

October 4, 2013

The Proprietor
PO Box 13-085
Johnsonville
Wellington, NZ 6440

Re: LVR restrictions

New mortgage loan to value ratio limits are in place. Most home buyers will need a 20% deposit to get finance.

First home buyers are eager to secure a home before their existing pre-approval agreements expire.

This could be a great time to upgrade if your current property value is assessed up to \$400,000. Buyer competition in this price range is strong. Above \$500,000 there are many available homes and buyer competition is less intense.

If you intend to move, your chance to achieve a high price may be gone in a few months. Current pre-approval agreements are expected to expire by March 2014.

To discuss your plans, call 0272711274

Kind Regards