

# The Money Lady New\$



Are you looking for money  
in all the wrong places?  
Call Angela today and let her  
lead you directly to the money  
you need for your financing!

*"I'm the Money Lady. I'll find your money!"*

July 2005

**Angela Wong-Liao**

Mortgage Consultant AMP

## Mortgage Programs Available Today

The Money Lady's service focus is to find the best suitable mortgage financing for each client's different needs and expectations.

The Money Lady has access to over 40 lenders, so she can find you the best products and the best interest rates in the market.

The Money Lady's 28 years banking experience enables her to assess her client's needs and structure the mortgage deal to achieve her client's needs and expectations.

### **Zero Down Payment Mortgage**

#### **What is a "Zero" down mortgage program?**

"Zero" down is using the 5% cash back from the Bank as the down payment.

#### **What is the "Catch" to this program?**

The "Catch" is that you will pay the posted rate, for example : 5.55% versus the discounted rate of 4.50%, the difference is 1.05%.

#### **What are the guidelines?**

You must take the posted rates for a minimum term of 5 years. If you take the 7-year term, you can get a minimum discount of .50%.

#### **What are the costs?**

You have to pay an insurance premium of 2.90% versus the normal 2.75% on a regular 5% down payment.

#### **What other requirements are there?**

You must have a good credit history, and you must have savings of at least 1.50% for the closing costs of your new purchase.

### **New Immigrant Program**

#### **What is the "New Immigrant Program"?**

The "New Immigrant Program" is designed to help new immigrants to get mortgage financing to purchase their first home in Canada.

#### **If a new immigrant client has only a 25% down payment, can he/she get a mortgage?**

Yes, but it has to go through a small Trust Company.

#### **What is the difference between a Chartered Bank and a small Trust Company?**

The difference is in the pricing and closing costs of the mortgage financing. The Chartered Bank has lower interest rates and no lender fee, whilst a small Trust Company has higher interest rates and potential lender fee.

### **Are there any other requirements in the "New Immigrant Program"?**

Some Financial Institutions require a credit reference letter from the country of origin, as a new immigrant does not have any credit rating in Canada.



### **Self Employed Mortgage Program**

#### **What is the purpose of this Program?**

This Program is designed to help self-employed or commissioned sales clients to get their mortgage financing without any standard budget requirement.

#### **What is the maximum mortgage financing percentage that my clients can get?**

Your clients can get financing up to 85% of the value of the property.

#### **Do my clients have to pay a High Ratio Insurance premium?**

Yes, if your clients have less than 35% equity (High Ratio mortgage). If your clients have 35% equity (Conventional mortgage) they are not required to pay a High Ratio Insurance premium.

#### **What are the requirements from the Bank?**

The down payment must be from the client's own savings. A one-year Notice of Assessment is required for conventional mortgage clients and a three-year Notice of Assessment is required for high ratio clients.

#### **What are the costs of this Program?**

Conventional mortgage clients have to pay an appraisal fee. High ratio mortgage clients have to pay a \$300 high ratio application fee plus PST on the insurance premium.

[www.moneylady.ca](http://www.moneylady.ca)

416-529-2888



## The Power Networking Group

The Mission Statement of this group is to assist business professionals to promote their businesses at a minimum cost with maximum results.

The Power Networking Group is Angela's passion, Angela volunteers close to 20 hours of her time to organize monthly networking luncheon meetings.

The Power Networking Group luncheon meetings is held on the last Thursday of each month between 11.30 to 1.45pm at the Town & Country Buffet Restaurant, 3120 Dixie Road, Dixie and Dundas, Mississauga. The cost is only \$18 cash per person, which includes a buffet lunch, an opportunity to present your 1 minute infomercial about your businesses, and free information and display tables.

We have networkers coming from all over the GTA & most of its surrounding cities as far as Niagara-On-The-Lake. We have businesses ranging from small independent businesses to medium and large businesses, ie: Co-operators, Scotiabank, Nesbitt Burns, etc.



