"Approximately 6% of our residential loans are delinquent on payments of either principal or interest. The percentage was quite a little higher during the worst of the depression but is now getting much better. A normal condition with us would be 5% thirty days or more past due in either principal or interest or both.

"It is a policy with us to advance funds for repairs, taxes, etc. when these are essential. This is done by taking an open note which is paid before further reductions are made upon the mortgage loan. The open note carries the same interest rate as the mortgage loan, and no penalty is expected. Delinquent borrowers and those applying for advances are treated individually upon their merits, and personal attention is given to each case.

"We have at present no acquired residential real estate, but when we do have, we dispose of it through a selected list of brokers, usually using those operating nearest the property.

"Our rental experience has been very limited, but judging from my own personal observation, rents went down 50% between 1929 and 1933 and are currently back to 80% of the 1929 rentals."