



Armada Spring Newsletter

**Armada Mortgage
Services**

Looking out for your best interest! Thank you for your continued loyalty.

**We're going retail ! Watch for
our new store location Summer 2007**

Innovation in the Canadian Mortgage Market -by Gordon Hone

Recent changes in the mortgage industry mean that many people who previously would not have qualified to get a mortgage are now able to do so.

The “sub-prime” mortgage market or “non-conforming” mortgage market is growing in Canada at a record rate; rising at an annual pace of more than 50 per cent. This growth has enabled no less than 85,000 Canadians to become homeowners during 2006. Mortgage Brokers are playing an important role in these changes.

10 years ago only 3 per cent of mortgage originations were accounted for by brokers, where-as that number is now at 1/3 third of the market; and among homeowners under 35 that number is even higher. A widely held misconception among the 35 and older age group is that Mortgage Brokers service primarily high risk credit. However the data points to more than 50 % of broker funding is through commercial banks, while another 1/3 is through Mortgage Banks; Brokers funding through special sub-prime credit accounts for only 9% of volume. The short term implication is clear that Canada’s sub-prime market (and house prices) is in good shape, with defaults at a record low. In contrast 22 per cent of mortgages are in the sub-prime category in the U.S., and delinquency rates have reached levels not seen since the 1991 recession.



Time Saving Computer Keyboarding Tips



“Dear Andy: How have you been?
Your mother and I are fine. We miss you.
Please sign off your computer and come
downstairs for something to eat. Love, Dad.”

Clicking constantly on the computer mouse? Here are some click and carpal-tunnel saving tips :

- Press Ctrl P to print
- Press F2 to Rename a File
- Press Ctrl X to Cut
- Press Ctrl C to Copy
- Press Ctrl V to Paste

- Press Ctrl Z to undo last
- Press Ctrl Y to Redo
- Press Ctrl S to Save
- Press Ctrl D to save a web-site to your favourites.

Once you practice to get in the habit; you'll see how fast it is.



This is easy!



ARMADA Mortgage Services

Armada Capital Corp. DBA Armada Mortgage Services

20930-115 Avenue
Maple Ridge, BC
V2X 3M5
Phone: 604-467-6449
E-Mail: armada@telus.net

We're on the
web! Armada
Mortgage.com



Watch for us at this
year's Home Show 2007.

Last Year we had great
response and a lot of fun.

Thanks for dropping by if
you did and we hope to see
you this year. Come on by
and enter our prize draw at
the tent!

Home Show 2007 Dates
are May 4, 5 and 6.

ARMADA MORTGAGE FAQ'S

Q. Why are Armada's Interest Rates lower than my Bank?

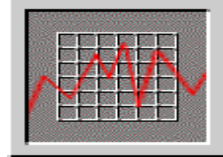
A. At your local bank branch, you'll get the best mortgage they can offer at the time. **Armada's electronic application system** is able to reduce a Lenders fixed costs, which we can then pass on to our customers. Furthermore we only do **ONE** credit check which keeps your credit score as high as possible.

Q. Why is One credit check so important?

A. If you make as few as 2 applications on your own with other Banks, your credit score could fall as much as 15 points which may result in a higher interest rate charged. Armada is able to send out one application to multiple lenders with no reduction in your credit rating, thus resulting in lower interest rates for you, and more mortgage options you can choose from.

Q. How can Armada help a person with bad credit get a mortgage?

A. Many of our lenders have custom programs for impaired credit. In addition, Armada Mortgage has alternate sources of funds through Private Mortgage and Trust companies. Our goal is to help get your credit rating built back up.



Little Trivial Facts!

Coca-Cola was originally green.

The percentage of Africa that is wilderness is 28%, the percentage of North America in wilderness is 38%!

Men can read smaller print than women can; women can hear better.

Each king in a deck of cards represents a great leader from history: Spades-King David, Hearts -Charlemagne, Clubs-Alexander the Great, Diamonds-Julius Caesar.

The first novel ever written on a typewriter: Tom Sawyer

The cost of raising a medium sized dog to the age of 11...\$6400.00

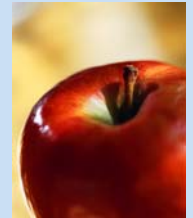
Woof!



Check your serving savvy!

Some of the serving sizes of fruits and veggies are bigger than we think.

Check it out!



Servings

Apple 1 cup sliced;	2
Zucchini 1/2 cup cooked	1
Banana 8"	2
Baby Carrots (6)	1
Orange Juice 6oz	1.5
Strawberries 1/2 cup sliced	1
Tomato 3"	2
Broccoli 1 cup cooked	2
Cantaloupe 1/4	2
Celery (2 sticks)	2

Source: Prevention magazine

If for any reason you wish to be removed from this mailing list please contact us by phone 604-467-6449 or email us at sales@armadamortgage.com.