

J
JAY & JAYA
REAL ESTATE

HOMEWARD *Beyond*

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER



Hello,

Hope you are all enjoying this great summer weather!

As you may have heard the interest rates have been dropping recently and we are already at 0.5% lower rate in the last few months with another decrease expected in September. This can only mean good news for the real estate market. We are expecting more buyers to start making offers on homes in the coming months especially with the Fall market around the corner which typically marks a new cycle of buying and selling before winter.

If you have any questions on what the interest rate drop can mean for you, please feel free to reach out to us by text/call at **647-208-6364**.

Cheers!

Jay & Jaya
(see inside for details)

Your Referrals Help The Homeless!



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Hope
Today

Sell Your Home
and Get Top Dollars!
Call us or scan QR TODAY
for a free consultation.

647-208-6364



SCAN ME

Serving Big!!!
Investing in the People of
Our Great Community.

IF YOU OR A FRIEND ARE THINKING ABOUT SELLING OR BUYING, MAKE SURE TO CHOOSE A REAL ESTATE COMPANY YOU CAN TRUST!

A real estate company with experience, proven results, and a give-back philosophy, and most importantly a company that gives you peace of mind and expert negotiations you can trust.

Important Changes to Capital Gains Tax

Increase in Capital Gains Inclusion Rate

Change: Effective June 25, 2024, the capital gains inclusion rate will rise from 50% to 66.67% for trusts and corporations, impacting the taxation of capital gains. For individuals, the inclusion rate will also be increased to 66.67% but applicable only on annual capital gains above \$250,000. The prior 50% inclusion rate will continue to apply on annual gains below the \$250,000 threshold for individuals.

Strategic Planning Considerations

Consultation:

Engage with a tax advisor to navigate these changes effectively and tailor strategies to your specific financial situation.

Long-term Planning:

Assess the implications for retirement planning, estate management, and future investment decisions in light of these regulatory adjustments.

Disclaimer: This information provides a general overview from Government of Canada information and is based on proposed legislation subject to revision. As a reminder, it does not constitute accounting, legal, or tax advice, and individual circumstances may require additional considerations not covered herein. For personalized advice, consult with a qualified professional.

As you know, we love making guarantees!

Buyer Satisfaction Guarantee:

Buy Your Next Home with a 21-Month Warranty*

Seller Guarantee:

Your Home Sold or We'll Buy It!*

For details, call us today at **647-208-6364** or scan QR for a **free consultation**.



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listingsfromjay@gmail.com

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Benefitting



Serving Big!!! Investing in the People of Our Great Community.

*Conditions Apply. Call for details.



Contact Us

**YOUR HOME SOLD
GUARANTEED OR
WE'LL BUY IT***

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A REAL ESTATE COMPANY WITH EXPERIENCE, PROVEN RESULTS, AND A GIVE-BACK PHILOSOPHY!

Refer your friends, neighbors, associates or family members considering making a move

- ① You can go to www.AskJay.ca/referrals and enter their contact info online or forward the link to someone you know considering a move.
- ② Of course, you can always call us direct as well at **647-208-6364**

Why We Support The Local Homeless Shelters

MAKING A DIFFERENCE

To provide basic needs by providing a safe place, a warm bed, hot meals, and tools to enhance stability, These Emergency Shelters depends on Sponsorships and Donations.

So when you hear us say "YOUR REFERRALS HELP THE HOMELESS..." they really do!



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As you know, we are on a mission to raise \$10,000 for Homeless Shelters. Why do we help the homeless shelters? Well, because we sell homes for a living, it breaks our hearts to see people without a basic shelter over their heads and we take every opportunity to be able to make a difference to these shelters by donating a portion of our income towards this worthy cause and by doing yearly food & clothing drives for the shelters.

In Canada, The Salvation Army opened rescue homes and shelters in 1886. Today they operate more than 50 emergency shelters across Canada & and Bermuda and provide 4,800 emergency shelter, transitional, and supportive housing beds each night for men, women, youth, and families experiencing or at risk of homelessness.

And we love being a part of the good things on this planet!

Thank you for being our clients and for trusting us with one of the most important things in your life - your home.

With all our appreciation.

JAY & JAYA
REAL ESTATE
and team

RE/MAX REAL ESTATE
CENTRE
INDEPENDENTLY OWNED AND OPERATED

 www.askjay.ca