

# Farmers Have Opportunity Securing Better Housing Plan Benefits

## EQUIPMENT NEEDS AND REPAIR WORK EASILY FINANCED

### Can Dig Wells, Construct Ponds Make Many Other Improvements — Repay in Seasonal Installments

Opportunity for checking the ravages of depreciation, and of improving farm properties and farm values, is given to every farm owner in America through the modernization program of the Federal Housing Administration, which has adapted its regulations to the special needs of the farmers.

Together with the city dweller, the farmer has the opportunity under this program to finance, through insured modernization loans, improvements to all types of buildings and also the purchase of permanently installed equipment.

In addition, the farmer can dig wells, construct ponds to the farm itself, and can also purchase any physical equipment necessary to conduct an agricultural enterprise, provided the equipment is permanently installed in the buildings or on the land. The borrowing limit, how-

ever, is \$5,000 for each property for the farmer as well as the city dweller.

The city property owner is required to repay a modernization loan in monthly installments. The farmer has the privilege of repaying a loan in seasonal installments, with at least one payment a year.

The regulations state that all types of farm equipment are eligible, provided:

(1) They are permanently attached to the necessary structure itself, or to the wiring, water, gas or sewerage piping systems, or

(2) They are permanently attached to the real estate in such a manner that they cannot be removed without suffering unusual depreciation in process of removal.

Rulings on many separate items are required under this policy. Here are some examples: A water supply system pump and motor are eligible; farm engine equipment with pump attached, movable from place to place, is not eligible. Fences are eligible, but snow-breaks, which in some respects are similar to fences, are not eligible. A concrete water trough with a permanent foundation is eligible; a movable metal or wood water tank is not eligible.

There are many reasons for the progressive farmer to plan how he may take advantage of the Modernization Credit system now.

Repairs, alterations and improvements to the farm result in healthier surroundings, a lightening of everyday tasks, and a more livable environment for the entire family. New equipment and home improvements, new paint, additional plumbing and heating conveniences attract the young people.

## MIDNIGHT CURFEW HOLDS FOR COEDS

CORVALLIS, Ore., March 5—(AP)—Curfew shall ring at midnight (as it has in the past) for co-eds on Oregon State college campus.

Announcement was made today that the administrative council had unanimously rejected a petition from student living groups for extension of week-end closing hours.

Women must be in their living quarters at 11:30 o'clock Friday nights, and at midnight Saturdays. They wanted permission to stay out until midnight on Fridays and until 1 a. m. Sundays.

President G. W. Peavy, announcing the council's action, said "the feeling was unanimous that the present arrangement is adequate for social recreation."

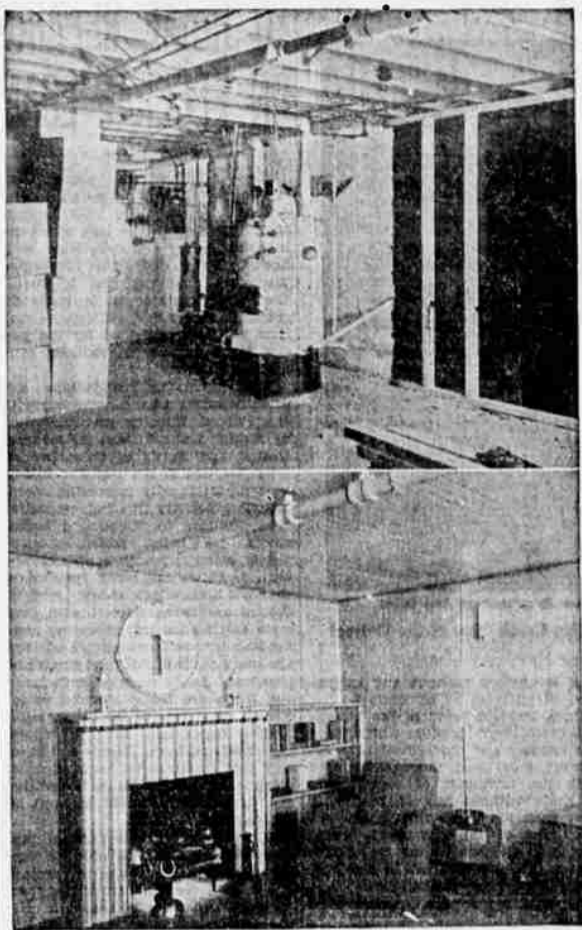
## 16 Age Pension Pleas Are Eyed

Sixteen applications for old age pensions will be considered today at the regular monthly meeting of the old age pension board, composed of the county court.

