

Complete Communicator

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Dreaming of a new fire pit? A deep soaker tub? Talk to me!

With summer on its way, lots of families have renovations on their minds. Did you know that home buyers can apply for a Purchase Plus Improvement Mortgage and get access to funds for renovations?

If you or a family member are looking to buy a home but are allocating all your savings for the down payment, here is a way to access more funds to do the renovations that will make that purchase into the perfect home.

Ask me about getting a Purchase Plus Improvement Mortgage.

This mortgage product allows you to borrow up to an extra \$40,000 or more. At today's low interest rates, this is a great way to finance your renovations.

This mortgage product could be perfect if you are interested in buying a fixer upper in your perfect, but pricier neighbourhood.

To find out if you or a friend or family member qualifies for a Purchase Plus Improvement mortgage product, contact me directly and I'd be happy to assist you.



THIS NEWSLETTER IS
COMPLIMENTS OF
Terry Moore

Phone: (250) 215-2862

Email: mortgages@terrymoore.ca

Web: www.terrymoore.ca





Looking to increase your home's property value?

Here are five of the best renovations you can do to your home to increase property value. These five renovations can sometimes have a return on investment 5-6x what they cost.



#5 Flooring

Flooring is one of the most important aspects of your house. You will see an immediate rise in property valuation with the installation of hardwood floors. Existing hardwood floors that you can refinish are ideal as they are less costly to restore and in higher demand than new flooring materials. For the bathroom, tile will always be in demand and retain value exceptionally well.

#4 Fixtures

Kitchens often look tired and dated, in large part due to old fixtures. Replacing or updating cabinet hardware, light fixtures, countertops and faucets will result in an immediate increase in your home's value. This small, but effective upgrade will also revitalize the entire home. Pot lights are in high demand in open concept style homes.

#3 Bathroom

The bathroom is the second most important room in the home in terms of valuation. If you can add a three-piece bathroom to a home with only one full bathroom, you will see a dramatic rise in the market value of your home. While you should never compromise bedroom space for a bathroom, try sneaking one in dead space in the home. Scott managed to fit in a 3-piece bathroom under a staircase – the width of the room measured just 44 inches. As an added tip, use glass for the shower to make the bathroom feel more spacious.

#2 Kitchen

Kitchens are the single most important room in the home relating to valuation. The kitchen can make a significant difference in the value of your home. As such, it is crucial that you invest in having a modern, fresh and desirable kitchen. Modern cabinetry, under cabinet lighting and new appliances will all significantly increase the value of your home on the market. To save on cost without compromising construction and desirability, look at options like Ikea cabinets as opposed to custom cabinetry.

#1 An Income Suite

No surprise, but the single biggest way to increase the value of your home is to build an income suite within the property. Whether this is converting your basement into a rental, or another floor in the home, an income property will increase your home's worth. The main reason for this is that it covers a portion, or sometimes all of your mortgage payments, and results in your home being cash flow positive – which creates real wealth that can supplement your income.





Give Dad the perfect Father's Day this year



Now, if you ask most dads what they want this year for Father's Day, and they will humbly say spending time with the family is enough for them. While that may be true, we can make Father's Day extra special this year by spoiling dad with the perfect gift and a delicious homemade dinner.

Start by getting dad a present he will really appreciate. No “socks-and-tie” nonsense this year: Broil King's Stone Grill Set comes with a high grade 1.2 mm stainless steel cradle with oversized 10 mm stainless steel handles. The set also comes with a resilient 13 inch pizza stone that is able to withstand rapid temperature changes, a high grade stainless cradle with integrated thermometer, and a wooden pizza peel.

Here is a recipe that will allow dad to test out his new barbecue accessories. Dad is thrilled with his grilling accessories and the family spends the night together over a delicious pizza – sounds like the perfect Father's Day.





Chicken, Shitake Mushroom and Coriander Pizza

Ingredients:

- 3 tbsp olive oil
- 12 ounces boneless chicken
- 1 bunch green onions, sliced
- 1 fresh red chili pepper, seeded and chopped
- 1 red pepper, cut into thin strips
- 4 ounces shiitake mushrooms, sliced
- 3 tbsp fresh coriander, chopped
- 1 12" Pizza crust
- 1 tbsp chili oil
- 6 ounces shredded mozzarella cheese
- Salt and pepper to taste

Directions:

1. Brush chicken breasts with olive oil, season with salt, pepper and chilies. Place on grill on MEDIUM, and turn only once until breasts are cooked thoroughly. Slice thinly.
2. Place whole red peppers on grill to cook until hot, yet not completely cooked. Cool slightly, then thinly slice the peppers, green onions, and mushrooms. Toss with remaining olive oil, red chili, coriander and salt and pepper. Pour out excess oil, cover, and set aside.
3. Brush the pizza crust with chili oil. Place chicken evenly over the crust, then sprinkle with vegetables and top with shredded mozzarella cheese.
4. Cook pizza on a preheated barbecue on LOW for 5-10 minutes or until the base is crisp and golden and the cheese is bubbling. Slice and serve hot.

For more information and recipes visit www.broilkingbbq.com

(Source: newscanada.com)