



GALE TRACEY AMP- YOUR MORTGAGE PLANNER FOR LIFE

News To Help You Save Time And Money

# THE DREAM HOME MAKER!

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## How to avoid house flipping failures.

Ph: 604-575-1843

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### Quote of the Month

*"Life is ten percent what happens to you and ninety percent how you respond to it."* - Lou Holtz

Buying an undervalued house that needs work, fixing it up, then selling it at a profit can be a great way to make money. But for every flip that ends in fortune, there are plenty that end in failure. Here's some advice to help you avoid losing money.

- **Make sure you can afford to do this.** Buying and selling property is expensive. Sure, you can borrow the money, but then interest payments eat into your profits. The best way to get into flipping is to start saving today! If you can afford to pay cash, your costs are dramatically lower. But even then, you still have to pay for more than what you paid for renovations, property taxes, utilities and capital gains. Remember, the only way to make money is to sell the property for more than what you paid PLUS all these additional costs.
- **Know what you're getting into.** Study the market so you recognize a good deal when you see it. Consult with real estate professionals to find a property and neighbourhood that have renovation potential. Know which renovations are worthwhile and which aren't. Understand what price the completed property will be worth. Prepare a detailed budget and stick to it.
- **Bring renovation skills to the table.** Flipping properties takes a lot of time and many technical skills. If you have to pay tradespeople to do the work for you, there's little chance you'll make a profit.
- **Be patient.** If you finance the purchase, every month costs you money. So you're tempted to rush through every step, and if the property doesn't sell fast, you end up discounting the price. But if you can afford to pay cash (or make a big down payment), you can afford to wait until exactly the right property comes along, take the time to research it fully, do quality improvements, then put it on the market and wait until a buyer meets your price.



If you'd like to be connected with a trusted local real estate professional who can help you profit from flipping properties, give us a call today.

## Client News

Here are the new and loyal repeat clients who we've assisted with their mortgage needs in the last few months! We'd like to welcome and thank you publicly, and send you our best wishes!

**Andrew and Lauren B, Anmore, BC “Make the Home Our Own” Referred by Kelly Rae Brooks  
Realtor Re/Max Sabre Realty**

**Lisa and Delio V, Surrey, BC “Downsize soon” Repeat Loyal Clients**

**Blake and Marie B, Maple Ridge, BC “Great Low Rate” Repeat Loyal Clients**

**Lita M, Ladner, BC “Time Flies” Repeat Loyal Client**

**Eric C, Kamloops, BC “Very First Home with a Man Cave” My Nephew!!**

**Gail A, Langley, BC “Uncomplicated!” Hollys Cuz!**

**Kimberly E, Surrey, BC “Who said 10 years was a good idea?” Repeat Loyal Client!**

**Lana and Justin C, Surrey, BC “Amazing Rate” Repeat Loyal Clients**

**Glen and Brandy P, Surrey, BC “Glad we stayed” Repeat Loyal Clients**

**Anyssa W, Surrey, BC “Home of My Own” Known since she was a Wee Girl!**

**Hien and Cyrille, D, Burnaby, BC “Add another one to the list” Repeat Loyal Clients.**

**Trevor and Teresa S, Surrey, “Ducks in a Row” Repeat Loyal Clients**

**Megan & Celia, H/S, Coquitlam “Ready for Retirement” Repeat Loyal Clients**

**Homira and Shila, F, Surrey, BC “Time to Enjoy” Referred by Loyal Client Atifa J**

**We love giving  
recognition to our  
new friends and  
our wonderful  
existing clients  
who are kind  
enough to refer  
their friends and  
relatives to us!  
We're all helping  
each other, which  
is the whole point  
of all this!  
Right?**

## Resource of the Month

**[www.weighlessmiracle.com](http://www.weighlessmiracle.com)**

**email: [gale.weighlessmiracle@gmail.com](mailto:gale.weighlessmiracle@gmail.com) for information**

**FREE SAMPLES AVAILABLE BY REQUEST!!**

**30 DAY MONEY BACK GUARANTEE**

**PREVAIL**  
**SlimROAST**

**NOT JUST COFFEE!**  
Delicious Italian Dark Roast Coffee With a  
Powerful Weight Loss Formula Inside!

**LIKE IT AND FEEL IT IMMEDIATELY!**

- Dramatically Diminishes Appetite
- Stops Cravings
- Blocks Sugar
- Burns Fat
- Elevates Mood
- Better Mental Alertness
- Better Focus
- NO GMO's
- NO Pesticides
- NO Chemicals
- NO Preservatives

## Financial Freedom Tip of the Month

### How longer amortizations rob your future.

The length of time it takes you to pay off your entire mortgage is called the amortization. Most Canadian mortgage holders choose a 25-year amortization. That means if you make only your normal monthly payments, it will take 25 years to pay off the mortgage. Longer amortization periods are available if you make a down payment of at least 20%, but if you opt for a CMHC-insured mortgage, the maximum amortization is 25 years. However, shorter amortizations of 10, 15 or 20 years are also available.



People choose 25-year or longer amortizations because the monthly payments are lower. This makes the mortgage seem more affordable and lets first-time buyers get into the market sooner. But in reality, longer amortizations are much LESS affordable because the loan is being paid off more slowly, so total interest costs are much higher. For instance, let's say you get a \$300,000 mortgage at 4%. If your amortization is 15 years, your total interest cost would be \$98,541. But if your amortization is 25 years, you'd pay a whopping \$173,418 in interest! Of course, if you choose a 10-year amortization, the savings are even more.

