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Greetings! You're receiving this newsletter with hopes that you find it informative and entertaining.

If you are thinking of purchasing a property or just curious about your current mortgage situation. Let me save you time and money. With access to over 50 Lenders I will find the best mortgage solution for you.

Please feel free to call anytime. It's always good to hear from you!

Sincerely,

Terry



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.

Your Mortgage News

What's coming for Canada's economy

This month, VERICO economist Michael Campbell gave us an overview into the current state of the Canadian economy and what you should be aware of.

Below is an excerpt from Michael's report.
"After continually underestimating the impact of falling resource prices – especially oil, the Bank of Canada has come to realize that this is a major restructuring of the economy that it estimates can take up to 5 years and remove \$50 billion a year out of the economy annually.



But please understand that the economic problems are focused in Alberta, Saskatchewan and Newfoundland – the economy outside resources is still moving along.

The big economic hope on the short term rests on a falling loonie that represents a de facto 40% plus pay cut for Canadians over the last 2 ½ years. Given that 75% of our exports go to the States, exporters will be thrilled with the lower dollar.

We're also looking for a big year in tourism thanks to the low dollar. The drop in the loonie has already spurred a 21% increase in same day visit from the US in the first 10 months of 2015 while same day visits to the States by Canadians dropped 9.3%, which is good news for retail.

The big question for upper end real estate market in Vancouver and Toronto is – will foreign buying - mainly from China - slow down due to its recent financial problems?

Only a major debt implosion could derail the outflow from China, which in turn would put significant downward pressure on prices of upper end real estate as Chinese buyers retreat.

The lower end of the market is predominately influenced by immigration and interest rates as well as overall growth prospects and a strong job market for a specific jurisdiction.

On that score British Columbia leads the country with projected growth in 2016 of 3.7% compared to a contraction of 1.2% in Alberta.

In terms of immigration from other provinces, in the third quarter of 2015, BC posted its best performance in two decades as 6,300 came into the province. Obviously, increasing demand for housing."

To find out how your home value and mortgage will be affected by this changing economy, talk to me. I'm your mortgage expert and I can help you save more over the lifetime of your mortgage.

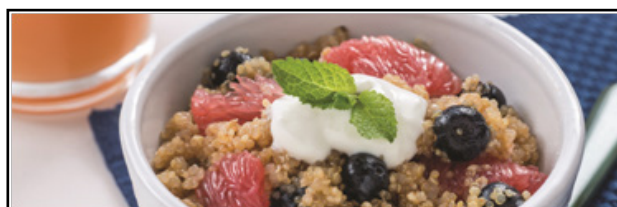
About Michael Campbell

Campbell is one of British Columbia's most respected business analysts, best known as the host of Canada's top rated business show Money Talks, heard across the country on the CORUS radio network. Michael is the Senior Business Analyst for BCTV on Global Television and writes the lead business column in the the Vancouver Sunweekend edition. In addition, Michael has been a successful business owner and operator in the manufacturing and service sector.

Bring warmth and freshness to your winter breakfast

During the cold and dark Canadian winter months, it's important to stay warm and well-nourished. Using in-season ingredients and produce is a simple way to brighten your winter blues and introduce authentic vitamin-rich flavour to your meals.

"Florida grapefruit reaches its best taste during the heart of winter, making it a great source of fresh, nutrient-rich fruit at a time when many others are not available," says Emily Richards, Home Economist. "I like to add Florida grapefruit and its juice to salads, savoury dishes and snacks."



Follow the recipe below from Emily to add Florida sunshine and a boost of energy to your blustery mornings.

This refreshing breakfast combines hot quinoa with Florida grapefruit and blueberries for a new twist on breakfast.

Serves 4 | Prep time: 10 minutes

Quinoa Grapefruit Blueberry Breakfast

- 3/4 cup (175 mL) Florida grapefruit juice
- 1/2 cup (125 mL) water
- 3/4 cup (175 mL) quinoa, rinsed
- 2 tbsp (30 mL) liquid honey or maple syrup
- Pinch salt
- 2 Florida ruby red grapefruit, segmented
- 1 cup (250 mL) fresh or frozen blueberries
- 1 cup (250 mL) 0% vanilla or plain yogurt
- Fresh mint leaves
- ½ cup hemp hearts
- ¼ avocado

Directions:

1. In a small saucepan, combine grapefruit juice, water, quinoa and honey. Bring to a boil; cover and simmer for about 15 minutes or until liquid is absorbed.
2. Stir in grapefruit and blueberries; divide into shallow bowls and top with yogurt. Garnish with mint to serve.

Source: newscanada.com