

7 things kids love best about their Dads

As a father I want no regrets. When my four sons have finished college and moved out I don't want to ever look back and say, "I wish I had..." So I sat down and pictured myself older, with my children out of our home and asked myself, "What could I have done to be a better father?" Here is my list of seven life-areas I'm working on today so when tomorrow comes I have no regrets, knowing I did all I could to be the dad my kids love.

Kids Love Dads Who Wear Boots. Have you noticed how as soon as a child can walk they start trying to wear their dad's shoes, and they particularly love wearing dad's boots. I think every father should own a pair of boots. They could be hiking boots, work boots, heck, even cowboy boots. Because boots send the subtle message that my dad is strong. Kids need a strong father.

Wearing boots is not what actually matters — that's just a metaphor, of course — what does matter is that fathers make children feel safe. His presence creates stability. He makes them proud that he is their dad.

Kids Love Dads Who Kiss Their Mom. I'm sure you have felt embarrassed when your kids catch you stealing a kiss from their mom. I think that's awesome. Children need to know that their parents are in love. Child psychologist tells us that when couples suffer a divorce a common response of the children is to blame themselves. Or, when couples openly argue, children often feel it is their fault. On the other hand, children raised in a home where they know their parents are in love, are more content, happy and successful.

Developmental psychology teaches us that parents have by far the greatest influence on the lives of their children. Children live out what they see at home. Kids learn how to treat their future spouse by watching you. If a man is disrespectful or abusive to his wife, the odds are high his son will do the same. And a son who watches his father show love, speak gently, listen attentively will do the same. Girls also learn by watching their father, that when a young man treats her poorly or hurts her — in a way their father would never harm their mother — that he is the wrong man for her. Kids love dads who are in love with their mother.

Kids Love Dads Who Turn Off Their Cell Phone. I've literally watched fathers play miniature golf with one hand while holding their cell phone to their ear with the other. Children crave their father's undivided attention.

Kids Love Dads Who Count to Three. Sometimes I need to count to three. An adult's anger frightens a small child and harsh words scar their soul. Kids love dads who are patient and speak gently.

Kids Love Dads Who Give Bear Hugs. Physical touch has a powerful effect on the human body. When someone affectionately holds us, our bodies literally release chemicals that calm us, cause us to feel loved and actually heal us. Doctors have found that when they touch patients while they visit them in the hospital the patients heal more quickly and their symptoms subside.

Kids Love Dads Who Camp in the Backyard. Kids want a fun dad. One night when my wife was out for the evening, in a moment of either boredom or sheer madness, I blurted to my kids, "Hey, you guys want to camp in the backyard tonight? They were all over it. The night went fine until I tried to fall asleep. The ground felt like cement, the pug was snoring, my allergies to the grass were maddening and a deft mosquito had me slapping myself in the face. I barely slept that night but the next morning the boys talked about their night in the tent like they had spent it at Disneyland.

Kids love a Dads who make life fun. Being a fun Dad doesn't mean spending a lot of money or taking them to exotic places, they just want you and your time.

Happy Father's Day! This father's day give your family your undivided love and attention.

-Margorie & Dave

Adapted from Palmer Chinchin's
"7 Things Kids Love Best About Dads"



MARKET STATS

ORANGEVILLE - MAY 2018

\$535,230
 ↓ 2.24%
 AVERAGE SALE PRICE
 Year to Date

219
 ↓ 32.62%
 NUMBER OF SALES
 Year to Date

2 MONTHS
 MONTHS OF INVENTORY



MAY 2018

89
 ↑ 9.88%
 TOTAL ACTIVE
 RESIDENTIAL LISTING

54
 ↓ 37.21%
 TOTAL PROPERTIES SOLD

BUYERS MARKET



SELLERS MARKET
 (When there is less than 6 months of inventory)

MORTGAGE RATES

From ratespy.com - June 11, 2018

5 Year FIXED Mo. Payment per \$100K with 25 Year Amortization

HSBC	3.09%	\$478
CIBC	3.19%	\$484
BMO	3.24%	\$486
MERIDIAN	3.29%	\$489
INVESTORS	3.39%	\$494
RBC	3.44%	\$491
1st NATIONAL	3.59%	\$521
LAURENTIAN	3.89%	\$521
STRESS TEST RATE	5.34%	\$602

These are likely the best **negotiated** rates (vs posted rates) you can get at your bank if you have excellent credit.



10 reasons why you want to STAGE YOUR HOME

1. You'll increase the likelihood of a sale
2. It gives the impression of a well-maintained home to buyers and building inspectors
3. You get a head start on packing
4. It helps you justify the asking price - staged homes sell for more money
5. Staging makes the house seem larger
6. Staging helps buyers see themselves in the house
7. It puts your house above the competition
8. Buyers will have a favourable first impression
9. Staging reduces out-of-pocket costs for cash-strapped buyers
10. A "Must-See" home will bring in more buyers

So... a new look.! Summer fast approaching and the market has been cooler than last year!

TOP 10
 THINGS TO DO WHEN
 SELLING or BUYING
 YOUR HOME

#1 - CALL US
 (we'll handle the other 9)

519-941-5151

Dave, Margorie
 Cathy or Bill