

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.