



If you're in the market for a mortgage, you're probably reviewing your options

Visual: BANK

and wondering what term to choose.

Visual: Open or closed? Longer-term or shorter-term?

Many people believe that locking in their entire mortgage for a five-year term reduces risk.

But no one knows what the interest rate environment will be like in five years, so putting all your mortgage eggs into one basket is actually risky you have to renew the entire amount at the same time.

Visual: Mortgage

And if you review the history of interest rates, you'll notice that this approach often benefits the institution holding your mortgage— not you.

Visual: BANK

But what if you could customize your mortgage, like you do your investments?

Visual: Customize your mortgage

Most Canadians don't put all their savings into one investment.

Visual: Not Diversified Savings / Diversified Savings

They know that diversifying helps manage the ups and downs of the market

Visual: Manage market ups and downs

with less stress

Visual: Reduce stress

and without trying to time the market.

Visual: No need to time the market

Just like diversifying your investments is a good idea, so is diversifying your mortgage terms.

Visual: Diversify your mortgage

Instead of having 100% of your mortgage in a five-year term,

Visual: Not diversified

you divide it into multiple terms, ranging from one to five years.

Visual: Diversified, 1Y term, 1-year term, 3-year term, 4-year term, 5Y term



That way you don't have your entire mortgage renewing all at once potentially at a much higher interest rate and a much higher mortgage payment.

Visual: MORTGAGE

This strategy can significantly reduce interest rate renewal risk on your mortgage.

Visual: Reduce interest rate risk

You can forget about market timing

Visual: No market timing

and simply enjoy the best average rate

Visual: Best average rate

without any big surprises.

Visual: No surprises!

Most traditional mortgages don't allow you to implement this risk reduction strategy easily.

However, there are a few select lenders in Canada that allow you to create

Visual: MORTGAGE

tailored mortgages within one account.

Visual: Tailor your mortgage in one account

This is a lot less effort than seeking different mortgage providers or terms. In some cases you can even have

Visual: MORTGAGE

a secured line of credit as part your mortgage so you can deposit your entire paycheque

Visual: Mortgage = Secured line of credit

and put every dollar to work paying down what you owe until you need that money.

Visual: Put every dollar to work

A mortgage with various terms and a line of credit can help you achieve

Visual: Various terms and a line of credit, TERM, 1-year term, TERM, 5-year term, LINE OF CREDIT

mortgage freedom faster, saving you interest over the life of your mortgage

Visual: Mortgage-free faster



-with less interest rate reinvestment risk.

Visual: Less risk

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