What percentage of habitable houses in the city are occupied? 98%. What was the percentage in 1929? 98%. In 1933? 90%.

Which of the following types of mortgagees will do the major home financing during the next five years? (Please grade them 1, 2, 3, 4, and 5 according to your judgment as to their ranking.)

1. Banks
2. Building & Loan
3. Insurance Companies
4. Individuals
5. Mortgage Companies

From which of the above types of mortgagees do you receive the most satisfactory service? Building and Loan Associations and Banks.

Is there apparently ample money available in your city for financing residential mortgages? Yes

Are you able to readily finance your residential sales? Yes

Eliminating F. H. A loans, what is the minimum down-payment upon which you can effect this financing? 30%

Are individuals active in residential mortgage lending? Yes

Rapidly being crowded out of field by F. H. A. financing.

What medium are generally used by individuals in placing mortgage loans? Mortgage loan brokers.

What are the prevailing interest rates on good residential loans? 5% to 6 1/2%. How do these compare with rates prevailing in 1928-29? 6% to 7 1/2%.

What are the usual amortization requirements for loans? $7.00 to $10.00 per $ per mo. How does this compare with 1928-29? $10.00 to $12.00 per $ per mo.

What commission rates and other costs are being charged to borrowers? No commission. Regular title and recording fees. How does this compare with 1928-29? 2% to 3% commission - 1929.

What unfavorable factors affecting residential real estate values exist in your city? None.

What effect upon residential real estate in your city do you anticipate from the opening of the San Francisco-Oakland and Golden Gate Bridges? Should create a strong demand and an active market for residential property.

Your additional comments and remarks: Competition among lenders is giving us very favorable conditions for financing our sales at the present time. Real estate values are generally on the up grade. Rentals have lagged somewhat as have people's incomes, but the general feeling seems to be that, barring war in Europe, nothing can prevent a very active market here for several years with values generally advancing to new high levels.

Agent's Note: Mason McDuffie Co., Inc. is one of the oldest real estate firms in Berkeley and is highly respected. It is felt that the views expressed above are sound and can be relied upon. The information furnished applies particularly to the cities of Oakland, Berkeley, and Albany.