

Sources to find that down payment

With so many housing options, price ranges and neighbourhoods to choose from in many communities these days, first time buyers are in a prime position to enter the real estate market.

The key to getting started for most first time buyers is the initial down payment. This is the part of the purchase price you have to put down as cash— usually 25 per cent of the purchase price for a conventional mortgage or as low as five per cent (see below). Saving up for a down payment and keeping up with the monthly payments (mortgage, utilities and property taxes) may require you to make significant changes in your spending and lifestyle habits.

One of the best ways to save for a down payment is by taking advantage of government programs available to first time buyers. Enlist the services of a real estate professional to help you understand how these programs work.

RRSP Home Buyers Plan

If you have been contributing regularly to a Registered Retirement Savings Plan (RRSP), you may have to look no further for your down payment. The federal government's RRSP Home Buyers Plan allows eligible taxpayers to withdraw up to \$20,000 per person (\$40,000 per couple) tax free from their plan to buy a qualifying home. However, you have to pay back every year at least 1/15th of the amount taken out until it is all paid back, or there will be a tax penalty.

Ontario Home Ownership Savings Plan

This is a provincial program which provides tax credits on annual contributions to an Ontario resident earning less than \$40,000 a year (or less than \$80,000 per couple)

who has never owned a home. While there is no limit to the amount you may deposit in the OHOSP, you can only receive tax credits on annual contributions of \$2,000 (\$4,000 per couple) or less. Depending on your annual income and money you invest, you can earn up to \$500 individually or \$1,000 a couple in tax credits a year. The plan must be closed a home purchased by the end of the seventh year. Otherwise you must repay your OHOSP tax credits with interest.

CMHC five per cent down

The Canada Mortgage and Housing Corporation's five per cent down mortgage program is available to both first time buyers and those who have already owned a home. This benefits buyers who can afford the monthly payments, but would have trouble saving for a larger down payment.

Under the program, CMHC may insure the mortgage on your home (against default in payments) for up to 95 per cent of the lending value of the home. The cost of this mortgage insurance depends on the value of the house and the size of the loan (eg. 1.25 per cent of the mortgage loan for 20 per cent down payment to 3.75 per cent for five per cent down payment). This amount can be added to the mortgage or paid on a monthly basis.

Other sources

Others sources you can tap into for a down payment include:

- savings and investments
- loans or gifts from your family
- if you're a first time buyer moving up, money that you get from the sale of your present home (whatever is left after you pay off the mortgage).

—Ontario Real Estate Association



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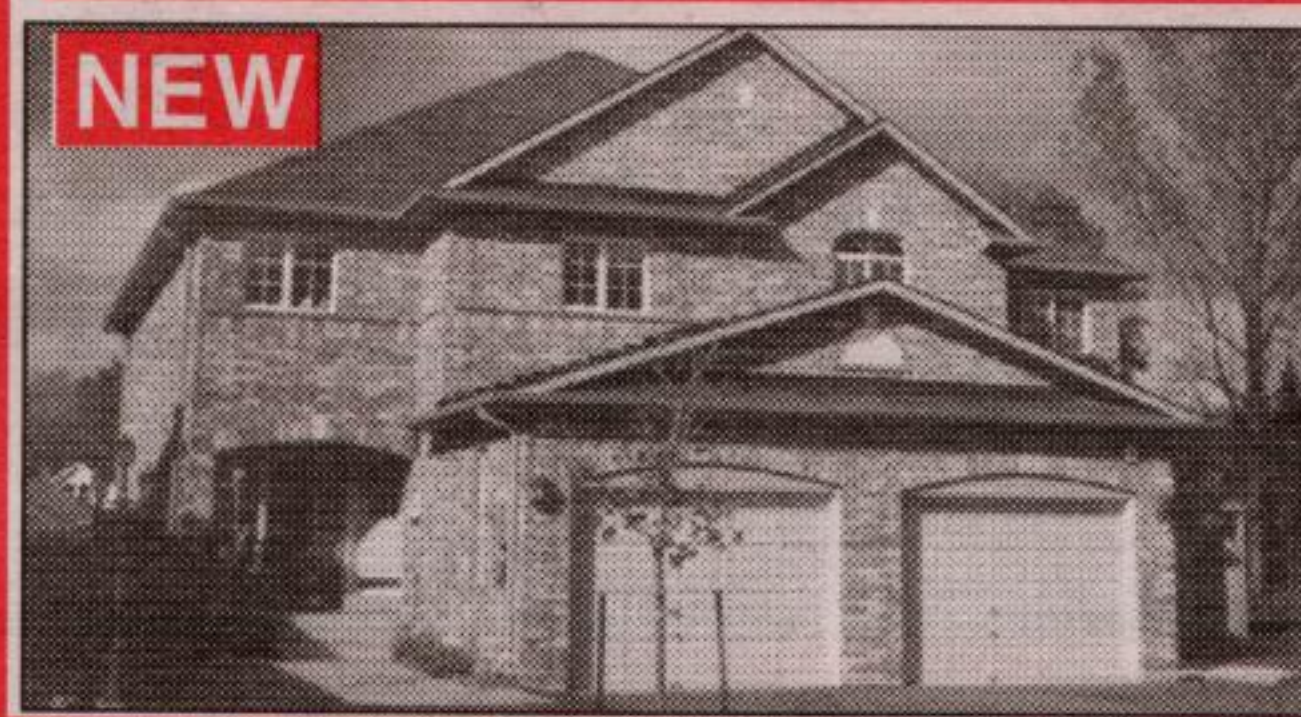


