

SALES - RENTALS



Louella T. Nicholas

5150 WILSON BLVD.

ARLINGTON, VA.

JA 4-5866

Res: 549-4572



**We are Members of
Multiple Listing Service**



Brooks T. Nicholas

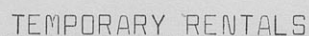
5150 WILSON BLVD.

ARLINGTON, VA



1A-4-5886

1-800-444-4444



PRESIDENTIAL GARDENS:

		Per Day*			Per Week	
		Junior	Senior		Junior	Senior
	1-bdrm	2-bdrm	2-bdrm	1-bdrm	2-bdrm	2-bdrm
Single	\$7.00	-	-	-	-	-
2 persons	10.00	-	-	\$59.50	-	-
Up to 4 Persons	-	\$14.00	\$18.00	-	\$84.00	\$108.00
Extra Per Child	1.00	1.00	1.00	3.50	3.50	3.50
Extra Per Adult	3.50	3.50	3.50	21.00	21.00	21.00

1 bedroom furnished apartment	\$108.00 to \$112.00
2 bedroom furnished apartment	\$124.00 to \$144.00

If you wish us to make temporary accommodations for you, please let us know approximately three weeks in advance. The temporary furnished rentals are difficult to obtain on short notice, so it is best to have reservations.

It is not possible to list current rentals in this bulletin since they disappear from the market so quickly, and to list specific houses is impracticable.

Brick Semi-Detached (or Duplexes)	2 bdrm.	-	\$ 90.00	to	\$115.00
	3 bdrm.	-	\$110.00	to	\$125.00
Two bedrooms, detached..			\$100.00	to	\$125.00
Three bedrooms, one bath...			\$125.00	to	\$160.00
Three bedrooms, 1½ baths.			\$130.00	to	\$175.00
Four bedrooms, 2 or more baths.			\$150.00	to	\$250.00

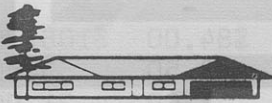
The price ranges vary, depending on the location, convenience, and age of the house. Utilities are never paid by the owners on unfurnished homes.



There are always more requests for rentals than there are good houses for rent. A Twenty Thousand Dollar home will rent for a minimum of \$150.00 per month.

It is customary on rentals to charge one-half month's rent escrow against damage to the property. Upon your leaving, the agent inspects the house, and if nothing more than fair wear and tear has taken place, the damage escrow monies are returned to the renter. On occasion, owners require a full month's rent in escrow; this is dependent upon the type and age of the property being leased.

Most leases carry the military clause. Under this arrangement, the tenant is relieved of the lease if he is transferred from Washington. Most leases are for a period of at least one year and carry a minimum 30-day notice provision.



PURCHASING

As a newcomer, you may not be completely informed of the neighborhood, prices and trends. These factors, so vital to your purchase, require time to learn. It is our business to know these factors and many others pertinent to purchasing a home in this area.

Direct Purchasing can be Dangerous. If you are considering purchasing direct from the owner, get a certified appraiser to appraise the property for you. When you are spending thousands, the \$20 cost of an appraisal for correct value is a small investment. Avoid the disappointment of finding after three or four years of ownership, that you paid from \$1,000 to \$2,000 more than comparable homes were selling for when you purchased.

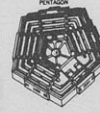
MULTIPLE LISTING SERVICE

Multiple Listing Service is a Listing Service controlled by the Local Real Estate Board. It offers time saving factors for a person looking for a home. Multiple Listing Service gives to its members the EXCLUSIVE LISTINGS of 92 brokers. Multiple Listing sends each member detailed information and a photograph of each listing.

What Does This Service Do For You?

Multiple Listing Service allows you the benefit of working with one broker. It gives you the opportunity of eliminating homes of no interest to you by means of photograph, thus saving time going from broker to broker, and many useless trips to homes that will not interest you. Most homes listed with the Service have been appraised for "MARKET VALUE" by the listing Broker. This appraisal is to eliminate over-priced property from the market.





FHA IN SERVICE

In August of 1954, the FHA-In-Service Law, known as Section 222 of Public Law #560, was passed in an effort to aid Service people, being transferred from station to station, in buying homes.

