



MONTHLY MARKET UPDATE

In this newsletter you will find:

Self Employed and Getting a Mortgage; Monthly Stats; Rent-Reporting

Canada Day!

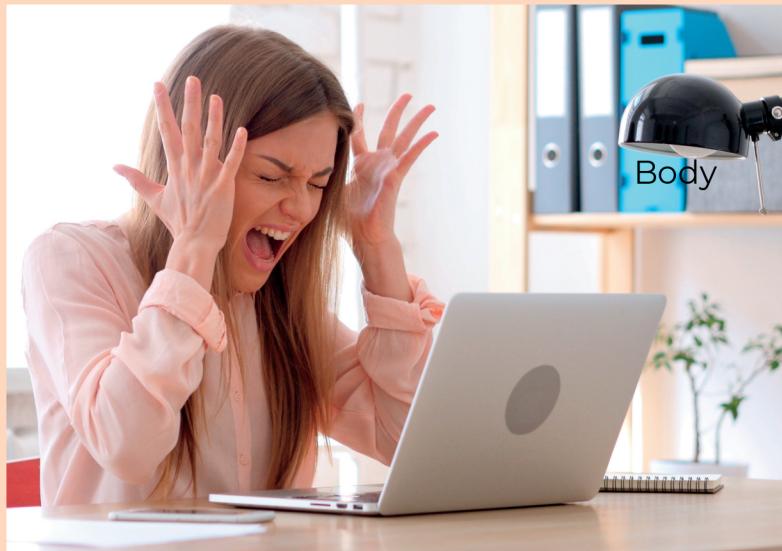
With all the drama down South, the whole 'Elbows Up' mentality has gotten me thinking. One of my favorite repercussions is that, as a whole, Canada has started prioritized supporting our own economy, growth and the like - which I **LOVE**.

But let's not forget: We are still Canada. We are accepting and tolerant. And we were given elbows for a reason.



Getting a mortgage....iykyk. Being pre-qualified is followed by being pre-approved. After that, all you need to provide is: your unborn child, your left leg, an organ or two, and your uncle's second cousin's income from 1972.

I KNOW how frustrating it is, personally and based on my clients' experiences.



Being self-employed can make things any more complicated. Here are some tips and tricks:

- have documents prepared (ask me for a list!)
- connect your mortgage broker with your accountant & Realtor® asap
- pay yourself more to qualify for a higher mortgage at a lower interest rate

OR

- pay yourself less and reduce income taxes while saving your 20% down payment, but you'll require a B-lender and pay higher interest.

I'm not the expert, but I can connect you to the guy/gal who is. Let me know!



Market Statistics - June

CAMPBELL RIVER

Days on Market	32 (-3)
Months of Inventory	4.2 (+1.7)
New Listings	75 (-5)
Median List Price	\$749,000 (-)
Median Sell Price	\$658,800(-)
Sales	45 (-10)
Sell/List Ratio	98.5% (-.3%)

COMOX VALLEY

Days on Market	30 (+2)
Months of Inventory	3.7 (-0.1)
New Listings	116 (-49)
Median List Price	\$964,000 (-)
Median Sell Price	\$896,000(-)
Sales	81 (-2)
Sell/List Ratio	98.3% (-.1)



\$899,000

MLS® 992585

836 Tracker Place Comox - **Available!**

Double garage, large driveway, tons of storage, 3b/3b home on a cul-de-sac in a beautifully developing neighborhood close to shops, schools, trails, parks and more! Do you have a friend who might be interested? Let me know!



\$320,000

MLS® 989343

26- 2140 20th Street Crtny - **Reduced!**

The LOWEST PRICED 3b/2b MFH home in the Comox Valley is in Japonica Park! With low pad rent, an ensuite, multiple skylights, and brand new A/C. What more could you need?

What is Rent-Reporting?

*IF YOU'RE A RENTER LOOKING TO BUY,
THIS IS A GREAT WAY TO BUILD CREDIT
WITHOUT TAKING ON EXTRA DEBT!*

*There are several rent-reporting programs available to Canadians, and every time I've brought it up to a friend or client they have absolutely **NO** idea what it is.*

A strong credit score opens doors to better interest rates, higher credit limits and much more. If you're a renter, it's definitely worthwhile to take advantage of programs like this to build your credit with the rent payments you're already making!

With your landlord (FrontLobby) and not retroactively, or without your landlord (Borrowell Rent Advantage) for up to 24 months of retroactive application. These payments can contribute to your history of on-time payments (35% of your credit score), the average age of your accounts (15% of your credit score) and your credit mix (10% of your credit score).



Reporting your rent to the credit bureau helps improve your payment history, credit history and credit mix - that's 60% of the factors that determine your credit score! Again, since you already have to pay rent on time each month, you might as well report the payments and use the data to your advantage.

► Don't forget....missing a payment may have a negative toll!





\$645,000

MLS® 996207

427 Alder Street South Campbell River - *SOLD!*****

They found their home! Such great bones on this beautifully maintained home. It's primed for their customizations and care. What a pleasure to have been a part of this journey!! See you soon!



\$1,425,000

MLS® 1007005

3767 Maple Lane Royston - *NEW LISTING!*****

Stunning 2018 ICF home on .699 acre featuring 2 primary bedrooms with ensuites and custom closets. High end and custom appliances and finishings have been applied to every corner of this home and property. Contact me for complete details.