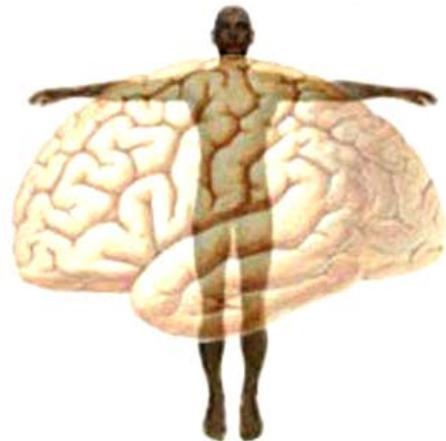
Before you opt for a 25-year amortization, please give us a call for a free analysis that will help determine if you're making the best choice.

## Holistic Health Tip of the Month

### The mind-body connection: your emotions impact your health!

As human beings, we're more than a collection of separate systems. Everything is interconnected. For instance, how we think, act and feel has an impact on our physical health. This is what's known as the mind-body connection.

Our feelings can influence our physical health in many ways. Being stressed can lead to high blood pressure, stomach ulcers, constipation, fatigue, insomnia, back pain and more. Depression or anxiety can weaken our immune system and make us more prone to colds and flu. Unpleasant emotions may also lead to abuse of alcohol, tobacco or other drugs.



The best way to avoid such problems is by monitoring your emotional health as carefully as you do your physical health. If you're feeling angry or sad much of the time, it's sometimes better to calmly express those emotions with loved ones, rather than keeping them bottled up inside. If you're feeling stressed or anxious, try meditation or relaxation exercises. Take breaks, get regular exercise, eat a healthy diet, get plenty of sleep, and make time for things you enjoy.

If you can't seem to bring things back into balance on your own, do what you do when you have a physical concern: consult a professional. Some short-term counseling may be all that's required to put your mind at ease and return you to emotional and physical health!

Quiz Question of the Month**Father's Day Trivia Question**

Who is the famous father of actress Angelina Jolie?

- a) Jack Nicholson
- b) Dennis Hopper
- c) James Caan
- d) Jon Voight

**How does this contest work?**

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

Seasonal Article of the Month**Tangy, Tasty Fish Taco Recipe**

You've enjoyed them in restaurants—now you can make your own delicious fish tacos with this quick and easy recipe!

**Ingredients**

- 1 lb (about .5 kg) tilapia or cod
- Half small red cabbage, thinly sliced
- Half red onion, thinly sliced
- .25 cup fresh cilantro, chopped
- 2 limes
- 3 garlic cloves, chopped
- .25 tsp cumin
- .25 tsp chili powder
- 2 tbsp olive oil
- Sea salt
- Fresh ground black pepper
- 8 soft corn tortillas (6")

**Instructions**

- Mix juice of half lime, garlic, cumin, chili powder, 1 tbsp oil, salt and pepper. Coat fish with mixture and marinade in fridge for 20-30 minutes.
- Combine cabbage, onion, cilantro, juice of half lime, 1 tablespoon oil, salt and pepper.
- Warm tortillas individually in frying pan over medium-high heat for 3 minutes per side. Wrap in cloth to keep warm.
- Grill fish over medium-high heat until each side has grill marks and is white and opaque, about 2-3 minutes per side.
- Break up some fish, place in warm tortilla, top with cabbage mixture. Serve with wedges of lime. Garnish with guacamole, salsa, sour cream or hot sauce.

**Answer to April's Quiz**

A pysanka is an ornate Easter egg decorated using the wax-resist method. Pysankas are an Easter tradition in which country?

- a) Greece
- b) Netherlands
- c) Ukraine
- d) Portugal

*ANSWER: c) Ukraine*

**How do I submit my answer?**

To respond with your answer, email me at:

[gale.tracey@mtgarc.ca](mailto:gale.tracey@mtgarc.ca). The contest deadline is June 30.

**ANNOUNCING LAST MONTH'S WINNERS!**

Congratulations to **Janice M.** 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****R****N****E****R****Fathers' Day Jokes**

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**Johnny's father:** Let me see your report card.  
**Johnny:** I don't have it.  
**Johnny's father:** Why not?  
**Johnny:** My friend just borrowed it. He wants to scare his parents.

What do you call two people who embarrass you in front of your friends?  
*Mum and Dad!*

My Dad thinks he wears the trousers in our house, but it's always Mum who tells him which pair to put on!

Do fathers always snore?  
*No - only when they are asleep!*

**Son:** For £20, I'll be good.  
**Dad:** Oh, yeah? When I was your age, I was good for nothing.

**Science teacher:** When is the boiling point reached?  
**Science student:** When my father sees my report card!

**Dad:** You'll never amount to anything because you procrastinate.  
**Son:** Oh yeah? Just you wait!

What did the father ghost say to the naughty baby ghost?  
*Spook when you're spoken to!*

One evening a little girl and her parents were sitting around the table eating supper. The little girl said, "Daddy, you're the boss, aren't you?" Her Daddy smiled, pleased, and said yes. The little girl continued "That's because Mummy put you in charge, right?"

