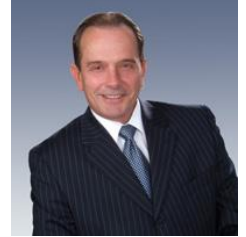


Ernie MacMaster



Ernie MacMaster's Newsletter – April, 2013

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Hello and welcome to my April, 2013 Newsletter. Each edition of this newsletter will contain a variety of information regarding buying and selling a property and properties currently available. Call on my experience, know how and complete extensive knowledge of our marketplace. View great free Real Estate tips on buying, selling, staging, moving and testimonials from hundreds of satisfied customers on my website at www.erniemacmaster.com!

Did You Know...

"It is the greatest personal reward for me as an agent to receive a referral from a past customer or to do repeat business with a client."

Sold: 33 Dunwatson Dr. - \$719,900



Sold Over Asking: 54 Cockburn Dr. - \$475,000



Sold Over Asking: 23 Haviland Dr. - \$609,900



Sold Over Asking: 6 Clearlake Ave. - \$619,900



Virtual Tours, Slide Shows, Photos & Feature Sheets for all my listings can be viewed at www.erniemacmaster.com

More Listings Needed for My Clients / Buyers

Contact Me For A *FREE* Property Evaluation



Questions to Ask Your Agent

How can you help me find the right home?

Good agents will impress you with their knowledge of the local real estate market and their ability to appreciate what you are looking for in a home. They should be able to show you what is available in your price range, and how the features and benefits of specific houses and neighbourhoods fit your requirements.

Given our particular circumstances, what advice would you offer?

Every family is different, and a good real estate agent appreciates this. He or she should be able to advise you on how to find a home that meets your unique circumstances and lifestyle.

Why should I work with just one agent?

If you don't have an exclusive agency agreement with your sales representative, you're not legally obligated to work only with him to find your next home. It may, however, greatly benefit you to do so. Talk to your prospective real estate agent to find out his position, and then determine what's best for you.

What happens when you are not available?

Agents work extremely long hours and try to be available whenever and wherever you need them. But however accommodating they try to be, they are not always available. Ask your prospective real estate agents what arrangements they have in place when they are not available.

What makes your real estate service special?

Every agent tries hard to give top-notch service, but what distinguishes a really good one from the rest? Ask them. You may be surprised at what they have to say and, just as importantly, how they say it.



Home Sellers

Thinking about selling your home? You've come to the right place. Leaving behind your old home and neighbourhood can be stressful, but your move doesn't have to be. The best advice? The more planning you do, the easier the move will be. We'll tell you all the things you should think about before you even start packing that first box. Learn some commonly overlooked arrangements you should make ahead of time to plan your move the right way.

Know What You Can Afford:

Knowing your affordable price range will bring your house hunting into focus. How much of a house you can afford depends on three things:

- How much you can afford for the monthly mortgage payment
- How much of the down payment you have available
- The amortization, or length of time required to pay off the loan, assuming interest rate does not change

An important step in securing mortgage financing is the credit check. As a routine part of the application process, the lender will order a copy of your credit bureau report. Because a credit report contains information about you, you have a right to inspect a copy of it.

Your personal credit report is compiled by Canadian credit bureaus from various sources. The report shows information generally going back six to seven years, including personal information such as your name, address, date of birth and Social Insurance Number.

It also includes historical data such as current and previous addresses, current and previous employers, and public records like bankruptcies, liens or judgments. Most importantly, your credit report contains your credit card, mortgage and loan payment information.

I have successfully represented purchasers frequently in their efforts to locate a new home or condominium.

I will work for you as your professional sales representative to sell your house for the highest possible price and to provide you with 'How to' tips to prepare or stage your home for selling using my extensive background to make this a smooth and pleasant experience.

Recent Sales:

SOLD: 59 Blakemanor Blvd



SOLD: 126 Ridgewood Rd.



SOLD: 66 Tilley Drive



SOLD: PH2002-1101 Leslie



SOLD: 5 Yetta Shepway



SOLD: 714 Pebble Court



SOLD: 107-4662 Kingston



SOLD: 1103-1101 Leslie St



SOLD: 1640 Goldenridge Rd



SOLD: 54 Linderwood Drive



SOLD: 49 Wichey Road



SOLD: 902-1105 Leslie St



SOLD: 26 D'arcy Magee



SOLD: 1007-29 Rosebank



SOLD: 43 Invermarge Drive



SOLD: 1608-1101 Leslie St



SOLD: 176 Broadlands Blvd.



SOLD: 25 Earl Road



SOLD: 9 Rodarick Drive



SOLD: 1603-1101 Leslie St



Home Staging Tips:

When it comes to selling your home, there's one thing to keep in mind: people don't buy houses, they buy homes. Your goal is to make it easy for potential buyers to picture themselves living in your home. The act of grooming and decorating a house to properly showcase its features and make it more attractive is referred to by industry experts as home staging. Ask me for more information.

In all my years as a Real Estate Professional dating back to 1980, I've been through many cycles. But one thing has remained constant: When hired by someone to perform a service, you must give 100% of yourself to provide that service. Allow me to provide you with the same Award Winning Service.