

CMHC enhances flexibility and reduces monthly mortgage costs

Canada Mortgage and Housing Corporation (CMHC) is helping to make homeownership more affordable and accessible for Canadians by eliminating homeowner high-ratio mortgage insurance application fees, and offering insurance for mortgages with longer amortizations and more flexible repayment options.

"These innovative financial solutions will allow more Canadians to buy homes, and to do so sooner," said Karen Kinsley, President of CMHC. "By reducing costs and increasing flexibility, CMHC continues to help Canadians realize their dreams of homeownership."

Effective today, CMHC will eliminate application fees on all high-ratio homeowner mortgage loan insurance products. The typical fee eliminated will be \$165, but could be as high as \$235 depending on the type of insurance transaction.

"CMHC will continue to look for ways of enhancing its products and services, and reducing the cost of accessing financing for Canadians where it can," said Kinsley.

In addition, CMHC will provide mortgage insurance that allows lenders to offer borrowers with a proven history of man-

aging their credit responsibly the option of making interest-only mortgage payments for up to the first 10 years when they purchase or refinance their home. This new option will give borrowers greater flexibility in managing their cash flow.

Earlier this year, CMHC was the first Canadian mortgage insurer to introduce, on a pilot basis, insurance on loans with extended amortization periods of up to 30 years. Building on the success of this pilot, CMHC is now moving to further facilitate homeownership by making this feature ongoing, and is also introducing extended amortization periods of up to 35 years.

Extended amortizations allow borrowers to purchase their home and grow equity sooner. The premium surcharge for a 30-year amortization will be 0.20 per cent. For a 35-year amortization product, the premium surcharge will be 0.40 per cent.

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years. CMHC is committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.



Mary Maan*
*Sales Rep.

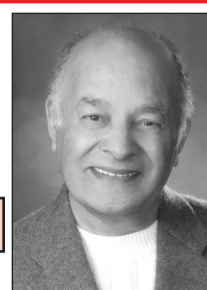
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Tony Maan*
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NEW

OVERLOOKS THE PARK... \$349,000

Right on the edge of the park district overlooking Cedarvale Park. Large character home - main level has a family room with open woodburning fireplace, walkout to the inground pool, 2 offices and a library, large living/dining rm combination with another walkout to the extra large fenced garden with many mature trees. Oak stairs and landing leading to the upper level with 4 fair-sized bdrms; all with hardwood floors. High visibility - ideal for home-based business. Call Mary* or Tony* for viewing.



NEW

VILLAGE OF CHELTENHAM \$494,000

Charming, serene, historic village, 10 minutes to Georgetown and Brampton. Extra large lot with abundance of mature trees, set back, living room with panoramic picture window, extra large country kitchen open to the breakfast area, walkout to the park-like backyard, mature trees galore, one with a tree fort for your kids, 4 good-sized bedrooms, master with hardwood floors, walk-in closet and ensuite. Sprawling home for you and in-laws or Nanny with above ground 2 bedroom apartment with family room with gas fireplace, kitchen, 3 pc washroom and walkout to their own private patio area. All very private. Come for the Open House or call Mary* or Tony* to view. MLS#953299



Maureen Plucinsky B.Sc.

HALL OF FAME

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Directions & Photos

<http://maureen.ca>



NEW

Open House: Sun 6 Aug 3-5 pm

Halton Hills: 13425 Fourth Line

0.5ac: Unique octagonal design. 3+1 bedrooms, 3+washrms, 2 kitchens. LR with FP. Huge rec rm. Fam rm with wood stove. Recent windows, CAC & metal roof. In ground, heated, cement pool (20' x 40'), fenced & landscaped. Parking for 12 vehicles. In-law potential. NE corner 7.



NEW

Pkg for 10+

1Ac

Erin: 5394 Eighth Line

2003 Guildcrest Home ~ 1650 sq ft. Paved rd. Nat gas & mun water! Tertiary septic! Open concept. MF laundry. Work shop/4th bdrm. Owned HWT & WSft. CAC & CVAC. 200 amp. Rogers cable & hi-speed Sympatico, available. Near Erin. 15 min to G'town & GO.



Extra land for expansion ~ 1 Ac Frontage on 2 roads

Meaford: 365 Sykes Street (Hwy 26)

Fine dining 35 km West of Collingwood. Walk to Georgian Bay. Prominent location on Hwy 26. Turn key operation. Banquet Hall seats 100; DR seats 120; Coffee Shop seats 33. ~5000 sq ft on 1 ac of prime commercial land. Excellent condition. Well designed kitchen & work area. Municipal water, natural gas & sewers! Large paved pkg lot. \$725K



NEW

50 Ac

+ DRIVE SHED + POLE BARN

Guelph-Eramosa: 5643 Seventh Line

This is it! Character home on park/camp-like 50 acres North of Rockwood on paved rd 3+1 bdrm, 2 washrms. Open concept, Great rm with cathedral ceiling & skylights. Geo Thermal furnace. Drive shed (~44'x30') with guest apt. Pole barn. Pond, trees, stream!!!



5.25 Ac

GARAGES FOR 7 CARS!

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.



NEW PRICE

Lite Industrial M1

~ 1 Ac

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. \$499,000

BRING YOUR TRUCK HOME!
Rockwood: on Hwy 7: Home + Shop



Post Office

Commercial

Hornby: 12993 Steeles Ave. H.Hills

Zoned C1. Trafalgar & 401. General Store, 2 bdrm apartment upstairs, post office & used car sales lot. Zoned Commercial with Secondary Residential & Institutional uses. "As is". Offers conditional upon the Post Office remaining will be entertained.



1.77Ac

Brampton: 2400 North Park Drive

"Hasmat Building" (explosion proof) on corner lot, 213ft x 283ft. Zoned M2. 1.77ac, with fenced outside storage. Approx 8000 sqft: 6000sq ft industrial & 2000sq ft office. Large lunch rm. Near Airport Rd & Hwy 407. Across the road from Crysler.



Acton: 104 Doctor Moore Court

Unique Finoro bungalow with loft bdrm (w ensuite) in quiet cul-de-sac. Adaptable for wheelchair use. Open concept. Main floor laundry room. Door from gar into home. Full unfin basement w high ceilings, large windows & rough-in WR. Large cold rm. Pool sized, pie shaped lot. Rear: 60ft. Park 3 cars. Drvwy, grass & landscaping to be completed by builder.



NEW

25.218 Ac

Milton: 1230 Britannia Rd E

Not in Greenbelt! East of Trafalgar Rd, South side. 1120 feet frontage on Britannia Road. Almost square 25.218 acres. Flat arable land. 2 new drilled wells, 10 gal/min & 3 gal/min. 2 driveway entrances, one on West field (30'), one on East field (60'). Natural gas at the road. Survey available. Golf course being set up to West of this property. Great investment property.



2.4 Ac. Zoned: Automotive

Industrial M1

Erin: 2 superior Hi-Tek 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. 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. 16ft 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. Extra insulation in the 40ft x 80 ft building. Far below replacement cost. Rare zoning at this price. Hwy 401, Trafalgar Rd North, East on 17th SR, Erin, North side. Approximately 30 minutes to 401 at Mississauga Road.