



What can I do to ensure I have good credit?

There are several things you can do to ensure your credit remains in good standing. Following are five steps you can follow:

- 1) **Pay down credit cards.** This is the #1 way to increase your credit score.
- 2) **Limit the use of credit cards.** If there's a balance at the end of the month, this affects your score – credit formulas don't take into account the fact that you may have paid the balance off the next month.
- 3) **Check credit limits.** Ensure everything's up to date as old bills that have been paid can come back to haunt you.
- 4) **Keep old cards.** Older credit is better credit. Use older cards periodically and then pay them off.
- 5) **Don't let mistakes build up.** Always dispute any mistakes or situations that may harm your score by making the credit bureau aware of each situation.

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:
(604) 313-3199

info@gibbardgroup.com
www.gibbardgroup.com



How to Handle a Bidding War

So you have found the home of your dreams, it has all the features you want, and it is in the right neighborhood. Even the price is right, but suddenly you find yourself in a bidding war with one or more people who also think this is the perfect home. This can be a stressful and sometimes even heartbreaking experience, but what knowledge should you arm yourself with before entering a bidding war with other potential buyers? Here are a few important tips to remember in order to get the house of your dreams without breaking the budget.



Know Your Budget

Having a good idea of what you can afford and knowing your target price can really prevent you from making a bid that you may ultimately not be able to honor. The best way to do this is to get pre-approved for a mortgage before you begin house hunting. That way you will be certain of what you can afford, and if you do find that perfect house you will be able to move quickly to make the purchase.

Know Its Value

While the home for which you are involved in a bidding war may be the house of your dreams, paying considerably more for it than it is worth is never a wise choice. To avoid getting yourself into this situation, do your homework before making an offer. Look at the value of similar homes in the area, and contact a real estate agent or expert to determine the fair value.

Know What You Are Paying For

Getting the results of a home inspection, determining what features actually come with the house, and knowing how much you will have to spend to get it in livable condition will give you a clearer picture of what you are paying for, what comes with the house, and what your budget can hold.

Bid Smart

The fears in any bidding war are that your bid will not be the highest, or that the bidding will keep raising the price higher and higher. To prevent this from happening your best approach in any bidding war is to bid right the first time. If you are prepared to bid, making your best offer first time around will prevent your bid from being rejected due to another higher offer. Bidding odd amounts can sometimes make the difference between your bid or another being the highest.

In general, being caught in a bidding war for a home you really want is always a stressful situation, but armed with these few tips you can end up with the house you want at the price you are prepared to pay.

Back to School Backpack Safety Tips

As students are getting ready to head back to school, it's important for parents to realize the importance of backpack safety. The Canadian Chiropractic Association offers the following tips to help prevent the needless pain an overstuffed backpack can cause the students in your household.

- **Choose the right backpack:** Pick a pack that has two wide, adjustable, padded shoulder straps. Make sure the pack fits properly and that its size is proportionate to the wearer's body.
- **Pack it properly:** Make sure your children's pack contains only what is needed for that day. The total weight of the filled pack should be no more than 5-10% of their body weight.
- **Use both shoulder straps:** A backpack slung over one shoulder disproportionately shifts all of the weight to one side, and can cause not only neck and muscle spasms but also lower back pain.
- **Shoulder straps should be adjustable:** Shoulder straps that are too loose can cause the backpack to dangle uncomfortably, and cause misalignment and pain.

What's trending in home décor this fall?



With the warmer months coming to an end, look inside and give your home a few strategic updates to stay on-trend this fall.

Artisan goods. Home experts say the popularity for unique artisanal goods is only set to increase. This trend is fueled by the desire to support local independent makers and to showcase interesting one-of-a-kind pieces. Artisan goods make great conversation starters and are easy to find at a neighbourhood market or craft show. Look for mixed metals, especially brass and copper, for bonus style points.

At the window. Tailored designs that fit the form and function of the room are key, such as room darkening shades for the bedroom and vertical blinds for sliding patio doors in the living room. Hidden cords and a wireless aesthetic help create a seamless aesthetic while offering improved child and pet safety.

Fabrics. Rougher textures like linen and tweed work well with the natural vibe and organic glamour trending this season. Granny florals are also making a comeback, as are bold graphic and geometric prints.

Colours. The subtle pastel hues that were all the rage at the beginning of year make way for richer, warmer, darker shades like elegant jewel tones. Feature fashionable colours in easy-to-replace accessories like accent pillows, and stick to timeless neutrals or more subdued versions for staples like window treatments.

Smart tech. The connected smart home is set to become the standard, so get in on it early for extra chic cred. New tech solutions are seamless and convenient — imagine being at work and having the ability to go online to close your window shades, turn on lights or change the temperature within your home. Now you can adjust your shades remotely with PowerView Motorization, available on a wide array of Hunter Douglas window treatments.

www.newscanada.com

Best Mortgage Rates

Term	Our Rates
1 year fixed	2.29%
2 year fixed	2.24%
3 year fixed	2.29%
4 year fixed	2.39%
5 year fixed	2.49%
5 year special**	2.44%
7 year fixed	2.99%
10 year fixed	3.59%
5 year variable	P - 0.40%
5 year special**	P - 0.50%

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



O 604 313 3199 ext 111
F 604 648 9974
E karen@gibbardgroup.com
W gibbardgroup.com

