

# New Mortgage Rules for Spring 2010 What do they mean to you?



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Ask your local mortgage planner

**Can you still purchase with 5% down?**

Yes, as long as you're planning to live in the home. Increased downpayments only apply to those who are purchasing investment properties or second homes.

**Can you buy with less than 5% or with no downpayment?**

Yes, if you have reasonable income security and good credit but are

struggling to save up a hefty downpayment, you can purchase with less than 5% down. In fact, the zero-down mortgage can be a tremendous financial boost, allowing you to get into the housing market and start building equity. Of course, there are details that you should be aware of, and you still need to have money set aside for closing costs. Your

mortgage planner can explain all of the details.

**Is qualifying for a mortgage the same?**

Yes, for employed buyers taking a fixed term of five years or longer, there is no change for mortgage qualifying. If you opt for a shorter term or lower rate, qualifying will still be based on the five-year fixed rate.

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John Cavan is an Approved Mortgage Planner with Mortgage Architects. Mortgage questions and concerns can be directed to John Cavan's office, located at 14 Martin St., Milton.

John can be reached by phone: 905-878-7213 or by email: john.cavan@mtgarc.ca. John Cavan's website is www.stressfreemortgage.ca. Contact John today about your stressfree mortgage opportunities.

## A true green yard, clears the conscience and offers convenience

Electric yard equipment like mowers are a great way to keep your yard truly green



(NC)—Being environmentally conscious is becoming a priority for many Canadians - most choose options such as taking public transit, car pooling, or driving hybrid vehicles. However, there are still many who have not switched over from using gas powered yard tools, such as lawn mowers, to cleaner options. According to Statistics Canada, gas-powered lawn equipment releases approximately 80,000 tonnes of emissions in Canada every year, using 151 million litres of gasoline.

There are many eco-friendly alternatives available. The obvious choice is to opt for muscle powered equipment, such as a simple push mower, which is great for smaller yards that require little maintenance. However, for medium to large-sized yards, additional power is often needed.

Electric yard tools and mowers provide the additional power without the pollution. These tools are starting to become more popular as they help cut smog emissions, reduce noise pollution, and cut operating costs in half when compared to traditional gas powered tools.

"Over the past five years, we have seen huge growth in the electric mower segment," says Robert Crnkovic, group manager at Black & Decker Canada. "We have begun to

see the tipping point where consumers understand the value of going gas-free, both from an environmental and convenience perspective. Our current 36v family of cordless mowers has the ability to cut a typical one third acre yard with just one charge without any of the noise, mess or emissions that often frustrate consumers."

Some electric mowers feature additional innovations to make life easier, such as convenient push button starts, and one touch height adjustment. Adjusting your mower's height will help your lawn be the envy of the neighbourhood. The general rule is to not cut grass too short and remove about one-third of the grass leaf. Cutting more could damage the root system and expose your lawn to weeds. As well, electric yard equipment needs much less maintenance and does not require you to make trips to the gas pump.

Making life greener can start in one's own backyard, with convenient, energy-efficient lawn care products. You can learn more on how you can help the environment while taking care of your lawn online at [www.black&decker.com](http://www.black&decker.com).

