

The following statistics relate to the 1944 Act only and cover the period from Jan. 18, 1945, to Dec. 31, 1945: number of loans made 4,838; number of family housing units, 5,386; amount of loans approved \$22,512,225; average amount of loan \$4,655.

*Loans to Prospective Home-Owners.*—Loans are made through any of the 48 approved lending institutions authorized to make loans under the National Housing Act of 1944. Twenty-five per cent of the money borrowed is loaned by the Dominion Government and 75 p.c. by the lending institution. The rate of interest charged is 4·5 p.c. per annum, and the period of the loan is usually 20 years but may be increased to as much as 30 years, where approved community planning and proper zoning regulations exist.

Houses must be designed and built according to minimum standards and specifications laid down by Order in Council and must meet with the approval both of the lending institution and of the Central Mortgage and Housing Corporation. The Corporation provides, free of charge, a booklet of low-cost house designs and working drawings may be obtained at a cost of \$10 per set.

The maximum loan procurable under the Act for building a single-family house is \$6,400, and then only for a house containing four or more bedrooms. For smaller houses the amount is reduced. The required equity, or down payment, on a loan of \$6,400 is \$1,600; and the rate of repayment on a loan of this amount over a 20-year period is \$40·35 per month, plus one-twelfth of the estimated annual and school taxes.

*Loans to Co-operative Groups.*—Loans to groups of prospective home-owners who intend to build co-operative housing projects are made in much the same manner as to an individual. The usual maximum loan for any single-family housing unit, whether the project consists of separate houses or of a block of apartments, is \$6,400. The interest rate is 4·5 p.c. per annum, and the normal period of amortization is 20 years. In a co-operative group of this nature, if any one shareholder fails to make his payments on the loan, the responsibility for them devolves upon the other members of the group. There is considerable interest being shown at the present time in co-operative housing. This subject is dealt with in Chapter XVII, pp. 617-618.

*Loans to Builders.*—Loans to builders building for *sale* are handled in a manner similar to those made to individual home-owners—except that 25 p.c. of the total amount of the loan is withheld until the house has been sold to a satisfactory purchaser who can assume the National Housing Act mortgage from the builder.

Financing the builder who proposes to *rent* his houses is slightly different. In such cases, the loan may not exceed 80 p.c. of the lending value of the project and, except in the Province of Quebec, a chattel mortgage must be given in addition to the original mortgage for any rental project containing more than four family-housing units. The chattels referred to are such apparatus and equipment as form an integral part of the property which is security for the joint loan (refrigeration equipment, gas and electric stoves, etc.). Further, even though approved community planning and proper zoning regulations exist, the period of the loan (which is normally 20 years) cannot be increased to more than 25 years.