Any Serviceman being transferred on permanent change of station is eligible for the benefits of this In-Service FHA insured loan. The Serviceman must go to his Personnel Officer for a Certificate. He must then qualify for the loan. The house must be appraised by the Federal Housing Administration, and an "Appraised Value Statement" be made available to the Serviceman.

The maximum insurable loan under Section 222 of Public Law #560 is \$20,000.

For a maximum loan of \$20,000, a house must appraise for \$21,100 or more.

The maximum term for an FHA-In-Service Mortgage is 30 years. Most lenders desire 25 years, however. This loan may also be taken on a 20-year basis.

Settlement charges will be high since a 1% loan placement fee is usually charged on this type of financing.

The lender has the right to charge a pre-payment penalty in the maximum amount of 1% of the original amount of the loan. Pre-payment penalties are charged only if the loan is paid off in full prior to the expiration date of the loan.

Using a \$22,000 home as an example, the payments would be as follows on a 30-year basis:

PURCHASE PRICE OF THE HOUSE-	\$22,000
1st TRUST MAXIMUM-	20,000
CASH DOWN PAYMENT-	2,000
SETTLEMENT CHARGES? APPROXIMATELY-	800
TOTAL CASH NEEDED-	\$ 2,800

MONTHLY PAYMENTS:

Principal and Interest 5 $\frac{1}{4}$ % - 30 years-	\$110.45
Estimated Taxes-	20.00
Estimated Insurance-	3.00
TOTAL MONTHLY PAYMENT	\$133.45





Lending Institution

- 4 -

REGULAR FHA LOANS - SECTION 203

The maximum loan available under FHA 203 is \$25,000.

FHA on \$20,500 Market Value home is as follows:

Sales Price - - - - -	\$20,500
FHA Appraisal - - - - -	20,500
Obtainable 1st Trust - - - - -	19,400
Cash Down Payment - - - - -	1,100

PAYMENTS PER MONTH:

\$19,400 @ 5¼%, 30 years - - - - -	\$107.13
½% Mortgage Insurance Premium - - - - -	5.36
Taxes (approx.) - - - - -	20.00
Insurance - - - - -	3.00
	<u>\$135.49</u>

VETERAN FINANCING - GI LOANS

Again by law, you can buy a house under GI financing with no down- payment. However, most lenders in this area will probably require a 5% minimum down payment. The interest rate is 5¼% for GI loans

Any Serviceman, who was on duty for a period of at least 90 days, some of which was between September 16, 1940 and July 25, 1947, who has been honorably discharged or separated from the service for a period exceeding one day, is qualified.

To secure a CERTIFICATE OF ELIGIBILITY, he must take his discharge papers to the local Veterans Administration to obtain a CERTIFICATE OF ELIGIBILITY. It is wise to have the certificate upon arrival here.

CONVENTIONAL FINANCING

Conventional financing is the type of financing most suited to people who intend to keep their property for a home. Conventional financing, unlike FHA or VA financing, will allow the purchaser to have a second trust as an aid to purchasing the home he desires. There is generally a less complicated closing procedure and closing costs are invariably lower.

Below are two examples showing the use of conventional financing:



PURCHASE PRICE OF HOME-	- - - - -	\$20,000
CASH ABOVE FIRST TRUST-	- - - - -	6,700
FIRST TRUST -	- - - - -	<u>\$13,300</u>

PAYMENTS:

\$13,300 - 6% - 20 yr. term, 1st trust	\$ 95.29	per mo.
TAXES -	17.00	" "
INSURANCE -	3.00	" "
TOTAL PER MONTH -	<u>\$115.29</u>	

First month's payment of \$95.29 per month
divided - - - - - \$31.82 principal
63.47 interest

* * * * *

Using the second trust method or conventional financing, the following are examples:

PURCHASE PRICE OF HOME-	- - - - -	\$20,000
CASH DOWN PAYMENT -	- - - - -	4,000
FIRST TRUST -	- - - - -	13,300
SECOND TRUST -	- - - - -	2,700

MONTHLY PAYMENTS:

1st trust of \$13,300 - 6% - 20 yrs.	\$ 95.29	per mo.
(principal and interest) -	- - - - -	
2nd trust - \$2,700 - 6% - 10 yrs. -	27.00	" "
Taxes -	17.00	" "
Insurance -	3.00	" "
TOTAL MONTHLY PAYMENTS	<u>\$142.29</u>	

