



GALE TRACEY AMP- YOUR MORTGAGE PLANNER FOR LIFE

News To Help You Save Time And Money

# THE DREAM HOME MAKER!

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## Quotes of the Month

*"Do the thing you fear most and the death of fear is certain."*

~ Mark Twain

*"We must build dikes of courage to hold back the flood of fear."*

~ Martin Luther King, Jr.



## 6 *deadly* mistakes every new homeowner should avoid.

Becoming a homeowner is an exciting time. But along with the freedom—and opportunities for building financial security—there are new responsibilities. Here are some costly pitfalls to avoid as you settle into your new home.



### 1. Making it an interior design showpiece from day one.

The freedom to do whatever you want is a strong temptation. Before you spend big bucks on new furniture, carpet and paint, keep in mind that you have new expenses for mortgage, utilities, insurance maintenance, etc. Give yourself time to build up some savings before you start creating your dream home.

**2. Instantly launching into remodeling.** This can be even more expensive—and damaging to your budget—so start saving first. Another reason to wait is that after living in your house for a year, you'll have a better idea which changes are really necessary.

**3. Forgetting about maintenance.** As a homeowner, you don't have a landlord to take care of leaks, breakdowns and upkeep. All the unexpected repairs and regular maintenance are now your responsibility. Ignoring any of them can result in big expenses down the road.

**4. Trying to do complicated repairs yourself.** Yes, qualified plumbers, roofers, electricians, etc. can be expensive. But trying to do a job yourself can be frustrating, dangerous and end up costing you more if you have to get it redone by a professional.

**5. Trying to do your taxes yourself.** Home ownership changes your financial situation. There may be valuable tax deductions and grants you're not aware of. By hiring a tax preparer, you can make sure you're not leaving any money on the table.

**6. Not being adequately insured.** Now that you have a mortgage, it's important to protect your family in the event of your death or disability. By taking out mortgage insurance, you can make sure your loved ones always have a home.

For recommendations on trusted local professionals who can provide any of these services, please call me today. I'm always glad to help!

## Client News

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

**Curtiss S. & Rania S. of New Westminster, B.C., “New family home!” (Referred by Dal K, Repeat loyal client)**

Nash A. & Andrew T. of Langley, B.C., “New home with a little helper!” (Repeat loyal client)

**Mario & Mira S. of Sardis, B.C. “New home, new project!” (Repeat loyal client)**

THANK YOU!

*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?*

## Seasonal Article of the Month

### Tasty pumpkin pie recipe

This traditional pumpkin pie recipe is even yummiier with a butter crunch crust. Makes one large pie or two nine inch pies.

#### **Butter Crunch Crust**

- Mix in a bowl:
  - 1/2 cup chopped pecans
  - 1/4 cup brown sugar
  - 1/2 cup all-purpose flour
- Then mix in:
  - 1/4 cup melted butter
- Press evenly into pie plate.

#### **Pumpkin Filling**

- Mix dry ingredients in a bowl:
  - 3 tbsp flour
  - 2 cups sugar
  - 2 tsp ginger
  - 2 tsp cinnamon
  - 1 tsp nutmeg
  - 1 tsp mace
  - 1/2 tsp salt
- Mix wet ingredients in a separate bowl:
  - 3 cups pureed pumpkin (fresh is best!)
  - 3 beaten eggs
  - 1/2 cup milk
- Combine wet and dry ingredients and mix.
- Pour into uncooked butter crunch crust and bake at 325 for about 60 minutes. Be sure to test a couple of times during the final 15 minutes—if a knife goes into the filling and comes out clean, it's done.
- Let cool, then serve with whipped topping or ice cream!



## **Financial Freedom Tip of the Month**

### Why most people never pay off their mortgage

If you've ever taken a close look at your mortgage payments, you know they're mostly interest during the first years of your mortgage. This is because the principle owed during the early years is much larger, so it takes higher interest costs to cover the amount owed. During the last few years of your mortgage, the principle owed is much lower, so your payments are composed of very little interest, and most of the money goes to pay off the loan.

