



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 Thursday, June 25, 2009**

Bank Prime	5 Yr Bonds	1 Yr Fixed	5 Yr Fixed	5 Yr Variable
2.25%	2.55%	2.75%	4.49%	2.85%

**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.

**RATE INCREASE SETTLES - BOND YIELDS EASE!**

There are three leading indicators in the economy telling us that part of the stock market rally is unwarranted. Once June's leading indicators are made public (in July) we will be in a better position to project where mortgage rates are headed.

Total inflation was up 0.1% in May, well below last year, however if you exclude energy the Consumer Price Index is up 2.5%. With energy being so volatile, it wouldn't take much to push inflation into the 4% range.

The Unemployment rate was up in May, registering 8.4%. Once this figure levels off and starts to decrease, inflation will become a reality as pressure on wages to rise will take place.

Gross Domestic Product, the total value of all goods and services sold last quarter, was down 0.3%. As more people lose jobs they spend less and save more so it isn't surprising that this number is lower. As you see this figure improve you will likely see more optimism in the stock market (for greater profits) and more pressure on bond yields to rise.

Based on the current indicators, Fixed Mortgage Rates should hold steady for two to three weeks. Variable Rates, which are priced off of the Prime Rate and affected by changes in the Bank of Canada's overnight lending rate, should remain steady for at least another 6 months, and potentially until the end of May 2010.

