Metropolitan Life Insurance Co.
(Full Name of Insurance Company)

Are mortgage loans made directly through company’s own agency or a correspondent?

Western Service Corporation
(Name of Local Mortgage Loan Manager or Correspondent)

Wilbur F. Warner
(Officer)

LOCAL MORTGAGE ACTIVITY in Stockton, California

Approximate amount available: We are interested in good residential loans in Stockton, but not represented in this field, at this time.

1. Is company actively lending on local real estate? No; for this community, interested in good residential loans in Stockton, but not represented in this field, at this time.

2. Local lending terms for loans other than FHA:

   a. Loan plans: Usual 60-65 5-5½% 10-20 yrs. Monthly 4-6%
   b. What commission is charged? None; c. Exclusive of "2-b," what are "other loan costs"
   d. Appraisal $5.00 to borrower on a $5,000 loan? Survey $12.50. Are direct reduction loans made? Yes

3. What are major differences between the lending terms and policies of today and 1929 with respect to the items in question "2?" In 1929 we charged a brokerage averaging 2% on refunding loans. We also charged the usual appraisal and survey fee which we charge today. In other words, the principal difference between our lending policy of 1929 and today is that we do not charge a brokerage on the loans we make at this time.

4. FHA Loans:

   a. Are Title II loans being made? No; Amount to date .... None
   b. Are Title II loans being purchased? No; Amount to date .... None
   c. For what maximum percentage of appraisal? None; d. For what maximum period? None

5. LOCAL MORTGAGE ACCOUNT - include Title II: as of Oct. 1st, 1938.

   a. Total all mortgages on properties located in this city & suburbs 77 $ 176,127.00
   b. Total residential* mortgages - this city and suburbs ............... 77 $ 176,127.00

6. LOCAL MORTGAGES MADE OR PURCHASED - include Title II:

   a. Total all mortgages made or purchased on properties located in this city and suburbs (1937-8) None $ None
   b. Total residential* mortgages made or purchased - this city and suburbs (1937-8) None $ None

7. Total residential* mortgages purchased - this city and suburbs since 1-1-36 .......................................................... None $ None

8. Are purchased residential* mortgages in question "7" included in "6-b"? No

9. Amount of residential* mortgages on properties in this city and suburbs recast in 1937 and 9 months of 1938 ............ 2 $ 6500.00