



**[www.yourmortgages.ca](http://www.yourmortgages.ca)**

**launching January 2006**

## **WHAT IS NEW!**

My web site of course. I am very excited to announce the completion of [www.yourmortgages.ca](http://www.yourmortgages.ca). I would like to thank the following people: Mike Tighe, Leigh MacDonald and Bryan Maniotakis at otis and huckleberry for all their insight, direction and of course their creative style that was key.

I invite you to take a look and if you cannot find what you need or are looking for, call me. When this web site was designed, you were the main focus of the direction it took to its completion. It is simple to find information, informative to answer your questions and it needs to be a place that you will refer your co-workers to when they ask you questions about mortgages. It is a place that your clients will go to and get immediate attention. It is a place where you will go to find your mortgage solutions.

# HOME MAINTENANCE SCHEDULE

## *“Winter” from December to February*

**Regular maintenance is the key.**

Inspecting your home on a regular basis and following good maintenance practices is the best way to protect your investment in your home. Whether you take care of a few tasks at a time or several all at once, it is important to get into the habit of doing them. Establish a routine for yourself and you will find the work is easy to accomplish and not very time consuming. A regular schedule of seasonal maintenance can put a stop to the most common — and costly — problems, before they occur. If necessary use a camera to take pictures of anything you might want to share with an expert for advice or to monitor or remind you of a situation later.

By following the information noted here, you will learn about protecting your investment and how to help keep your home a safe and healthy place to live.

If you do not feel comfortable performing some of the home maintenance tasks listed below, or have the necessary equipment, for example a ladder, you may want to consider hiring a qualified handy person to help you.

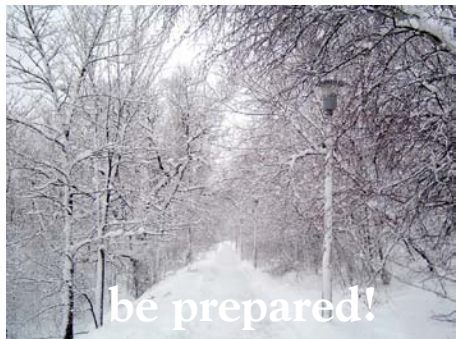
### *Seasonal home maintenance*

The maintenance schedule presented here, instead, is a general guide for you to follow. The actual timing is left for you to decide, and you may want to further divide the list of items for each season into months.



# Winter

1. Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilator, filters should be checked every two months.
2. After consulting your hot water tank owner's manual, drain off a dishpan full of water from the clean-out valve at the bottom of your hot water tank to control sediment and maintain efficiency.
3. Clean humidifier two or three times during the winter season.
4. Vacuum bathroom fan grille.
5. Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning.
6. Vacuum radiator grilles on back of refrigerators and freezers, and empty and clean drip trays.
7. Check gauge on all fire extinguishers; recharge or replace if necessary.
8. Check fire escape routes, door and window locks and hardware, and lighting around outside of house; ensure family has good security habits.
9. Check the basement floor drain to ensure the trap contains water. Refill with water if necessary.
10. Monitor your home for excessive moisture levels—for example, condensation on your windows, which can cause significant damage over time and pose serious health problems—and take corrective action. Refer to About Your House fact sheet Measuring Humidity in Your Home.
11. Check all faucets for signs of dripping and change washers as needed. Faucets requiring frequent replacement of washers may be in need of repair.
12. If you have a plumbing fixture that is not used frequently, such as a laundry tub or spare bathroom sink, tub or shower stall, run some water briefly to keep water in the trap.
13. Clean drains in dishwasher, sinks, bathtubs and shower stalls.
14. Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.
15. Examine windows and doors for ice accumulation or cold air leaks. If found, make a note to repair or replace in the spring.
16. Examine attic for frost accumulation. Check roof for ice dams or icicles. If there is excessive frost or staining of the underside of the roof, or ice dams on the roof surface, consult the CMHC About Your House fact sheet Attic Venting, Attic Moisture and Ice Dams for advice.
17. Check electrical cords, plugs and outlets for all indoor and outdoor seasonal lights to ensure fire safety: if worn, or plugs or cords feel warm to the touch, replace immediately.



## **FUNNY IN A HA HA WAY!**

*As a parent who reads anything I can get my hands on when it comes to children, found this in a toddlers section:*

### **TODDLER PROPERTY LAWS**

If I like it, it's mine.

