



Tips to help children adjust to a new home

- If possible, take them to the new house before the move. If they don't have a chance to see the interior, take photos or show them the online listing.
- Let them help arrange their new space. Give kids a floor plan of their new room and let them decide where to place the furniture.
- If their new school has a website, spend time online getting to know the building and its teachers.
- Pack the kids' rooms last so they face as little disruption as possible. Unpack their rooms first at the new house.
- When you arrive, take kids on a tour. Point out the location of light switches, bathrooms and other useful details. Make sure children know how to get to their parents' room during the night.
- Visit a playground or other neighbourhood attractions they might like. Point out positives, such as proximity to a pool, ball field or ice cream shop.
- Sign kids up for sports teams, classes and other extracurricular activities as soon as possible. If the move occurs during the summer, try to register for a camp or class that will include local kids.

Source: Genworth Canada
www.homeownership.ca

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Firm or Conditional Offer. What's right for you?



Conventional wisdom dictates you should make your offer to purchase a home conditional upon certain terms – that the home passes a home inspection within five business days of the offer, for example. But what about in a competitive real estate market or multiple offer scenario? Should you ever make a firm, no-conditions offer to get a jump on other buyers?

Read on for the lowdown on conditions, and how they can help – or hinder – you as a buyer.

The two most common first-time homebuyer conditions are:

Conditional on financing

The sale is conditional on approval by your mortgage broker or lender. Even if you've got mortgage pre-approval, your lender must sign off on a particular property. They'll use an appraiser to ensure the value of the home is inline with the selling price.

If it is (or if you're snagging a deal), you're set!

But if the appraiser deems the property overpriced, your lender may offer less money for your mortgage, leaving you responsible for the difference between the sales price, and a lower-than-expected mortgage loan. In some cases, that may be outside your ability to raise before closing. Making your offer conditional on financing gets you off the sales hook. (While losing the home may be disappointing, it's less disappointing than losing the home.... as well as your deposit, or being sued for breach of payment.)

Conditional on home inspection

Let's say your home inspector finds a series of problems that will cost you serious money to fix. You may decide to withdraw the original sales offer and make a lower offer to accommodate the expected repairs. Or, to cancel the sale altogether.

No conditions

In highly competitive real estate markets and multiple offer scenarios, firm, no-conditions offers usually carry more weight. (Try to see it from the seller's perspective: an unconditional sale is a done deal, without any of the delay of waiting for financial approval or an inspection.)

As a buyer, should you take the risk associated with a no conditions offer? In some cases it may seem unavoidable, although in a tight real estate market, you can sweeten your conditional offer by offering a more competitive price.

In a hot spring market, it's crucial for first-time homebuyers to work with a knowledgeable Realtor. Their insights into local market conditions, neighbourhood housing stock, and other factors will give you the edge when it comes to having your offer – conditional or not – accepted, so you can achieve your dream of homeownership.

**Mother's Day Brunch
Decoration and Menu Ideas**

Mother's Day only comes around once a year, and since mom is there for us every day of the year, the least we can do is create a one-of-a-kind day to show her our thanks. Since Mother's Day is on a Sunday, brunch is a great and simple idea that can really show your mom how much you care.

Set The Table

Mother's Day is a great time to celebrate the coming warm weather, and using the colors of spring to create a nice table setting is easy and inexpensive. Try an arrangement of pink or yellow tulips or carnations as a centerpiece, as well as your best plates and cutlery, and a nicely pressed tablecloth to set the table.

Music and Drinks

Including some really nice drinks and music can turn an average brunch gathering into a special event. Keep the music soft but upbeat, such as jazz, and don't forget to add your mom's favorites to the playlist.

Menu

A brunch menu can either be simple or really creative, and this is the area where you can really shine. For earlier brunches, the traditional eggs or French toast are always popular choices. For brunches a little later in the day, you can create a more refined feel by making a simple quiche and salad or some finger sandwiches.

Throwing a Mother's Day brunch for your mom will surely make her feel special and is an easy and inexpensive way to show her you care.

We make mortgages simple

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We need YOUR help!

Canadians are increasingly choosing the mortgage broker channel to obtain a mortgage, in large part because of the competitive pricing and product diversity brokers provide. Recent changes made by the federal government are increasing mortgage rates, decreasing competition and reducing the amount of money you may qualify to borrow for a mortgage. The result of the reduction in competition will likely mean if you are looking at getting a new mortgage or renewing your existing mortgage that you may be paying higher rates, qualifying for less money, and have fewer options because of these recent federal government changes.

We need YOU to help us tell Ottawa that the effects of these changes are hurting middle-class Canadians.

Mortgage brokers across the country have told us the stories of many of their customers and how middle-class Canadians have been affected by these changes. We've distilled these stories down into three very common scenarios, and prepared three template letters. Choose the scenario that best describes your situation in order to tell your MP about how these are impacting you directly. You will be asked for your postal code when you click one of the buttons below so we can find your local MP.

First Time Home Buyer

I am a first-time homebuyer who can no longer qualify for a mortgage or I now qualify for a lot less than I used to.

Refinance

I am a responsible homeowner who cannot refinance my home at a reasonable cost because of these changes.

Regional Impacts

I live outside of the hot Toronto and Vancouver markets and our local economy is being hampered by these new rules.

TELL YOUR MP

TELL YOUR MP

TELL YOUR MP

Best Mortgage Rates

Term (Fixed)	Purchase and Refinance	Rental Properties
1 year	2.34%	2.59%
2 year	2.34%	2.49%
3 year	2.44%	2.51%
4 year	2.54%	2.69%
5 year	2.59% - 2.84%	2.84%
7 year	3.14%	3.39%
10 year	3.69%	3.94%
Term (VRM)		
5 year	P – 0.35% - P – 0.70%	Prime – 0.20%
3 year	P – 0.40%	NA

Rates subject to change without notice. OAC
**Special conditions apply