

The Complete Communicator

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Should you switch to a variable mortgage?

The Bank of Canada cut its over night rate from 0.75% to 0.5% on July 15 making for even more attractive mortgage rates.

Experts are predicting that this may further stimulate the real estate market with more consumers being able to qualify for a mortgage.

If you are thinking about buying a home or are close to needing to renewing your mortgage – here is what you need to know about a Fixed vs Variable Mortgage.

This latest rate cut will peak the interest for a variable rate mortgage because of the immediate benefits consumers will see in mortgage payments. Markets are also predicting another rate cut in September if the economy remains stagnant, meaning variable rates could be lowered even further.

If you are considering this type of mortgage, I highly recommend that you review your financial situation. If you are comfortable with a 2% rise in interest rates, then a Variable Rate Mortgage could be a good choice for you.

The main risk to having this type of mortgage is the tolerance level you have to higher payments when a rate hike occurs.

If you or a family member is thinking about exploring this option, contact me so I can help you review your financial situation.



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Boost the value of your home with strategic updates

(NC) Selling a home can be stressful. Between the constant cleaning and scheduling for countless showings, homeowners also want to make sure they get a fair price for their pride and joy. "Not all sellers have a huge budget to revamp their homes prior to selling," says Nancy Peterson, the CEO at Homestars.com. "But there are always things that can be done in advance of listing it to increase interest among potential buyers. A few simple changes can make a big difference." Here are some of Peterson's ideas to increase the value of your property:



- Small Projects:** A fresh and neutral coat of paint, basic staging and newly mowed lawn can go a long way. Remove any overly personal items and clutter, so the potential buyers can imagine their own belongings in the home. Also consider adding a few chic updates like crisp new linens, a statement chandelier or sparkling bathroom mirror to make a lasting impression. Whether you do it yourself or hire a professional, this is a must for any seller.
- Medium Projects:** With strong demand for open concept living, consider removing any non-structural walls for a more flexible space. Refresh cabinetry with new hardware and tile floors with fresh grout. Outside, work on the curb appeal of your home with any necessary landscaping that you may have been putting off, including sealing your driveway, staining your porch or deck, power washing the exterior and refinishing the front door.
- Large Projects:** Kitchen and bathrooms offer the best return on investment, so if yours is outdated, it's time to get an upgrade. Replace old tubs, toilets and sinks in the bathroom and update your kitchen appliances with modern stainless steel options and new countertops. There's also no better time to switch out any wall-to-wall carpet for a more buyer-friendly laminate or hardwood option.

Source: www.newscanada.com

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Welcome Fall with some Soft, Chewy Oatmeal Raisin Cookies!



Ingredients

- 2 cups [all-purpose flour](#)
- 1 teaspoon [baking soda](#)
- 1 teaspoon [baking powder](#)
- 1 teaspoon [kosher salt](#)
- 1 cup [unsalted butter](#), softened
- 1 cup [sugar](#)
- 1 cup [dark brown sugar](#), firmly packed
- 3 cups [oats](#) (not instant)
- 1 1/2 cups [raisins](#)

Directions

Yields: 36 cookies

1. Preheat oven to 350°.
2. Whisk dry ingredients; set aside.
3. Combine wet ingredients with a hand mixer on low.
4. To cream, increase speed to high and beat until fluffy and the color lightens.
5. Stir the flour mixture into the creamed mixture until no flour is visible.
6. (Over mixing develops the gluten, making a tough cookie.) Now add the oats and raisins; stir to incorporate.
7. Fill a #40 cookie scoop and press against side of bowl, pulling up to level dough (to measure 2 tablespoons of dough).
8. Drop 2-inches apart onto baking sheet sprayed with nonstick spray.
9. Bake 11-13 minutes (on center rack), until golden, but still moist beneath cracks on top.
10. Remove from oven; let cookies sit on baking sheet for 2 minutes before transferring to a wire rack to cool.

Source: <http://www.food.com/recipe/oatmeal-raisin-cookies-35813>

It is the highest form of a compliment to be recommended. My mortgage business comes from many sources. But referrals from you rank at the top of my list.

Please remember to pass my name along to anyone that may benefit from my knowledge and expertise

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