If it's in my hand, it's mine.

If I can take it away from you, it's mine.

If I had it a little while ago, it's mine.

If it's mine, it must never appear to be yours in any way.

If we are building something together, all of the pieces are mine.

If it looks just like mine, it's mine.

If I think it's mine, it's mine.

If I give it to you, and change my mind later, it's mine.

If it's broken, it's yours!

## **Market TR Trend Report**

Here are some KEY POINTS from this month's report ...

- Energy squeeze is being offset by the wealth gains relative to real estate and refinancing. The real estate market is forecasted to subside and energy price increases will have a bigger impact on the economy.
- If energy were to hit \$70 a barrel, US consumers will be spending as much of their disposable income on energy as they did back in the peak years of the OPEC shock.
- Canadian Loonie may breach the 90-cent mark. There is a 25% disadvantage on unit labor costs as a result of the soaring loonie.

Prime is forecast, in this report to only rise another 25 bps. Ben Tal has predicted in his presentations of another 50 to 75 bps. Please keep in mind this article is written primarily by Jeff Rubin who predicts a smaller increase.

Long Term Bond yields are predicted to decrease by 40 bps by Dec 2006, so the "Mortgage Strategy" of a front end loaded teaser period continues to be supported by these reports.

Bond market is predicted to rally, causing yields to go down. The bond market is betting that the increase in the loonie's value will cause the economy to suffer outside of Alberta, which is leading to the decrease in the yields predicted in the report.

Fed is predicted to announce an end to its tightening cycle very soon. More attention will be drawn to the trade balances.



## MY THOUGHTS FOR 2006

Well - sure did not see that coming so soon! Prime went up in December and we anticipated the Prime Rate to go up, but not until after the elections. That being said, the elections in Canada are on the 23rd of this month.

As the reports indicate we could anticipate one more increase of Prime in 2006. With an estimated 1 million job losses in the US for 2006 this could very much keep the rate at bay.

I am interested to see how our economy will strengthen with the opening of the immigration doors for the next three years. This should prove to strengthen the work force

as a lot of industries are feeling a big shortage.

Housing construction will continue to be stable.

Looking for condos and recreation properties get busier. As I meet with my clients, it is becoming the goal of most to buy investment properties or that place to get to when you want out of town.

I would like to see my Flames and Stamps take the cups.....no pressure Henry!



# TOTAL NEW HOUSING STARTS

[quarterly adjusted]

Province	August 2005	September 2005	October 2005
Newfoundland/Labrador	2,700	3,100	2,700
PEI	1,000	900	800
Nova Scotia	5,400	3,900	4,700
New Brunswick	4,000	4,100	5,400
Quebec	45,700	52,600	47,700
Ontario	63,500	70,900	60,300
Manitoba	5,900	4,500	5,200
Saskatchewan	4,000	3,700	3,000
Alberta	37,500	46,600	37,800
British Columbia	35,700	39,300	39,200
CANADA	205,400	229,600	206,800

**Steven Faux**  
Mortgage Agent



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**Pro Link**  
**Mortgage Inc**  
**Mortgages Rates**  
**January 1, 2005**

Term	Your Bank Rates	Steve's Rates
Variable		
5 Year Variable		0.01%
6 Month Closed	4.85%	4.65%
1 Year Closed	4.95%	4.45%
2 Year Closed	5.40%	4.55%
3 Year Closed	5.80%	4.65%
4 Year Closed	6.05%	4.85%
5 Year Closed	6.25%	4.84%
7 Year Closed	7.00%	5.04%
10 Year Closed	7.05%	5.24%
15 Year Closed	N/A	5.49%
18 Year Closed	N/A	5.59%
25 Year Closed	N/A	5.69%

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## **A QUOTE TO NOTE!**

“In my experience, there is only one motivation, and that is desire.  
No reasons or principles contain it or stand against it.”  
- Jane Smiley

## **Friends Supporting Friends**

Intelligence tells us we can not work alone, people I know and  
people I trust...

**business supporting business...thank you to**

Insurance

Canyon Insurance covers all your needs, ask for Harry Mason

[hmason@canyoninsurance.ca](mailto:hmason@canyoninsurance.ca)

Musician

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Senotrini Spa & Wellness

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The greatest compliment any one can give me is a referral of their friends,  
family, and co-workers. Thank you for your support and trust.

Steven Faux.