



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, January 14, 2011

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
3.00%	2.54%	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.

The Canadian Dollar is flying again...that is to say we get more US Dollars per Canadian Dollar at the present time. This is good and bad news.

First the bad news: for Ontario and Quebec, whose economies are largely manufacturing and (USA) export driven, it means it will be harder for them to compete as their products will be more expensive compared to US based manufacturers. This does not bode well for people in the automotive industry and might indicate that fewer people will be called back to work than originally expected.

The good news is twofold: 1) With the stronger dollar it is less expensive for our companies to buy capital equipment that can make them more productive. The more productive we get the less expensive our goods can become and/or the larger the profits our companies can make. Profitability and efficiency are the cornerstones to a company's long term health. 2) The strong CDN dollar means the companies that are commodity suppliers



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will see a strong future. No matter where a company makes its products, they will need the raw materials that go into them. Canada is a worldwide supplier of commodities, so watch for the western provinces to have a great year.

The result for real estate is that it will do well out west this year, while central Canada will see flat prices.

Mortgage rates are expected to rise this year, but don't expect them to jump up too much.

Call me if we can be of help to you.



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