

REAL ESTATE NEWS

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“Habiter Montréal” The Home Ownership Program

This program provides financial assistance to help first-time buyers purchase affordable housing in Montréal.

It is designed to:

- help tenants buy property in Montréal.
- indirectly encourage developers to build affordable housing by fostering demand for this type of property.
- increase the number of owner-occupants in existing rental buildings to encourage better maintenance of such buildings, improve tenant-owner relationships and revitalize Montréal neighbourhoods.

The maximum purchase prices for new affordable housing are \$180,000 for households without children and \$235,000 for households with at least one child under 18 years of age at the time of the purchase. If the property is certified by the Novoclimat energy efficiency program, the maximum purchase price may be increased by \$2,500. The financial assistance is paid in a single installment after moving into the property and is \$6,500 or \$10,000 (family with / without children). *The program ends on December 31, 2009 or when the funds earmarked for it are exhausted.*

For more info visit www.ville.montreal.qc.ca ■

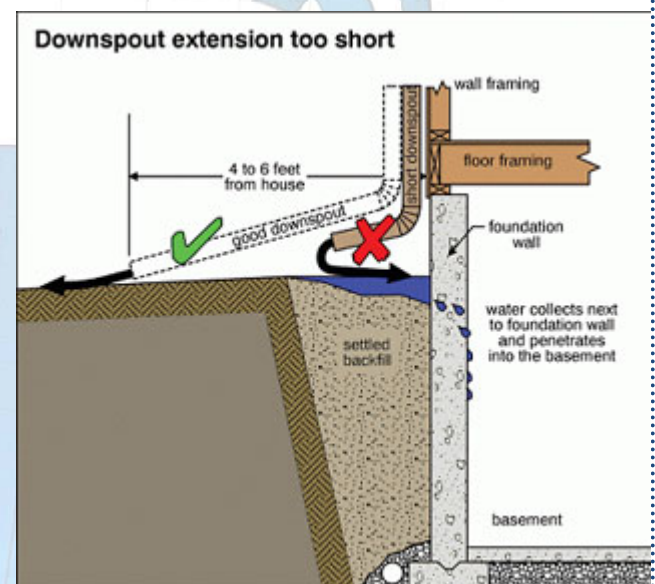
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Leaking - What Every Homeowner Should Know

Reducing the potential water damage to your house is paramount. What can you do about it?

Here are 7 things to consider when assessing water tightness of your house:



1. **Grading:** Check to make sure driveways, patios, sidewalks and the ground slope away from the house. A rate of one inch per foot for the first six feet is recommended. In the case of lawn and garden areas, adding a little topsoil close to the home will improve the grade; but make sure to compact it well. Gravel is not recommended, since water flows right through it.
2. **Aboveground downspouts:** Check your gutters and downspouts to make sure they are not overflowing. Make sure the connections are leak-free and continuous. They should discharge at least six feet away from the building.
3. **Underground downspouts:** If your downspouts empty into a below-ground plumbing system check if there's a concentration of water around the foundation where the downspout enters the ground – this could mean there's an obstruction or leak in the pipe below ground level.

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Real Estate Statistics

Source: MLS Statistics TOTAL LISTINGS

		March 2009	March 2008
DDO	# for sale	285	271
	# sold	68	53
Kirkland	# for sale	115	116
	# sold	18	26
Pte-Claire	# for sale	166	149
	# sold	34	33
Pierrefonds	# for sale	503	455
	# sold	87	109

Properties were sold (on average) at 94-95% of asking price.

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- Gutters, Drains, Window Wells, and Cracks:** Clean out your gutters if you didn't already do it in the fall. Make sure basement stairwells, window wells, and other drains are clear of rubbish, leaves and other debris. Make sure window wells are cleaned out.
- Check your sump pump:** You can test it by lifting the flotation trigger to ensure it does its job.
- Caulking cracks can effectively block seepage.** Caulk isn't good everywhere. Be careful when caulking outside, as sometimes there are holes that are designed to drain water; i.e. they are supposed to be there. These holes allow water to escape from windows and from behind siding or brick veneer. If you caulk drainage holes, you might cause water infiltration rather than prevent it.
- Repair any foundation cracks:** they provide an easy route for unwanted water to find its way into the basement. (below: see example of water damage)▣



BUY ME !!!

MLS # 8126437

Price: \$ 218,500

Location: 17724 Pierrefonds Blvd., Pierrefonds West

Size: 2 bedrooms, 2 balconies, 2 garages

“Décor-Mag” style condo!!! Tastefully decorated, finished with quality materials, fully loaded with options. Huge storage room in the basement... and a double size private garage!!! *Photo: Elegant living room with crown moldings and fireplace.*

Money saving tip:

Planning to replace your old fridge or freezer?

Visit www.recyc-frigo.com and learn how to save on your purchase while helping environment. Hydro Quebec offers you:

- Free pick up of your old appliance
- \$60 reward from HQ
- \$50 mail-in rebate on a purchase of the new ENERGY STAR ® certified appliance

* Replaced appliance must be at least 10 years old