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OPEN HOUSE - SUNDAY, NOVEMBER 18, 2-4 P.M.
32 GILMER COURT - Hwy. #7 - Maple - Gilmer



\$249,000

Gorgeous executive home, 3 bedrooms, 4 baths, long list of upgrades - Central air, cedar deck leading down to the interlocked patio area, hardwood floors, ceramics, main floor laundry, open plan, professionally finished lower level. Call **Mary*** or **Tony*** for details.

OPEN HOUSE - SUNDAY, NOVEMBER 18, 2-4 P.M.
9550 WELLINGTON RD. 50, ERIN (Fifth Sideroad)
Trafalgar Rd. N. - E. Wellington 50 - E. of Eighth Line



5 AC. HOBBY FARM
\$299,000

10 min. to Georgetown. 5 acres of beautiful country. 5 stall barn, 3 paddocks, spring fed pond, at the end of a long lane, 4 bdrm. home, hardwood flrs, finished lower level, new windows, newer furnace, central air. Call **Mary*** or **Tony***.



RESTAURANT
BUSINESS
\$69,000

Plus apartment to live in. On the busiest intersection of Fergus. 73 seats. Lots of parking near Fergus Market, high school, seniors centre, parks & sports field. Theatre on the Grand few minutes away. Business and building \$333,000. Call **Mary*** or **Tony***. 03-399-99



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Blue Springs Realty
(Halton) Corp.



YVONNE HRKAC

STUNNING CUSTOMIZED BUNGALOW - \$309,900!!



Approx. 3680 sq. ft. of finished living space with upgrades galore. Includes french doors, 14' ceiling in liv. rm. & hallway, casement windows, gourmet kitchen with b/i appliances, CAC, CVAC, security, 2 FPS, upgraded lites thruout, plush broadloom & quality ceramics & much more. Large lot with gorgeous landscaping & massive 2 level deck. Desirable street in Georgetown South.

GORGEOUS 4 BEDROOM EXECUTIVE HOME - \$349,900!!



Set on a quiet desirable street & offers almost 2800 sq. ft. of excellent quality & upgrades. Includes vinyl windows, lovely upgraded kitchen, new leaded glass front doors, numerous pot lights & upgraded lighting, upgraded circular oak staircase, monitored security, CAC, jacuzzi in ensuite bath & much more. Freshly decorated in contemporary tones. Beautiful landscaping and lovely curb appeal. MLS#LU5713

STEPS FROM LAKE AND PARK \$199,900!!!



Great 3 bedroom family home set on a mature treed lot in a great neighbourhood. Nicely decorated & updated with quality windows, replaced roof & upgraded front door. Lovely Oak kitchen with walkout to large interlock patio & private fenced yard with large storage shed & above ground pool. Finished rec room, hardwood floors under broadloom & much more. MLS#LU4698

.61 ACRE WITH INDOOR POOL & 30' X 50' SHOP - \$369,900



This charming country home offers year round enjoyment in the indoor pool & large workshop, plus the convenience of town water. Features a spacious living room with fireplace, large eat-in kitchen with loads of cupboards, 2 full baths recently updated & includes a 6 jet whirlpool in ensuite. Totally finished rec room & separate games room with interior access to garage. Fully paved massive driveway & much more. MLS#LU45003

1+ ACRE WITH NEW BUNGALOW \$419,900!



Beautiful open concept design w 9' ceilings throughout, quality ceramics, hardwood in 2 rooms, gas fireplace in great room, vinyl casement windows, Renaissance XL shingles, oversize triple car garage & much more. Convenience of town water, gas & cable with country living. Move into your dream home this summer.

BACKS ONTO PARK \$154,900!!



Spacious 3 bdrm starter or retirement home in quiet mature area of town. Gorgeous large treed lot, 50'x158' with a detached garage. Upgraded with new vinyl windows & gas furnace. Lovely renovated 4 pc. bath, main floor family room, large utility/laundry room with 2 pc. powder room. Excellent value. MLS#LT0464

BRAND NEW HOME \$224,900!!



Move in before Christmas into a gorgeous new home with top quality finishings and excellent features. Includes gas fireplace, 3 bedrooms, 3 baths, vinyl windows, double car garage, quality ceramic tiles and plush broadloom, main floor laundry room & much more.

1.85 ACRES IN HALTON HILLS - \$264,500



Panoramic hilltop views from every room of this spacious country home. Features 3 bedrooms plus a main floor inlaw suite, gorgeous renovated bath with a 6 jet jacuzzi tub, new Pergo floor in large eat-in kitchen, new broadloom, almost all windows have been replaced, central air, 2 furnaces, 2 large outbuildings and much more. Excellent value!! MLS#LR7536