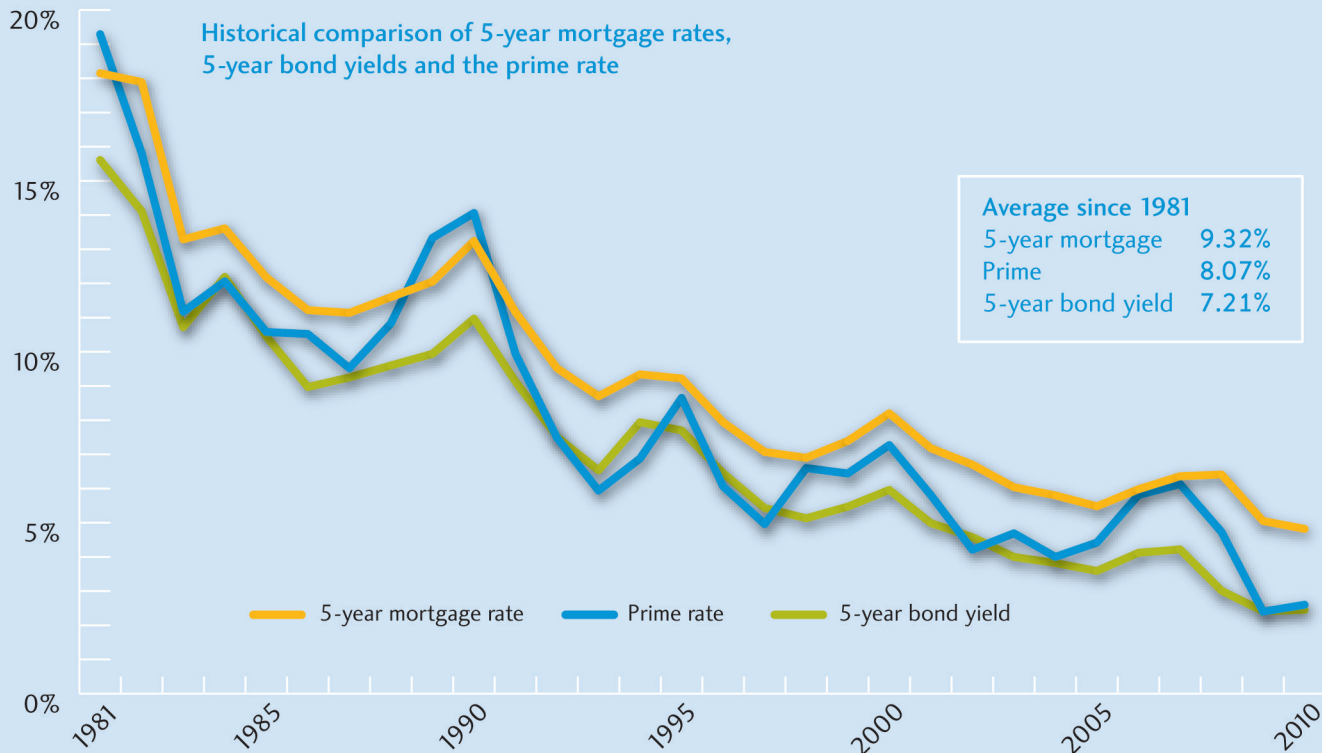




# Historical mortgage rates



Source: Bank of Canada. Prime, 5-year mortgage rates and bond yields are based on a 12-month average.

Year	5-year	Average Prime	Bond	Year	5-year	Average Prime	Bond
1981	18.15	19.29	15.61	1996	7.94	6.06	6.45
1982	17.89	15.81	14.11	1997	7.07	4.96	5.43
1983	13.29	11.17	10.72	1998	6.90	6.60	5.13
1984	13.61	12.06	12.19	1999	7.39	6.44	5.47
1985	12.18	10.58	10.45	2000	8.20	7.27	5.96
1986	11.22	10.52	8.97	2001	7.18	5.81	4.99
1987	11.14	9.52	9.25	2002	6.70	4.21	4.58
1988	11.60	10.83	9.60	2003	6.04	4.69	4.00
1989	12.05	13.33	9.94	2004	5.80	4.00	3.82
1990	13.24	14.06	10.97	2005	5.48	4.42	3.59
1991	11.16	9.94	9.13	2006	5.98	5.81	4.12
1992	9.52	7.48	7.51	2007	6.36	6.13	4.22
1993	8.70	5.94	6.53	2008	6.41	4.73	2.99
1994	9.34	6.88	7.94	2009	5.05	2.40	2.41
1995	9.22	8.65	7.70	2010	4.82	2.60	2.45

One thing is certain about interest rates – they rarely stand still. No one can accurately predict what will happen next when it comes to interest rates but it's interesting to see how 5-year fixed rates compare with Prime and Bond rates.

If you have questions or want to discuss your options, talk to your mortgage planner.

