

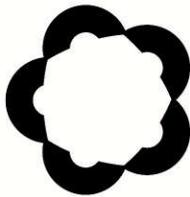
COMPLETE COMMUNICATOR

OCTOBER 2012

Verico Complete Mortgage Services

Inside This Issue:

- 1 House Hunting: Finding the Right Fit for You
- 2 Trust in the experience and knowledge of a mortgage professional
- 3 Pumpkin Pie Recipe
- 4 Origin of Halloween



complete
mortgage services

**THIS NEWSLETTER IS COMPLIMENTS
OF TERRY MOORE**

Phone: 250.215.2862
Fax: 250.861.2906
Email: mortgages@terrymoore.ca
Web: www.terrymoore.ca

House Hunting: Finding the Right Fit for You

With so many choices and variables, how do you find the perfect fit? Before you start your search, it's a good idea to narrow down the playing field by looking at what would fit you best. Here's where to look:

Look Inside

What do you already own that your new home would need to accommodate? If your dining suite is one that you cherish, use often and happens to be huge, then add "large dining room" to your Must Have List. Carry this logic through your space and you should come to some conclusions about what is essential in a new home. While you're at it, take a look at your personal style; it can also give you valuable clues as to what you really want. For example, if your style tends more to clean lines and a modern look, then loft-like spaces or open concept homes will probably hold more appeal.

Look Outside

What is out in the world that catches your attention? Is it a brick exterior or cedar shingles that make a house feel like home to you? Consider the different styles of houses that you like, and see if there are any common elements among them. Another place to look is at the style and size of any new items you plan to acquire. Taking an outside inventory of what appeals to you can help narrow down your search.

Look at Your Requirements

It's helpful to take a head count and look at what features are vital to each member of your family. How many of you are going to live there, and are any more expected shortly? How many of you need home offices or parking spaces or playgrounds or workshops? This will give you an idea of the size and number of rooms you require, as well as clues to locations or types of housing. Make sure you include pets and consider what's best for them. This may move a fenced yard to the top of your list.

Look at Your Lifestyle

Look at your lifestyle to gain insight to your best locations. If you're planning to stay awhile, and are also planning on children (or already have them), then you'll want to find a neighbourhood that's kid friendly and has great schools. Another consideration should be your work commute. Make sure it has what you need, whether that's access to public transportation or parking spots.

All in all, if you take the time to consider what's really important to you, you should be able to find the house that is the right one for you. Happy Hunting!

(Source: www.hgtv.ca)

Trust in the experience and knowledge of Canada's mortgage professionals

This past spring, the federal government made its fourth set of changes to the mortgage insurance rules in 48 months. Many feared that these changes would negatively impact the first time homebuyer market, however these changes have provided opportunity to capitalize on the historical low mortgage rates and allow for negotiations on better housing prices.

For most mortgages, if you put less than 20% down on the purchase price of a home, you are required by law in Canada to carry mortgage default insurance. The federal government provides a financial guarantee to these insured mortgages. So, as concern over Canadian household debt levels and the impact of potential rate increases rise, the government has toughened mortgage borrowing rules.

"Many of the original changes were needed. The government eliminated 40 year amortizations and no money down mortgages. The mortgage industry, including the Canadian Association of Accredited Mortgage Professionals (CAAMP), supported these initial changes. But CAAMP also provided extensive research to the federal government that shows the vast majority of Canadians can handle a rate increase. The federal government is walking a tightrope between concerns over debt levels and maintaining a healthy housing market which is important to the overall Canadian and British Columbian economies. It is also important to note that Canada is not in the same boat as the USA or Europe. We do not have the same products as the USA; we finance our mortgages differently and we have the backstop of mortgage insurance. As a result, Canada's overall economy and housing market remain in relatively good shape especially when compared to our major trading partners." states Jim Murphy, President and CEO of the Canadian Association of Accredited Mortgage Professionals (CAAMP).



With all these changes, seeking the advice from a mortgage professional is more important than ever. In today's modern world of technology, a range of mortgage information is available. There are consumer websites available for a wide variety of mortgage related information including mortgage calculators, first-time buyer check lists and mortgage glossaries. A mortgage professional can help you understand each step of the home buying process to ensure that you will make a wise decision that suits your financial situation. Whether you are making a purchase or refinancing your existing home obtaining good advice can save you thousands of dollars over the term of your mortgage. Your mortgage professional would be glad to set up a free mortgage analysis to help you reach your short and long term financial goals.

Pumpkin Pie Recipe

A creamy mild filling makes this an annual crowd-pleaser.

Servings: 6

Ingredients:

- 1 9-inch (23 cm) baked single-crust pie shell

Filling:

- 1-3/4 cups (425 mL) pumpkin puree
- 1 cup (250 mL) packed brown sugar
- ¾ cup (175 mL) evaporated milk
- 2 eggs, beaten
- 1 tsp (5 mL) cinnamon
- ½ tsp (2 mL) nutmeg
- ¼ tsp (1 mL) each ground ginger and salt

Preparation:

Filling – In bowl, whisk together pumpkin puree, sugar, evaporated milk, eggs, cinnamon, nutmeg, ginger and salt.

Pour into pie shell and bake in the bottom third of 425°F (220°C) oven for 15 minutes. Reduce temperature to 350°F (180°C); bake for 30 minutes longer or until knife inserted in centre comes out clean. Let cool on rack.

(Source: www.canadianliving.com)

Origin of Halloween

Halloween is a holiday celebrated on October 31. It has origins in the Christian holy day of All Saints' Day and ancient Celtic festival known as Samhain

The festival of Samhain is a celebration of the end of the harvest season in Gaelic culture, and is sometimes regarded as the "Celtic New Year". Traditionally, the festival was a time used by the ancient Celtic pagans to take stock of supplies and slaughter livestock for winter stores. The ancient Celts believed that on October 31st, now known as Halloween, the boundary between the living and the deceased dissolved, and the dead become dangerous for the living by causing problems such as sickness or damaged crops. The festivals would frequently involve bonfires, into which the bones of slaughtered livestock were thrown. Costumes and masks being worn at Halloween go back to the Celtic traditions of attempting to copy the evil spirits or placate them.

Today, Halloween activities include trick-or-treating, wearing costumes, ghost tours, bonfires, costume parties, visiting haunted attractions, carving jack-o'-lanterns, pranking people, reading scary stories, and watching horror movies.

(Source: Wikipedia)



Pumpkin Pie. Pumpkin pie is a staple dessert at most Thanksgiving dinners. A fabulous pumpkin pie is a combination of a crispy flaky crust and smooth, creamy custard.

The term Halloween, originally spelled Hallowe'en, is shortened from All Hallow's Even ('even' is an older word for evening)



DISCLAIMER: The newsletter exists for informational purposes only, and are authored and produced independently. As such, it is possible that certain inaccuracies or inconsistencies may occur. The informational content may or may not accurately reflect the research, ideas, opinions or views of the authors or any other featured individual. Complete Mortgage Services Inc. assumes no liability whatsoever for any action taken in reliance on the information contained in this newsletter, or for direct or indirect damages resulting from use of this newsletter, its content, or services.