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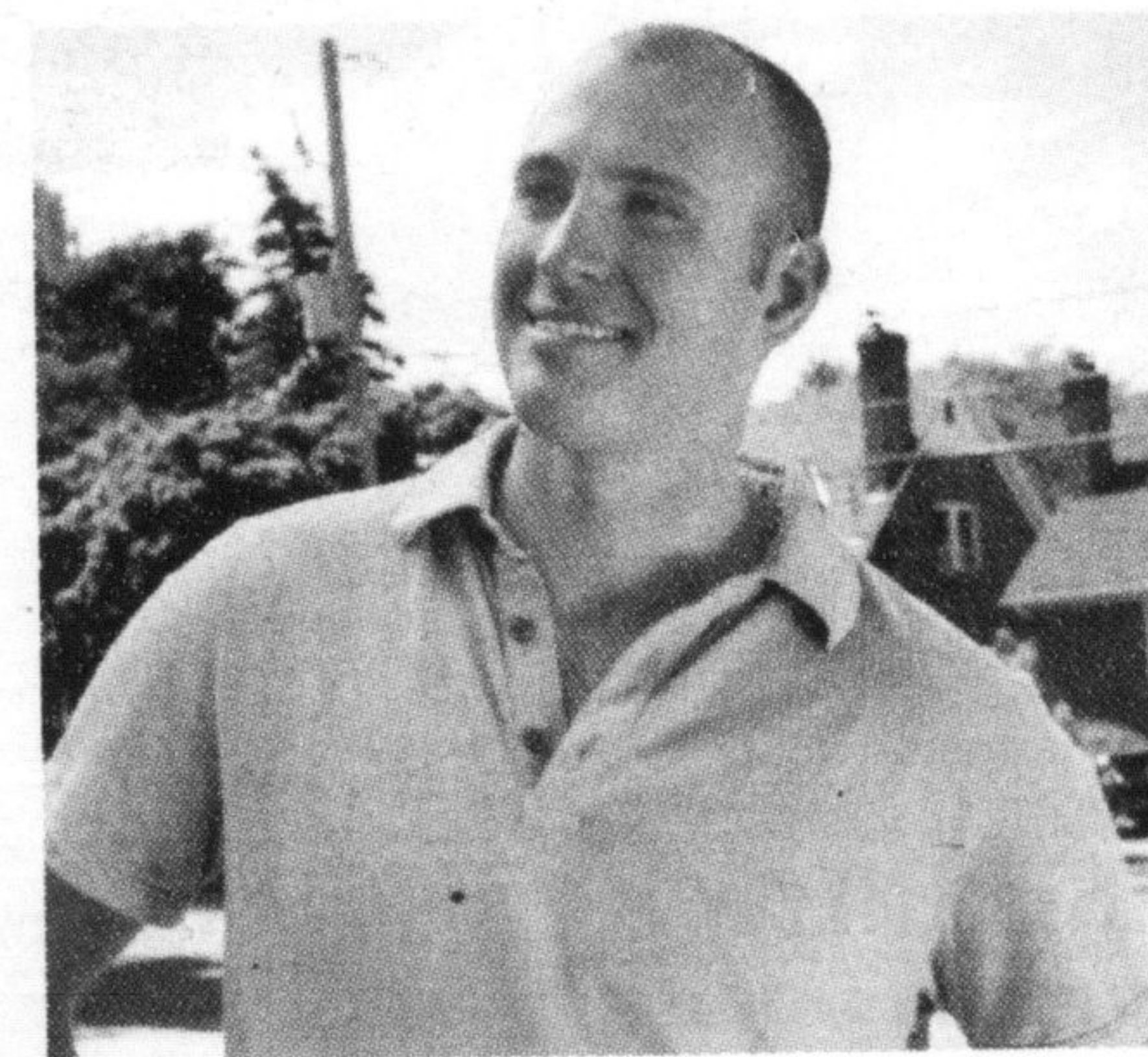
Mini Lakes Community, Wellington Rd 34, Aberfoyle

Preparing now for Phase 3 Coming Fall of 2010!

## Your outdoor chores tip sheet

(NC)—Carson Arthur, host of HGTV's Green Force and Global TV's Room to Grow, shares his top tips for making the most of the warm weather and getting through those outdoor chores and projects safely and efficiently:

- 1. Set Priorities** – Identify the most important projects, such as fixing the collapsing retaining wall in the garden. Anything that has a potential to become bigger and more destructive in the future should be first on the list.
- 2. Budget** – Figure out your budget for your outdoor projects and chores and stick with it. This will also help you set your priorities.
- 3. Enlist a Professional** – Know your own skill level. If your job at hand is out of your



league, hire a professional to help you get the job done right. It could save you a lot of time.

**4. Safety First** – Don't take any risks. Wear safety glasses, steel toed-boots and gardening gloves to protect you from bodily injury. A hidden risk that many people don't know about is tetanus. If you cut or injure yourself while working out-

doors, there's a chance of being exposed to tetanus bacteria. Tetanus doesn't just lurk in rusty nails, it's also in dirt, soil and dust.

In order to stay protected, you need a tetanus booster every 10 years. I encourage people to talk to their doctor or visit their local clinic to find out if they are protected, and get a booster if they're not up-to-date.

More information about tetanus can be found at [www.immunize.ca](http://www.immunize.ca).

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