

Nadia & Larry

Present News & Views



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to Friends, Family or Neighbours

Real Estate... a **GLOSSARY** of Terms

Perhaps you are buying a home for the first time - or maybe you're thinking of selling your home and purchasing another. Whatever your reason, the buying and selling of a home is a big event and will most likely represent one of your major investments. It is an intricate process involving many specialists, as well as many words and phrases particular to the transaction.

Amortization is the length of time over which the entire debt will be repaid. Many mortgages are amortized over 25 years (both shorter, and longer, periods are available). The longer the amortization, the lower your mortgage payment, but the more interest you'll pay in the long run.

Appraised Value is an estimated value of a property. An appraised value is established by a certified appraiser for mortgage financing. A property's appraised value is not necessarily the listing or asking price.

Buyer's Market expresses a comparative between the number of homes available versus the number of buyers. When there are a greater number of homes for sale than there are buyers, it is a *Buyer's Market*.

Seller's Market (the opposite of Buyer's Market) In a *Seller's Market*, there are more buyers than there are homes for sale.

Closing Costs are associated costs in addition to the purchase price of a home, such as legal fees, land transfer tax, adjustments for prepaid property taxes etc. Closing costs are payable on the closing date of the transaction; the date on which the sale of the

property becomes final and the new owner takes possession of the home.

CMHC (Canada Mortgage and Housing Corporation) is a crown corp. that administers the National Housing Act for the federal government and encourages the improvement of housing and living conditions for all Canadians. CMHC provides mortgage loans/mortgage loan insurance for home buyers.

Deed is a legal document, which is signed by both the seller (vendor) and buyer (purchaser), transferring ownership. This document is registered as evidence of ownership.

Easement is a right acquired for access to or over, or for the use of, another person's land for a specific purpose, such as a driveway or public utilities.

Offer to Purchase a written contract which sets out the terms of the purchase/sale between the buyer and seller. When accepted by both seller and buyer, it forms a legally binding contract subject to the terms and conditions stated in the document.

P.I.T principal, interest and taxes - payments due under the terms of a mortgage agreement.

Survey a document that illustrates the property boundaries and measurements, it specifies the location of buildings, and indicates any easements or encroachments.

Term the length of time that a mortgage contract's conditions, including interest rate, is fixed. The term of a mortgage varies; 2 year or 5 year term, for example. At the end of the term, the mortgage becomes due.



This Newsletter is presented to you compliments of your Neighbourhood Real Estate Agents...

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A real estate transaction may very well involve words, phrases or acronyms - as well as documentation and processes you are unfamiliar with.

Whether you are buying or selling, or thinking of buying or selling, a home, call on your Realtor who is there to provide you with expert explanation, assistance, and professional advice - every step of the way.

Minding your **MEDICINE** a Travellers Guide

If you or your children, will be taking prescription medicines on vacation - be sure to take these precautions.



- Whenever possible, take enough of the prescription to last for the whole trip plus one week.
- Treat your prescription medicines as you do your valuables. If you are flying, keep them with you in carry-on luggage. Remember to store them safely upon arrival.
- Always carry medicine in the original bottle, particularly if you'll be crossing an international border.
- Do take a 'refill' of each prescription - and don't forget to take a copy of eyeglass prescriptions as well.

4
things
you
should
know
about
your
door
lock.

- 1** Exterior doors need deadbolts. Unlike doorknob locks or chains, which can be easily broken, a good deadbolt is hard to get past.
- 2** The bolt should be at least an inch long. Some locks have a bolt that's only 5/8" long, and therefore fairly easy to force open.
- 3** Buy a reinforced strike plate. A lock is useless if the strike plate (the metal part you screw onto the door frame to lock the door) pops off with a little tampering.
- 4** Ignore the adjectives on the package. Words like 'professional' or 'faultless' have nothing to do with the quality. Locks are graded from 1 to 3, so look for, and choose, Grade 1 or Grade 2.



IDENTITY THEFT



'Identity theft is what happens to anyone who's had their name, their credit cards, bank accounts, Social Insurance Number or any form of identity that's been taken from them and used for an illegal purpose'.

As information technology advances, the risks increase - here are a few pointers to protect yourself from ID thieves.

- Never keep your Social Insurance Number/card in your wallet. Take it out, you don't need it, and it should be kept in a really safe place.
- Refuse to share your SIN, date of birth or mother's maiden name. By law, only a select few, such as your employer, bank, or the government can ask for important identification like your SIN. If other parties ask for this information, insist they accept a substitute such as a different date or name, or only the last four digits of your SIN.
- Mind your personal mail. If your mailbox doesn't have a lock, replace it with one that does or consider switching to a P.O. box.
- Destroy all junk mail addressed to you personally (a cross-cut shredder is ideal).
- Store papers containing sensitive information, like your SIN number/card, in a locked cabinet or safe, not in a desk.
- Request, and review, your credit reports, at least once a year.
- Type the address of your bank's sign-on page into your browser, then bookmark it to access your account as needed.
- Install security software on your computer(s) and keep it up-to-date.
- If you use a wireless home network, enable all security functions and choose a password that doesn't contain any obvious or logical sequences like your first or last name or your birth date.

