

## What Type of New Home Are You Qualified to Buy?

When you think about looking for a new home, one of the first questions that probably comes to mind is: "What type of property can I afford?" That's an important question because your price range is a major determining factor in the types and sizes of homes you should be viewing.

You don't want to waste time looking at properties that are beyond your price range. At the same time, you don't want to purchase a less-than-ideal home, only to realize later on that you could have afforded more.

So how do you determine what type of new home you are qualified to purchase?

The first step is to find out what your current property would likely sell for in today's market. I make that calculation for clients all the time. It involves reviewing what homes similar to yours have sold for recently, as well as other data — such as special features your home may have that are likely to boost the selling price.

Once you know the current market value of your home, subtract any outstanding mortgages and estimated selling expenses, and you'll end up with an amount that can be applied to the purchase of your next home. (You may also have other funds you want to use.)

The next step is to talk to a lender or mortgage



broker to see how much of a new mortgage you qualify for. (Call me if you need a recommendation.) It's important to get a Pre-Qualification or Pre-Approval. That makes the offer you make on a new home more credible.

If you want to find out the types and sizes of homes you can get into, give me a call. I'd be happy to show you the possibilities!

## Watch Out for Carbon Monoxide In Your Home

Carbon Monoxide (CO) is invisible and odourless, so you can't actually "watch out for it". However, you should monitor for it because an excessive build-up of this gas in your home can be deadly.

Fortunately, there are many types of Carbon Monoxide detectors you can purchase — and most are effective and affordable. Some models simply plug into an outlet. (Many also have a battery backup.)

Carbon Monoxide is caused by the incomplete burning of fuel. It can be

released by a faulty gas furnace, kerosene heaters, and gas fireplaces. That's why it's a good idea to install detectors in areas close to these fixtures, as well as near bedrooms.

Experts say you should always follow manufacturer's instructions when installing CO detectors, and test them regularly. You want to make sure you can hear the alarm from your bedroom.

CO build-up in homes is rare. So your detectors may never go off. But, if the

alarm does sound, get everyone (including pets) out of the home and into the fresh air. Then call 911. Typically, the fire department will do an inspection and determine the source of the carbon monoxide.

A final tip: Never use your BBQ or outside grill in the garage or, especially, anywhere inside your home. The risk of CO exposure is very high and definitely not worth the convenience of a grilled burger!

## Think, Act... Live!

"Problems are not stop signs, they are guidelines." [Robert H. Schuller](#)

"Success is the progressive realization of predetermined, worthwhile, personal goals." [Paul J Meyer](#)

"Wisdom is knowing what to do next; virtue is doing it" [David Starr Jordan](#)