



WHAT KIND OF HOME SHOULD YOU BUY?

Before you start searching for a home, you need to think about your current and future needs and what characteristics are important to you in a home.

Assessing current and future needs

Size

- Do you need several bedrooms, space for a home office, or a two-car garage?

Special features

- Do you want air conditioning, extra storage, a fireplace, or a pool?
- Do you have family members with special needs?
- Do you want special features to save energy, enhance indoor air quality and reduce environmental impact?

Lifestyles and stages

- Do you plan to have children?
- Do you have teenagers who will be moving away soon?
- Are you close to retirement?

New Home, Previously Owned or Build Your Own?

Here are some things to consider:

New home

- Personalized decorating choices
- Modern design
- Up-to-date with the latest building standards
- Lower maintenance costs
- Builder warranty / new home warranty (make sure to check all conditions of your warranty)
- Neighbourhood amenities
- Extra costs and taxes

Resale home

- You can see what you are buying
- Established neighbourhood
- Landscaping done and fencing installed
- No GST/HST
- Possible redecorating and renovations

Building your own home

- You make all the decisions to suit your needs
- Large investment of time and energy

Deciding on the type of home

Single-family detached — A home containing one dwelling unit, that stands alone and sits on its own lot.

Semi-detached — A single-family home that is joined to another house by a common wall.

Duplex — Two single-family homes located one above the other in a building.

Row house — Many similar single-family homes, side-by-side, separated by common walls.

Link or carriage home — Many single-family homes, side-by-side, separated by a utility room, such as a garage, for more privacy.

Manufactured home (mobile home) — A factory-built single-family home, transported to your location and placed on a foundation.



Joe Malek , M08004649

Verico Mortgage Network London
Lic. #10426
321 Springbank Drive
London, Ontario, N6J 1G6
Tel: 888-444-4198
joe@joemalek.com
www.joemalek.com



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Modular home — A factory-built single-family home shipped to your location in two or more sections and placed on a foundation.

Condominium — This term refers to the way a home is owned rather than a style of construction. Condominiums can be high-rise residential buildings, townhouse complexes, individual houses or low-rise residential buildings.

Town house — A row of multi-level single-family homes, each having a private outside entrance and connected by common walls. They can be side-by-side or located one on top of another (stacked).

Choosing a location

When deciding where to live, make sure you think about:

- whether you want to live in a city, a town or in the country;
- where you work, how easy it will be to get there and the commuting costs;
- where your children will attend school and how they will get there;
- whether you need recreational facilities or shopping nearby; and
- how close you would like to be to family and friends.

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