



## 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 Wednesday, February 24, 2010*

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
2.25%	2.51%	2.65%	3.89%	2.05%

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

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.

**Licence Number:**  
M08011080  
Phone: 519-763-3900 ext. 1003  
Toll Free: 866-838-4366 ext. 1003  
Facsimile: 519-763-5233  
Email: [bisson.c@mortgagecentre.com](mailto:bisson.c@mortgagecentre.com)

### **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.

Recent data indicates that Inflation slightly increased in January, while Total Inflation, as measured by the Consumer Price Index (CPI), rose to 1.9%, and Core Inflation rose to 1.30%. What does this mean? Many analysts and economist predict the Bank of Canada will need to increase its overnight lending rate in June, in order to head off any major inflation. While the Bank of Canada might keep the market at bay by slightly raising rates, they will continue to be unable to exercise any major moves until the rates start to increase in the U.S.A.

As a consequence to the current expectation for higher inflation, bond yields will begin to rise which



will increase fixed mortgage rates. They shouldn't rise too much, but folks that have a variable rate mortgage may want to consider the following: a half of one percentage point rise in the fixed rates over four years can wipe out all the savings of a variable rate mortgage taken out for 1 year. So if rates are rising it might be a good time to look at getting a fixed mortgage, or to lock-into one, in the near future.

[www.guelphmortgagecentre.com](http://www.guelphmortgagecentre.com)

Each Mortgage Centre office is independently owned and operated.