

**Paula Siemens**

Senior Mortgage Consultant

T 604.351.7438 F 604.648.9106

paula@siemensgroup.ca

www.siemensgroup.ca

Facebook.com/siemensgroup

Twitter.com/siemensgroup

902-777 West Broadway, Vancouver, BC V5Z 4J7

DBA: Invis - The Siemens Group



Canada's Mortgage Experts™



One Wall Centre – Replacement of Window Glazing

We have been asked to offer financing solutions to the owners of One Wall Centre for your upcoming window glazing project. There are 3 ways to raise the funds required for the special assessment being proposed.

- Take out a Home Equity Line of Credit
- Add to your existing mortgage on a blended rate basis.
- Refinance and take out a new mortgage at a lower rate.

Home Equity Line of Credit

This typically is registered as a 2nd mortgage, although in some cases we can add a Home Equity Line of Credit tier to your existing mortgage. The rates vary depending on the way the Home Equity Line of Credit is secured, and currently range from prime +.25% to prime +2.0%. The minimum payments on a Home Equity Line of Credit are interest-only payments unless you set it up otherwise. This type of product is open, meaning that it can be paid out without a penalty at any time. The rate will fluctuate with the prime rate, so over time this product will result in increasing interest costs.

Add to your existing mortgage

Sometimes it is wiser to add to your existing mortgage on a blended rate basis. When doing so, most lenders allow the new funds required to be added to your mortgage at today's rates, and your maturity date remains the same. Alternatively, a few lenders will allow you to add the money and extend your contract's term without penalties. This method of raising funds is beneficial in cases where penalties are prohibitive or in cases where the borrower already has a very low rate. You will pay a blended payment of interest and principle based on the amortization you choose.

Refinance into a new mortgage

For some borrowers it is beneficial to pay out the existing mortgage to take a new mortgage with better terms. In this case, we determine that the interest savings outweighs any penalty payable and costs associated with refinancing. Also, in some cases the borrower may choose to go this route to hedge their interest expenses over a long period of time by preserving current historically low rates for the next 5 to 10 years.

About Invis- The Siemens Group

Invis- The Siemens Group is a team of mortgage professionals located in Vancouver

Paula Siemens is the president and senior broker. She has been in the mortgage industry for over 20 years.

Shannon MacLeod is a licensed broker with 6 years of experience working in mortgage underwriting.

David King is a licensed broker with 3 years of experience in mortgage underwriting.

We welcome you to contact our team to discuss strategies to raise funds for your special assessment. Our consultation is free and we typically are compensated by the lender at the time of funding the mortgage.

Contact Information:

Paula Siemens:

Phone: 604-351-7438 x 4

E-mail: paula@siemensgroup.ca

Shannon MacLeod:

Phone: 604-351-7438 x 5

E-mail: shannon@siemensgroup.ca

David King:

Phone: 604-351-7438 x 6

E-mail: david@siemensgroup.ca

Today's Best Rates

5-year Variable	Prime - .20%
1-year Fixed	2.75%
2-year Fixed	2.84%
3-year Fixed	2.99%
4-year Fixed	3.19%
5-year Fixed	3.24%
7-year Fixed	3.89%
10-year Fixed	4.39%

*rates are subject to change without notice. Subject to qualification. Best rates available as of December 16th, 2011.