

WINTER/SPRING 2013

In this Issue

- Year End Market Statistics
- Mortgage Rates
- Mark Twain
- Martin Luther King

Food for thought...

“Whenever you find yourself on the side of the majority, it is time to pause and reflect”

...Mark Twain

Courtesy of
ROB DRYSDALE



**Homelife Benchmark
Realty Corp**

#101 - 15385 No. 10 Hwy
Surrey, BC V3S 0X9

Phone: 604-575-5262

Fax: 604-575-2214

Email: rob@robdrysdale.ca

TENANCY INFO: DID YOU KNOW?

- ♦ For a conventional residential tenancy the allowable rent increase for 2013 is 3.8 per cent. The landlord must give the tenant three whole months notice before the effective date of the increase using the form: **Notice of Rent Increase - Residential Rental Units**
- ♦ A person under the age of 19 is legally responsible for the tenancy if his/her name is listed on the tenancy agreement
- ♦ Once the security deposit is paid, the tenancy is considered to be started regardless of whether a tenancy agreement is signed
- ♦ An administrative penalty as high as \$5,000 can be imposed on landlords or tenants who repeatedly contravene the Residential Tenancy Act or Regulations or repeatedly and deliberately disregard an RTB decision or order. However the legislation also states that if a contravention occurs or continues over more than one day the monetary penalty may be imposed for each day the contravention occurs. On March 20, 2012 the RTO levied an administrative penalty of \$115,000 against a landlord for failing to comply with an order of an arbitrator. The order had required the landlord to repair the building envelope (including the roof) of a rental apartment building.

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 email or page me through my office at 604-575-5262

RENTAL/INVESTMENT — PROPERTIES —

↑ ROB'S UPDATE

WINTER/SPRING 2013

2012 YEAR END MARKET STATISTICS

Fraser Valley's real estate market in 2012 will be remembered as the year buyers and sellers took a breather reflecting quieter sales, an average number of new listings and prices overall remaining flat.

The Board's Multiple Listing Service® processed 13,878 sales in 2012 compared to 15,529 the previous year, a decrease of 11%, while the number of new listings remained about the same - 31,009 in 2012 compared to 31,592 in 2011. Over the year, the number of active listings for buyers to choose from dropped by 3% going from 7,399 properties in December 2011 to 7,187 in December 2012.

Although 2012 ranks the second slowest year for sales in Fraser Valley since 2003, the volume of new listings finished in the middle of the pack. Inventory levels are down, which is a sign of a healthy market where insufficient demand leads to reduced supply. This is also keeping prices in most areas either flat or down only slightly.

In December, the benchmark price of a detached home in the Fraser Valley was \$539,000, an increase of 1.2% compared to \$532,700 in December 2011 and a decrease of 1.0% compared to November.

For townhouses, the benchmark price in December was \$296,400, a decrease of 2.2% compared to the same month last year when it was \$303,000. The benchmark price of apartments in December was \$200,100, an increase of 1.6% compared to December 2011 when it was \$196,900.

Interesting enough, if we were using average price stats, the value of detached homes in the Fraser Valley is down 3% - \$576,709 in 2012 compared to \$594,402 in 2011. This certainly shows what is evident to me as a Realtor, the low to mid price range is the most active.

I was again in the top 10% of Realtors in the Fraser Valley ("Medallion Club") so thanks to you I have had support from in the past and I look forward to being of assistance with all your Real Estate needs in the future.

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

WHAT A DIFFERENCE A FEW YEARS MAKE: Just three short years ago, you could buy an investment property with nothing down and get the best interest rates in the market. That was then. Today, rental financing is night-and-day different. To mortgage a small (a one-to-four unit, non-owner occupied) rental property now, you need to plop down one-fifth of the purchase price. And even then, you don't always get the lowest rate. With a tipsy housing market and the credit crisis still fresh in memory, regulators and lenders are putting higher-risk borrowers under a microscope. That includes real estate investors. As a result, it's now trickier to qualify for a rental property mortgage - especially compared to the days before April 19th, 2010. (That's when federal legislation put an end to insured rental mortgages with less than 20% down.)

To discuss options and rates call Bill Outhwaite of Dominion Lenders 778-969-9085



**Dominion
MacKlem
Mortgages**

Your Recipe For Smooth Stress
Free Financing
Effective January 2013

Term	Bank Rates	My Rate
6 Months	4.00%	3.95%
1 Year	3.00%	2.74%
2 Years	3.04%	2.69%
3 Years	3.70%	2.75%
4 Years	4.64%	3.09%
5 Years	5.24%	2.94%
7 Years	6.35%	3.69%
10 Years	6.75%	3.79%

Variable Rate mortgages available at
Prime 3.00%

Conditions apply.

Please call for more information.

Bill Outhwaite

Mortgage Consultant

778-896-9085

www.BillOuthwaite.com

Thought of the Month:

"Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that."

...Martin Luther King

MARKET EVALUATION

Whether you are considering selling your rental property in order to take out your equity, take advantage of your capital gains tax exemption 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.