Anyone purchasing a home must bear in mind that there are certain portions of the monthly payments that are in effect a saving. When one considers the steadily increasing equity in buying his home, as against the pure loss of paying rent, the long term benefits become apparent. For example:

PRINCIPAL AND INTEREST FOR FIRST MONTH:

1st trust principal-	- - - - -	\$31.82
2nd trust principal-	- - - - -	13.50
TOTAL EQUITY PER-MONTH	- -	<u>\$45.32</u>

1st trust interest -	- - - - -	\$63.47
2nd trust interest -	- - - - -	13.50
TOTAL INTEREST PER MONTH-	- -	<u>\$76.97</u>

Each month the principal amount rises-- and the interest decreases. All trusts are amortized, that is, interest is charged on the unpaid balance only.



ASSUMING EXISTING LOANS

For lower down payments, keep in mind that there are always high loans on the market that can be assumed. For example, when a man has used his GI loan on a \$20,000 house, and has lived there for three years and is selling his home, you can assume his remaining loan, take over the payments, and either pay cash above the existing trust or your broker will negotiate a second trust to cut down the amount of down payment required.

Advantages of Assuming a Loan:

1. LOWER DOWN PAYMENT.
2. Assuming a loan speeds up settlement and appreciably reduces settlement costs.
3. Remember, these assumed trusts are at a $4\frac{1}{2}\%$ interest rate if GI, and usually $5\frac{1}{4}\%$ if FHA.

Using the \$20,000 home as an example: If Captain Smith purchased a home two years ago and used his VA benefits, his remaining amount of first trust will be about \$16,500. His payments will be approximately \$120.00 per month, which will include principal, interest, taxes and insurance. If you have \$1,500 to invest as a down payment, the contract to purchase this house could be written as follows:

PURCHASE PRICE OF HOUSE - - - - -	\$20,000
CASH DOWN PAYMENT - - - - -	1,500
ASSUME AN EXISTING FIRST TRUST - - - - -	16,500
SELLER TO HOLD 2nd TRUST - - - - -	2,000

PAYMENTS PER MONTH:

1st trust principal, interest, taxes and insurance - - - - -	\$120.05
2nd trust payment - - - - -	20.00
TOTAL MONTHLY PAYMENT	\$140.05

Paid on principal of 1st trust, monthly - - -	\$ 38.18
Paid on principal of 2nd trust, monthly - - -	10.00
TOTAL PRINCIPAL PAID PER MONTH - - - - -	\$ 48.18

Or an actual cost to live in the house of \$91.87 per month. This is a home that would rent for at least \$145.00 per month.

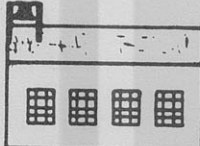
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Rental Property is a Good Investment. After a Serviceman has completed a tour in the Washington Area, it is likely that he will return. It is sometimes wise to keep and rent the property he has purchased. A home that is valued at \$20,000 should rent for approximately \$150. per month. Being a landlord is especially beneficial if you are going overseas and need a good investment for your money. In computing an investment you must consider redecoration, upkeep and one month's vacancy factor.



Upon leaving the area, if you decide to rent your property, you can deduct the interest, taxes, depreciation, real estate commission for handling, and the upkeep on the rental property. Also when you return, you have a home waiting for you.

A Hidden Benefit of Home Ownership. All Home Owners Have a Hidden Tax-Benefit. Real estate taxes, interest on the trusts against the property are deductible from both the federal and state income tax.



PUBLIC SCHOOL INFORMATION

Virginia School System	Must be 6 years of age to enter first grade	Date of School Opening	Superintendent's Telephone Number	Registration
Alexandria	1 October 1962 ⁴	8 September	KIng 9-9100	Call Supt. For Information
Arlington	1 October 1962 ⁴	8 September	JAckson 2-7700	Call Supt. For Information
City of Falls Church	1 October 1962 ⁴	8 September	JEfferson 2-0800	Call Supt. For Information
Fairfax County	1 October 1962 ⁴	8 September	CRescent 3-6500	Call Supt. For Information

On February 4, 1960 the Arlington County School Board voted to establish kindergarten in their public school system, beginning with the fall term of 1960. Any child who will be five years of age on or before October 1st, of the school year is eligible to attend.

