

# EVACUEE PROPERTY OFFICE FUNCTIONS

## Real Estate Information Presented

(This is the second of a series of five articles dealing with the services and limitations of the evacuee property program.)

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What about sale of real estate? What information must the evacuee give the Property Office in order to get speedy action?

Full information concerning the property should always be provided by the evacuee. He must supply the exact geographical location as well as a legal description of the property involved, should state by whom the title is held and whether the owner is single or married. If the property is jointly owned by several persons, he must supply authorization for the sale from all of them.

### SUPPLYING INFORMATION

The evacuee should supply full information about the amount of annual taxes of various sorts levied against the property, the amount and type of mortgage and the terms of the mortgage; the balance due on any type of lien or other encumbrance involving the property in question and the status of the title and whether or not a title insurance policy is held by the owner. The evacuee should also state whether fire or other types of insurance are carried and give full particulars including the name of the company, the amount and the expiration date.

Most real estate sales are normally made through licensed real estate brokers, of course, and the brokers are entitled to a commission on sales. While the customary fee is 5 per cent, the amount of the commission may vary in certain communities of localities.

Because of the Alien Land Law, title companies require a birth certificate from the owner if he is of Japanese ancestry and so each evacuee must supply one with his request for sale of real estate.

If the evacuee has a birth certificate, he should file the original or a certified copy with the request for sale. An evacuee who has no birth certificate can write for one to the recorder of the county in which he was born. The usual fee charged by the county is \$1.00. If the evacuee wishes the Property Office to get a certificate for him, he should give the Property Office his date of birth, the name of the city and county in which he was born and the necessary fee.

### TITLE SEARCH

Various communities have different customs with regard to title company charges for the search. In all cases the seller pays for the recording of the release of a lien. It is also customary for taxes, insurance and

rentals to be prorated as of the date of sale of property.

If the property to be sold has been leased, a copy of the existing lease should be provided to the Property Office. If one is not available, the evacuee should supply information about the lease, including the name of the tenant, period of the lease, rate of rental, whether there are any special conditions and whether there is a cancellation clause in the lease.

### PERSONAL PROPERTY

Complete and accurate descriptions of personal property to be sold, such as refrigerators, sewing machines, furniture, etc., must be given to the Property Office so that there will be no errors or misunderstandings. The evacuee should supply the location and name of the custodian of such property as well as information about storage charges and how they are to be paid. If the property to be sold is not completely paid for, the evacuee must inform the Property Office the amount owed and the name of the firm to which it is owed.

It is desirable that the evacuee place a reasonable price on the articles to be sold, or he may request that bids be obtained. In either event no sale will be made without specific authorization of the property owner.

## RECEPTION COMM. TO MEET RELOCATORS AT N.Y. STATION

NEW YORK -- Resettlers arriving in New York City will be met at Grand Central station or Pennsylvania Terminal and escorted to their destination by members of a reception committee recently organized by the Resettlement Council of the Japanese American Organizations of New York City if the New York relocation office has been given advance notice of the time and place of

arrival.

According to E. Price Steiding, relocation officer in charge of the New York district office, "this reception committee, consisting of local residents of Japanese ancestry has been especially helpful to issei and several family groups that have arrived in New York in recent weeks. The committee will be glad to meet newcomers at the railroad

terminals and escort them to the local hostel or other destinations if they will notify our WRA office while en route, of the exact time and place of their train's arrival."

The New York Resettlement Council includes representatives of the following institutions and organizations; New York Buddhist Church, Japanese Christian Association, .

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