



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 Thursday, June 10, 2010

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
2.50%	2.65%	2.64%	4.49%	2.00%

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

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 current unemployment rate is at 8.10% according to Stats Canada. However, economists still wonder how much of a reflection this percentage really is of an "improving economy". Are the numbers completely realistic? There still seems to be a lot of people looking for work, and once all the government spending is done, surely some people will be laid off. Particularly at risk may be those who are just entering the construction or manufacturing workforce which may in part due to the current government expenditure.

This leads me to believe that we will likely have a sluggish economy heading into 2011. This will translate into low inflation and low mortgage rates, on both the Variable and Fixed side. Furthermore, I believe that while Variable rates will rise 2.5% over the next 12 months, they will decrease by 1%



during the last half of 2011 due to a slower economy.

Unless you really like the stability of a fixed rate payment or need the purchasing power associated with a 5 year fixed rate mortgage (you can get a larger mortgage if you get a 5 year fixed rate mortgage compared to a variable rate mortgage or fixed rate term less than 5 years) you will likely find better going variable.

Feel free to call our office, to learn how much a variable mortgage can save you today!

www.guelphmortgagecentre.com

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