

# Real Estate Journal

Your Monthly Home & Financing News

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The Hube Team



Royal LePage Grand Valley  
Realty  
Brokerage  
Independently Owned & Operated  
**Phone:** 519-621-2000  
**Cell:** 519-624-2000  
**Fax:** 519-621-4027  
[E-mail](#)  
[Website](#)

## DID YOU KNOW...

There are many ways to significantly reduce or even eliminate paying credit card fees. Conscientious cardholders can avoid paying most of these fees altogether when they choose the right cards and use them wisely. [Click here](#) for the top five credit card fees and how to avoid them courtesy of *Yahoo! Finance*.

## MORTGAGE MATTERS

We're benefiting from one of the best mortgage environments in history. Take a look at the interest rates on mortgages these

Welcome to the July issue of the *Real Estate Journal*, which is designed to help you make a more informed decision the next time you're buying or selling a property!

This month's edition offers tips for purchasing vacation property, as well as explains the differences between appraisals and home inspections. Please feel free to ask questions or offer feedback regarding anything outlined below via phone or email.

Thanks again for your continued support and referrals!

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## Tips for Purchasing Vacation Property

**W**hether you're planning to buy a

waterfront retreat or a country getaway, a seasonal or year-round property, it would be our pleasure to walk you through the steps to acquiring your second home.

We can even help you with your planning and budgeting – including what to expect in terms of annual property taxes and upkeep – so you can have a good idea of how much you can spend, as well as ideal locations where you'd like your vacation home to be situated, before you head out

**3. Identify the Property's Purpose:** Decide if you will be using the property only in the summer or if it will be a four seasons' getaway. Also think about whether you'd be willing to rent the property when it's not being used.

**4. Narrow it Down:** Now it's time to settle on a location, property and structure type. One major benefit of using a real estate professional is that we can also offer suggestions on locations and details to help with your choices. Another point to keep in mind is the benefit of finding a property that is fairly close to a few conveniences, such as a small town and/or grocery store – unless you really like roughing it.

**5. Establish Price Point and Timelines:** We

days. Now look at what you're paying on your credit cards and other debts. You can actually power down your debt load faster by pulling together your credit cards, car loans or any other high-interest debt and rolling everything into a new or existing mortgage. This can be a great money-saving strategy, and well worth discussing with your mortgage broker or lender.

## GOING GREEN

### *Composting for Your Garden & Lawn:*

When food waste is buried in a landfill or dump, it isn't exposed to the oxygen needed in the process to break down the food, so it changes much more slowly and releases methane gas. Composting is easy and odour free if you follow some guidelines on what to put in the compost and what not. In general, only put in fruits, vegetables and garden waste that do not have any oils, fat or meat with them. Coffee grounds and egg shells can also be composted. The added bonus in this solution for going green is that you will have rich natural fertilizer for your lawn and garden.

property shopping.

Most financial institutions offer financing programs for vacation properties. Depending on the type of property you purchase, you may be eligible to obtain financing for up to 95% of its value – meaning you only have to make a 5% down payment.

Following are some tips to help you with your vacation property research:

**1. Start Your Research:** The very first step to finding your ideal vacation home involves searching the Internet, looking at maps and checking the classifieds. Jot down ideas and information about the size, price range, location, features and layout you're looking for in a notebook or computer file and save these for future reference.

**2. Go for a Drive:** Continue the initial groundwork by going for an exploratory drive and identifying the areas that feel right for you. How far are you willing to drive? What kind of amenities do you want to have close at hand? What locations truly appeal to you? You don't need to make any major decisions at this point, but it's a great idea to begin organizing your search criteria.

can work together to establish your price point and the timeline during which you are hoping to purchase your vacation home. If a turn-key cottage with a gorgeous boat house is attracting you, but the price seems a bit steep, think about a 'fixer-upper'.

**6. Start Your Viewings:** Once you've established your main guidelines and requirements, we can sift through the area's listings and present you with some property options. We can also set up appointments to view properties with you, which means no waiting or rescheduling.

**7. Go For It!** The time has come to make your move. If you require assistance with financing and legal requirements, we can refer you to some trusted professionals. We will also work closely with you to draw up an offer that protects you and your investment.

As always, if you have any questions about buying or selling a property, your answers are just a phone call or email away!

## Appraisal Versus Home Inspection



**B**oth an appraisal and a home inspection are important steps in the home-buying process, so it's well worth your effort to distinguish the differences between them and how they can uncover detailed information about the home's value and condition.

### **Appraisal**

Essentially, home appraisal is a survey activity performed by a professional in order to develop an expert opinion on the market value of a real estate property. Home appraisal is usually done for a lending company or a bank as a prerequisite for the approval of a mortgage application by a homebuyer.

The essential elements of a home appraisal report include information and data related to the overall

### **Home Inspection**

A home inspection is not used to determine property value, but will provide an assessment of the physical condition of a property. A well-trained home inspector will perform a comprehensive visual inspection to determine the condition of the building and all of its major systems (roof, structural, heating, plumbing and electrical systems, etc).

While an appraisal is intended to provide the lender with sufficient information to decide on mortgage financing, a home inspection will hopefully reveal to a potential homebuyer whether the building and its systems are in sound working order.

If there are outstanding issues, a good inspector will provide the potential purchaser with a schedule outlining the estimated costs and a timeline detailing when these repairs will need to

condition of the property, the neighbourhood, variables that contribute to the sale of similar homes and the time spent in selling similar properties. The appraisal report may be presented as a comparable sales analysis or a cost assessment of value. be completed.

## About



Royal LePage is Canada's oldest and largest Canadian owned real estate company. Founded in 1913 by Albert LePage when he was just 26 years old, Royal LePage is now Canada's largest real estate company with more than 14,000 agents in more than 600 locations across the country. And we firmly believe that you can only become the oldest and largest company by being the best.

Over the years, we've learned a lot about real estate – and how to provide the best possible service for our clients. Since the mid-1990s, Royal LePage has more than tripled the size of its sales force and almost doubled its market share.

Throughout our successes, we remain dedicated to helping you through the real estate process. Our commitment to innovation and customer service is as strong as ever.

We offer all of our REALTORS® – from those serving tiny communities to those in major urban centres – strong support from our national pool of knowledge, skill and technical expertise. We regularly invest time, money and resources to develop and provide the knowledge and tools they need to best market your home, including:

- Up-to-date information about local market conditions
- Quarterly housing reports
- Creative brochures and newspaper ads to showcase your home
- Ongoing negotiation, marketing and technical training

This communication is not intended to cause or induce breach of an existing agency agreement.

#4 - 471 Hespeler Road Cambridge ON N1R6J2

\*\*Not intended to solicit Buyers/Sellers currently under contract.