Govt. Agency Shows That Owning Own Home Is Cheaper Than Renting

...ILLUSTRATES ...VING EFFECTED ...N BUYING OF HOME

...SHINGTON, D. C.—Contrast- ...ditions that must be met by ...s living in rental property ... the financial obligations in- ...d when buying a home under ...Insured Mortgage System, the ...al Housing Administration to- ...showed wherein its system of ...d home financing is similar to ...g yourself rent" and often ... than ordinary rent."

...t, it was pointed out, must in- ... all the landlord's cost items. ...d the rent not include all such ... over any considerable period, ...tors will not put money into ...g and a shortage will occur, ...g rents to increase dispropor- ...tely until new investors are at- ...d by profits to be derived from

One Payment

... Housing Administration stated ... the cost items considered by ...rds, such as taxes, insurance, ...similar fixed charges, also are ...d in monthly payments on in- ... mortgages.

...was further cited that individu- ...ying rent are necessarily pay- ...nterest on the total investment ... the landlord has in the prem- ... An individual paying monthly ...llments on a mortgage insured ...e Federal Housing Administra- ... it was shown, is paying inter- ...nly on the balance of the mort- ... Rent, it was maintained, must ...ough to cover costs of upkeep ... repairs, items which are not ...ded in insured mortgage pay- ... Also occupants are generally ... careful of the premises and ...rm needed repairs immediately, ... appreciably cutting down de- ...tion.

Profit for Buyer

...t must include a profit for the ...rd or there is no reason for ...eing in business. That profit ... be large enough to cover vari- ...contingencies. No profit is in- ...d in the monthly payment on ...sured mortgage. From these ...s is shown that the insured ...age monthly payment plan in- ... less items of expense than ... must include, if it is to be ...l and economic, and is, there- ... often "less than ordinary rent." ... fact considered most important ...me owners who finance under ...sured mortgage system is that ...monthly installments represent ...e cash outlay he has to make ... the Housing Administration's ...to own a home of his own.

...ere may be other additional ... coming indirectly out of home ...rship—for example, carfare to ... and back from an outlying sub- ...n, but this is said to be more ... compensated by lower taxes ...other savings.

... was also cited that the easier ... of the Housing Administra- ... plan offer a special incentive ...re to those who wish to as- ...le the necessary 20 per cent ... payment required under the ...d mortgage system or for the ...ase price of a lot which will ...nt to 20 per cent of the ap- ...d value of the home and ...nds.

... the root of the program in- ...d by the Housing Administra- ... it was explained, is an attempt ...ffer average American families ...est possible opportunity to own ... own home.

...SS VENTILATORS HELPFUL

...ss ventilators have an important ... in every room in the house, ...ng comfort and tending to pre- ... the health of the occupants. ... inconspicuous protectors are ...ly attached and reasonably priced. ... permit the passage of sufficient ...ithout drafts, save wear and tear ...rtains as well as reducing laun- ...xpense. Stains on the window ... floors, and rugs are obviated by ... use.

...RNER BOOKCASES HANDY

...okcases built in the corner of a ... apartment are convenient and ...re a small amount of space. If ... are topped with wide panels of ...rs, the effect is decorative as ...s pleasantly cool, and an impres- ... of added size is given to the ...

...ilt-in mirrors and equipment are ...e for insured modernization cred- ...rough the Federal Housing Ad- ...tration's program.

...ty new American fighting planes ...take to the air each month for ...remainder of the year, and 500 ... have been delivered before the ... of next year.

Schoolhouses All Over Country Are Being Rehabilitated; Needs Of Children Demand Improvement

WASHINGTON, D. C.—Schoolhouses of all kinds and in every section of the country are being rehabilitated.

Life and health of future citizens may depend upon the proper maintenance of these buildings, and in fairness to teachers and children alike conditions in schools should be made as favorable as possible.

In addition to general repairs, painting, decorating, etc., of school properties, there are certain other items which are important and deserve consideration in this connection.

For instance, an extensive check on electric wiring is advisable. Serious accidents and fires are frequently caused by faulty wiring. The substitution of modern wiring diminishes fire and accident hazards and may be the means of reducing fire insurance premiums.

Lighting arrangements and fixtures may be improved to avoid eye strain. Correct lighting conserves precious eyesight, and improved vision may supply some pupils with a mental stimulus and an interest in study previously lacking.

Modern phychologists stress the importance of color influence. Cheerful coloring in the classrooms has a beneficial effect. In painting walls, soft neutral tones are to be preferred.

Proper ventilation is of the greatest importance. Drafts are to be avoided, as are hot, stuffy, airless classrooms. An abundance of fresh air is imperative, especially in rooms occupied by many people, and minds to be alert demand a sufficiency of oxygen. Ventilation is considered an essential in building requirements, and to schools it may hold invaluable assistance.

A careful selection of chairs and desks should be made that faulty posture of growing children may be avoided.

If floor covering is used, linoleum, cork, rubber, wood, or any of the applied floor coverings are easy to keep clean and are comfortable and attractive.