\$avings Ideas

Ways to pay your Mortgage Faster!

If your mortgage renewal is coming up, here are some factors you may want to consider.

Prepayment A pre-payment option allows a payment of up to 10% or more of the total original principal owing, *in addition* to regular mortgage payments. This opportunity usually occurs on the anniversary date of your mortgage. You may be able to divide the amount and pay it in two installments over the course of a year, or you may be able to double up your monthly payments without penalty, according to the Canadian Bankers' Assoc.

Get the Best Rate The lower the rate, the faster you can pay off your mortgage. It pays to shop around in today's mortgage market. Be aware that the lowest interest rate isn't necessarily the best choice if it restricts you from some of the other options outlined here.

Frequency You can pay off your mortgage faster by accelerating payments. Some lenders offer weekly or bi-weekly payment options. Over the life of the mortgage, paying weekly or bi-weekly rather than monthly can make a big difference on the amount of interest paid.

Increase Payments If you can afford it, many lenders allow you to increase your regular mortgage payments. Even a small increase, such as \$25. a month, could cut years off your mortgage.

Amortization Period Every time you renew your mortgage, consider shortening the amortization period. You'll have larger payments, but the results will be worth it when you throw a mortgage burning party 5 years earlier than you had planned!

Ways to downsize your Grocery bill.

Do it yourself. Chop your own veggies and wash your own lettuce. Skip pre-seasoned rice and pasta mixes, which tend to be high in sodium and filled with preservatives, in addition to costing extra. Buy unseasoned grains (like brown rice) and add your own herbs and spices.

Skip fortified foods. Vitamin drinks, cereals designed for women, and energy bars are all fortified with extra (and often unnecessary) nutrients - and have the price tag to prove it. Whole foods provide all the nutrients you need for a fraction of the cost.

Use it, don't lose it. Instead of tossing all those little bits of leftover meat; chicken, ham, roast - save them to use later in the week. Think tacos, fajitas or soup.

Think big. Buy economy-size packages of staples like milk, yogurt, eggs, rice, pasta and cereal. For what you'd pay for 10 individual packets of oatmeal, you could get 25 servings from a container of whole oats.

Go Meatless. Even 1 week a month adds up. Vegetarian choices like beans, brown rice, polenta and whole-wheat pasta are loaded with crucial nutrients including fiber and folic acid, yet cost much less than meat, fish or poultry.



'They're thinking of naming an aisle after u

This 'n That

3 Reasons to take a nap

You'll protect your heart.

A study published in the Archives of Internal Medicine found that people who snoozed for at least 30 minutes three or more times a week reduced their risk of dying from heart disease by nearly 40%.

You'll perk up. NASA researchers found that pilots on long-haul flights who napped for an average of 26 minutes boosted their alertness by more than 50%.

You'll feel happier. A Stanford University School of Medicine study indicated that doctors and nurses improved their mood by napping for 40 minutes during a 12 hour shift.

Healthy Numbers...

Cereal Here's the scoop...when researchers analyzed the dietary habits of 434 men and women, they found that those who ate about three servings of whole grains a day - mainly from cereal - had lower body mass indexes than those who ate less than 3 servings. They also had 5 percent less belly fat! The fiber in cereal may pump up your digestive hormones more than the fiber found in fruits and vegetables, and may improve sensitivity to insulin - both of which can lead to reduced fat storage.



Waist circumference Here's an indicator of abdominal fat, which predicts heart disease risk. Wrap a measuring tape around your waist - over **91 cm** (35 inches) for **women** and over **101 cm** (40 inches) for **men** increases your risk.

Waist-to-hip ratio This figure (waist size divided by hip size) shows where you carry weight. For **men .90** or less is safe. For **women .80** or less is safe.

Spring

That in-between winter and summer season when thoughts turn to... *spring cleaning!*

Did you know that 75% of us choose to do spring cleaning - and most say that doing a thorough job now cuts down on cleaning time in the summer!

Blooming branches

Unlike forcing bulbs, tricking tree limbs into flowering before spring's arrival is easy!

- ▶ On a mild day, cut a few small branches from any type of tree or shrub you enjoy. Forsythia is a favourite for its sunny yellow blossoms. Pussy willow, weeping willow, witch hazel, maple, spirea and fruit trees like apple and quince all do nicely as well.
- ▶ Bring branches indoors and submerge in tepid water. Soak for 2 hours.
- ▶ Choose a sturdy vase. Fill with water. Lift branches and trim an inch off each end as you transfer to the vase. Florets will peek out within three weeks and start blooming shortly after.

Petsitter



Using petsitters has become a popular practice for vacationing pet owners.