County Judge Earl B. Day is in Salem on matters before the legislature affecting public lands in Oregon counties, so the hearings were before Commissioners Otto Caster and Ralph Billings.

Use Mail Tribune want ads.

## Barren Cellar to Cozy Den



These photos show how unused space in the cellar was converted into a cozy reading room by the magic wand of modern building. This comfortable room has been created by covering over the old walls with wallboard, laying a new floor over the foundation flooring, and decorating modernistically.

Courtesy of John-Manville

## FARM PROPERTIES IN MOST REGIONS SHOW PAINT NEED

Farmers are again showing a lively interest in electricity as a source of power for operating machinery of various kinds, for light and for powering various household appliances.

Reports of various utility companies in communities adjacent to rural districts tell of extension of their power lines and of the addition of hundreds of new customers. Much of the additional electrical equipment is being financed under the credit plan of the Federal Housing Administration.

The increase in the use of electricity on the farm is shown by the fact that more than 644,500 of the country's 2,288,648 farms now use this power in some form.

To the average farmer electricity means good light, adequate power for water supply, machinery and radio. The farm wife, however, has long seen the possibilities of applying power to kitchen and other household appliances and she wants these labor saving devices installed without delay.

The farm wife envisions installa-

tion of a motor or motors which will, above all, put an end to that weekly wash-day slavery. She wants butter-making machinery and dish-washing machinery. She wants an electric refrigerator and a vacuum cleaner.

But it is lighting and the innumerable small uses to which such power may be applied that the power companies see the larger appeal to the farmer. They point out that every home should have electric light, first, for safety, then for the conservation of health.

The importance of electric appliances varies with the individual need, but there is a widespread demand for machinery to run the cream separator, butter-maker, feed chopper and water pumps.

Most of these appliances are included in the list of eligibles upon which modernization loans may be made, and all of the apparatus required for independent power units comes under this head.

## ZION LUTHERAN WILL HOLD LENTEN SERVICE

Special Wednesday evening Lenten services will begin this week Wednesday at 7:45 p. m. at the Zion Lutheran church. Rev. G. P. Kabele, pastor. The title of the series of sermons to be given at these services is "The Remarkable Conduct of Jesus."

Has Operation—Mrs. Lyle Carlton of Arcadia Court is a patient at the Community hospital, where she recently underwent an operation.

## BANKS CAN START LOANING AT ONCE FOR HOME REPAIR

### National Banks Have All Necessary Authority — State Restrictions On Mortgages Will Not Apply

Officials of the Federal Housing Administration this week advised directors of state organizations that all national banks approved as mortgagees under the mutual insurance program of the National Housing Act, have all of the necessary authority to proceed immediately to make such loans, restrictive state laws notwithstanding.

It was also stated that national banks may proceed immediately to make loans for residential construction maturing in six months or less, with the assurance that such loans will be classed as ordinary commercial loans rediscountable at the Federal Reserve Banks, provided the Administration has given a commitment to insure a mortgage on the property when the residence is completed.

J. F. T. O'Connor, Comptroller of the Currency, called attention to these facts in a letter sent to cashiers of all national banks on September 5, 1934.

**Gain Wrong Impression**

Because of the special efforts to have legislatures amend state laws governing mortgage loans so as to conform to the provisions of the National Housing Act, the latter states, many persons appear to be under the impression that no bank can make mortgage loans up to 80 per cent of the appraised value in those states where such loans are restricted to a smaller percentage.

