



thesinghalreport

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Welcome to this month's issue of **The Singhal Report** – our monthly real estate newsletter courtesy of The Singhal Group. We bring you this newsletter in hopes that you find it informative and useful. If you're thinking of making a move or have a general real estate related question, please don't hesitate to contact us. We're here to help in any way we can and we would love to hear from you. Be sure to visit our website regularly for up-to-date information on our current listings and to download an electronic copy of this newsletter.

Best Regards,

Niraj Singhal



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RATES AND AFFORDABILITY

After enjoying years of record-low interest rates, homeowners now need to prepare themselves for the inevitability of rising loan rates.

The first indication of an increase came back in July when the Bank of Canada raised their benchmark interest rate by 25 basis points, its first increase in almost seven years. As the economy strengthens, homeowners should expect the possibility of continued rising interest rates. How could this affect you?

Homeowners with a variable-rate mortgage will already be dealing with an adjustment in their interest rate by now, while those with a locked-in, fixed-rate mortgage won't be affected until it's time to renew their loan. Those in the market for a new property will need to review their budget to re-assess the price of a home they can afford.

Talk to your mortgage provider to clarify your affordability parameters.

You may decide it makes sense to come up with a larger down payment for your next home, or perhaps lower your buying expectations and consider a less expensive house or condo.

Once you're comfortable with your financial footing, let's sit down together to review the latest real estate activity in your area, to get an idea of what kind of price your current house could fetch in today's market. A comparative market analysis will allow us to review recent sales numbers involving houses sold in your area, to provide context for your own home listing.

Please call today for a no-obligation real estate review and discussion about your moving plans now, and into 2018.



Terminology Tip

CLOSING COSTS

Also known as settlement costs, closing costs include both one-time and some adjustments/apportioning of recurring costs, over and above the price of the property, that buyers and sellers incur in order to complete a real estate transaction. These have to be paid on closing and may not be included in the mortgage. The one-time costs include, but are not limited to, loan charges, appraisal fees, title insurance, legal fees, land transfer taxes, along with the foreign buyers tax if applicable. Non-recurring closing costs are one-time costs associated with buying a property or obtaining a loan. The adjustments include pre-paid or unpaid property taxes and a portion of the condo maintenance fees.





WHAT'S LURKING IN YOUR HOME?

It's not just Halloween that brings out scary things around the home; check out these everyday, frighteningly germ-y hiding spots!

- 1. Cutting boards.** From dangerous coliform bacteria to molds and yeasts, your cutting boards are a hotbed of scary germs. Be sure to place boards in the dishwasher or hand-wash in hot soapy water after every use. You can also disinfect cutting boards by wiping them down with full-strength white vinegar, then wiping them again with a paper towel saturated in hydrogen peroxide. Get your cutting board smelling fresh again by rubbing it all over with the cut side of half a lemon.
- 2. Your kitchen sponge.** That everyday essential you use to clean your dishes can actually harbor mold, E.Coli and salmonella among other things. Throw out and replace your kitchen sponge every couple of weeks, and microwave wet sponges for two minutes daily in-between replacing them.
- 3. Your kitchen counter.** Your kitchen counter acts as the catchall for everything from phones and keys to purses and the mail, so it's no wonder the contamination factor is high. And then of course there's the food preparation that happens on that counter, which can introduce bacteria and the risk of salmonella and E. Coli. Research the safest cleansers for your particular countertop surface, and sanitize it daily after wiping it down with hot, soapy water.
- 4. Your coffee maker.** Although you pour water into it everyday, you may not think of giving your coffee maker a regular, dedicated cleaning to flush out any bacteria that could be growing in its dark, damp interior. To clean your coffee maker and help it flow better too, fill it with three or four cups of white vinegar, let it sit for half an hour, then turn on the machine to let the vinegar flow through. Follow with a couple of cycles of water to flush out the vinegar.
- 5. Your kitchen drain and sink.** After running the vinegar through your coffee maker, why not keep the vinegar working by shaking a cup of baking soda into your kitchen drain and then pouring the vinegar over it, to disinfect the drain? It's worth noting the kitchen sink itself can get pretty nasty too. Remember, the bacteria from raw meats and other foods you may prep over your sink goes directly into that same sink you wash your dishes in. Be sure to disinfect not only the sink a couple of times a week, but also the sink strainer.
- 6. Fridge door handles, cupboard handles, stove knobs, doorknobs, kitchen and bathroom faucets.** Basically anything you're touching multiple times a day needs to be cleaned with hot soapy water and a disinfectant. Have a supply of disinfectant wipes on hand for easy, daily wipe-downs.
- 7. Your toothbrush holder.** Toothbrushes knocking together or being in close vicinity to other toothbrushes allow airborne bacteria to travel from toothbrush to toothbrush, opening up the possibility of infections such as gum disease and even the common cold being passed from one person to another. Toothbrush holders need to be tossed in the dishwasher or at least washed regularly in hot, soapy water to discourage the mold and yeast that can lurk inside.
- 8. Your baby's diaper pail.** Wipe down the diaper pail with a baby wipe on a daily basis, and wash the inside with hot soapy water as necessary.
- 9. Your pet's food bowl.** Wipe up spilled food or water promptly, and wash bowls daily to not only protect your pet from getting sick from spoiled food, but also to discourage bugs or mice. Don't forget to wash pet toys too!

