# The legal aspects of home buying worth paying for a lawyer

Since buying or selling a home is a complex legal transaction, it's in your best interest to have someone with knowledge of the law working on your behalf.

It is not a good idea to act as your own lawyer or use the same lawyer as the other person in the transaction. You'll need advice from an

objective person who will look after only your the deal, lawyers charge anywhere from a few hundred dollars to \$1,000 or more (including expenses) for the average real estate transaction.

A lawyer can be used to help you with the legal technicalities involved in closing a deal,

such as ensuring you have valid title to the interests and depending on the complexities of property you're buying and making sure it is correctly described in all documents.

> He or she should look over the offer to purchase and change it in any way to reflect your

For example, you may want to make the offer

to buy conditional, by including a clause stating you will buy the house provided you can arrange mortgage financing.

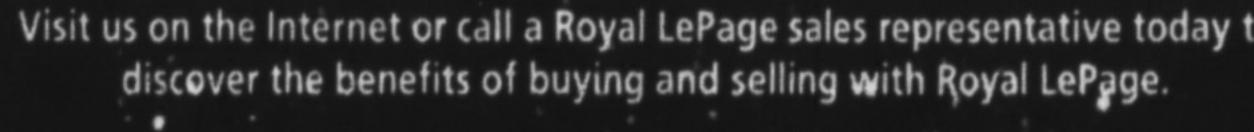
Before the sale closes, your lawyer will have a number of important jobs to do for you. He or she will 'search the fitle' to make sure no one

• see GETTING on page RE6



Visit us on the Internet or call a Royal LePage sales representative today to

878-8101



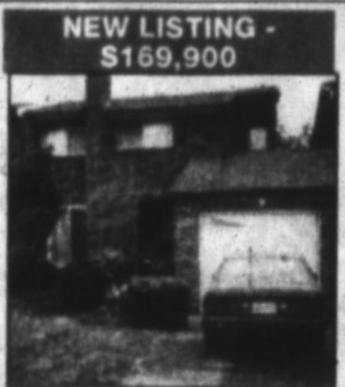




# Sales Representative 878-8101

WANTED FOR FIRM BUYER! •Well-maintained home

- Quiet street ·Reasonable size yard •Prefer older section
- -\$150,000 \$180,000 ·Closing flexible. Call Sandi Kinsale for more particulars



This all brick home is perfect for the growing family. Four bedrooms, main floor laundry, fireplace. Close to schools and shopping. Sandi Kinsale.



Spectacular seven acre treed property with stream and pond. Hous is approx. 2,700 sq. ft. & features fireplace in master bedroom, hard wood flooring & nanny suite.



Ideal for the hobbyist or small business person, this property features detached garage or workshop. Home has large second storey area suitable private master bedroom.



FREETHOME SELLERS GUIDE •24 HOUR PAGER

#### PHIL PRESTIDGE Sales Representative 878-8101

### http://wwwroyallepage.ca. LISTINGS REQUIRED

**NEW PRICE \$219,000** 



Main floor family room, finished & basemen with separate entrance Beautiful 2.08 acre. 15 to

**NEW LISTING** 

Great semi with

upgrades, huge



lot. A must see. I.C.I. 2500 sq.ft. WC office. Great shape, location.

9000 SQ. FT., commercial cheap, \$400 Net / SQ. FT. 3 - 1200 SQ. FT., Main St. commercial, make an offer. 3 - 650 SQ. FT.. Medical related suites Main St.

1200 SQ. FT., Ind. Unit, super clean, \$550 / mth total.



HEL CHILL Sales Representative 878-8101

Let Me Do The Leg Work For You!



On Charles Street. One 990 sq. and the other is 940 sq. ft. Both can be together as one. Each unit has a full basement and two bathrooms.

I NEED LISTINGS - TOWN OR COUNTRY My inventory is low especially homes for first time buyers in the price range of \$140,000 to \$225,000. If your are thinking of selling please don't hesitate to call for a

I NEED ...

free in home evaluation.

\$150,000 - \$175,000 In Old Milton prefer bungalow 3 bedroom, brick. NEED4.

Condominium in Village - on the park. 2 bedroom preferred. From 4th floor up.



Royal LePage Real Estate Services Ltd.

Thank You to the following establishments who helped make our Open House such a success:

- M&M Meats Kalena Flowers
- Harrop House

and thank you to all of our clients, friends & colleagues for joining us and making our evening so enjoyable.



