

What to look for when renting a home

Whether you're a first-time renter or an experienced tenant, when it comes to renting a home, finding the right place can take a lot of time and effort. One of the best ways to make your search a little easier is by deciding what features to look for in the place you and your family will call home.

To help you find the right home for your needs, Canada Mortgage and Housing Corporation (CMHC) has a number of tips on how to identify what is really important to you—and contradictory, what you can live without—including:

- Determine how much home you can afford. The amount you can spend on rent will be determined by a number of factors. Take into account your household income, outstanding debts, your lifestyle and how much you want to put aside for the future.

- Take all costs into account. Does the rent include heat, water, cable, electricity or Internet? Will you need to pay extra for parking, laundry, transportation or to purchase appliances? What are the landlord's plans for future rent increases?

- Decide where you want to live, and make a list of the neighbourhoods that match your needs and preferences. Prime locations may cost more, but they likely offer easier access to work, shopping, recreation and other amenities. Other considerations to include are the safety, comfort and character of a community, proximity to friends and family, access to public transportation or major roads, noise and air quality levels and, if you have children, proximity to parks, schools and playgrounds.

- Considers the kind of place you could

see yourself coming home to each night. There are a wide range of rental accommodations available on the market today to suit almost any budget, so by deciding which kind of home you'd prefer in advance, you can save yourself a great deal of time and effort.

- Once you've identified what you're looking for, broaden your search by looking in a variety of different sources. Check local newspapers, Renter Guides, bulletin boards at libraries, communities centres, grocery stores, laundry mats and places of worship, real estate offices, specialized websites or even just walking around the neighbourhoods you're interested in to see if an vacancy signs catch your eyes.

- Lastly, when looking at possible rental accommodations, make sure to ask prospective landlords as many questions as possible, including: what type of lease is required? Can you make changes to the home? Why are the current tenants leaving? What is the neighbourhood like? Who maintains the property? Is there parking or additional storage? And what kind of security systems are in place?

For more information on virtually every facet of renting a home for both tenants and landlords, visit the Canada Mortgage and Housing Corporation (CMHC) website at www.cmhc.ca. You may view the online publication *Your Guide to Renting a Home*, or ask CMHC at 1 800 668-2642. Visit the CMHC website to obtain a free copy of the *About Your House* facts sheets on owning, maintaining or renovating your home. CMHC is Canada's national housing agency and a source of objective, reliable housing expertise.



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Directions & Photos

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NEW

Brampton: 72 Barleyfield Road


Gorgeous executive home built by Starlane, 2810 sq ft, with main floor den. ~6 years old. Great curb appeal. Covered porch with pillars. Interlocking brick path ways & rear patio. Upgrades: ceramic tiled flr in foyer, hall & kit; hrdwd on main level, parquet floors on upper; oak staircase, pillars & fenced yard. Incl: dishwasher, stove, fridge, security system.

NEW



Acton: 98 Church St., Halton Hills

"Moorecroft". Authentic Queen Anne, 1896. Columns! Wrap around porch! Inviting vestibule. Impressive central hall. LR with hrdwd fl, curved wall & FP. Library with pocket drs, hrdwd fl, b/i bookcase & stained glass! DR with hardwood floor & FP. 4+ bdrms. 3 WRs. Bsmt with rec rm, 3pc & wine cellar. 1/g pool. 2 car gar. Lot 132x132. Heritage!



3+AC

High speed internet!

Halton Hills: Estate Subdivision



NEW

Brampton: 95 Kenpark Avenue

Lovely 2360 sq ft, 4 bdrm, 4 WR home on 60' x 135' lot in prestigious Stonegate. Kit with walk out to deck overlooking in ground pool. Fam rm with gas FP. Hardwood in LR, DR, kit & Fam rm! Prof finished bsmt with rec rm, 3pc, games rm & weight rm. Huge rear yard with kidney shaped, 1/g pool. Surrounded by park land, pond & walking/bike trails.

+ Dream Shop/Games Rm. + Barn



5.25 Ac

North of Rockwood: + Shop & Barn

Fab 5.25ac estate w over 4000 sqft of living space. Barn (40' x 24') w 3 oak horse stalls. Out building (2,700sq ft w heat & CAC) divided into: games rm (756 sq ft); shop (1270 sq ft) w 2 offices & 2pc & utility gar (675 sq ft), all in excel condition. Loc on private parcel w stream & 2 ponds. Just N of Oustic & 5 min E of Fergus. ~35 min to Georgetown & GO.



49Ac

NOT in Greenbelt

Halton Hills: 10858 Sixth Line, H.H.

\$729,000



42.5Ac

Milton: Greenbelt protected, scenic

Rare, secluded, picturesque land with ~25acre mature forest, 8ac hay, 4ac pasture, riding ring & groomed trails. < 35 min to airport. Gently rolling w old stone walls, mature trees & creek. Bank barn. Drive shed. 2 bdrm (was 3br) bungalow on knoll w MF Indry. 2 walkouts to deck under mature trees. Loc next to 50 acre Agreement Forest with groomed trails.

Post Office



Commercial

Commercial

1 Ac M1



Outside storage Industrial/Com/Residential


NEW



\$314,800!

Georgetown: 78 Moore Park Cr.

NEW



~ 1 Ac Light Industrial M1

Rockwood: Hwy 7, Home + Shop

Zoned Rural Industrial Large, 5+1 bdrm, 3 wash-room home on ~1 acre, W of Acton. New windows, doors, eaves/soffits, deck, attic insulation, natural gas furnace, 200 amp, CVAC & survey. LR with wood burning FP. Large kitchen. Fam rm with w/o to deck, door to laundry room/3 pc & gar. Shop (~35' x 17'). Ground prepared for new 4000 sq ft shop. \$525,000

2.4 Ac. Zoned: Automotive



Industrial M1

Erin: 2 superior Hi-Teck industrial facilities, (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office) on 2.4 acres, zoned M1 with outside storage. Approximately 30 min to Hwy 401.

Crane rails for 3 ton cranes. Heated with infrared natural gas radiant heat. Reinforced concrete floors. R20 in walls, R30 in roof. Fans. Mercury vapor lights. 16+ ft clear. 7 drive-in doors, 1 pick-up door, 6 man doors. 3 washrms. Lunch rm. 600 volts, 200 amperes, 3 phase. Drilled well. Septic, 2002. Paved driveway & parking lot. Fully fenced. 2 gates. Security system. Hwy 401, Trafalgar Rd North, East on 17th SR, Erin, North side. Extra insulation in the 40ft x 80 ft building. Far below replacement cost. Rare zoning at this price. ~30 min to 401 at Miss Rd.