BANKS, TRUST COMPANIES and MORTGAGE COMPANIES

FIRST NATIONAL TRUST & SAVINGS BANK  SAN DIEGO, CALIFORNIA
(Name of Institution)  (Address)

B. J. LAVERY  Assistant Cashier
(Officer Interviewed)  (Title)

MORTGAGE ACTIVITY

1. Is the institution lending on residential real estate?  Yes
   Ample funds for acceptable applications

2. Amount available for such loans:  $8,000

3. Maximum percentage of appraisal loaned:  65\%

4. Is the appraisal cash market or liberal?  Reproduction value

5. What are loan periods?  1-20 yrs. Amortization Plan monthly
   Quarterly  Semi-annual  Annual
   Mostly monthly

6. Rate (or rates) of interest charged:  5\% to 6\%

7. Are FHA loans being made?  Yes
   Title I: $20,000
   Title II: $32,000
   Direct: $14,000

8. Will the institution lend the maximum 80\% of appraised value?  No
   Will loans be made for the maximum loan period of 20 years?  Yes

9. Is a commission charged?  No
   If so, who pays it?
   Give amount of commission and other loan costs to borrower:
   Appraisal fee $2.50 on straight loan, $1.00 on building loan, - Also cost
   of title policy and recording charges $2.50

10. Residential loans made in
    1954: No. 250  Amount $750,000
    1955: No. 250  Amount $1,050,000
    1956: No. 248  Amount $744,000

    Other mortgage loans made in
    1954: No. 20  Amount $320,000
    1955: No. 10  Amount $320,000
    1956: No. 10  Amount $150,000

11. Total residential mortgages held by institution: No. 1,042  Amount $3,297,168

12. What amount of the total residential loans made in 1955 represented
    refinancing of mortgages formerly held by this institution?  $377,500

REAL ESTATE OWNED

13. Amount of residential real estate owned: Parcels 72  Book Value $441,503

14. Potential residential real estate owned during next year:  $2,266 (1)

15. Residential real estate sold during 1955: Parcels 52  Value $127,880.14
    1956: Parcels 30  Value $112,379.12

16. Terms of sale including down payment required, amortization of balance,
    interest rate and if amortization includes allowance for taxes and insurance:
    Varieties - From small down payments upwards and mostly on monthly amortized basis.
    Interest 5\% to 8\%.