

Milton's BEST HOMES

A METROLAND PUBLICATION

IAN OLIVER
Publisher

Advertising: Neil Oliver (Manager)
Real Estate Rep: Andrea Boyle

Published by:
The Canadian Champion,
191 Main St. E.,
Milton, Ont., L9T 4N9,
878-2341
Fax: (905) 876-2364

Advertising is accepted on the condition that, in the event of a typographical error, that portion of the advertising space occupied by the erroneous item, together with a reasonable allowance for signature, will not be charged for, but the balance of the advertisement will be paid for at the applicable rate. The publisher reserves the right to categorize and reject advertising. In the event of typographical error, advertising goods or services at the wrong price, goods or services may not be sold. Advertising is merely an offer to sell and may be withdrawn at any time. Produced on behalf of the Oakville, Milton and District Real Estate Board.

The role of a lawyer in home transactions

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 interests and depending on the complexities of 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 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 needs. 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 title to make sure no one else has claim to the property.

Taxes, utility bills and insurance premiums will be checked out, to determine if the seller has paid them up to date.

If not, you would be liable for them.

The amount of transfer tax to be paid will be calculated and the lawyer will examine the survey of the property, checking to make

sure it doesn't violate any zoning or building bylaws. The lawyer can also deal with the mortgage company on your behalf.

On the day the deal closes, your lawyer will exchange documents with the seller's lawyer, who will hand over the deed, a declaration of possession and relevant affidavits.

If both lawyers agree all documents are in order, your lawyer

will give the seller's lawyer a certified cheque for the balance due on closing and he will receive the keys to the property.

Your lawyer will then register the deed and the property is legally yours and you may take possession.

Later, you can expect to receive from your lawyer all relevant documents, a report on the transaction, and, of course, the bill.

ROCKWOOD

1 Model Open

\$199,900 - 116 Lou's Blvd.

(rep. on site)

8 Lots Left - 66 ft. x 132 ft.

Reserve Now For Spring Possession

Hours: Sat. & Sun. 2-4 p.m.
or call collect.

BRAZOLOT HOMES

Days 0-519-836-2593

Evenings 0-519-822-3363

SELL WITH STEVE PORTER, 338-9000

Direct 875-2582

STEVE PORTER

Sales Representative

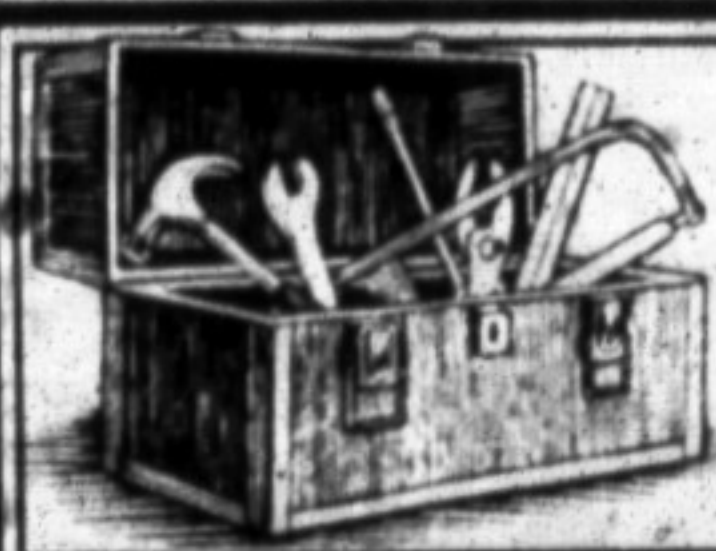


RE/MAX
aboutowne REALTY CORP.

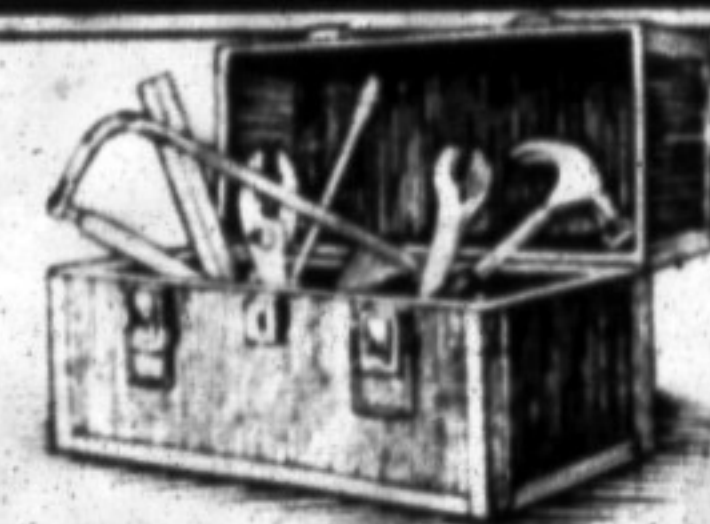
Each office is independently owned & operated.

