

March is Fraud Prevention Month

Don't let fraudsters take you for a ride. Learn how to protect yourself and loved ones this March, during Fraud Prevention Month.

Tips to Protect Yourself from Fraud

- Don't disclose personal information about your finances, bank accounts, credit cards, social insurance and driver's license numbers to any business that can't prove it is legitimate.
- Shred unwanted personal information such as bank statements, credit card bills, unwanted receipts, cheques, pre-approved credit applications and old tax returns.
- Check your credit report every year and report problems immediately.
- If a scam artist contacts you, or if you've been defrauded: Report it!

To learn more about Fraud Prevention Month and what you can do to avoid becoming a victim, please visit the Government of Canada website.

To keep up to date on:

- Economic news important to *your* mortgage
- Get a heads up when interest rates are changing
- Current interest rates

Contact us today at:
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8 Surprise expenses for new home owners

As published on the get rich slowly blog written by April Dykman

Over a year ago, I bought my first home. And while I'd been warned about the extra expenses that come with homeownership, there were still some surprises. I don't mean the "unexpected" costs of property taxes and repairs — expenses that are often covered in articles about new homeownership. "Surprise! There's no landlord to come fix your garbage disposal." Is that really a surprise to anyone, though?

No, what I'm talking about are the less obvious expenses — the ones that new homeowners probably aren't thinking about when they sign the closing documents and get the keys to their new home. Here are some of those less obvious expenses that took me by surprise in the last year.

1. Changing the locks. When I first moved in, my dad "reminded" me to call a locksmith and have the locks changed. Only, silly me, I had no idea that I should do that. Dad pointed out that my house had had several owners and was even a rental at one point. That means that any number of people could possibly have a key to my house. Okay, so that's three locks that needed to be changed. No big deal. Only the three estimates that I got came in at around \$200 — much higher than I was expecting. Finally I found a special for \$79 and got the locks rekeyed.

2. Lawn maintenance. One of the big selling points for our house was the half-acre yard. It feels like a bit of country in the city. Well, the week we moved in, a neighbor asked us, "Do you guys have a riding lawnmower? 'Cause you're gonna need one!" The truth is that we hadn't really thought about lawn care yet. We'd just bought the house, and we were 100 percent focused on some repairs and getting moved in. But our neighbor had a point — we'd either need a riding mower or a lawn service. And being the DIY-type, we wanted the mower. Eventually the growing grass forced us to take the plunge.

3. Multiple appliance repairs and replacement. Okay, we knew we'd be responsible for our own appliances. But what I didn't count on was so many of these repairs and replacements in the first year! We had to replace a garage door opener, an AC motor (and it was an expensive one), and a water heater. Thankfully, our real estate agent negotiated a one-year home warranty, paid for by the seller. So these costs, which would have been well over \$1,000, ended up costing only \$180. Each time I had to use the warranty, I emailed my agent to thank her for her foresight.

4. Cosmetic upgrades. I thought that cosmetic upgrades, like painting the bedrooms, would be quick and cheap. Well, they were neither quick nor cheap! Just one bucket of paint ran \$32, and with four rooms, I needed a lot of buckets of paint. Plus, there are all of the little things you don't always think about — rollers, trays, gloves, paintbrushes, drop cloths, and rolls upon rolls of painter tape. Cosmetic upgrades turned out to be a lot more expensive than I originally thought.

Please click here to read the full article from www.getrichslowly.org/blog

What happens if the rates drop during the mortgage process?

Here at Gibbard Group Financial we take the extra steps to monitor the interest rates on a daily basis. If the rates drop prior to your completion date, we will automatically contact the lender and have them lower the rate for you. There is absolutely nothing to do on your end – we take care of everything for you!

We call it our



Sounds simple right? You'd be surprised to know that most Banks and Brokers DON'T offer this service to their clients...a service that could save you thousands!

Just another reason why we make mortgages simple

Best Mortgage Rates

Term	Our Rates
1 year fixed	2.29%
2 year fixed	2.24%
3 year fixed	2.49%
4 year fixed	2.64%
5 year fixed	2.79%
5 year special**	2.59%
7 year fixed	3.44%
10 year fixed	3.84%
5 year variable	P - 0.30%
5 year special**	P - 0.35%

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

New Down Payment Rules

Effective February 15, 2016 the minimum down payment for new insured mortgages was **increased from 5% to 10%** for the portion of the house price above \$500,000. The 5% minimum down payment for properties up to \$500,000 remains unchanged.

What does this mean for you? Here is a great example of what the new minimum down payments look like:

MINIMUM DOWN PAYMENT BY HOME PURCHASE PRICE

Home Purchase Price	Minimum Down Payment Percentage	Minimum Down Payment Amount
\$500,000 and below	5.0%	up to \$25,000
\$600,000	5.8%	\$35,000
\$700,000	6.4%	\$45,000
\$800,000	6.9%	\$55,000
\$900,000	7.2%	\$65,000
\$999,999	7.5%	\$75,000

Changes to the Property Transfer Tax

The property transfer tax is now calculated as follows:

1% if the first \$200,000 of the property's fair market value plus 2% of the value portion between \$200,000 - \$2,000,000 plus 3% tax on the portion above \$2,000,000

For example, the property transfer tax on a purchase price of \$2,100,000 is calculated as follows:

1% of \$200,000 = \$ 2,000 tax
 + 2% of \$1,800,000 + 36,000 tax
 + 3% of \$100,000 + 3,000 tax
 = **total tax payable \$ 41,000**

CHANGES TO PROPERTY TRANSFER TAX FOR NEWLY BUILT HOMES

All buyers (whether first time buyers or not) no longer pay property transfer tax on purchases of **NEWLY BUILT** homes up to \$750,000 in value; note the buyer must be a Canadian citizen or a permanent resident; there is a partial exemption for homes between \$750,000.00 and \$800,000.00;

If you have any questions or concerns regarding the changes to the property transfer tax for newly built homes, please contact our office.



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