

Housing myths shattered

Is home ownership an impossible dream for young people? These and other current housing myths are refuted by a study conducted by the Family Housing Bureau (FHB), a public information service of Chicago Title Insurance Company.

• Myth 1: First-time home buyers have been virtually driven out of the market by escalating housing costs.

FHB survey shows that 44 per cent of today's home buyers are first-time buyers.

• Myth 2: Young people cannot afford homes anymore. The survey reveals that 87 per cent of first-time buyers are younger than 35, with the average age being 28. Even the average age for first-time buyers of homes costing more than \$30,000 was

• Myth 3: The few first-time buyers who can afford homes can only manage homes in lower price categories.

While it is true that 12 per cent of first-time buyers buy homes in the under \$20,000 category, an impressive 30 per cent of homes costing more than \$30,000. More than one-fourth of the more than \$30,000 are paid more than \$30,000 for their first homes. And the average price paid by all first-time home buyers was \$34,000.

• Myth 4: Costs for single-family dwellings have risen so sharply that most buyers are turning to multi-family solutions.

Eighty-seven per cent of first-time home buyers choose single-family homes, nine per cent condominiums, and four per cent select multi-family.

It should be noted, however, that only 14 per cent are buying brand new dwellings; 86 per cent have selected previously-owned homes.

• Myth 5: Most home buyers now are spending more on mortgage payments than the equivalent of one-fourth of total income. One-quarter of the current crop of first-time buyers hover around the classical rule of thumb that mortgage payments should be one-fourth of total income. Another 33 per cent of the buyers are even more conservative, spending 20 per cent or less of their total income on shelter.

• Myth 6: Due to economic conditions and lender requirements, down payment percentages have shot beyond the standard 20 per cent of purchase price. On the other hand, according to the survey, the traditional 20 per cent down payment still prevails as the norm; with more than 30 per cent of the buyers putting exactly that amount down. And another one-third of the buyers are putting down 10 per cent or less.

• Myth 7: Middle-income families might as well forget the idea of home ownership altogether.

Almost four out of 10 first-home buyers have family incomes less than \$15,000. Seven per cent have incomes less than \$10,000. And while the majority of buyers with incomes less than \$15,000 are buying homes costing less than \$30,000, 12 per cent of them are buying in the more than \$30,000 category.

• Myth 8: Because of high interest rates and exorbitant costs, monthly

mortgage payments are staggering.

Actually, for almost three-fourths of the first-time buyers, monthly mortgage payments amount to less than \$300, with the average for all first-time buyers being \$278. And, payments for the more expensive homes for 87 per cent of the buyers and that for more than half of the payments are for homes costing more than \$30,000.

• Myth 9: To keep mortgage payments feasible, first-time home buyers must resort to very long-term mortgages.

Surprisingly, it is the previous home owners who chalk up the bulk of longer-term mortgages: 63 per cent of them being 20- and 30-year mortgages, as compared to 37 per cent of first-time buyers. Forty-eight per cent of the first-time buyers opt more frequently for either a 20-year term or the standard 30-year mortgage term.

Other assumptions about the market and the buyers also were overturned by the survey findings.

For example, in the current economy, it might be concluded that first-time buyers are more inclined to cash down payments by borrowing from relatives or lending institutions. But 71 per cent are doing the entire down payment on their own saved monies and investments, with no assistance. As an overall average, down payments consist of 80 per cent saved funds, with only the remaining 20 per cent contributed by supplementary sources such as relatives and lending institutions.

Two get degrees

Two Farmington area students were among the Michigan Technological University students who were awarded degrees in November.

Michael R. Harrison, son of Mr. and Mrs. Robert D. Harrison, 34252 Cortland, Farmington, took a BS in civil engineering.

Dr. W. Dale Compton, vice president of research at Ford Motor Co., delivered the commencement address.

Relaxation at SC center

The Lois L. Waterman Campus Center at Schoolcraft College provides additional services to the student outside the classroom. Student lounge, reading rooms, the student health center, dining rooms for faculty and

students, a cafeteria and snack bar are located at the center.

The Culinary Arts program also is housed at the center.

The Waterman Center is named for Dean Emeritus Lois L. Waterman.

TELEVISION SERVICE SPECIAL ONLY \$3

We will pick up your television set, bring it to our shop and have it checked by our TV experts. You will then be notified by telephone of the cost of repair. If you decide not to have it repaired we will return it to your home. All for only \$3.

C. B. SALES & INSTALLATION
• JOHNSON • RCA • REGENCY • COURIER
Antennas and Accessories

28915 JOY RD.
WESTLAND PHONE 525-5450

Glidden

NOW thru JANUARY 17

HOLIDAY SALES!



\$7.99
reg. \$9.99

Glidden Spred Latex Enamel Semi-Gloss

• Gives a great semi-gloss look to walls and trim
• Easy to apply latex — quick, soapy water clean-up
• Dries fast, stays fresh looking
• Colors match SPRED SATIN wall paint

10.99
Reg. 12.99



SAVE
10-30%* OFF

Select from the latest, first quality brand name books — no seconds in every conceivable style. Choose from fabric-backed vinyls, pre-pasted, stripable rocks, foils and more. Thousands of thousands of patterns in today's most popular books. All books are included — many at 20%, and 30% off.

Manufacturer's Suggested Price

Glidden

"PAINT STORES YOU CAN BE LOYAL TO!"

Daily 9-6 Mon., 9-9 Tues., Sat. 9-6

CUSTOM COLORS SLIGHTLY HIGHER

Paint & Wallcovering Center

STORE HOURS: MON. 9-9
TUES. WED., THURS., FRI., SAT. 9-6 CLODED SUNDAY

PHONE 525-4350
15970 Middlebelt Road
(BETWEEN S. ALEX & 6 MILE RD.)
LIVONIA, MICHIGAN

YOUR CHOICE \$119.97

PACE CB BASE STATION CB113

- KRACO 23 CHANNEL CB KCB 2330 Save \$68.91 \$89.97
- KRACO 23 CHANNEL CB KCB 2320 Save \$58.91 \$69.97
- KRACO 23 CHANNEL CB KCB 2310 Save \$40.80 \$59.97

PACE 23 CHANNEL CB 144

- Subject to prior sale
Save \$59.80 \$97.97
- Auto Supplies Dept.

Auto Supplies Dept.

MOBILE MICROWAVE RECEIVER

By Senturion. Gives advance warning of radar controlled speed zones. Helps make driver aware of driving habits. Subject to prior sale. Originally \$77.76

\$49.97
Auto Supplies Dept.

PACE 23 CHANNEL CB 123A

Subject to prior sale. Save \$70.91

\$77.97
Auto Supplies Dept.

Auto Supplies Dept.

PACE 23 CHANNEL CB 143

Subject to prior sale. Save \$60.91

\$67.97
Auto Supplies Dept.

Auto Supplies Dept.

MEIJER THRIFTY ACRES — 45001 FORD RD. AT CANTON CENTER RD.

SHOP MONDAY THRU SATURDAY 8 A.M. TO 10:30 P.M. — SUNDAY 9 A.M. TO 7 P.M.