No kindergartens are available in the Virginia Schools listed above with the exception of Arlington County. There are many private kindergartens and first grade schools which have arisen to take care of the age limitation problem. They will run approximately \$50 per month for a full day and \$30 per month for a half day.

Fairfax County embraces all Fairfax County, except for the "City of Falls Church" schools--Madison, Mt. Daniel, Oak Street (elementary), and George Mason High School.

Entrance requirements: Smallpox vaccination and birth certificate. Medical forms are to be filled out concerning DPT series and/or booster shots.

Transfer Requirements: Latest report card and birth certificate.



WORK SHEET - CHECK LIST

	HOUSE NO. 1	HOUSE NO. 2	HOUSE NO. 3
IDENTIFICATION: _____			
ADDRESS: _____			
ITEM: _____			
1. Price _____			
2. Financing _____			
3. Location _____			
4. Schools _____			
5. Shopping _____			
6. Transportation _____			
7. Construction _____			
8. Adequacy _____			
A. Bedrooms _____			
B. Bathrooms _____			
C. Kitchen _____			
D. Basement _____			
E. Garage _____			
F. Yard _____			
G. _____			
H. _____			
9. Neighborhood _____			
10. Condition _____			
11. Improvements: _____			
A. Required: _____			
A. _____			
B. _____			
C. _____			
12. Resale or Rental _____			
Future _____			
13. Miscellaneous _____			





SALES • RENTALS • INSURANCE

5150 WILSON BOULEVARD

• ARLINGTON 5, VIRGINIA

• TELEPHONES: JA 4-5866 - CL 6-7377



MEMBERS:
NORTHERN VIRGINIA
REAL ESTATE BOARD, INC.
MULTIPLE LISTING SERVICE

19 April 1964
Arlington, Virginia

Underwood
~~Lt. Col. G.C. Black, Jr.
667-B Inf. Post Rd.
Fort Sam Houston, Texas
78234~~

Dear Colonel Black:

Thank you for your recent inquiry on housing. I am enclosing the brochure and map which you requested. On the map on the back of the brochure, I have indicated the approximate direction of various military installations and location of housing areas surrounding these activities.

Rentals in the price range you indicated are possible, but they are few and far between. Houses available for rent at this time will not be available in June, but we will know more about the rental situation for June at the end of ~~May~~ April. I am enclosing a card, and if you will return it to me during the first week in May I will check the rentals and let you know what is available. Schools will not be out here until the first week in June, so it will be difficult to find a place before the middle of June.

Furnished, temporary rentals are available and if you will let me know when you plan to arrive in Washington, I will be glad to make reservations for you. If you wish a temporary rental you should let me know as soon as possible. I believe everyone in the United States descends upon Washington during the summer.

My husband is in the military service and other wives of military personnel are in our office. We will be able to furnish you the latest information on commissaries and dispensaries. In the meantime, if there is anything else we can do for you, please feel free to call on us.

Sincerely yours,

(Mrs) Louella T. Nicholas



ADDRESS: "The Hunt" in Red Fox Forest, Annandale, Va. FFX # 27,910 "Silver Fox" (W)
(includes all optional extras)

BASEMENT	1st. Floor	2nd Floor	EQUIPMENT	Constr
Size Full	Liv. Rm. 18.6x12	Bedrms	1 gl. door NO Yes	Br. & Frame
O.S.E. Yes	Din. Rm. 10.8x11.4		Stove Dbl. oven X	Style Rambler
Heat CHA	Kitchen fam. rm.		Refrig X	Age New
Hot Water Elec. 52	GBkfst. Nook 18.10x8		Dishwher Optional	Water City
Bedrms. 9.6x8.9	Bedrms 13.9x13.5	Bath	Disposal X	Sewage City
	11.3x12.7	Porch --	Ex. Fax X	Taxes
Rec. Rm 20.5x14.7	9.6x9.7	Garage --	Ven. Blds. BRs & baths	Post May-June
Bath 1/2		Firepl Optional	Air Cond. 3 T. Cent.	Block Sec. 4
How Shown L/B	Bath 2 Full	Lot size 1/4 to 1/2	Storm Wind X	Subdiv. Red
Model House	Ent. Way Foyer	acre plus	Washer X	Fox Forest
			Dryer X	

