

# SUCCESS MORTGAGES

## VERICO at home

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Mortgage brokers are an important part of buying & owning a home. I am a knowledgeable advisor that can help you ensure you have the right mortgage at the best interest rate available.

### ***Inside This Issue***

1. How to do a Reno when you've maxed out on your down payment
2. How to improve your child's eyesight

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## **Featured Products**



### **Mobile App**

See how your Mortgage payments will change depending on interest rate, down payments, etc. with our Mobile App tools!



### **Our Best Rate**

**Please contact me for more information.**

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## **Articles from this Issue**

## How to do a Reno when you've maxed out on your down payment.

If you are in the market to buy a new home – don't overlook that fixer upper!

For many first time homebuyers, they face the dual challenge of not having a big down payment and higher home prices. Often, the only homes that younger buyers can afford are ones that are in need some renovations.

But just how do you budget for renovations when you've maxed out on the down payment?

**Did you know you can add the estimated costs for your renovation to your mortgage loan?**

**I can help you or a friend or family member access the Purchase Plus Improvements program.**

This program allows borrowers to access to up \$40,000 for the purpose of renovations. Borrowers can then pay off this extra amount along with their regular mortgage payments, spreading out the renovations costs and making them easier to manage.

This means that if you find a home for \$300,000 and you want to do a renovation totalling another \$30,000, you can include the extra \$30,000 into your mortgage. You could put as little as 5% down, which is \$16,500.

So if you or someone you know is trying to take the first step towards homeownership, give me a call!

I would love the opportunity to help them secure financing for their dream home!



By Dave Dugdale from Superior, USA (Analyzing Financial Data Uploaded by Ainali) [CC-BY-SA-2.0] (<http://creativecommons.org/licenses/by-sa/2.0>), via Wikimedia Commons

## How to improve your child's eyesight

It is true that everything is important when it comes to children's health but paying attention to their eyes frequently is a praiseworthy plan.

The primary guideline for your little ones is easy to follow: schedule the first eye exam by six months; keep watching for eye issues like crossed eyes and lazy eye, as well as symptoms like squinting, droopy lids, or watery eyes; and before kindergarten begins, schedule an eye exam to determine if glasses are needed.

And when it comes to those glasses and contact lenses, opticians will give you dedicated guidance to enhance the way your children see. The optician profession is regulated in Canada and this gives you a



highly-trained individual to first interpret your child's prescription, to help you choose the right frames, answer your questions, and then he or she works to exacting standards to produce the perfect lens to meet rigorous national standards. Here are some tips for ensuring your child receives the best vision possible:

**Frame first:** The most important criteria when selecting prescription eyeglasses is how they fit. The lens centre must match the line of sight. Size, shape, and fit should be guided by the optician teaming up with the child and parent. Either a plastic or metal frame will work well.

**Lazy eye:** This muscle problem occurs in 1 out of 25 children. One, or both eyes may wander especially if the child is tired. Bifocal lenses, patching, or surgery are effective for strengthen eye muscles.

**Playing sports:** The best place for a child's eyeglasses when he or she is playing a sport is not in their backpack, but on their nose. A child won't play well with blurry vision so instead, invest in well-fitting eyeglass frames with break resistant lenses. Also look into purchasing sports glasses.

**Touchdown:** What do a football and astigmatism have in common? The shape. An astigmatic cornea has two major curves on the surface. One is steeper, the other flatter. A football is flatter from tip to tip than it is around the circumference.

**Contact lenses:** This decision is not based on age, but maturity. Only you as a parent can decide the level of your child's maturity. You can consult with an optician for an expert opinion.

For more eye health facts every mother should know, check out [www.weloveyoureyes.ca](http://www.weloveyoureyes.ca), where the Opticians Council of Canada – with support from The Foundation Fighting Blindness - is running an interactive program with inviting prizes.

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