If you are interested in attending our monthly meeting, please contact Angela, The Money Lady, at 416-529-2888 or contact her at [angela@moneylady.ca](mailto:angela@moneylady.ca)



## 1 Golf Tips from a Golf Doctor

**1. Push a Pull Cart:** Would you play hockey or run in a marathon with ankle weights? Double strap bag, single strap it doesn't matter if you want the exercise while you minimize injury and maximize performance, walk and push a pull cart DON'T CARRY.

**2. Putt for speed/distance:** Practice some putts before you play but don't worry about aim. The advice from the pros is to focus on the speed and a feel for the distance of your putts. 18 second putts less than a foot away will always score better than 18 seconds putts 6 or more feet away.

**3. Don't Stretch Your hamstrings:** Especially if you have a history of low back pain never stretch your hamstrings before a round unless your chiropractor or therapist have told you to. It may feel good but 90% of the time tight hamstrings are the body's compensation to stabilize a weak back stretch them and now you have a more unstable back and are even more prone to injury.

**4. No Driver:** Don't use the driver in your warm-up start swinging an easy wedge for 10 minutes and then build up slowly to a 5 iron. If at all, use the driver for the last couple of shots.

**5. Balance:** Your "sense of feel" balance is critical in all athletic endeavours especially golf. Stimulating this aspect of your nervous system will "tune it up" prior to playing. Stand on one foot (don't forget both sides) and increase your time without waving your arms or moving your foot start gradually but aim for 30 seconds with your eyes closed.

**6. Be the Driver:** If you have low back pain or any other injury preventing you from walking be the driver of the golf cart not the passenger. You won't slouch with your feet up while driving and therefore you won't potentially hurt yourself on every turn or bump that you will inevitably hit.

**7. Warm-up Don't Stretch:** It bears repeating. Research indicates that stretching before an athletic event increases the occurrence of injury. Rather than stretch focus on **Warming** up your body. A warm body lubricates its joints better, has more blood flow to its muscles and has less chance for injury. So for about 10 minutes use the wedge or run around the parking lot, do some jumping jacks or hop on a treadmill/bike and heat yourself up to just barely breaking a sweat.

**8. Stimulate vs. just Stretch:** It is hard to give general advice regarding this topic, but as a doctor dealing with pros to high index players the most critical issue to improving performance and minimizing injury is re-establishing balance and stability in a golfer's body. This means before stretching "tight" muscles you have to stimulate or "wake-up" other key muscles. You need to be aware of this because ignoring it will increase your chance of injury, and your need to consult with a chiropractor for your specific solution.

**9. Take some lessons:** Who cares if you're never going to play on a tour. Golfers of all levels want to hit at least one shot like Tiger or Anika. Would you expect to play an instrument like a professional musician without a lesson and for the better players would you expect to be ready for the Concert Theatre because you had 100 lessons? Whatever your level, lessons will benefit you see your local pro.

**10. Golf is a sport** Treat it like that. Remember the number one sport for injuries in amateurs is golf. So if you want to play at a higher lever or and/or if you just want to play late into your retirement without pain address the limitations of your body like all athletes do. If nothing else you will be healthier. For more information on how to do this go to [www.swinglink.ca](http://www.swinglink.ca)

Dr. Fletch has a private chiropractic and nutrition practice in Northern Mississauga. Dr. Fletch teaches a Certification Program on Golf Fitness to Canadian PGA professionals and other doctors. In practice Dr. Fletch designs physical programs to enhance golf performance and minimize injury potential in professional and amateur golfers. If you're interested in receiving a Golf Physical Performance Exam or would just like some more information on golf fitness, contact Dr. Fletch at 905-501-0033 or by email at [docfletch@sympatico.ca](mailto:docfletch@sympatico.ca). or log onto [www.swinglink.ca](http://www.swinglink.ca).



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