1st. Trust \$ New financing % \$ PITI mo. MTGEE Provident Mortgage Corp.
EXISTING 1st TRUST IS A FHA 203 () FHA 222 () GI () CONVT. () Please (✓)
2nd. Trust \$ @ % \$ Due O.W.T.B. \$
Cash Asked \$ FHA - VA COMMT. CRV \$ Ordered FHA \$ 24,790 CONV. \$ 80%
HIGH SCHOOL W.T. Woodson Lane R. H. Edgar Allen Poe
ELEM. SCHOOL Little River (New-Orley) PAROCH. St. Michaels

REMARKS: Centrally air conditioned. Wooded lot. Price subject to VA appraisal.
The rambler model home contains all optional extras. These houses may be
sold without some or all of optional extras. See reverse side for details.
DIRECTIONS Annandale, West on 236 past Beltway to Left on Guinea Rd., Left on
Braddock, L. at entr. to Red Fox Forest WHY SELLING

OCCUPANT -- Mail subd. office Phone 461-9604
OWNER Camelot Builders, Inc. Phone: Res. Bus. 525-1678
Addr. 927 S. Walter Reed Drive Reaktor ROUTH ROBBINS REG. Lister Cates & Co
(Above Memoranda for Brokers' convenience only from sources believed reliable, but NOT guaranteed) Phone No. 532-8868
ADDRESS "The Hunt" in Red Fox Forest FL (1) BR 4) BA (2) \$ 27,910 No.

Annandale, Va.

Routh Robbins

REAL ESTATE CORPORATION

North Washington at Princess Street, Alexandria, Va., Telephone 836-6200

7008 Keene Mill Road, Springfield, Va.

Telephone 451-2500

4914 Chain Bridge Road, McLean, Va.

Telephone 356-7000

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RAMBLER "W" - SILVER FOX

1. Price as presented by Model \$27,910

Optional extras:

Full Basement	\$950.00
1 Bedroom & Hall in basement	575.00
Half bath	375.00
Paint basement wall	45.00
Alum. tile in kitchen	50.00
Dishwasher	275.00
Fireplace (basement only)	650.00
	<u>\$2895.00</u>

2. Basic House (less optionals) \$24,990

"THE HUNT" in
ADDRESS: Red Fox Forest, Annandale CNTY. Ffx, \$26,310 "SQUIRE (X)"
(includes all optional extras)

BASEMENT	1st. Floor	2nd Floor	EQUIPMENT	Constr.
Size Full	Liv. Rm. 12.2x21.2	Bedrms 13.6x11.5	1 gl. door NO Yes	Brick&frame
O.S.E. --	Din. Rm. 11x10.11	12.10x11.3	Stove Dbl. oven X	Style Colonial
Heat GHA	Kitchen Fam. Rm.	11x8.9	Refrig Optional	Age New
Hot Water Elec. 52	Bkfst. Nook 18.8x	11.7x8.9	Dishwher X	Water City
Bedrms. Space	Bedrms 9.10	Bath 2 Full	Disposal X	Sewage City
Rec. Rm. No		Porch	Ex. Fax	Taxes
Bath		Garage Carpt.-stor	Ven. Blds. Bedrms&baths	Poss May-June
How Shown L/B	Bath 1/2	Firepl Optional	Air Cond. 3 T Cent.	Elock Sec. 4
Model House	Ent. Way Foyer	Lot size varied	Storm Wind X	Subdiv. Red Fox
		1/4 to 1/2 acre	Washer X	Forest
			Dryer X	

1st. Trust \$ New financing % \$ PITI mo. MTGEE Provident Mortgage Corp.

EXISTING 1st TRUST IS A FHA 203 () FHA 222 () GI () CONV. () Please (✓)

2nd. Trust \$ @ % \$ Due O.W.T.B. \$ Yes

Cash Asked \$ FHA-VA COMMT. CRV \$ Ordered FHA \$ 25,290 CONV. \$ 80%

HIGH SCHOOL W.T. Woodson Lane Jr. HI. Edgar Allen Poe

ELEM. SCHOOL Little River (new-Olden) PAROCH. St. Michaels

REMARKS: Central air conditioned. Wooded lots. Price subject to VA appraisal.
The colonial model house contains all optional extras. These houses may be
sold without some or all of optional extras. See reverse side for details.

