



Form PM 412 (New York)
Revised 8-11-43

HOME OWNERS' LOAN CORPORATION

PROPERTY MANAGEMENT DIVISION

OFFER AND CREDIT STATEMENT OF PROSPECTIVE PURCHASER

Applicant's Name Kanaji Domoto Property Management No. PM NY A 24569
Address 330 E. 57 St., N.Y.C. Location of Property
48 Dewey Av.,
New Rochelle, N.Y.
(Statement of Citizenship—See Rider attached)

Sales Price \$ 4500.00 Down Payment \$ 1000.00 Balance of \$ 3500.00
Payable as follows: \$7.65 Per M per mo for 15 yrs. sd. installments incl. interest & amort.
Applicant's Age 31 Married or Single M No. of Dependents 3 Ages: 2 1/2, 1 year, 28
If married, name of husband or wife Sally Employed by none
Type of employment _____ Annual income of \$ _____

Record of Applicant's Employment for Last Five Years

Name and Address of Employer	Period of Employment From — To	Position	Annual Income
<u>Eugene Schoen, 19 E. 53 St.,</u>	<u>June 1 1944</u>	<u>Arch. Draftsman</u>	<u>\$2600.00</u>
<u>War Relocation Authority</u>	<u>June 1943</u>	<u>Chief</u>	<u>U.S. Army Pay</u>
<u>For Self</u>	<u>1941</u>	<u>Design of Const.</u>	<u>\$2600.00</u>
<u>various employers for 3 yr. period</u>			<u>\$2000.00</u>

Give three business references and bank connections: First Natl. Bank of Lamar, Lamar, Colo.
Hayward Lumber & Mill, Hayward, Calif., C. Sorenson, Sorenson Lane, Hayward, Calif., H.C. Smith,

Value of Real Estate Owned, Hayward Calif. Approximate unpaid balance on same \$ _____

Are there any arrears of principal, interest or taxes _____

Other assets or additional sources of income: none

Statement of obligations owed and status of same: none

Selective Service Classification 3A If deferred, reason: _____

If applicant is inducted into the Armed Service, how would the proposed obligation be met?

Name and Address of present landlord The Japanese Christian Institute, 330 E. 57 St., N.Y.C.

Length of time at present address 3 mos. amount of monthly rent \$30.00

Is the property identified above being purchased directly or indirectly by or for any of the persons following:

- (a) Any person who at any time was legally obligated to pay the mortgage indebtedness on such property owing to the H.O.L.C., or who was the owner of such property at the time foreclosure of the H.O.L.C.'s Loan thereon was authorized, or the spouse of any such person?
Yes _____ No X
- (b) Any officer or employee of the H.O.L.C. or individual approved by the H.O.L.C. to perform services on a fee basis, or the spouse or close relative of any such person?
Yes _____ No X
- (c) Any Contract Sales Broker, Contract Management Broker, or Approved Sales Broker of the H.O.L.C. or the spouse, close relative, partner, officer or employee of any such broker, or the spouse or close relative of such partner?
Yes _____ No X
- (d) Is the property identified above being purchased directly or indirectly by or for any person other than the undersigned or for any person who is or was the owner of any other property securing an indebtedness held by the H.O.L.C. or who is or was legally obligated to pay such indebtedness?
Yes _____ No X

If the answer to any of the above questions is "yes" a detailed statement of the circumstances shall be shown on a separate rider signed by the applicant and to be attached hereto.

Furnish complete data as to income and occupation of other individuals of legal age, willing to assume payment of purchase price: none

If property is occupied, will Purchaser accept property with present occupant(s) and assume responsibility of gaining possession? no Does Purchaser intend to occupy property? yes If more than one unit in property, describe the unit Purchaser intends to occupy:

No protective repairs necessary at this time... Purchaser agrees to deliver a 3 yr. paid up fire insurance policy in an amount stipulated by HOLC at the closings.

My negotiations for the purchase of the property herein described have been with M. Payne Pearson
Name of Broker

I offer to purchase the above mentioned property at the above price and terms, subject to prior sale, change of price or withdrawal from the market, and to approval and acceptance by the Home Owners' Loan Corporation, and subject also to easements, restrictions and conditions of record, if any, survey conditions, rights of tenants and occupants. I have examined this property, and agree to accept same in its present condition.

It is understood and agreed that acceptance of this offer can be evidenced only on Form 653-B (Contract of Sale) executed by the undersigned and by duly authorized officers of the Corporation and delivered to me.

Date July 22, 1944 Signature of Purchaser: Kanaji Domoto

Receipt for Deposit From Prospective Purchaser

Received from --- Kaneji Donoto --- Prospective Purchaser

☒ Cash

☐ Check

☐ Money Order

in the sum of --- ONE HUNDRED --- Dollars

as deposit on an offer to purchase the captioned premises in accordance with the terms of an agreement to purchase said premises to be executed by said purchaser on HOLC Form 653-B, subject to acceptance, prior sale, and all of the terms and conditions of such HOLC Form 653-B.

If such offer on Form 653-B is accepted by Home Owners' Loan Corporation, said deposit shall be retained by said Corporation. If such offer is not so accepted, said deposit shall be returned to said prospective purchaser, without interest, and the same may be so returned by check of Home Owners' Loan Corporation, which shall be under no obligation to sell or convey said premises unless and until it shall have agreed in writing to sell and convey the same.

J.M. SHIELDS, INC.

Date July 22 1944

E. W. Hapke
Contract Sales Broker

SECU

Cooperating Broker's Commission Agreement

In consideration of the Home Owners' Loan Corporation considering the foregoing offer or any other offer which may be submitted by the within-named prospective purchaser through the undersigned for the purchase of the premises designated by PM number and location of property in the foregoing offer, it is understood and agreed that no commission or compensation shall be earned by or be payable to the undersigned unless an agreement for sale is executed by the purchaser and by your Corporation and title is actually closed by delivery of deed, instalment contract and/or other closing instruments, as provided for in the agreement for sale, it being specifically understood and agreed that no commission or compensation shall be paid to the undersigned if the title fails to close for any cause whatsoever including, but not limited to, unmarketability of or defect in title.

Date _____

Signature of Cooperating Broker

License No. _____

Date _____

☐ I am forwarding herewith the deposit of the above named prospective purchaser in the amount stated above.

☐ I am retaining the deposit of the above named prospective purchaser in the amount stated above. Such deposit will be forwarded to you when transmitting HOLC Form 653-B executed by the purchaser.

Based on the credit standing of such prospective purchaser and the amount and terms of his offer to purchase, I recommend that such offer be accepted.
rejected.

My reasons for this recommendation are as follows:

I hereby certify that after inquiry I am of the opinion that funds for financing of the balance of the purchase price, in excess of the amount of the cash down payment, of the property referred to herein, are not available in this community through other agencies, on terms acceptable to the purchaser.

Present Rental Status:

Contract Sales Broker

Date _____

I have checked the representations made by the prospective purchaser and have investigated the references furnished by him:

After consideration of the credit standing of said prospective purchaser, of the amount and terms of his offer and of all other factors, I (do not) believe that the acceptance of said offer is to the interests of the Corporation.

Comments.

Title