



## Recent Changes to Mortgage Rules Come into Effect on March 18th, 2011



### Maximum Amortization - 35 to 30 Years

The first change reduced the maximum allowable amortization period for insured high-ratio mortgages from 35 years to 30 years, effective March 18, 2011.

### Loan to Value Changes on Refinances ONLY

The second change reduced the maximum loan-to-value allowed on high-ratio refinance transactions from 90% to 85%, also effective on March 18, 2011. (In simple terms, this means that if you want to refinance your current mortgage, the most you can borrow is 85% of the current value of your property).

All purchasers can continue to purchase with a minimum of 5% downpayment as CHMC still is insuring high ratio mortgages of up to 95% of the value of the home.

### Insurance on HELOCs

The last change the federal government made was to stop providing insurance on home-equity lines-of-credit (HELOCs), effective April 18, 2011. HELOCs are riskier than standard mortgages: lenders have no control over how these loans are used, the payments are interest only, and the customer can re-borrow up to the approved limit at any time.

### GO GREEN: RECYCLE THIS NEWSLETTER!



After you've enjoyed my newsletter, please recycle it by passing it along to a family member, friend, neighbor or coworker.

## Listings



**1 King W.** - Investment Opportunity - Bachelor Condo/Hotel. Large 2+1 Bedroom End Unit - approx. 1450 sq ft. Eat-in kitchen, ensuite laundry, 2 full baths, walk-out to balcony + parking. Close to shopping, highways, and college. Quick closing available.



**83 Rolling Acres Dr.** - Great Home For Large Family Or Entertaining. Close To Schools, Parks & Shopping. One Of The Larger Homes In The Area. Large Kitchen With Upgraded Cupboards & Centre Island With Open View To Family Rm. Huge Sitting Room Off Master Bedroom With Gas Fireplace/Stove.



**1230 Avenue Rd.** - A spacious 2 bedroom, main floor unit, approx. 1200 sq ft. in an upscale neighbourhood. Updated hardwood floors, kitchen and bathroom with heated floors + parking.



**1+1 Bedroom Condo - Mississauga** - Close to Square One Shopping Mall, in the heart of Mississauga. 9' ceilings, granite countertops, laminate flooring and parking.

### FIND A LOCAL BUSINESS THAT GIVES PROVIDES OUTSTANDING SERVICE.

Each month we feature a small business that has a proven track record. Let us know if there is company you recommend. *This month it's:*



**Unique Landscaping and Home Repair**  
barry.unique@gmail.com

Uniqe provides creative landscape design and services plus home repair, renovations and custom construction solutions in Toronto, the GTA, Markham and Richmond Hill. We are fast, efficient & have what it takes to turn your home and yard into a place of beauty. Contact Barry Chung at 416-457-9764

## Just Sold!



**45 Huntingdale Blvd** - Large 2+1 Bedroom End Unit - approx. 1450 sq ft. Eat-in kitchen, ensuite laundry, 2 full baths, walk-out to balcony + parking. Close to shopping, highways, and college. Quick closing available.

### MARKET WATCH

#### *See and interesting home?*

No need to wonder about the price. No need to call a high-pressure sales agent who will just make you feel obligated. My computers can send you the information quickly and easily for any house, listed or sold, anywhere in town. Just ask me!

**It's all part of my FREE, no-obligation Market Watch Service.**

Leave the address on my voicemail **1-800-788-5982 205#**, anytime, 24 hours a day, and I'll fax, mail or email all the information on that listing within 24 hours.

## Are you in need of extra help due to:

- health issues?
- caring for aging family members?



Contact: Yvonne Augustine,  
*Personal Support Worker*  
**647-981-6961**

## Find Us a Home

- Wanted: 2 Bdrm Condo 1700-2200 sq. ft. high floor, newer building. Up to \$1M

If you have a property that may be suitable, **give Donna a call at 416-562-6062.**

### HOME FINDER

If you are starting to look for a new home and you want to find out about New Listings as soon as they come on the market, ask about our FREE Home Finder System.

Our computers will search and match your exact wants and needs with all of the new homes that come on the market each day.

**For more information, just call me at 416-562-6062 or e-mail at [dolam@trebnet.com](mailto:dolam@trebnet.com)**

*cheering to your success*

# FLORIDA

## NORTH FORT MYERS

AN EXTRAORDINARY OPPORTUNITY



ACTUAL PROPERTY PHOTO

- \$40,000+ in new renovations
- Originally priced up to \$300,000
- Clean title & quick closings
- Attn: Investors - units will cash flow

1 BR. STARTING AT  
**\$59,900** (ORIG. \$139,900)

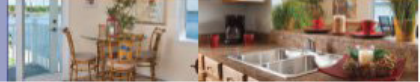
2 BR. STARTING AT  
**\$69,900** (ORIG. \$189,900)

## WATERFRONT CONDOS

**- UP TO 63% OFF**



ACTUAL PROPERTY PHOTOS



Contact Donna for more details.

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Not intended to solicit buyers or sellers currently under contract with a brokerage.

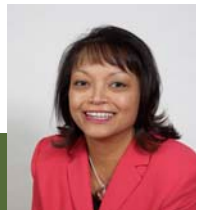
**Donna Lam**

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