



# Joseph's Update on Real Estate

By **Joseph Barry Martin**



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## The History of Valentine's Day

Every February, across the country, candy, flowers, and gifts are exchanged between loved ones, all in the name of St. Valentine. But who is this mysterious saint and why do we celebrate this holiday? The history of Valentine's Day -- and its patron saint -- is shrouded in mystery. But we do know that February has long been a month of romance. St. Valentine's Day, as we know it today, contains vestiges of both Christian and ancient Roman tradition. So, who was Saint Valentine and how did he become associated with this ancient rite? Today, the Catholic Church recognizes at least three different saints named Valentine or Valentinus, all of whom were martyred.

One legend contends that Valentine was a priest who served during the third century in Rome. When Emperor Claudius II decided that single men made better soldiers than those with wives and families, he outlawed marriage for young men -- his crop of potential soldiers. Valentine, realizing the injustice of the decree, defied Claudius and continued to perform marriages for young lovers in secret. When Valentine's actions were discovered, Claudius ordered that he be put to death.

Other stories suggest that Valentine may have been killed for attempting to help Christians escape harsh Roman prisons where they were often beaten and tortured.

According to one legend, Valentine actually sent the first 'valentine' greeting himself. While in prison, it is believed that Valentine fell in love with a young girl -- who may have been his jailor's daughter -- who visited him during his confinement. Before his death, it is alleged that he wrote her a letter, which he signed 'From your Valentine,' an expression that is still in use today. Although the truth behind the Valentine legends is murky, the stories certainly emphasize his appeal as a sympathetic, heroic, and, most importantly, romantic figure. It's no surprise that by the Middle Ages, Valentine was one of the most popular saints in England and France.

## MORTGAGE RATES

<u>MORTGAGE TERM</u>	<u>SPECIAL OFFERS</u>	<u>MORTGAGE TERM</u>	<u>SPECIAL OFFERS</u>
1 YEAR CLOSED FIXED	5.75	2 YEAR CLOSED FIXED	5.80
3 YEAR CLOSED FIXED	5.60	4 YEAR CLOSED FIXED	5.40
5 YEAR CLOSED FIXED	5.35	7 YEAR CLOSED FIXED	5.58
10 YEAR CLOSED FIXED	5.89	5 YEAR CLOSED VARIABLE	5.15

Rates are subject to change at any time. Rates are based on a minimum mortgage amount of \$300,000.

For more information, please call Karie Seiss, RBC Mortgage Specialist with RE/MAX Alliance, 213-5480.

## RRSPs

### 1. Firsttime homebuyers - Have not owned an owner occupied home within the last five years.

**a. Withdrawal of RRSP Funds for Down Payment** - The current Home Buyers Plan permits the first-time homebuyer to withdraw up to \$20,000. (\$40,000 per couple) from their RRSPs to buy or build a home. The amount withdrawn is treated as a loan and must be repaid within a 15-year period, commencing in the third year after the withdrawal. If the annual payment is not made, it is treated as taxable income for that year.

**b. Establishing an RRSP with borrowed funds and using the Tax Refund as the Down Payment** - The HBP also permits establishing an RRSP with borrowed funds and using the tax refund as the down payment. In this scenario, the homebuyer contributes to an RRSP with borrowed funds and after a 90-day period collapses the RRSP and repays the loan. The homebuyer receives a tax refund that may be applied to the purchase of a home.

**c. Establishing an RRSP with Borrowed funds and Withdrawing the Funds to use as the Down Payment** - In this scenario the homebuyer contributes to an RRSP with borrowed funds and repays the loan over a period of time (usually not exceeding 5 years), specified by the lending institution. The homebuyer collapses the RRSP after 90 days but does not repay the loan. The RRSP funds are used as the down payment. These funds are an acceptable source of downpayment but the loan amount must be used in the TDS calculation. The lender must also verify that the homebuyer has proven liquidable assets equal to at least 5% of the purchase price. In all three scenarios, loans arranged by the homebuyer for an RRSP related down payment under the HBP must be from a lending institution. Gifts or other related incentives from a homebuilder or developer are not eligible.

### 2. Current homebuyers - You can invest your self-directed assets into eligible bonds.

You then become eligible for a pre-approved credit facility to use for any of your needs. You can take advantage of opportunities such as acquiring real estate, investing into a company, paying off debt, purchasing a car or any cash flow needs. Advantages of self-directed loans:

**a. No Credit Impact**

**b. Flexible repayment terms**

**c. up to 10 yr terms**

**d. deduct cost of borrowing from investments.**

## DUTCH CURRIED PEA SOUP

1 onion, sliced; 1 lettuce, shredded;

2 sticks celery, diced; 1 clove garlic, crushed;

8-10 cups water;

5 tsp powdered vegetable broth or divide number of cups of water with liquid vegetable broth;

2 ½ tsp salt; 1 tsp curry powder;

¼ cup butter or 2 Tbs oil;

2 carrots, grated;

1 large potato, grated;

1 kg frozen peas.

Saute onion, lettuce, celery and garlic in butter or oil.

Add carrots, potato, peas and water and seasonings. Simmer for +/- 2 ½ hours.

Liquidize and return to stove. Adjust seasonings if necessary. Serve with croutons.

*From "Cooking with Myrna Rosen" Cookbook*



**Joseph Barry Martin**

**RE/MAX Alliance**

**770B Hillside Ave, Victoria BC, V8T 1Z6**

**Phone: 386-8875 Fax: 386-8180**

**Email: josephmartin@alliance-victoria.com**

