



Christopher works for **you**, not the lenders.

As requested, I'm keeping a close watch on mortgage rates for you.

Thanks for giving me this opportunity to help. As you requested, I'm letting you know that mortgage rates changed today. If you're in a variable rate mortgage, this fluctuation in rates may have an impact on your family budget and future financial plans. As your Mortgage Specialist, I'd be happy to sit down with you, analyze your current situation and discuss what actions you might want to take. Please feel free to contact me anytime.

The following table gives you an idea of the range of rates currently available. Remember, all rates are subject to change without notice. Rest assured I'll update you of the next rate change as soon as it happens!

Your Mortgage Centre Office:
Complementary Real
Estate Services Inc.
343 Waterloo Avenue
Guelph, Ontario, N1H 3K1

Rates as of Monday, April 26, 2010

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
2.25%	3.12%	3.25%	4.59%	1.85%

**Your Mortgage Centre
Specialist:**
Christopher Bisson
Agent

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Please talk to me to see if these rates are still current and applicable to your specific situation. Although we strive for accuracy, timeliness and completeness, information quoted is not guaranteed and may change at any time.

Mortgage Tip

When it comes to your mortgage, you can never have too much information. With that in mind, I'm providing you with this timely tip.

The "Market" is a strange beast. While most economists will tell you that the Market is always right, I also think that there is a certain amount of "Heard Mentality" that pushes the Market to make bad moves. When certain stocks get overheated, it is usually because of the blind optimism of the herd. The same can hold true in the bond market, where bond buyers drive the rates up because they fear



inflation. And there's a good bit of that going around right now.

By the time you read this many lenders will have already announced they are raising the fixed mortgage rates up for the third time in a month. I wouldn't fret about it too much as I am feeling pretty good about my variable rate mortgages that are floating under Prime. Long-term, history shows us that variable rate mortgage holders pay less interest than people with a fixed rate mortgage. The main reason to go fixed is if you just can't stomach the swings up and down, or want to know what your payment will be for budgeting reasons.

Call us if you want to discuss what might be right for you.

To view prior Rate Watch articles please visit our website at www.mortgageconciierge.ca.

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Mortgage Broker

The Mortgage Centre

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Each Mortgage Centre office is independently owned and operated.