

Don't forget closing costs when buying a home

Despite the low, low cost of buying a home and carrying a mortgage these days, you should keep in mind "closing costs" in addition to your down payment for that dream home.

These various charges can add up, and for the most part they are all legally required payments in buying a property. Here is a list of most of your major "closing costs."

• **Legal fees:** Since a lawyer is an essential part of your home-buying team, the work pro-

vided involves fees. Most legal fees include searching the title of the property, arranging a property survey if necessary and handling other disbursements as required.

• **Mortgage insurance and application fee:** For any high ratio mortgage, which is any mortgage in which 75 or more per cent of the house's purchase price is covered by mortgage, the lender requires mortgage insurance.

• **Mortgage broker's fee:** A mortgage bro-

ker will charge a fee to set up a mortgage for you. In some cases the fee may be included with the legal fees if your lawyer arranges the mortgage, or included in the lender's fees if you deal directly with a lender such as a bank.

• **Job Loss Mortgage Insurance:** This job loss insurance plan will take care of your mortgage payments for up to 12 months if you should lose your job. Your Realtor has all the details.

• **Property insurance:** This insurance covers the replacement value of your home and its contents. Most mortgage lenders will require proof that you have this insurance before processing a mortgage.

• **Home Inspection:** A professional home inspector knows what to look for and can confirm or add to the information you've gleaned from the Realtor or your inspection. Basic

• see CLOSING COSTS on page RE3



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DOWNTOWN CONVENIENCE



\$119,900

Reduced, Now only \$119,000. 3 bdrm home with living room, kitchen & spare room. Ask for Audrey Newell.

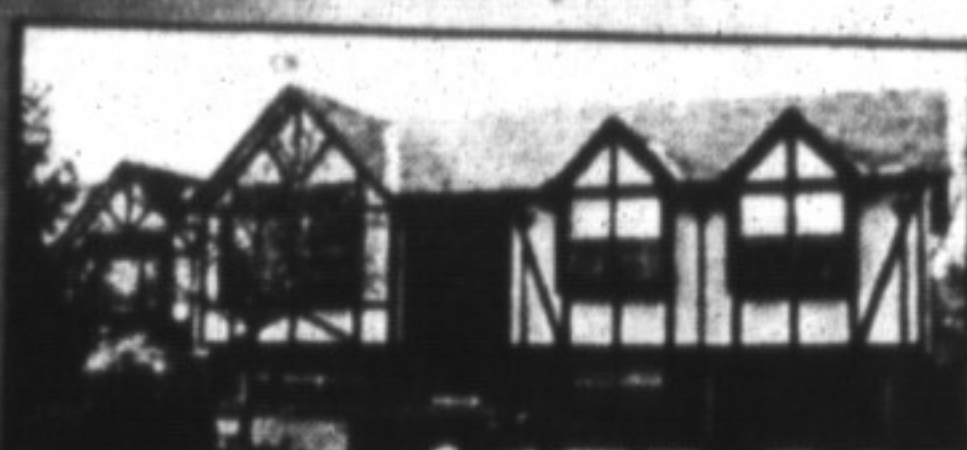
HEY LOOK ME OVER



\$189,500

Situated in old Milton, this 3 bedroom charmer offers a huge kitchen with walkout to deck, formal living room & dining room, main floor laundry, 2 washrooms, finished rec room pool & much more. Offered at \$189,500. Call Bill Currie at 878-4944.

APPLEWOOD CRES.



\$175,900

Stylish raised ranch bungalow has new carpeting on main floor this year and shingles last year. Large fenced lot in Dorset Park. Call Audrey Newell for more info.

Christmas is coming, the goose is getting fat, Please to put a listing in the old girl's hat. If not a listing, a sale will do, if not a sale, then God Bless You.

I am thinking already of the "Spring" real estate market and wish you all the best for the holiday season, and my portfolio is open for the New Year.

