



MARK STEVENS

Just Call Mark! 604-306-5478

AUGUST 2011 NEWSLETTER



RE/MAX
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**DON'T JUDGE A BOOK BY ITS COVER,
BUT DO JUDGE A PROPERTY BY ITS TITLE!!**



We are fortunate to have one of the best land title systems in the world in BC, making it very difficult to perpetrate fraud in land ownership. You can pretty much rest assured that the property you are buying is owned by the person registered on title and that they have the legal ability to transfer that property to you. Some people have found ways to defraud the system, but they are rare.

Legal ownership is only *one* of the reasons for taking a look at the title of the property you are considering buying. Other items that are on title can affect your use and enjoyment of the property and may restrict what you can do with it.

Most new subdivisions come with “restrictive covenants” that define the kind of buildings, the size of the lots, and often give some authority, such as the design architect, the power to approve or reject your request to build certain plans or other outbuildings. There are many other kinds of restrictive covenants. *If you have not pulled yours and know what they are, you should.*

Many properties have “statutory rights of way” on them, most often associated with sewer and water lines, buried cables and wires, etc., so that those who need access to them, can have that access. It is extremely important for you to know where these statutory rights of way are on your lot, because, should you build on top of them (i.e. a shop or out-building) and if, at some point they need access to their lines at the same spot, you can be required to remove the structure at your cost. Ouch!

“Easements” can also be on title and may give someone else the right to use your land without owning it. In its simplest form, an easement is a certain right to use the real property of another without possessing it. As an example, if a farmer has a piece of land that is not directly accessible by road, then he may make an arrangement with the neighbour to drive over a certain part of the property to access his land. There would most often be some form of compensation for such use, although in some cases that may be a token amount, such as one dollar.

There may be financial charges on title. These most often need to be cleared by the seller before title can be transferred. Basic financial charges are mortgages, liens, secured lines of credit. I have seen liens put on by the Ministry of Health for unpaid fees.

There are also certificates of pending litigation, wherein someone, i.e., a bank, is foreclosing, or one or more parties feel that they have an interest in the property and register their complaint on title. This needs to be sorted out before title can be conveyed to the new owner. By the way, title can change anytime up until, *and* including, the day it is to be conveyed.

If you wish to know what is on *your* title, you can register at BC Online at www.bconline.gov.bc.ca/ or through Landcor at www.landcor.com. Both are paid services, but fairly inexpensive. **Or, just call or email me and I will pull title for you free of charge!!**

Mark Stevens - RE/MAX Results Realty

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24083 - 102 Ave.

PICTURE
YOUR
HOME
HERE



19238 Fieldstone Walk

MY LISTINGS



12145 Faber Cr. \$234,900
3 bedrooms ~ 1.5 baths



10288 - 243 St. \$374,900
3 bedrooms ~ 2.5 baths



23377 Kanaka \$479,900
3 bedrooms ~ 2.5 baths

S U D O K U

		3		6		1		
	2		7		3		6	
		8	4		1	2		
	9			8			1	
		6	3		7	4		
	1		9		6		7	
		4		1		5		

Source: Kappa SUDOKU Puzzles

FROM OUR MORTGAGE SPECIALIST:

BARB McCAUGHERTY



Whether you're buying your first home or have a mortgage you'd like to "Switch In" to RBC Royal Bank, our special rate offers allow you to take advantage of low rates and provide security for the long term. We have great sale rates on 6 month, 4, 5, 7 and 10-year terms!

Ask about our "Low Down Payment" Mortgage, our Investor Mortgage Program, our Equity Mortgage Program, or our 90% Mortgage for Self-Employed & Commissioned Sales People.



For more information about these and other mortgage options, contact Barb at: 604-761-7565 barbara.mccaugherty@rbc.com

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