Unfortunately, many people never make it to this stage because, every few years, they refinance to extract equity or they take out a new mortgage. This means their principle increases in size so they're back to paying mostly interest in their monthly payments.



To get off this treadmill, the key is to pay down your principle as early as you can. Instead of making monthly payments, switch to bi-weekly or weekly payments. To make an even bigger difference, switch to accelerated bi-weekly or weekly payments, which can save you thousands over the life of your mortgage. Another way to save big is to make lump sum payments whenever you receive a bonus, tax refund or inheritance. They're especially effective during the early years of your mortgage.

For more proven strategies on how to pay off your mortgage sooner, talk to me today!

## **Holistic Health Tip of the Month**

### The amazing health benefits of Apple Cider Vinegar

As you'll discover, adding apple cider vinegar to your diet has many benefits. But it has to be the right kind of apple cider vinegar. Look for organic, unfiltered vinegar that has tiny cobweb-like bits floating in it. These are known as "mother", and they're a sign that the apple cider vinegar has all its nutrients intact. Here's what those nutrients can do for you:

- Pectin helps reduce bad cholesterol and regulate blood pressure.
- Apple cider vinegar helps extract calcium from fruits, vegetables and meat to promote strong bones.
- Potassium helps eliminate toxic waste from your body.
- Beta-carotene helps maintain firmer skin and a youthful appearance.
- Apple cider vinegar helps break down fat.
- Malic acid helps fight fungal and bacterial infections and relieves joint pains.
- Apple cider vinegar helps prevent constipation.



To take advantage of these benefits, mix two tablespoons each of apple cider vinegar and honey in a glass of warm water and drink it first thing in the morning. Or use apple cider vinegar in meal preparation. Instead of using salad dressing, give salads a tangy taste by pouring on some vinegar. Substitute white vinegar with apple cider vinegar whenever you marinate meat or fish. And instead of drinking lemonade, simply add apple cider vinegar to ice water, with honey added to taste.

**Quiz Question of the Month****Halloween Trivia**

The world's heaviest pumpkin was grown by Chris Stevens of the US in October 2010. How much did it weigh?

- a) 1,810 pounds
- b) 613 pounds
- c) 3,476 pounds

**How does this contest work?**

The first person to respond with the correct answer will win a FREE Dinner at the VAULT Restaurant or Washington Avenue Grill, \$25 value!

**How do I submit my answer?**

To respond with your answer, email us at: [gale.tracey@mtgarc.ca](mailto:gale.tracey@mtgarc.ca) or fax 1-866-280-9427 in your answer. The contest deadline is Oct 31, 2011.

**Answers to Last Month's Quiz**

What is the birthstone for September?

- a) Lapis Lazuli
- b) Sapphire
- c) Topaz
- d) Aquamarine

Answer: b) Sapphire.

**ANNOUNCING LAST MONTH'S WINNERS!**

Congratulations to **Deborah K.** of Surrey for winning September's quiz contest! She has won a FREE dinner at The Vault Restaurant. Enjoy!

**Resource of the Month****Free consultation reveals how to become mortgage free - *FASTER!***

Your mortgage is one of the biggest debts you will ever have. But it can also be your biggest savings account. It pays to be educated on the facts of your mortgage.



Facts:

- Most people refinance or move within 7 years of a new mortgage, which is when you are paying 80% interest
- Most people get a mortgage without even knowing how much interest they will pay long term
- The bank will make more money than you do on your house
- Bi-weekly payments may not be in your best interest...do you know why?
- The average person will pay their mortgage 2 ½ times over before it is paid off
- It is possible to pay off your mortgage in less than half the time

To explore your best options, call me today at **604-575-1843** for a free consultation. All you have to lose is your mortgage!

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