



Take A
Mortgage Minute™

Please forward this article to anyone you feel would benefit from reading it.

“The Highest Compliment I Can Receive is a Referral from a Friend.”



Judy Smith
Mortgage Broker

Additional Articles of Interest Available

- How to Manage Your Credit Score
- How to Save Money on Your Mortgage
- The 5 Vital Signs and Amortization
- Seven ways to finance revenue property
- Fixed or Floating Rate? Let's Decide...
- Why Use a Mortgage Consultant?
- Get the Right One! Variable Rates are NOT All the Same
- Investors! 12 Steps to Safe Private Lending
- Making Payments Smaller: Thirty Year Amortization

Debt Consolidation Improves Cash Flow!

Mortgage debt consolidation loans have been a means by which thousands of Canadian homeowners have been able to use their home equity to take out a mortgage to save money.

By taking out a debt consolidation loan (also known as a home equity loan or home debt loan or a second mortgage or mortgage second loan) a borrower is able to combine the balances of current bills and debts into one loan... and one payment. Private mortgage lenders or may offer borrowers with poor credit up to 75% of the appraised value of their home.

Institutional mortgage lenders may offer borrowers with good to excellent credit the ability to borrow up to 95% of the value of their current property. This would be done by redoing your current 1st mortgage financing.

Reasons to Use a Mortgage Broker Specialist?

One is that our mortgage brokers have access to many mortgage lenders. We can find you the best mortgage deal in Canada and the lowest rate lender for you.

The Use for a Debt Consolidation Loan?

Canada home equity loans can be used for any purpose but not limited to: Paying off high interest credit cards, car loans, home improvements, tuition and education needs, vacations and anything else!

Look at the Savings Below!

With a debt consolidation loan - home equity loans - debt loan - monthly payments are reduced and cash flow is increased.

The difference of reduced monthly payments is \$906.50 each and every month! That is over \$10,000 more money for your family to live on each and every year.

More About Judy Smith Mortgage Broker

Judy Smith's enthusiasm and passion for helping clients accomplish their financial goals is complimented with 20 years of banking experience; and with over 6 years and counting in the Real Estate industry. Being uniquely licensed in both Real Estate and Mortgage Brokerage Judy Smith can 'walk the walk' and 'talk the talk' within both industries. She knows, first hand, all about buying or refinancing your home. Advice Matters! So consult with Judy Smith today.

Bills	Balance	Payments	Debt Consolidation Loan
Credit Card 1	\$5,950	\$135.00	\$0
Credit Card 2	\$5,200	\$157.00	\$0
Credit Card 3	\$6,060	\$349.00	\$0
Credit Card 4	\$5,200	\$262.50	\$0
Car Payment	\$10,200	\$362.50	\$0
TOTAL	\$36,000	\$1,266.50	\$360.00*