A sense of order is cultivated if sufficient and convenient space is provided for books, wearing apparel, and personal belongings.

If the school includes a cafeteria or lunch room, economy of time and labor must be considered for their efficient operation. Time-saving devices are invaluable, as are correct cooking arrangements and those for the preparation and preservation of food.

Children must be safeguarded from danger, and playground and gymnasium equipment should be sufficiently substantial to withstand the heavy strain demanded.

The Modernization Credit Plan of the Federal Housing Administration makes available funds up to a $50,000 maximum for the modernization of schools, colleges, institutions, industrial, and other buildings of this type.

Modernization comprises general repairs and additions, decoration, painting, installation of plumbing, wiring, heating, and built-in equipment if a loan of less than $2,000 is contemplated. Where loans over $2,000 and up to a possible maximum of $50,000 are involved, the above items may be included, as may also much permanently installed equipment needed in schools, such as that used in lunch rooms, classrooms, laboratories, playgrounds, and gymnasiums, but machinery and equipment alone must cost more than $2,000 to be eligible. Funds are available through private financial institutions insured by the Federal Housing Administration, which itself lends no money. Repayment is made in monthly installments up to a five-year period.

EXPOSED CELLARS RUIN APPEARANCE

Most suburbs, and even cities, suffer from overexposure of the cellar. When we see a house built low on the ground it seems more pleasing to the eye. The reason is plain. The phrase "a long, low, rambling house" is typical of the ideal of most people in the way of architecture. Yet knowing this we still persist in placing houses two or three feet out of the ground. The reasons are practical ones, and, unfortunately, they are more potent than esthetic appeal. Deep excavation costs more, and the deeper we go the more likely is the need of waterproofing, which also adds cost; furthermore, in many streets the sewers are not laid deep enough in the ground to allow proper drainage from cellar fixtures. Skillful grading can overcome the stilted effect to a large degree, although it should not take the form of sharp terraces that look too artificial. The slope should be as gradual as possible and should extend well away from the house.

Should the present trend toward cellarless houses become more powerful, we can all have nice low houses with a minimum of grading. If your house needs grading, you can finance it through the Modernization Credit Plan of the Federal Housing Administration.

The latest figures indicate there are 243 commercial pilots, 263 registered aircraft, and 368 licensed airports in Australia.

EXTENSION CLASSES TO OFFER COURSES FOR TOWNSPEOPLE

Four courses all of which will be up to date in their offerings will be available to townspeople and others who wish to enroll in the extension classes to be given evenings during the coming fall term of the University of Oregon, it was announced here today by Miss Mozelle Hair, in charge of the work. The classes will meet one night each week from 7:15 to 9:15, in the Commerce building on the campus.

Courses to be offered include English literature survey, public speaking, contemporary social movements and economic theory and problems.

The English literary survey course will be continued this year through all three terms, so that students may earn the equivalent of two terms of regular university work. The class is also open to those who do not desire credit. The course is expected to appeal especially to teachers who wish to complete norm requirements in English. It will be taught by staff members of the department of English.

The course in public speaking will emphasize the practical work in this field, and will be of special value to business and professional men and women. Common problems that arise in connection with everyday business transactions will be dealt with in the phase of the course known as "persuasion." W. A. Dahlberg, of the speech department, will teach the course.

An analysis of social movements on the part of classes and groups which challenge the existing order will be taken up in the course on contemporary social movements. Dr. R. R. Martin, of the sociology department, will have charge of this course.

A better understanding of the importance and significance of important current economic problems will be the aim of the course in economic theory and problems, to be taught by Dr. Calvin Crumbaker, of the economics department.

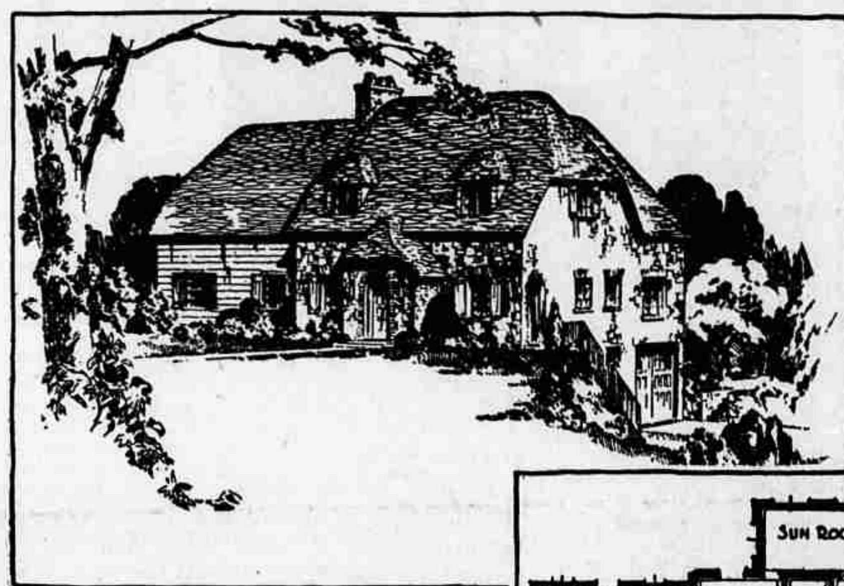
The classes will begin during the week of Sept. 28, and are open to all persons interested. Regular university credit may be earned by those who desire it.

