



GALE TRACEY AMP- YOUR MORTGAGE PLANNER FOR LIFE

News To Help You Save Time And Money

THE DREAM HOME MAKER!

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Quote of the Month

"You can't expect to hit the jackpot if you don't put a few nickels in the machine." -Flip Wilson



11 closing costs to budget for before buying a home.

As if the purchase price and mortgage interest aren't substantial enough, there are lots of other costs that home buyers end up paying too. Here's a list of the most common closing costs to keep in mind as you work through your home-buying budget.



Appraisal Fee. Your lender needs to determine the property value for mortgage purposes. It may or may not be the same as the purchase price.

Property Taxes. Your lender may include property taxes in your mortgage payments.

Legal Fees. A lawyer should review the paperwork of every home purchase. Make sure your lawyer's quote includes all related expenses and disbursements, not just legal fees.

Land Transfer Tax. Some provinces and cities collect this tax whenever property changes hands. First time buyers are sometimes exempt.

Home Inspection Fee. A professional evaluation of the structures and systems of your home. While not mandatory, many buyers make an inspection a condition of their offer to purchase.

GST/HST/PST. Payable on some properties. Check with your Realtor.

Title Insurance Fee. Covers problems and costs that may arise due to title issues.

Interest Adjustments. You'll have to pay interest on any gap between the closing date and the first payment date.

Property Tax and Utility Adjustments. You'll have to reimburse the vendor for any prepaid property taxes or utility bills.

Mortgage Life Insurance. An option that protects your family's financial security in the event that you or your spouse dies.

Utility Connection Fees. Depending on the property you may be required to pay connection fees for hydro, gas, cable/internet and telephone.

If you'd like to discuss how much each of these closing costs would be in your specific situation—and how to budget for them—please give me a call today!

A REALTOR YOU CAN TRUST!

If you're considering buying or selling please call me if you would like a referral to a professional, experienced, trustworthy Realtor. I've dealt with several realtors in the Surrey, Langley/Tri-Cities areas for over 16 years and can guarantee you will be happy with the results from all of these "Over Achievers". Why call a stranger, when you can be referred to a professional I "know" "like" & "trust"!

Seasonal Article of the Month

Gluten-Free Coconut Macaroon

A healthier Christmas treat – so good, yet so easy!
Eat it slowly and enjoy this small indulgence.

Ingredients:

- 1-1/3 cups shredded coconut
- 1/3 cup sugar
- 2 tbsps. rice flour
- 2 egg whites
- 1/2 tsp almond extract

Directions:

- Preheat oven to 325°F.
- Combine coconut, sugar and rice flour.
- Stir in beaten egg white and almond extract. Mix well.
- Drop from teaspoon onto greased cookie sheet.
- Bake for 25 minutes until browned on edges. Then, place on cooling sheets.



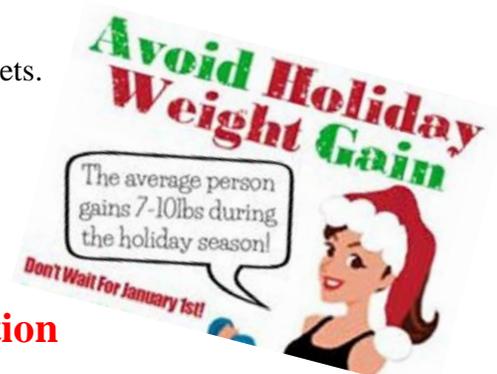
Resource of the Month

www.bodybyvalentus.com

email: gale.bodybyvalentus@gmail.com for information

FREE SAMPLES AVAILABLE BY REQUEST!!

90 DAY MONEY BACK GUARANTEE



VALENTUS

12in24 Plan

“If I could show you a way to lose 12lbs. or 12”, or any combination thereof, in only 24 days, how would that make you feel?



**Ask Me
How**

100% Natural

100% Natural

Financial Freedom Tip of the Month

Tax-saving benefits of owning your own business.