HOUSEHOLD TIP: KEEP YOUR COOL



Keep your refrigerator working efficiently with these cool tips:

- 1.** Ensure cool air stays in the fridge by checking that the gaskets (the rubber door seals) are airtight. Put a piece of paper in the door so it's only halfway in the fridge, and close the door. If you can slide it out easily, the gasket is not tight and needs to be replaced.
- 2.** Your refrigerator's condenser coils (large black, grid or radiator-like coils behind the fridge) are responsible for removing heat away from refrigerators and freezers, so if they're covered in dust and dirt, they can't do their job. Dirty coils have to work harder to help your fridge stay cool, which results in a higher electricity bill and possibly costly repairs. Clean the coils twice a year for maximum efficiency.
- 3.** Know that a full refrigerator helps increase energy efficiency, as there is less air to cool when space is taken up.

CONTRACTING A HAPPY RELATIONSHIP

Even the handiest homeowners will find themselves requiring the services of a service professional or contractor at some point when planning a home renovation. Here are some tips to keep your contractor happy, and therefore make for a smoother experience for the both of you!

- **Make a plan.** While large renovations will most likely follow professional drawings, it's important to have all of your smaller renovation requirements written down too, to ensure there are no surprises—especially ones that cost money—later. The clearer you can communicate your ideas, the better. Because “a photo is worth a thousand words,” consider creating a scrapbook with magazine clippings or photos that you've found online to clarify your vision.
- **Make space.** Make sure the crew can easily access the area they need to get into; move furniture and remove items that could get in their way. A little pre-visit prep will make for an easier, safer and quicker job completion.
- **Make yourself scarce.** While you should pop in once in a while to keep track of how things are going and keep your cell phone on to answer any questions the crew may have, there's no need to hover over them while they're working. If you have kids and/or pets, ensure they stay well out of the work zone at all times.
- **Create a welcoming environment.** Remember that you're dealing with human beings, not machines, and that workers will always appreciate being offered bottled water and fresh coffee, and maybe even an occasional snack as a treat!



THE ABCs OF REAL ESTATE

Let's unravel some acronyms for the following common real estate terms!

~ Monthly Musing ~

*“Whether you
believe you can
do a thing or not,
you are right.”*

~ Henry Ford

MLS®: The MLS®, or Multiple Listing Service®, is a marketing system that gathers into one database the listings for all available properties in an area, with the exception of properties sold privately by the owner. Sellers must sign a listing agreement with participating brokers in order to have MLS® access. Sellers recognize that the MLS® system allows for greater exposure for their property and therefore a greater chance of a sale, while buyers appreciate the easy access to available listings.

FSBO: Pronounced “fizzbo” and standing for “For Sale by Owner,” this term refers to a property that's offered for sale directly by its owner. While some homeowners may list their homes themselves with the intent of avoiding paying commission, it should be noted that FSBOs typically aren't as successful as agent-assisted sales, as sellers may have trouble getting the right price for their properties.

DOM: Standing for “Days on Market,” DOM refers to the number of days a property is listed for sale on the MLS® before it's sold or taken off market. DOM will be lower in seller's markets when fewer properties are listed and inventory sells faster, and higher in buyer's markets when inventory is higher and properties take longer to sell.

CMA: A CMA, or Comparative Market Analysis, is a method of establishing a fair listing price for a property. In a CMA, the property in question is compared to similar properties in the area sold within the past year or currently for sale. The comparison takes into account a number of factors, including square footage, age of the property, number of bedrooms and baths, listing prices and sold prices.





PUMPKIN CURRY WITH CHICKPEAS

INGREDIENTS

- 1 Tbsp. coconut oil
- 1.5" piece of ginger, peeled and chopped
- 4 cloves garlic, minced
- 1 fresh red chili
- 4 shallots, chopped
- 1 tsp. mustard seeds
- 1 bunch of fresh coriander, leaves and stalks separated, stalks chopped
- 20 curry leaves
- 1 tsp. turmeric
- 1 x 14 oz. can chopped tomatoes
- 2 x 14 oz. cans coconut milk
- 1 small pumpkin or squash (approx. 2 lbs.), peeled and chopped
- 2 x 14 oz. cans chickpeas, drained and rinsed

INSTRUCTIONS

1. Melt a tablespoon of coconut oil in a large saucepan, and stir in ginger, garlic, red chili and shallots. Cook until golden.
2. Stir in mustard seeds, curry leaves and chopped coriander stalks. Fry until curry leaves turn crispy.
3. Add turmeric, tomatoes and coconut milk. Bring to a boil, then mix in pumpkin and chickpeas.
4. Reduce heat to low, cover pot and simmer for 45 minutes, stirring occasionally.
5. Remove lid, cook for a further 15 minutes or until sauce starts to thicken.
6. Sprinkle coriander leaves on top before serving.

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190 GOLFLINKS DRIVE



4 BEDROOM, 5 BATHROOM

55 SUNDRAGON WAY



3 BEDROOMS WITH LOFT

2 ROWLEY AVENUE



SOLD IN ST. CLAIRE GARDENS

5792 RIDEAU VALLEY DRIVE



SOLD IN MANOTICK

Notes:
