



# Universal Mortgage Architects

Designing a mortgage for you!

Website: [www.gregnowik.com](http://www.gregnowik.com)

Volume 03 Number 03

Effective: March 20, 2009

## Mortgage Rate Update

Rates quoted for first mortgages only- please call for rates on second mortgages

TERM	OUR BEST RATES	POSTED BANK RATES
6 months	5.20	5.20
1 year	3.25	4.35
2 years	3.80	4.55
3 years	3.90	4.65
5 years	*4.15*	5.55
7 years	5.05	7.00
10 years	5.25	7.15

Certain terms and conditions apply- Rates subject to change without notice

## You decide; we design!

### Specials:

3 year fixed rate: 3.85%

5 year quick close fixed rate: 4.09%

### Our Team can offer you...

Best Options Available Today

- 5 Year Term @ **4.15%**
- 10 Year Term @ **5.25%**
- Prime Interest Rate @ **2.50%**

## OUR TEAM

**Serving Vancouver Island** 250-758-5524

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- Greg Nowik ext 2
- Dave Curry ext 3
- Carol Scott ext 4
- Cindy Nowik ext 5
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## Serving Lower Mainland

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**Call the Greg Nowik Team today**

## Market Update: March 20, 2009

North American markets are climbing again this morning, with the TSX poised to finish the week with its ninth consecutive daily gain. There isn't a lot of data on the wires to move markets in either direction, although yesterday's successful launch of the Fed's TALF program (Term Asset-Backed Securities Loan Facility) is certainly helping. The program aims at supplying funds at a reduced rate to purchase asset backed debt in an effort revive the securitized debt market and lower borrowing costs for businesses and consumers. Retail sales in Canada jumped in January at a pace almost twice as fast as expected, after four consecutive months of decline.

The TSX is up 28 pts. The Dow is up 25 pts. The retail sales report is buoying the Loonie even as the greenback bounces after its two-day drop. The Canadian dollar is currently trading at US\$.8086. Bond yields also climbed a touch on the report, with the 5-year Canada yield at 1.74% and the 10-year at 2.73%. Gold has given back \$6.60 to US\$952.20/oz after yesterday's meteoric rise. Oil is up 20 cents to US\$51.81/barrel.

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Members of: The Mortgage Brokers Association of B.C., and the Canadian Association of Accredited Mortgage Professionals

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