



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, May 12, 2010

| Bank Prime | 5 Yr Bonds | 1 Yr Fixed | 5 Yr Fixed | 5 Yr Variable |
|------------|------------|------------|------------|---------------|
| 2.25% | 2.93% | 2.90% | 4.59% | 1.85% |

**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.

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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.

With every announcement of good or bad news rates are moving up and down at every turn, much like a roller coaster ride. Given that much of the Government spending hitting this spring is related to improving the economy, we will likely see better than average figures on the employment side.

However, when the government spending stops, we'll likely see those employment figures soften, making inflation less of a concern. This will widen the door for fixed rates to decrease once again.

On the other hand, if you are in a variable rate mortgage and haven't yet locked in, I would recommend



staying the course for another year. Variable rates will likely increase about 2% over the next 8 months, and then decline once it is evident the economy isn't as strong as it once was.

Afterall, if you know someone who has recently lost their job, it's probably taken them more than a month to find other work. Realities like this bring into question how strong the economy really is. This is why I think we will see variable rates come back down in the spring of 2011.

If you know of anyone of who is pondering whether to convert their mortgage, or break their current term, have them give us a call - it's a decision that could cost or save them thousands of dollars.

Written by,

Christopher Bisson

Mortgage Broker

The Mortgage Centre

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www.guelphmortgagecentre.com

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