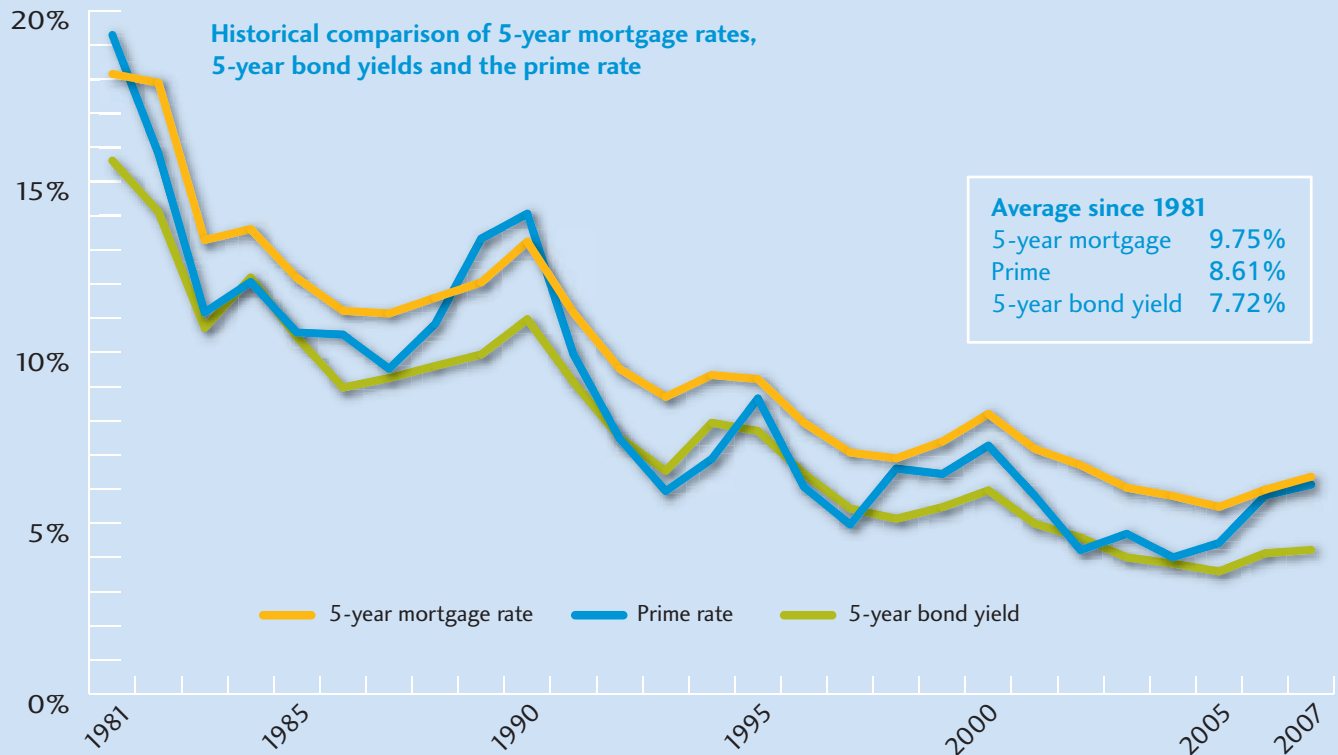




Historical mortgage rates



Source: Bank of Canada. Prime, 5-year mortgage rates and bond yields are based on a 12-month average.

Year	Average			Year	Average		
	5-year	Prime	Bond		5-year	Prime	Bond
1981	18.15	19.29	15.61	1995	9.22	8.65	7.70
1982	17.89	15.81	14.11	1996	7.94	6.06	6.45
1983	13.29	11.17	10.72	1997	7.07	4.96	5.43
1984	13.61	12.06	12.19	1998	6.90	6.60	5.13
1985	12.18	10.58	10.45	1999	7.39	6.44	5.47
1986	11.22	10.52	8.97	2000	8.20	7.27	5.96
1987	11.14	9.52	9.25	2001	7.18	5.81	4.99
1988	11.60	10.83	9.60	2002	6.70	4.21	4.58
1989	12.05	13.33	9.94	2003	6.04	4.69	4.00
1990	13.24	14.06	10.97	2004	5.80	4.00	3.82
1991	11.16	9.94	9.13	2005	5.48	4.42	3.59
1992	9.52	7.48	7.51	2006	5.98	5.81	4.12
1993	8.70	5.94	6.53	2007	6.36	6.13	4.22
1994	9.34	6.88	7.94				

One thing is certain about interest rates – they go up AND down. No one can predict accurately what will happen next when it comes to interest rates. You can, however, look at how rates have historically behaved.

If you have any questions about the mechanics of mortgage rates, give me a call.

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