DIRECTIONS Annandale: Nest on 236 past Beltway to Left on Guinea Rd. Left
on Braddock, L. at ent. to RED FOX FOREST WHY SELLING

OCCUPANT -- X subd. office Phone 461-9604

OWNER Camelot Builders, Inc. Phone: Res. Bus. 525-1678

Addr. 927 S. Walter Reed Drive Realtor ROUTH ROBBINS REC. Cates & Co.

(Above Memoranda for Brokers' convenience only from sources believed reliable, but NOT guaranteed) Phone No. 532-8868

ADDRESS "The Hunt" in Red Fox Forest FL (2) BR (4) BA 2 1/2 \$ 26,310 No.
Annandale

Routh Robbins

REAL ESTATE CORPORATION

North Washington at Princess Street, Alexandria, Va., Telephone 836-6200

7008 Keene Mill Road, Springfield, Va.

Telephone 451-2500

4914 Chain Bridge Road, McLean, Va.

Telephone 356-7000

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COLONIAL "X" - "SQUIRE"

1. Price as presented by model house \$26,310

Optional items:

Paint Basement Wall	\$45.00
Alum. tile in kitchen	50.00
Dishwasher	275.00
Fireplace in LR only	650.00
	<u>\$1020.00</u>

2. Basic House (Less optionals) \$25,290

ADDRESS: "The Hunt" in RED FOX FOREST, Annandale CNTY. FFx \$26,980 "THE MASTER" (includes all optional items)

BASEMENT	1st. Floor	2nd Floor	EQUIPMENT	Constr
Util 15.10x11	Liv. Rm. 17.4x12	Bedrms	1 gl. door NO Yes	Br. & Frame
O.S.E. Yes	Din. Rm. 13.4x10.4		Stove DBL oven X	Style Sp/Foyer
Heat CHA	Kitchen 10x13.4		Refrig	Age New
Hot Water Elec. 52	Bkfst. Nook E/S		Dishwher Optional	Water City
Bedrms. 14.2x11.10	Bedrms 14.2x13.2	Bath	Disposal X	Sewage City
16.8x10.10	14.2x12	Porch --	Ex. Fax X	Taxes
Rec. Rm 17x12		Garage --	Ven. Bldg. BRs & Baths	Poss May-June
Bath 1 Full		Firepl	Air Cond. 3 T cent.	Block Sec. 4
How Shown LB	Bath 1 Full	Lot size 1/2 to 1/2	Storm Wind X	Subdiv. Red Fox
Model House	Ent. Way Sp. Foyer	acre plus	Washer X	Forest
			Dryer X	

1st. Trust \$ New Financing % \$ PITI mo. MTGEE Provident Mortgage Corp.
 EXISTING 1st TRUST IS A FHA 203 () FHA 222 () GI () CONV. () Please (✓)
 2nd. Trust \$ @ % \$ Due O.W.T.B. \$ Yes
 Cash Asked \$ FHA-Va COM. IT. CRV \$ Ordered FHA \$ 25,550 CONV. \$ 80%
 HIGH SCHOOL Woodson JR. HI. Poe
 ELEM. SCHOOL Little River PAROCH. St. Michaels

REMARKS: Centrally air conditioned. Wooded lots. Price subject to VA appr.
 The split-foyer model house contains all optional extras. The houses may be
 sold without some or all optional extras. See reverse side for details.
 DIRECTIONS Annandale, West on 236 past Beltway to Left on Guinea Rd., Left on
 Braddock, Left at ent. to Red Fox Forest WHY SELLING

OCCUPANT Unit subd. office Phone 461-9604
 OWNER Camelot Builders, Inc. Phone: Res. Bus. 525-1678
 Addr. 927 S. Walter Reed Drive Realtor ROUTH ROBBINS REC Lister Cates & Co.
 (Above Memoranda for Brokers' convenience only from sources believed reliable, but NOT guaranteed) Phone No. 532-8868
 ADDRESS "The Hunt" in RED FOX FOREST FL 2) BR (4 BA 2) \$ 26,980 No.