-Audrey Newell

CHECK THIS ONE OUT



\$179,900

Four bedrooms, sunroom, office, finished rec room with wet bar, two bathrooms & much more. A lot of house for a little price. Call Joan for your viewing.

BUILDING LOTS

- 36+ acres with stream \$149,900
- 5.5 acres with well \$114,900
- 1.1 acres Industrial \$99,900

Call Bill Currie for more details. 878-4944

STARTER HOME



\$129,900

Situated on a lot with 340 feet of frontage, this 5 bedroom home offers an eat-in kitchen & separate living room. Located near Kelsey. Asking \$129,900. Contact Bill Currie 878-4944.

GREAT FAMILY HOME



\$193,500

Work is done. Immediately kept home. Thousands of dollars spent on upgrades: windows, floor fixings, driveway, patio walkway. Great for a family, backs yard included. For your personal viewing call Ross Cascon.

BUILD YOUR OWN TAKE YOUR PICK

In Milton - .78 acre near schools, downtown area. Asking \$149,900.
4.87 acres in Moffat, now only \$135,000.
6 acres on Escarpment with views \$299,000
1.4 acres subdivision lot in Moffat \$109,900
Please call Audrey Newell for further details.

LOT FOR SALE



Quiet line just south of Campbellville. Site of old "Deli's Restaurant." 90'x160'. Asking \$88,000. Please call Audrey 878-4444

GOING, GOING....



\$184,900

This four bedroom bungalow has been well taken care of. Many upgrades, central vac, central air, main floor family room with fireplace, finished play room or 5th bedroom. Call Joan for complete details.

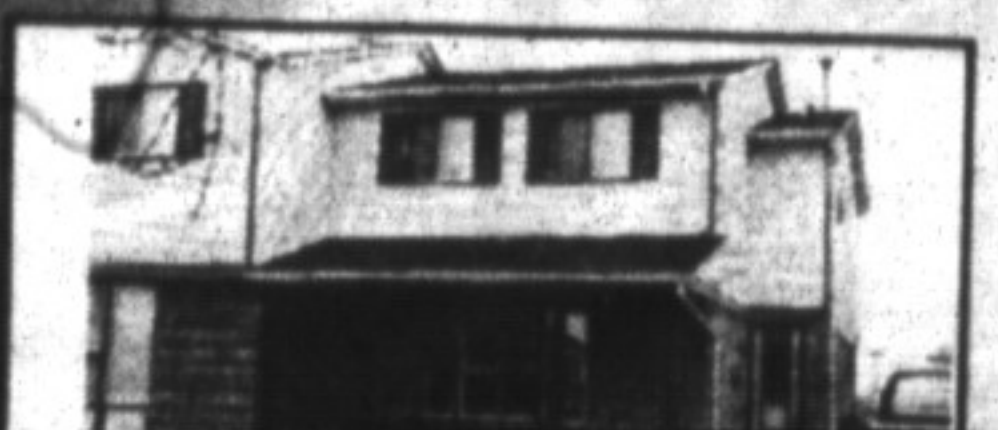
QUALITY THROUGHOUT



\$199,000

3-Corner lot home complete with new shingles, windows, carpet. Three bedrooms waiting for your family. New 40' access. \$199,000. Call Wayne Casson.

DESIRABLE LOCATION



\$162,900

One look and you'll fall in love with this very attractive 3-bedroom semi. Located on a quiet court. \$162,900. Call Wayne Casson.

COMMUTER WANTING COUNTRY



\$229,900

See this fenced acre just N. of Steeles with a 1500 sq. ft. workshop, tiered sundeck, pool, double garage, 4 bedrooms, master ensuite, central vac., basement patio close. Priced at \$229,900. Call Doug J. Butson for more details.

FOR LEASE INDUSTRIAL SPACE

- 1500 square feet
- Main Street Location
- 10% Retail

Call Bill Currie for more details. 878-4944

COUNTRY DELIGHT



\$244,900

401 access make this three bedroom bungalow a commuters dream. TLC has been given this home. Call Wayne Casson for further details.

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http://www.mls.ca