If you're a self-starter who enjoys promoting your own ideas and taking responsibility for generating customers and income, you're probably well suited to self-employment. In addition to providing independence and freedom, owning your own business offers tax savings. Here are just a few:



- **Home office.** Calculate the percentage of your home that you use exclusively for business. Then deduct that percentage of your rent or mortgage payment, property taxes, utilities, insurance, etc.
- **Office supplies.** You can deduct printer ink, paper, file folders, etc.
- **Communications.** Deduct the percentage of your phone and Internet bills that's exclusively for business use.
- **Entertainment.** If you discuss business with a client during a meal, golf game or other entertainment, you can generally deduct 50% of the cost.
- **Travel.** If you're traveling for a specific business purpose, you can often deduct things like meals, accommodation, cabs, airfare, etc.
- **Vehicle.** Again, calculate the percentage of your vehicle use that is solely for business. Then deduct that percentage of gas, maintenance, insurance, etc.
- **Publications.** You can deduct the cost of magazines, books, websites, etc. that relate directly to your business.
- **Education.** Classes, seminars and other educational opportunities are deductible if they improve your skills for your existing business.

If you'd like more advice on the tax advantages of self-employment, we can introduce you to one of our trusted local tax professionals.

Holistic Health Tip of the Month

5 health benefits of infrared saunas.

While traditional saunas are heated with varying amounts of steam, infrared saunas rely on infrared heat lamps. The infrared energy produced by these saunas is similar to sunlight, without the harmful UV radiation. And they run at cooler temperatures than steam saunas so they're easier to tolerate. Here are five ways infrared saunas can help improve your health:



1. As with all saunas, they cause the body to sweat away toxins.
2. As you sweat, blood flow and circulation is stimulated which helps lower blood pressure, relax tight muscles and ease minor aches due to arthritis.
3. If you feel like you're coming down with a cold or flu, the increased circulation stimulates production of white blood cells and increases your body's immune response.
4. The appearance of your skin will be enhanced by increased circulation, blood flow and collagen production—as well as the elimination of toxins.
5. While any sauna will cause your body to lose “water weight”, the extra deep penetration of infrared may increase metabolic rate to help you burn off a few extra calories. Just remember to hydrate before, during and after your sauna.

As with all new routines, it's essential to discuss infrared saunas with your medical professional before using. Avoid heat exhaustion and dehydration. And be aware that the effects of some prescription drugs may be altered due to high heat.

Quiz Question of the Month
Christmas Trivia Question

In the Dr. Seuss story “How the Grinch Stole Christmas”, what’s the name of the Grinch’s dog?

- a) Cindy-Lou
- b) Horton
- c) Walter
- d) Max

How does this contest work?

The first person to respond with the correct answer will win a **\$25 Gift Card to THE VAULT Restaurant!**

Resource of the Month

Worried about Christmas debt?



Unfortunately, the downside of this month's festivity and generosity is next month's credit card bills. You may suddenly be looking at some huge balances with no idea how to pay them off. And what's worse, you'll be paying anywhere from 10-20% interest on what you owe!

Fortunately, the solution is close to home. If you've been in your house for a while, you may have enough equity to refinance your mortgage, consolidate your credit card debts, and end up paying mortgage interest in the 4-6% range!

We can help determine how much equity is available and advise whether debt consolidation is right for you. Even if you have to pay a penalty to break out of your existing mortgage, that cost is usually more than covered by the interest savings of debt consolidation. We'll do the math and show you how much you can save.

The goal of refinancing should be to save interest and get out of debt faster. It's important to understand that you're going to have to change your spending habits — at Christmas and year-round— or you'll be refinancing again before you know it. The best strategy is to use the money you save from consolidation to start a saving plan or to invest in an asset that will generate a return, such as revenue property. Call me today at **604-575-1843** and request the Free Guide titled, “How to Escape Debt Prison.”

Answer to Last Month's Quiz

Black Friday—the fourth Friday in November—is a huge day for retail sales in the US and several other countries. Why is it referred to as “black”?

- b) It’s at a very dark time of year.
- c) Requires a “black belt” in shopping.
- d) It’s such a bad day for crowds and traffic jams.
- e) Retailers impose a “blackout” on sale prices until then.

ANSWER: c) It’s such a bad day for crowds and traffic jams.

How do I submit my answer?

To respond with your answer, email me at: gale.tracey@mtgarc.ca. The contest deadline is Dec 30.

ANNOUNCING LAST MONTH'S WINNERS!

Congratulations to **Julie A.** of Surrey for winning last month’s quiz contest! She has won a **FREE** dinner at the VAULT Restaurant. Enjoy!

K I D S

O Christmas Maze

Help Jo Jo the elf find the missing Christmas present!

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