# BARB LAFLECHE \* 878-8101



electrical, plumbing & drywall. Located just north of Steeles Ave. on Fourth Line with easy 401 access. Suitable for many uses. Live in & run your business from the same location. \$259,900.

RURAL BUILDING LOT - \$144,900 13.7 acres just west of Milton in Kilbride, half is beautifully wooded and half is open, with stream running through property. This is a perfect, private lot to build you dream home. Also suitable

as a hobby farm. Call me for details, VACANT LAND SOLD - 50+ ACRES

Located just north of MILTON with easy 401 access. Beautifully wooded, gently rolling land. Privacy plus on a dead end road



DEBRA TURK\* Sales Representative 878-8101



If you're living in the Moffat area call me for your free no obligation market evaluation.



PICTURE PERFECT COLONIAL Formal living and dining rooms, sunken family room with fireplace, country baths, whirlpool tub and more.



PETRA SCHWABE \* BA Sales Representative

878-8101



Thistlewood-built, exposed pine beam construction. Unique in design, this home offers 4,200 sq. ft. of spacious open-concept living. Must be seen to be appreciated! Situated on 10 picturesque acres, mostly wooded. Only mins, north of Milton, \$599,000.



Century home. Triplex with three spacious apartments, separate commercial bldg., excellent 1st mortgage & vendor financing available. Now \$239,000.







Associate Broker Market Value Appraiser 878-8101

\$325,000



**HOME OF DISTINCTION** 

This custom-built home of superior quality with plaster walls and triple glazed windows has a million dollar view. Located on the escarpment only five minutes from Milton and 25 minutes to Pearson Airport. For further details call Barbara Crowe\*\* 878-8101.



VIRGINIA BRAZEAU\* RN Sales Representative 878-8101

"It's good to know someone who knows and cares"

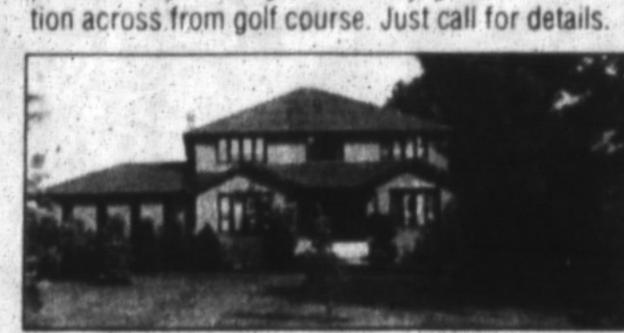


OAKVILLE/MILTON BORDER Very large contemporary home. Geothermal heating system! Main floor & 2nd floor master bedrooms - possible in-law potential. Attached 2 car

garage as well as excellent 24'x36' workshop. Paved drive, pond, rolling pastures & woods. What value for this location. ADJACENT 42 ACRES ALSO AVAILABLE North east corner of Tremaine & Burnhamthorpe.



B'TWEEN OAKVILLE/MILTON \$310,000 Large brick executive featuring new hardwood floors, beautiful new white kitchen, main floor office as well as main floor family rm. French doors to pool area with wrought iron fencing. Excellent loca-



SOUTH EAST OF MILTON \$377,000 Quality unsurpassed! Large custom built brick home. Oak floors throughout. Circular oak staircase to 3 levels w/ 2nd floor balcony. Greenhouse gourmet kitchen. Beautiful home, beautiful property!! Just call.

# AL VOLPE\* Sales Representative 878-8101



Nestled on 3.2 acres of treed grounds close to Milton and Oakville, home features 3 BR with Florida room kitchen, 2 full bath, finished BSMT and much more.



Home features 3 BR, 2 full bath, LR, DR, main floor family room and full fenced yard. many upgrades with windows replaced. Lshaped deck, alum. soffits and fascia. Close to Milton Mall and Go Train.



## DOUG HOWDEN Sales Representative 878-8101

\$329,000 - "NEW HOME"



bedroom, 2200 sq. ft Country Estate subdivision. gas fireplace adjoining the kitchen. High ceilings throughout the home. Don't miss this chance to own new in the country

\$179,000 - JUST LISTED



23 acres of picturesque property, 2 ponds, driveway well and a great building site overlooking pond Partly clear and

S94,900 to \$159,000. Reserve your lot now for the spring.