

RENTAL/INVESTMENT — PROPERTIES —

↑ ROB'S UPDATE

SUMMER/FALL 2012

In this Issue

- ◆ Mid Year Market Statistics
- ◆ Robert Frost
- ◆ Mortgage Rates
- ◆ Pete Seeger
- ◆ CMHC Tightens Rules

Food for thought...

“Happiness makes up in height what it lacks in length”

... Robert Frost

Courtesy of ROB DRYSDALE



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TENANCY INFO: DID YOU KNOW?

- ◆ The Residential Tenancy Branch now falls under the purview of the Ministry of Energy and Mines.
- ◆ Dispute Resolution Officers have 3 appointment times a day; 9:00 am, 11:00am & 2:00pm and most all appointments are done in a teleconference. There seems to be a trend that these appointments should take no longer than 1 hour.
- ◆ Administrative Penalties can be applied if there is serious case of non-compliance with the Residential Tenancy Act or Dispute Resolution Officers decision or order. Once an issue is raised it will be assessed and if further action is deemed necessary penalties can be applied. Please note at this point it becomes a matter between the Provincial Government and the person who is thought to have broken the law or failed to complete with DRO's decision.
- ◆ The right of the tenant to the return of the security deposit or pet damage deposit, or both, no longer exists if the landlord provided two opportunities for inspection and the tenant did not participate on either occasion. If the tenant is unable to attend the inspection, the tenant may ask another person to attend on their behalf; however, the tenant must provide the name of the individual to the landlord.

www.robdrysdale.ca

Check out my website. On the site you will find the last fourteen years of the 'Investment Update Newsletter' and other information, such as the "Residential Agreement for Crime Free Housing". On this site you can also receive information on new listings 48 hours faster than realtor.ca and with much more detail. There are also direct links to the Residential Tenancy Office, city halls and more. You can email me directly at rob@robdrysdale.ca

If you do not want to receive the newsletter or to be contacted by phone please e-mail or page me through my office at 604-575-5262.

** Disclaimer: Not intended to solicit properties already listed*

SUMMER/FALL 2012

2012 MID YEAR MARKET STATISTICS

In June the Fraser Valley Real Estate Board posted 1,463 sales, a decrease of 9% compared to May and 8% fewer than the 1,588 sales processed on the Board's Multiple Listing Service (MLS®) during June of 2011. At the same time, the Board received 2,898 new listings, a decrease of 12% compared to May and an increase of 5% compared to those received during the same month last year.

The composite benchmark price as determined by the MLS® Home Price Index of a single family detached home in Fraser Valley increased 3.6% in 1 year. It went from \$548,000 in June 2011 to \$551,000 last month.

In June, the MLS®HPI composite benchmark price of a Fraser Valley town-house was \$305,000 on par with 2011 and the composite benchmark price of an apartment increased by 0.7% year-over-year; going from \$202,100 in June of last year to \$203,600 last month.

Although our inventory is trending at historically high levels, sales have remained relatively steady so we're not seeing significant downward pressure on residential prices overall. There are individual property types and areas with their unique trends, however across the Fraser Valley in June, both average and benchmark prices, the price of a 'typical' home, for detached properties remained on par month-over-month and showed positive gains year-over-year.

Forecasters are suggesting and I tend to agree that sales volume for 2012 will be one of the lowest in the last decade with residential sales price in Fraser Valley to remain fairly stable. Many economists believe that historically, prices tend to follow sales volume by 3-5 month. Assuredly Canadian and Provincial economics and mortgage interest rates will impact real estate values as we go forward.

Buying or Selling: *For experience and results call Rob at 604-575-5262.*

CMHC RULE CHANGES

Finance Minister Jim Flaherty announced changes to the rules for government-backed insured mortgage for residential properties of 1-4 units.

- 1) The maximum amortization period was lowered from **30 years to 25 years**.
- 2) The maximum amount that Canadians can borrow when refinancing their homes was lowered to **80% from 85%** of the value of their homes.
- 3) Households are now being constrained to a maximum gross debt service ratio and maximum total debt service ratios of **39% and 44%**, respectively.
- 4) Government-backed insured mortgages will now be only available on homes with a **purchase price** of less than \$1 million. *For new mortgages or refinancing call: Bill Outhwaite of Dominion Lending 778-896-9085.*

Effective July 10, 2012

Term	Bank Rates	My Rate
6 mo.	4.45%	4.45%
1 Year	3.20%	2.39%
2 Years	3.55%	2.49%
3 Years	3.95%	2.89%
4 Years	4.64%	3.09%
5 Years	5.24%	3.09%
7 Years	6.35%	3.79%
10 Years	6.75%	3.99%

Variable Rate mortgages
available at Prime 3.00%

Conditions apply. Please call
for more information.

Bill Outhwaite

Mortgage Consultant

778-896-9085

Website: www.billouthwaite.com

Thought of the Month:

"Education is when you read the fine print. Experience is what you get if you don't."

...Pete Seeger

MARKET EVALUATION

Whether you are considering selling your rental property in order to take out your equity, take advantage of your capital gains tax exemptions reservation made in 1994 or planning to sell your principal residence I will be pleased to do an up to date market evaluation at no cost or obligation to you.

Please call 604-575-5262.

EXPERIENCE — TO SERVE YOU BEST



Rob Drysdale

For more than 25 years Rob has been working as a professional Realtor in the Fraser Valley. Specializing in residential and investment property sales, his knowledge of the market and community is impressive, and has served his clients exceptionally well over the past years.



Company Profile

Benchmark Realty was established in Langley in 1983 with 7 salespeople. Within one year additional branches were added in White Rock and Surrey and boasted 75 salespeople. In 1986 a long search for a franchise partner ended by hooking up with Homelife Realty Services. Homelife Realty with 9 offices and over 560 salespeople is a major force in the Fraser Valley Real Estate market.