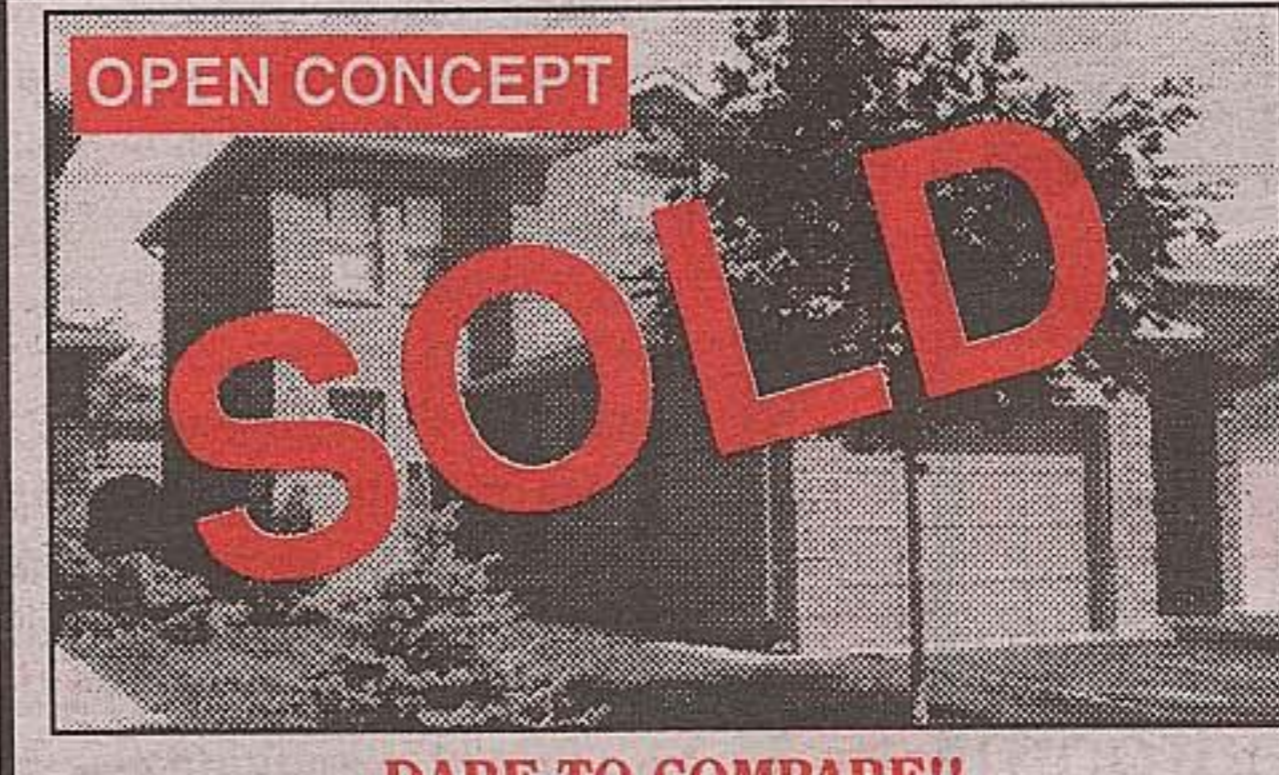
ON THE STREET

Where you live - a park just a short walk away, fine homes and friendly neighbours, plus your own 3 bedroom, 2 1/2 bathroom, double car garage home. Complete with wood fireplace, family room, deck, great big fenced yard, underground sprinkler, playset for the kids and more. Priced to end your looking at \$234,900. RM291-99



NEW OLD? YES! DECREPIT? NO!

A 3 bedroom, 3 storey home on a quiet tree-lined street in Georgetown. No restoration needed. It's been lovingly restored and maintained and is ready for your family. Offering a friendly porch, pine floors, wide baseboards, high ceilings, fantastic kitchen, formal living & dining rooms, claw foot tub/separate shower in main bathroom, 3rd floor family room, perennial gardens, private patio area, mature trees and a single, detached garage. This glorious home with all the modern conveniences can be yours for \$219,900. RM297-99



DARE TO COMPARE!!

What's not to like about this 3 bedroom, 2 1/2 bathroom, 2 storey home in Georgetown South. It offers a floor plan designed for entertaining. You'll love the maintenance free Pergo flooring in oak strip finish throughout the main floor. The main floor is open concept with a walkout to cedar deck from the spacious remodeled dining area. The basement is professionally finished with a large rec. room, storage & laundry area. At \$216,900 you have to come see this lovely home today!! RM209-99



NO GIMMICKS

Just a nice solid 3+ bedroom backsplit in a lovely area of Georgetown. Most windows have been replaced, new kitchen cabinets, updated bathroom, finished basement, gleaming hardwood floors. At \$184,900 you shouldn't wait to call. RM292-99