

This Free E-Book is brought to you by [Natural-Aging.com](http://Natural-Aging.com).

**100% Effective Natural Hormone Treatment**  
**Menopause, Andropause And Other Hormone Imbalances**  
**Impair Healthy Healing In People Over The Age Of 30!**

**Know Your Rights When Investing In A Mortgage**

**By News Canada**

**Know Your Rights When Investing In A Mortgage**

**by: News Canada**

(NC)–Investing money in a private mortgage for attractive returns has its merits and its risks. This type of investment is one in which a person lends money to a borrower who pledges real estate as security for the loan. These types of mortgage investments may be arranged through a Mortgage Broker.

All Mortgage Brokers in the province of Ontario are required to be registered with the Financial Services Commission of Ontario (FSCO), an agency of the Ministry of Finance.

Do business only with a licensed Mortgage Broker. Confirm that the broker you are dealing with is qualified and registered by visiting FSCO's website: [www.fSCO.gov.on.ca](http://www.fSCO.gov.on.ca), or by calling (416) 226-7776.

Mortgage Brokers must give you full information

Mortgage Brokers are required to provide each prospective investor with information in the form of an Investor/Lender Disclosure Statement, as well as supporting documents such as an appraisal and an Agreement of Purchase and Sale.

This information package must include: a description of the property or project to be mortgaged; the terms and conditions of the mortgage loan; how the mortgage will be administered; in case of mortgage syndications, terms of the syndications; all prior claims on the property, such as other mortgages, liens or taxes owing; information on the borrower, including ability to repay the loan; any relationship or connection the broker has with the borrower and appraiser; any interest the broker has in the property; and the broker's fees for the transaction.

By law, the broker cannot accept money from you until 48 hours after you have received this specified information and have signed a commitment to fund the mortgage.

Do your homework

## Know Your Rights When Investing In A Mortgage

It took a long time to save the hard-earned money you want to invest, so it's wise to carefully review all documents before making any decisions. You are entitled to take at least 48 hours (not including Sundays and holidays) to review the investment documents. Read them carefully.

Consider the value of the real estate. The Mortgage Broker must provide documentary evidence of the property's value, other than an Agreement of Purchase and Sale. This could include an appraisal.

Unlawful activity

Mortgage Brokers are prohibited from selling or arranging the sale of mortgages that are, or have been, in default within the past 12 months.

Mortgage Brokers cannot accept funds from you to hold for a future investment.

Risks to consider about mortgage investments They are not insured by the Government of Ontario. They cannot be guaranteed by the Mortgage Broker. They may be difficult to resell quickly.

Mortgages can be high-risk investments. Consult your financial advisor to see if mortgage investments would be suitable for you.

Visit FSCO's website:

, or call (416) 590-7298, or toll free, 1 (800) 668-0128 for a

copy of its comprehensive guide to investing in mortgages.

provides a wide selection of current, ready-to-use copyright free news stories and ideas

for Television, Print, Radio, and the Web.

is a niche service in public relations, offering access to print, radio, television, and now

the Internet media, with ready-to-use, editorial "fill" items. Monitoring and analysis are two more of our primary services. The service supplies access to the national media for marketers in the private, the public, and the not-for-profit sectors. Your corporate and product news, consumer tips and information are packaged in a variety of ready-to-use formats and are made available to every Canadian media organization including weekly and daily newspapers, cable and commercial television stations, radio stations, as well as the Web sites Canadians visit most often. Visit

and learn more about

the NC services.

**How A Mortgage Calculator Can Make Your Annual Bonus Count**

## Know Your Rights When Investing In A Mortgage

**By Gerald Mason**

An annual bonus can be a wonderful windfall at the end of the year to do with as you please. It could go into savings, a special purchase, paying down your credit cards or into your house as a prepayment on your loan. When your mortgage is calculated, either fixed or adjusted, you are told how much to pay on a monthly basis.

However, a mortgage calculator that specializes in additional payments will show it can be very much in your favor to consider this using your bonus as an additional annual payment

And you thought you were through with a mortgage calculator after you signed the papers on your house.

The monthly payment your mortgage lender requires is the least amount you must pay in order to keep current on your mortgage. It doesn't mean that you can't pay more! If you have an annual bonus which comes in every year, then it is definitely worth investing this by paying an additional annual payment against the principal outstanding on your mortgage.

Use a mortgage calculator to work out how much difference your annual bonus makes to your mortgage. Depending on the size of the annual bonus, and how much of it you want to use against your mortgage principal, you can save money in terms of interest you won't need to pay. This reduction shows up because you are paying the loan off faster than your mortgage. The less time you owe, the less interest you pay.

This is the "miracle of compound interest" your bank loves working against him. When you pay ahead on the principal, you reduce the amount of interest you pay on the interest. Poor him, lucky you. Your mortgage calculator reveals the way to make it work for, not against you.

Another option you need to consider, however, is whether or not investing the money in another way would be more beneficial. It might work to your advantage to build up a larger amount and pay in that lump sum, say every 5 years, for example.

Using the current rate of interest offered for an investment account that can be opened with the amount of your annual bonus, work out how much in total you would have at the end of 5 years. Then pull up the additional payment mortgage calculator to work out what difference it would make to your loan.

The investment account pays you interest, and so you will have extra money to pay against your principal. In the second part of this scenario: use the mortgage calculator to calculate the mortgage if you paid the bonus directly against the principal balance on your mortgage each year for 5 years.

Which of the two totals works best for you financially? If it looks too good to be true, change mortgage calculators and double check. Which of them gives you a lower balance and lower mortgage term? This is the option that most effectively puts your money to work.

An additional payment against your mortgage principal is an ideal way of investing your extra capital in your home. Use the mortgage calculator first however to determine whether this, or an investment

account, is the most efficient use of your money.

For more articles on how mortgage calculators can help you please visit:

Related Content:

Read more Content at

Related Products:

: A genuine resource center for Quality Ebooks and Softwares



This Free E-Book has been brought to you by [Natural-Aging.com](http://Natural-Aging.com).

**100% Effective Natural Hormone Treatment**  
**Menopause, Andropause And Other Hormone Imbalances**  
**Impair Healthy Healing In People Over The Age Of 30!**