



Your Annual Mortgage Check-Up

There has never been a better time for your annual mortgage health check-up! By organizing a quick mortgage review each year, it may yield you some fruitful financial savings.

A mortgage check-up is a great opportunity to review your current situation and potential options, including taking a look at your current mortgage rates and terms. For instance, perhaps now is a good time to consider locking in your variable rate mortgage to a fixed term? Or maybe it's time to take a look at consolidating your debt?

Your annual review is also a great time to look at your current monthly financial standing and review your payment frequency for potential savings in your mortgage, such as with moving to an accelerated bi-weekly plan versus monthly. There is also the option of reducing your monthly payments by going from bi-weekly to monthly if you are finding it difficult to meet your current payment).

What if you have extra savings you want to put on your mortgage?! This is a good time to exercise your penalty free extra payment privileges (if you have them).

Pre-payment privileges allow you the opportunity to pay up to 20% extra per month and a total of up to 20% lump sum per year - without penalty! This means that for a \$300,000 mortgage on a 25-year amortization, a 20% monthly payment increase can generate \$18,000 worth of savings AND help you to pay off your mortgage 5 years earlier! When you add-on the annual lump sum of \$2,500, the savings are increased to just over \$25,000 for the year and bumps you up to being mortgage-free 8 years earlier!

Overall, your annual mortgage check-up is a great opportunity to touch base and discuss any life changes, your current situation and future goals to ensure that your mortgage continues to work for you and you have peace of mind all year long.

If you're curious about these options, please don't hesitate to reach out to me any time to book your check-up! You can also go ahead and download the [My Mortgage Toolbox app](#) from the iStore or Google Play to calculate the potential savings from an extra payment or compare your monthly mortgage costs with different payment schedules.

ALLAN MURRAY

Mortgage Agent Level 1
Wolfpack Mortgage Solutions Team
www.allanmurray.ca
allanm@dominionlending.ca
905-536-3154

