

How much house to buy?

(Continued from p. 9)

mate your monthly payment for a particular home? Again, a rule of thumb. Your monthly payment for principal and interest will be about \$8 for every \$1,000 borrowed. For example, the monthly payment for a nine per cent, 30-year, \$48,000 loan would be about $48 \times \$8$, or \$384. (Actual amount is \$386.22). Add this to an estimate of monthly taxes.

• How can you estimate what the taxes will be on a new home? Property taxes are equal to the millage rate times assessed valuation. Rates vary from area to area, but average about \$55 to \$60 per \$1,000 assessed valuation for Detroit area suburbs. Assessed valuation, while theo-

retically 50 per cent of the value of the property, generally averages about 45 per cent of the sale price of a new home.

Thus, a new \$60,000 house in Troy will have an assessed value of about \$27,000; since Troy's tax rate is about \$58 per \$1,000 valuation, the taxes will be about 58×27 , or \$1,566 per year. This breaks down to a monthly figure of \$130.50. If you know where you plan to buy, call the assessor's office and ask them for their estimate.

• Should you stretch to buy the biggest home you can afford? Or, should you stay conservative? You should probably stay conservative if your future income is fixed, un-

known, or subject to large fluctuations, such as persons existing on straight commissions. But, if you have a reasonable expectation that your real income will remain steady or increase in the future, you are probably better off stretching right up to your limit.

The monthly payment that looks so large to you now, will not increase nearly as fast as inflation, and money used as a down payment on a thoughtfully purchased home in a good location, will show a far better net return on investment than in a time savings account.

Remember, you don't make many house purchases in a lifetime; if you buy less of a home than you are qualified to buy now, you may be sorry later.

Limited Edition

Rarely does the truly discerning individual have the opportunity to purchase an original art form... a limited edition. This opportunity now exists for just 30 families who will be fortunate enough to purchase a home in the rolling, heavily wooded lands which have been called the finest close in home sites in the prestigious Bloomfield area. The term "limited edition" means something special and these 30 homes will be deserving of the term "special" in the finest sense. Each home will be carefully pre-selected for a particular, unique site. Each home will be built as an "original"... a jewel carefully placed in its setting to maximize the owner's enjoyment of his land's beauty. Each home features the "best of everything," such as: Alpine ceilings, "owner apartment" retreats, Roman baths, balcony lounges, Teppan ceramic cooktop ranges and self-cleaning ovens, Kitchen Aid superb dishwashers, electronic garage door openers, etc. Visit these innovative homes today, savor the land, the trees; it's not often that one can enjoy the uniqueness of a "limited edition."

THE **PARK**
AT BLOOMFIELD LAKE



From \$125,000

herman



frankel

Age gap eliminated

(Continued from p. 4)

in earlier years. Payments would increase gradually yearly for five or 10 years, depending on what variation of the plan is selected, then level off for the remainder of the life of the loan.

Assuming a 30-year, \$35,000 loan at 8.5 per cent interest, the monthly payment for the first year would be \$223. This would be under a variation of the plan calling for a three per cent annual increase in pay-

ments for 10 years. The first-year monthly payment would be \$46 less than the payment made on a loan requiring the same monthly payment for the duration of the loan.

The monthly payment would increase three per cent to \$230 the second and three per cent each succeeding year through the 10th year. In the 11th year, the monthly payment would level off at \$200.

3 NEW MODELS ... rochester glens



Set in the rolling countryside ...

Enjoy the charm of historic Rochester while visiting Rochester Glens... a planned community of custom homes. Choose from 7 different models and 14 plans.

- Colonials with country manor floor plans
- Multi-level homes with cozy, step-down entertainment areas
- Cape Cods with room to grow
- Ranch styles with sunken dens
- Natural fireplaces... huge family rooms and many more wanted features
- Close to everything—freeways, shopping, outstanding Rochester Schools

Priced from
\$57,500

Your deposit holds lot and price

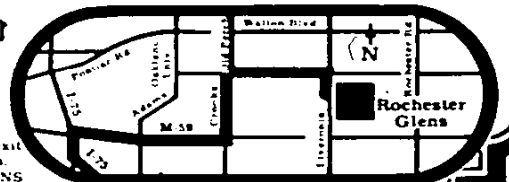
Homes available for immediate occupancy. Brokers welcome.

Sales by
Impact
Marketing
Services

Model Phone: 652-0213

Open 1-8 Daily 12-5 Saturday
12-5 Sunday Closed Thursday

Take I-5 (North) to M-59 (East) exit, take Crooks exit (North) to Axon Rd., turn right (East) to Livernois, turn right (South) 1,000 feet to ROCHESTER GLENS



THE CRESTWOOD

Keatington Hills

with
Private Beach on

240 Acre Lake Voorheis

Custom Homes from \$50,950

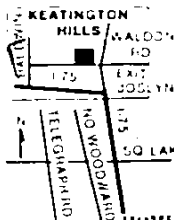
Some for Immediate Occupancy

Sales Office

391-1565

Open Every Day 1-7 P.M.

Closed Thurs.



MASTERBUILT

338-4033

