



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!

Rates as of Friday, February 4, 2011

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
3.00%	2.66%	2.75%	3.99%	2.35%

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.

Fixed mortgage rates could soon be headed higher. Fears about the impacts of the turmoil in Egypt on oil prices have sent the bond market higher. Given the amount of oil that is shipped through the Suez Canal the fears are well founded.

Other news has also sent bond yields up: More reports from the USA that production levels are up and companies there have added more jobs to their regular payrolls. Given the current pace, it will still take years to get all those who lost their jobs from the recession back to work. It is a little early to tell if the economy has its legs but one thing is certain: Obama won't let the short-term rates rise much. Better to have inflation than it is to cut the growth off



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For most people in variable rate mortgages the rising fixed rates won't impact them at all. Given the unlikelihood that our short term mortgage rates (like the variable rates) will rise much those people should hold steady, and stay in the variable rate mortgage. The rates are still well below 3% on a variable.

The fixed rates have been bouncing around in the 3.75-4.25% range for some time now. They will continue to do so for the next six months, so treat these small ups and downs as normal.

If you need help choosing a mortgage product please feel free to give us a call or check out our website at www.mortgageconciierge.ca. We'd be happy to help.



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