Hose Connection On Outside Is Helpful

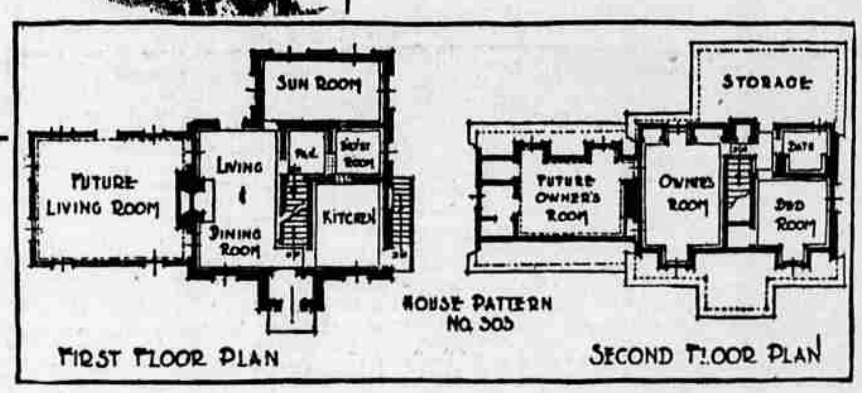
An often forgotten yet much-needed convenience in the plumbing system of any home is the hose connection on the outside for garden hose attachment. These hose connections are commonly known as hose bibs, and an ample number should be provided, with due thought given to their location, both as to the area they will serve with a normal length of hose and their proximity to the other elements of the house water-piping system. The architect and owner should both keep the hose bibs in mind as the construction progresses in order to be assured of their inclusion in the pumping system.

An Opportunity

That means Real Money to You!



Use Your Rent Money to Pay for a HOME!



$56.87

PER MONTH

Will pay for this beautiful, ultra modern home in 180 payments, based on a cost of $6000 for house and lot with a $4800 mortgage.

Many people are finding that the payments necessary to pay for a new home under the new single mortgage plan are actually less than what they had been paying in rent, and these payments include everything—interest, principal, taxes and insurance.

And there are many other advantages. This average renter moves at least once a year. This is not only expensive, but means loss of time and wear and tear on furniture.

SECURITY—The family that owns their own home has a sense of security never dreamed of by the renter. You can not be ordered to vacate when houses are hard to find, or when winter rains and cold make it very unpleasant. And when the home is paid for living costs are reduced to a minimum.

LOCATION —Only by owning your home, built in the neighborhood you like best, can you be sure of enjoying the location best suited to your family. There are schools, churches, shopping, amusements and work to consider. If your home is located properly the time and money saved over a period of years is of great importance.

The housing shortage in Eugene is becoming serious. The firms interested in the building industry believe that when it is more widely known how easily and cheaply good homes may now be built and paid for many new homes will be built immediately. New homes mean savings, happiness and security for you; they mean work and prosperity for the community. With this in mind the home loan companies and building supply dealers are making a special effort to help you with your building problems. They will arrange the loan, help select the proper plans and materials—and do everything that your home may be started at once. You should build now—THINK IT OVER!

ASK FOR FREE PLAN BOOKS

Many new plan books, full of real helpful information, are now available at supply dealers and loan companies. They will not only help you select the proper floor plan and exterior, but supply information on loans and materials.

LUMBER YARDS

The Booth-Kelly Lumber Co.
Eugene 85 Springfield 55

Cavenah Lumber Co.
131 W. 8th Phone 572

Eugene Lumber Co.
Railroad at Grand Phone 426

Fegles Lumber Co.
1845 Franklin Phone 1386

Home Lumber Co.
Formerly Gabriel Powder & Supply Co.
199 W. 6th Phone 208

Twin Oaks Builders Supply Co.
669 High Phone 782

BUILDING SUPPLIES

Scobert Building Supply Co.
45 W. 7th Phone 528

PLANING MILLS

Midgley Planing Mill Co.
4th and High Sts. Phone 1059

J. O. Olson Planing Mill
Office 663 Willamette Office Phone 1879
Factory Phone 2560-W

PAINTS

Ludford's
Bass-Hueter Paints Nat. Lead Products
Phone 749 713 Willamette

Waldorf Paint Co.
Pittsburgh Paints and Wallpaper
1038 Willamette Phone 1963

PLUMBING

Edw. J. Yenne Plumbing Co
Plumbing, Heating, Sheet Metal, Montag Oil Burners
11th and Oak Phone 1824

MONEY TO LOAN

Pacific First Federal Savings And Loan Ass'n.
Frank M. Cashman, Mgr.
829 Willamette Phone 311

C. A. Chilton & Co.
Loans to Build or Refinance
123 East 10th Phone 474

ELECTRICIANS

Castelloe and Stocker
1027 Willamette Phone 234