



## 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

### Your Mortgage Centre Specialist:

Christopher Bisson  
Agent

### 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)

### *Rates as of Wednesday, January 27, 2010*

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
2.25%	2.44%	2.55%	3.99%	2.25%

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.

As many of you know, the past two years have been particularly challenging for the United States economy. As a result, other economies have also been negatively affected due to their heavy reliance on the United States market.

With this in mind, we will likely see stock markets in the United States trade around their current levels, seesawing up and down depending on the latest news. American industries are also still struggling and unemployment rates are high. On average, the unemployed are without work for approximately 26 weeks,



which remains an obvious factor affecting the United States economy.

On a more positive note, housing prices in both the United States and Canada have been given a boost from government programs. This resulted as an injection of extra money for our Canadian economy in 2009. Couple with low rate policies adopted by many of our central banks, the Canadian housing market continues to be busy. But don't expect these programs and rates to last forever. Inflation will put pressure on rates in the latter half of this year, and a slowing market for homes will result in a flattening of housing prices.

Look for fixed and variable mortgages rates to trade in the current range for about 6 months, at which point a steady and gradual rise on fixed rates will follow.

For more information on mortgages and related topics please feel free to contact us at The Mortgage Centre in Guelph!

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

Each Mortgage Centre office is independently owned and operated.