QUESTIONNAIRE
REAL ESTATE

FIRM NAME   E. H. Richardson, Real Estate
ADDRESS     Alameda, California

Person furnishing this information   E. H. Richardson

NOTES: The following Interrogations refer only to residential real estate (meaning 1 to 4 family dwellings).

Has your city had any substantial increase in new construction in the last 12 months? Yes X No

To what extent, in your opinion, will residential real estate values, generally, increase in the next two years? 50-160 %

Are residences, generally, in need of considerable repair? Yes X No

Is there a housing shortage in your city? Yes X No

In your opinion, is there any danger of a demoralization of the local real estate market through "dumping" of the "overhanging" holdings? Yes X No

What percentage of habitable houses in the city are occupied? 99 %

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.)

BANKS  BUILDING & LOAN  INSURANCE COMPANIES  INDIVIDUALS  MORTGAGE COMPANIES

From which of the above types of mortgagee do you receive the most satisfactory service? Building and Loan

Is there apparently ample money available in your city for financing residential mortgages? Yes X No

Are you able to readily finance your residential sales? Yes X No

Eliminating F.H.A. loans, what is the minimum down-payment upon which you can effect this financing? 25 %

Are individuals active in residential mortgage lending? Yes X No

What mediums are generally used by individuals in placing mortgage loans? Real Estate Brokers

What are the prevailing interest rates on good residential loans? 6 %

How do these compare with rates prevailing in 1928-29? Here 7 %

What are the usual amortization requirements for loans? 1% per month

How do these compare with 1928-29? About the same

What commission rates and other costs are being charged borrowers? 1 - 2 %

How does this compare with 1928-29? 3% in 1928-29