These special efforts are being made in 44 states, in most cases with the active support of the governor of the state, to change the mortgage lending laws in order that state institutions can take full advantage of the provisions of the National Housing Act. All the national banks in these states, however, it was pointed out, already have full authority to proceed with such loans as soon as they have been approved as mortgagees by the Federal Housing Administration.

**Provide Securities**

Bonds, debentures and other obligations to be issued by national mortgage associations under Title III of the National Housing Act also may be purchased by national banks for their own account as "investment securities," as soon as these securities have a public distribution to insure their marketability. This decision was announced by Comptroller O'Connor in a letter dated January 2, 1935, and sent to the legal division of the Federal Housing Administration.

Special attention also is called to another feature relating to state institutions extending mortgage loans insured by the Housing Administration. Mutual savings banks, building and loan associations, insurance companies and other institutions which are members of the Federal Home Loan Bank system may borrow on insured mortgages up to 90 per cent of

their unpaid principal. In the case of other home mortgages, the institutions can borrow not more than 50 to 65 per cent of the unpaid principal.

**Oregon Weather.**

Generally cloudy tonight and Wednesday; probably light rains north-west portion; local fogs south and east portion; continued cold; gentle changeable wind off the coast.

Use Mail Tribune want ads.

## YES!

Now you can have that set of new . . .

KITCHEN CABINETS  
BATHROOM CABINETS  
LINEN CLOSETS, etc.

—at low cost, correctly designed and made by expert mechanics who have spent many years exclusively on cabinet work.

**NO DOWN PAYMENT**  
Small, monthly payments, financed through the National Housing Act. A wonderful opportunity for you . . . For complete information, call at—

**TROWBRIDGE  
CABINET WORKS**  
The Old Reliable, since 1908  
10th & Grape Sts. Phone 238

## Think of It—You Can Buy the D-3-35 FRIGIDAIRE

1935 Model With the Super Freezer for only

# \$104.50

### NO DOWN PAYMENT and up to 3 YEARS TO PAY!

Interest Only \$5.00 Per Hundred a Year. We Take Care of All Financing Details



This Is Possible Through the National Housing Act—Take Advantage of it NOW!

## LEONARD ELECTRIC CO.

HOLLY BLDG. MORRIS B. LEONARD. PHONE 427



## Cooperating With the BETTER HOMES Program, We Offer COMPLETE SERVICE

For Home Owners Who Wish To Take Advantage of—

## N. H. A. LOANS

**Financing Details —**  
We will gladly give information and, if desired, handle the details of financing under the N. H. A. . . . This provides a low-interest, convenient-payment loan IMMEDIATELY AVAILABLE so that there will be NO DELAY in your home modernization.

**Free Planning Service —**  
We will gladly assist you in planning your home or improvements in your present house . . . Working plans are made for you without cost.

**Materials and Workmen —**  
The very best lumber values obtainable plus service that will please you. Paint, building hardware, roofing and supplies at uniformly low prices . . . Experienced workmen are available through our office for YOUR job.

Builders' Bureau of Information

## Porter Lumber Company

South Fir St. Phone 124



but it reveals how an unattractive cottage (below) can be transformed into a charming dwelling (above).



## HOME OWNERS

- May Increase the Value of Their Property
- Add to the Appearance of Their Homes
- Secure Greater Comfort Through Modern Conveniences
- Stimulate Employment Here

. . . By cooperating with the Jackson County Chamber of Commerce and National Housing Administration's

## Better Homes Program

This program provides for IMMEDIATE FUNDS to home owners who wish to modernize their property and add conveniences that will contribute to better living! These loans, for a period of from one to three years, are available at moderate interest. On this basis, modernization of your property is a good investment!

## We Are Cooperating—

in arranging for loans under the National Housing Act and are glad to advise you in your financial matters . . . Your contractor, carpenter, painter, electrician, plumber and building materials dealer will gladly furnish estimates on your modernization work . . . Take advantage of this opportunity without delay!

## The First National Bank

• A Departmentized Bank •  
COMMERCIAL—SAVINGS—TRUST DEPARTMENT—SAFE DEPOSIT VAULTS