Routh Robbins
 REAL ESTATE CORPORATION

North Washington at Princess Street, Alexandria, Va., Telephone 836-6200
 7008 Keene Mill Road, Springfield, Va. Telephone 451-2500
 4914 Chain Bridge Road, McLean, Va. Telephone 356-7000

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BUILDER'S EXCLUSIVE
 Revised copy

Revised Copy
 Builder's Exclusive

Revised Copy
 BUILDER'S EXCLUSIVE

SPLIT FOYER "Z" - THE MASTER

1. Price as presented by Model House \$26,9

Optional items:

Paint basement wall	\$15.00
Fireplace in Rec.Rm.	
only	650.00
Dishwasher	275.00
Alum. tile in kitchen	50.00
	<hr/>
	\$990.00

2. Basic house (less optionals) \$25,990

FHA Appraisal \$25,530 - escape clause
in contract.

ADDRESS: "The Hunt" in RED FOX FOREST, Annandale CNTY. FFX \$27,960 "REYNARD" (Y) No. (includes all optional extras)

BASEMENT	1st. Floor	2nd Floor	EQUIPMENT	Constr.
Size $\frac{1}{2}$ plus	Liv. Rm. 18.6x12.5	Bedrms 13.9x13.5	1 gl. door No Yes	Br.&frame
O.S.E. Yes	Din. Rm. 10.9x11.4	11.3x12.7	Stove Dlb. oven X	Style S/L 4 Lev.
Heat CHA	Kitchen 19.6x8	9.7x12.1	Refrig Optional	Age New
Hot Water Elec 520	Break. Room		Dishwasher	Water City
Bedrms 9.3x8.8	Bedrms		Disposal X	Sewage City
		Bath 2 Full	Ex. Fax X	Taxes
		Porch --	Ven. Blds. BRs&baths	Poss Late Mayor June
		Garage --	Air Cond. 3 T. Cent.	Lot
		Firepl Optional	Storm Wind X	Block Sec. 4
		Lot size $\frac{1}{4}$ to $\frac{1}{2}$	Washer X	Subdiv. Red
		acre plus	Dryer X	Fox Forest

1st. Trust \$ New financing % \$ PITI mo. MTGEE Provident Mortgage Corp.

EXISTING 1st TRUST IS A FHA 203 () FHA 222 () GI () CONV. () Please ()

2nd. Trust \$ @ % \$ Due O.W.T.B. \$ Yes

Cash Asked \$ FHA-VA COMM. CRV \$ Ordered FHA \$ 24,990 CONV. \$ 80%

HIGH SCHOOL W.T. Woodson JR. HI. Edgar Allen Poe

ELEM. SCHOOL Little River PAROCH. St. Michaels

REMARKS: Centrally air conditioned. Wooded lots. Price subject to VA appr.

The split level model house contains all optional extras. These houses may be sold without some or all of optional extras. See reverse side for det.

DIRECTIONS Annandale, West on 236 past Beltway to Left on Guinea Rd.. Left on Braddock Rd, Left at ent. to Red Fox Forest

OCCUPANT -- WHY SELLING K&M subd. Office Phone 461-9604

OWNER Camelot Builders, Inc. Phone: Res. 525-1678

Addr. 927 S. Walter Reed Drive Realtor ROUTH ROBBINS REC Lister Cates & Co

(Above Memoranda for Brokers' convenience only from sources believed reliable, but NOT guaranteed) Phone No. 532-8868

ADDRESS "The Hunt" in Red Fox Forest FL (4 BR (4 BA 2 1/2 \$27,960 No. Annandale, Va.

Routh Robbins

REAL ESTATE CORPORATION

North Washington at Princess Street, Alexandria, Va., Telephone 836-6200

7008 Keene Mill Road, Springfield, Va.

Telephone 451-2500

4914 Chain Bridge Road, McLean, Va.

Telephone 356-7000

BUILDER'S EXCLUSIVE
Revised copy

BUILDER'S EXCLUSIVE
Revised copy

BUILDER'S EXCLUSIVE Revised copy

Revised copy
BUILDER'S EXCL.