Show a Sign of Success!

NOW ACCEPTING NEW LISTINGS



WHO DOES IT



ALUMINUM

DELREX ALUMINUM LIMITED

- Aluminum Awnings
- Canopies
- Eavestroughs
- Storm Doors
- Roofing
- Windows
- Siding • Fascia
- Soffit in Living Colours

Also a full line of replacement windows

877-5383

CONTRACTORS



r.m. contracting ltd.

- Additions
- Rec Rooms
- Decks

Big or small we do it all!

878-8625

BONDED
METRO LICENCE
REFERENCES

LOCKSMITH & SAFEMAN



Wayne Nikolich, Locksmith
P.O. Box 23027, 55 Ontario St. S., Milton, Ontario L9T 5B4
Tel: (905) 878-5080

24 HOUR SERVICE
Fax: (905) 875-4798

METAL SALES

MILTON METAL MARKET AND FAB-WORLD

WHOLESALE AND RETAIL METAL SALES

METAL CUT TO ANY LENGTH
FABRICATION AND WELDING SHOP

TEL: (905) 875-1759 581 McGEACHIE DR. UNIT 5
FAX: (905) 875-3825 MILTON, ONTARIO
TOLL FREE: 1-800-387-6279 L9T 3L5

APPLIANCE PARTS SALES

M.A.R.C.H. MECHANICAL LTD.

PARTS FOR
Washers • Dryers • Ranges • Freezers
Refrigerators • Dishwashers

785 Main Street East

876-1138

Across from the GO Station

COUNSELLING SERVICES

Elaine Kompa R.N.



Counselling For:

Self-Esteem, Depression, Anger, Bereavement
Survivors' Issues, Cognitive Therapy, Self-Harm

(905) 878-2539
Home Visits Available

MASONRY



SHER-BOND MASONRY

- Block Foundations
- Chimney Repair
- Retaining Walls
- Fireplaces
- General Masonry Work

FREE ESTIMATES

Call Steve McDougall
878-4196

SEPTIC PUMPING

SEPTIC TANK PUMPING Robert Noble Ltd.

- 180 ft. of hose for crossing lawns
 - 3 radio dispatched trucks to serve you
- Don't wait for trouble - Pump before it's too late!
(Should pump at least every 3 years)
Never use coloured or double ply toilet paper
(519) 853-0500 Acton
Answering Service 878-6869
OVER 20 YEARS EXPERIENCE!

CABINET REFINISHING



Kitchen Cabinet Refacing

Cabinet Additions

& Countertops

New Custom Kitchens

876-0147

Free Estimates!

Since 1986

HEATING

M.A.R.C.H.

- Water Furnace Systems
- Gas Propane and Electric Furnaces
- Heat Pumps - Air Ground & Water Sources
- High Efficiency Air Filters & Humidifiers
- Central & Room Air

785 Main Street East

876-1138 (Service) 875-2700 (Sales)

PROBATE OF ESTATES

PROBATE OF ESTATES

PROBATE OF ESTATES

- sensitive and caring assistance
- legal services for all aspects of probating the estate of the deceased
- all estate services from time of death to final distribution of the estate are handled by our senior lawyer with over 22 years experience

Furlong Collins
Barristers & Solicitors
64 Ontario St. N. Milton
L9T 2T1
ph: 878-8123 fax: 878-2555

evening and weekend appointments available



COMPOSING/TYPESSETTING

Let our Champion Team of Award Winning Professionals help you

- Full Design & Production of Camera Ready Art
- Electronic Page Design

Ideal for Flyers, Newsletters, Brochures, Price Lists, Catalogues, Business Cards, Forms, Letterheads, Resumes & Menus

The Champion

878-2341
191 Main St. E.
FREE ESTIMATES

For placing a new ad in

WHO DOES IT

Advertise for 4 weeks and get the 5th week FREE!