The Benefits of using a Petsitter

- ▶ **Routine...**your pets' feeding, exercise and medication routine(s) are maintained.
- ▶ **Minimum stress...**your pet is in its own environment, not exposed to viruses, noisy pets and strange surroundings.
- ▶ **Property protection...**a bonus; most home insurance policies now require a vacant home to be visited every 24 to 48 hours. A petsitter will fulfill this requirement.

What to look for in a petsitter

- ✓ Animal lover, conscientious, reliable.
- ✓ Can cope with emergencies, and ideally has access to a car in case of an emergency.

Not sure how to find a petsitter?...

check with local vets, pet food stores and groomers are generally good places to start.

Remember to screen potential sitters carefully ~ always ask for references. Choose a sitter who is willing to spend some time with your pet, not just drop in and leave food.

Words

'Let no one ever come to you without leaving better and happier.'

Mother Teresa

'If we had not winter, the spring would not be so pleasant; if we did not sometimes taste of adversity, prosperity would not be so welcome.'

Anne Bradstreet

'Happiness is when what you think, what you say, and what you do are in harmony.'

Mahatma Gandhi

Taming the TV



Here are a few ideas to help you - and your kids - tune out.

❖ **Start small.** Incremental reductions are better than none at all. For example, move from three hours of TV a day to two hours. If you have a habit of having the television 'on' in the background while you do chores or make dinner - decide to turn it 'off'. Instead, turn 'on' the radio, or listen to a CD.

❖ **Make a plan.** Sit down as a family and choose programs in advance to cut down on mindless channel surfing. Better yet, record the shows - this will allow you to choose a convenient time for your family to sit down together and watch your favourite shows.

❖ **Banish bedroom sets.** A recent

study found that third-graders who had TVs in their bedrooms scored much lower on standardized tests than their peers who didn't.

❖ **Try technology.** There are devices available that automatically turns the TV off when your 'time' has expired!

❖ **Be strict early.** Pediatricians advise that children under 2 watch no television at all. *The bonus:* kids who watch little or no TV as toddlers may be more accepting of restrictions later on.

❖ **Eat away from the television.** Not only can the tube limit family time and dinner-table conversation, it's been shown to 'hypnotize' (read, mindless eating) viewers into eating more.

❖ **No Parking in front of the TV.** Rather than sitting kids in front of the television while you do chores, ask them to help. Not only will it decrease tube time - it will go a long way to making 'helping' a habit.

Did You Know?

Ever wonder what happens to all the materials we put out for recycling?

here are just a few examples



Glass ♻️ Road Asphalt

Plastic Bottles ♻️ Shoelaces, diaper bags

Newspapers ♻️ Wallets, combs, pencils

Tires ♻️ Handbags, mousepads

Cassette Tapes ♻️ Gel pens

Computer circuit boards ♻️ clocks, frames

Bicycle parts ♻️ CD racks, bottle openers

Vinyl records ♻️ iPod cases

Why do bricks used in constructing houses come with three holes in them?

These holes are known as 'cores', commonly there are '3' per brick but there can be as many as 12. The main reason for the cores is to improve the drying and firing process. Clay dries more easily and reaches a more uniform firing temperature with the cores present, while the presence of cores does not reduce the overall strength of the brick.

Additionally, cores provide a way for the mortar to penetrate the brick itself, making a better bond between layers and they lower the weight of the brick without sacrificing strength.



What is Ombre?

The term is derived from the French word for 'shade' to describe fabrics with a dyed or woven light-to-dark design. It has an almost watery, ethereal quality.

The best temperature to serve wine?

to enjoy the fullest range of flavours....

White wine: 12°C to 14°C (55°F to 58°F)

Red wine: 16°C to 18°C (62°F to 65°F)

An easy-to-remember rule:

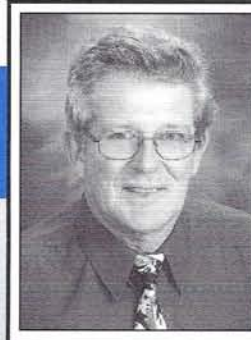
Remove a bottle of **white wine** from the fridge 15 minutes before serving, and put a bottle of **red wine** in the fridge 15 minutes before.



Spring Lawncare

This is the time of year when avid golfers and soccer players are familiar with **frost delays** for early morning matches. These delays are for the protection of the grass. Homeowners should also take note to - **stay off a frosty lawn** to prevent damage.

Frost is most easily described as frozen dew. A settling frost causes a covering of ice crystals on blade surfaces, when these areas experience foot (or vehicular) traffic, it can cause damage. Damage that can take weeks or months to heal. And, damaged areas on your lawn will lead to other problems. As grass dies-back it will turn brown and unsightly, leaving patchy areas - ideal spots for weeds to germinate! Grass that does not die, but is damaged, will be more susceptible to disease, which in turn causes more problems!



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