



RBC Royal Bank
#101-4000 Whistler Way
Whistler, BC V0N1B4
Phn: 604 935 7910
Fax: 604 938 9316

RBC Construction Financing

Everyone's mortgage needs are unique. That's why I offer a wide range of mortgage solutions and competitive rates to suit your budget, circumstances and goals. As a client of RBC our construction financing provides you with:

- the ability to chose between a Fixed Term of 1 to 10 years
- a Variable Open or Closed term
- Rate holds for 90 to 270 days
- your selected term begins at the end of the construction period, allowing for additional interest rate security
- No application or advance fees
- Ability to leverage up to 95% of the value of your build including land
- Payments are **interest only** during the construction period

When you complete a construction mortgage application with a RBC Mortgage Specialist you will be given all the information you need to know before entering into the construction contract. A Construction Worksheet will be provided to you outlining how each draw will work and how much money will be advanced by the bank and if you will be required to contribute funds as well.

RBC Construction Financing is based on a Cost to Complete Basis. In simple terms, this means that each advance will be equal to your approved mortgage amount less the amount of the build remaining. As your RBC Mortgage Specialist I will arrange all of the paperwork from registration, through the draw process until completion.

If you would like to learn more about the best construction financing in the market or to start an application, please contact me today.

Thank you,

Jon Decaigny
RBC Mortgage Specialist
Phone: 604 935 7910
Email: jonathan.decaigny@rbc.com



Best Mortgage Rates for clients of:

Date Effective: Aug 4, 2010

Jon Decaigny
Mortgage Specialist
Cell 604-935-7910
Fax 604-938-9316
Jonathan.decaigny@rbc.com

Mortgage Term	Best Offer
5 Year Closed Variable	2.25%*
3 Year Fixed	3.70%*
4 Year Fixed	3.99%*
5 Year Fixed	3.99%*
Homeline Option	Ask For Details

Offer includes:

- ***Rates shown are guaranteed 90 days from the application date**
- Eligible for RBC Multi-product rebate
- No Application Fees
- No Broker's Fees

For fixed rate mortgages, interest is compounded half-yearly, not in advance and the rate shown is a discounted rate based on the posted rates of Royal Bank of Canada on May 12, 2010. For variable rate mortgages, interest is calculated not in advance, with the same frequency as payments are made. RBC Posted Rates for variable rate mortgages are based on the prime rate which is the annual rate of interest announced by Royal Bank of Canada from time to time as its prime rate. On May 12, 2010 the prime rate was 2.25%, the RBC Posted Rate for closed variable rate mortgages was prime - 0.35%. Rates subject to change without notice. Offer may be changed, withdrawn or extended at any time, without notice. Applicable to residential construction mortgages only and subject to Royal Bank of Canada lending criteria for residential properties. Some conditions apply. Not available in combination with any other rate discounts, offers or promotions.

* Terms and conditions apply. Applies to selected properties only and subject to meeting credit criteria of RBC Royal Bank. The lesser of the appraised value or the purchase price.