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## YOUR JUNE 2026 MORTGAGE NEWS!



June is a month nearly all Canadians look forward to, longer days and warmer temps lingering into the evening. Speaking of hot air... Did you know the first successful public hot air balloon flight was in the month of June? It was back in 1783 in Annonay, France, where the Montgolfier brothers had developed this first hot air balloon.

It was made from paper and burnt straw and wool to generate the hot air that lifted the balloon nearly 2kms into the air. A hot air balloon craze quickly exploded across France and internationally, and within the year a variety of farm animals, and eventually humans, floated into the air marking the beginning of human aviation.

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# SMALL EXTRA PAYMENTS = BIG MORTGAGE WINS

Having some extra cash on hand might give you some breathing room on rising gas and food prices, building an emergency fund, or even the ability to make a big purchase you've delayed. But, should you pay down your mortgage instead? If you're considering paying down your mortgage, you're in luck, because today we're going to look at how a lump sum payment can transform your mortgage future.

For example, a \$500,000 mortgage at 4.99% with a 25-year amortization would result in over \$371,000 in interest over its lifetime. By making prepayments, you can reduce both the amount of interest you pay and the time it takes to become mortgage-free.

## There are three common ways to pay down your mortgage faster:

- **Lump Sum Payments** – Make an annual payment directly toward your mortgage principal.
  - **Increase Your Regular Payments** – Add a little extra to each payment.
  - **Accelerated Payment Schedule** – Switch to accelerated weekly or bi-weekly payments.

Even small increases can save you tens of thousands of dollars over the life of your mortgage. In many cases, simply paying more frequently can have a significant impact on how quickly you pay off your home. Below is a chart showing how these three prepayment types can change your mortgage.

	No extra payments	\$2,000 lump sum annually	Round up to \$3000 monthly	Accelerated weekly payments
Amount owing after 5 years	\$442,467.97	\$431,222	\$436,030	\$425,691.44
Total interest paid	\$371,554	\$329,497	\$345,979	\$310,654
Total cost of the mortgage	\$871,554	\$829,497	\$845,979	\$810,654
Time savings to full repayment	No savings	2 years 5 months	1 year 6 months	3 years 6 months

*\* Each scenario is independent of others, not compounding*

Before making prepayments, check with your lender to understand your mortgage's prepayment privileges and limits.

Want to see how much you could save? Use my free mortgage app to run your own scenarios and compare different prepayment options. If you have questions, feel free to reach out anytime!

## DOWNLOAD MY MORTGAGE PLANNER APP TODAY!



# KALE YEAH! EDIBLE GARDEN PLANTS THAT LOVE CANADA

Looking to grow some herbs, fruits or veggies this summer? If you didn't start with seeds 6 weeks ago, don't worry! You can still make it happen if you work with the growing space you have and pick plants that will thrive under those conditions.

First, you'll want to consider what growing zone you're in. Gardeners in Victoria BC are going to have different plant options than Timmins ON! Check out this [plant hardiness zone map](#) to see what kind of crops you should focus on.

Another important consideration is your yard orientation. You'll first want to know if the place you plan to plant has full sun (6-10 hours per day), partial sun (morning or afternoon sun, around 4 hours per day), or full shade (little or no direct sunlight). Here are a few options for each condition:



### Plants for full sun

- Radishes
- Green beans
- Saskatoon berries



### Plants for partial shade

- Lettuce or kale
- Beets
- Cucumber



### Plants for full shade

- Mint
- Rhubarb
- Parsley

### Bedding Plants

What else should you consider when planting your edible garden? Well, what if you want it to both taste good AND look good? Normally a garden has a bunch of filler flowers, called bedding plants. Think of it like a flower garden, but swap the traditional flowers with flowering vegetables and fancy-leafed plants including swiss chard, basil, eggplant, lavender, hops, chives, arugula, and hot peppers.

### Native Plants

If you're still struggling after all these suggestions, one of the most successful ways to get edible plants to take to your yard is by choosing something that's native to the growing zone. Across most of southern Canada, popular native (and edible) options are leeks, violets, wild strawberries, fiddleheads, watercress, or sage.

Hopefully you found a new idea here for your garden this summer. If you grow any of these, I'd love to see a picture of the garden!

Thanks for reading the June edition of my newsletter! Something exciting to look forward to this month is the summer solstice, marking the longest day of 2026 on June 21. Coincidentally, that's also fathers' day! Other interesting dates in June are the 15th, when the Magna Carta was first signed in 1215, and the 2<sup>nd</sup>, when Queen Elizabeth II was crowned in 1953.