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### Words you should know when buying a home

**Assumption Agreement:** A legal document signed by a homebuyer that requires the buyer to assume responsibility for the obligations of a mortgage by the builder or the previous owner.

**Blended Payment:** A mortgage payment that includes principal and interest. It is paid regularly during the term of the mortgage. The payment total remains the same, although the principal portion increases over time and the interest portion decreases.

**Closed mortgage:** A closed mortgage cannot be paid off, in whole or in part, before the end of its term. Many closed mortgages limit prepayment options such as increasing your mortgage payment or lump sum prepayment (usually up to 20% of your original principal amount).

**Conditional offer:** An Offer to Purchase that is subject to specified conditions, for example, the arrangement of a mortgage. There is usually a stipulated time limit within which the specified conditions must be met.

**Lien:** A claim against a property for money owing. A lien may be filed by a supplier or a subcontractor who has provided labour or materials but has not been paid.

**Link home:** A link, or carriage home, is joined by a garage or carport. The garage or carport gives access to the front and back yards. Builders sometimes join basement walls so that link houses appear to be single-family homes on small lots. These houses can be less expensive than single-family detached homes.

**Variable mortgage interest rate:** Fluctuates based on market conditions but the mortgage payment remains unchanged.

### Lessons learned: steps you can take now for a better tax refund next year.

(NC)—By now you probably know the outcome of your 2010 tax return filing: whether you have to pay, if you're going to get a refund, and how much you should receive. And no matter your situation, almost everyone wishes they could pay less to the government and keep more money in their pocket!

Here are some tips on ways you can get the most out of next year's tax return.

#### Tip 1: Contribute for your future and save money now

When you invest in RSPs, RESPs or RDSPs, you're investing towards a financially-secure future, and you'll be thankful at tax time, since RSP contributions are tax deductible. Even though the RSP contribution deadline for the 2011 tax year isn't until February 29, 2012, it's a good idea to consider making automatic contributions throughout the year instead of a lump-sum contribution before the deadline.



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Tip 2: Invest in your community and causes you believe in

Charitable donations help support those in need – but they can also help you at tax time through tax credits for your contributions. The deadline to make charitable donations for the 2011 tax year is December 31, 2011. It may make sense for one spouse or common-law partner to claim all of the family charitable donations as there is a higher tax credit available for donations over \$200. Alternatively, you can accumulate your donations (up to a maximum of six years) and claim them in one year to benefit from the higher tax Credit.



### Tip 3: Make tax-efficient investments

An example of tax-efficient investing is using Corporate Class Funds. This is an option to consider when an investor has contributed the maximum to his/her Tax-free Savings Account (TFSA) and RSP. Corporate Class Funds can be held outside of an RSP or TFSA and offer investors the opportunity to defer (in many cases) the realization of capital gains when switching from one share class, or fund, to another within the same corporation. This means that the money an investor would otherwise have paid in tax on this capital gain remains invested and continues to grow.

There are a wide variety of other tax credits available to Canadians, including those for medical expenses, education, child care, and much more. For additional information on ways to maximize your tax refund, speak to a financial advisor.

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## Mow your lawn easily and effortlessly with new Turn Tight Technology:

(NC)—Mowing a large lawn seems like such a simple task and it can be if you have a yard or garden tractor with the right features. Turn Tight Technology enables homeowners to manicure their lawn quickly and easily while reducing the amount of gas needed to get the job done. This is because Turn Tight technology features an innovative steering system to help the user closely mow around objects, like garden gnomes, and quickly and easily cut grass around tight spaces created by trees and flower beds without the need to reverse.



Turn Tight Technology is an innovative steering system that offers a tighter turning radius to be able to efficiently mow around obstacles, such as garden beds and shrubs, without using the reverse motion. This means that in many instances you do not have to get off your tractor to complete the job manually.

For open areas, a tight turning radius is important as it allows users to quickly turn around and mow parallel to the last mowed swath in the opposite direction. Tractors with a large turning radius require more time and more use of the reverse gear to properly position the unit for parallel path mowing.

Turn Tight Technology is unique to models of Craftsman yard and garden tractors and is a great choice for homeowners as it offers the maneuverability of a zero-turn tractor but in a comfortable, compact design that is easier to learn to drive and better on hills. The new Turn Tight Technology is available exclusively at Sears. NRCAN has some very informative videos online that walk you through fuel-efficient driving, including the AutoSmart program targeting novice drivers.

You can find them at [www.vehicles.nrcan.gc.ca](http://www.vehicles.nrcan.gc.ca).

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