SPLIT LEVEL "Y" - REYNARD

1. Price as presented by model \$27,960

Optional items:

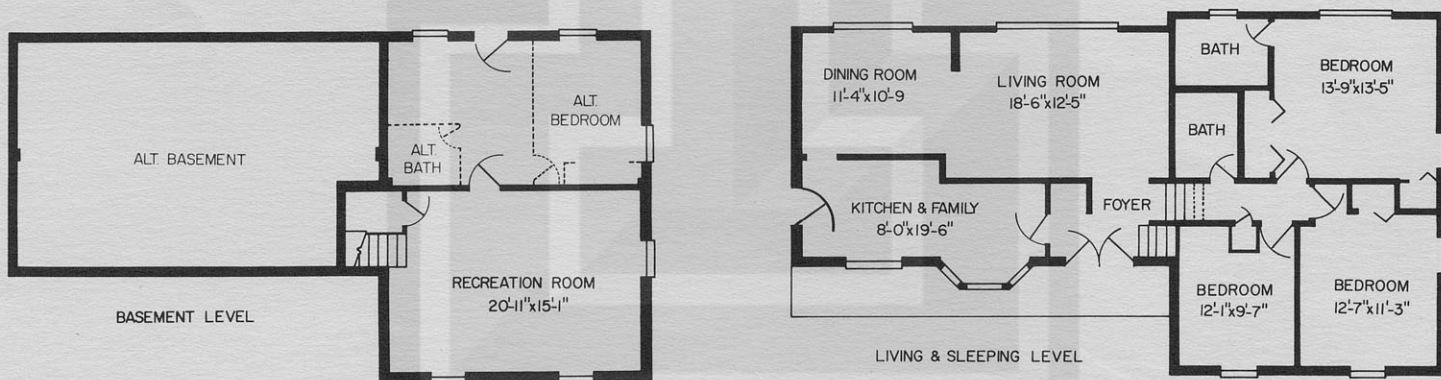
Full basement	\$1000.00
Dishwasher	275.00
1 BR & Hall in	
Basement	575.00
Half Bath	375.00
Paint basement wall	45.00
Alum.tile in kitchen	50.00
Fireplace in Rec. Rm.	650.00
	<u>\$2970.00</u>

2. Basic House (less optionals) \$24,990

THE *Hunt* *R. Robbins Hayes* **IN RED FOX FOREST**



The *Reynard* **— Split Level Model**



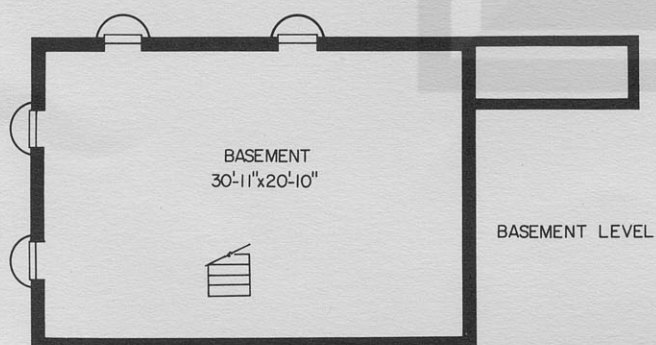
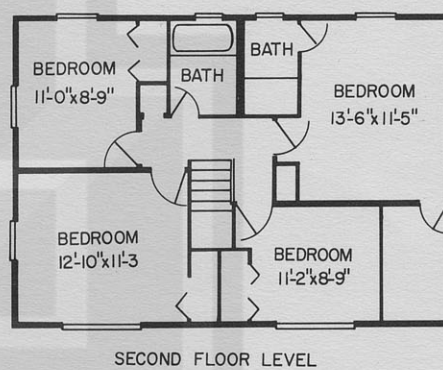
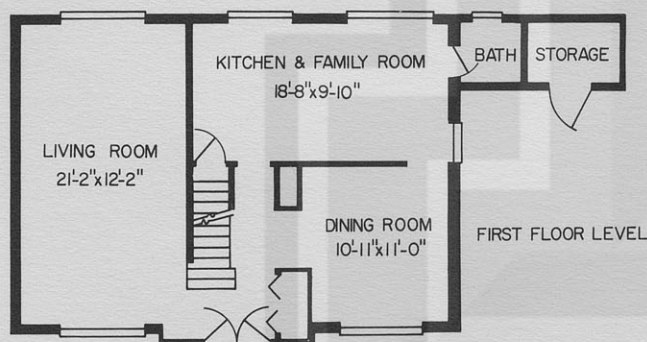
Offered By
ROUTH ROBBINS REAL ESTATE CORP.
 North Washington Street at Princess
 Alexandria, Virginia
 Phone 532-8868

Created, Developed and Built by Murray Weinberg, Clarence D. Smith, Jr. and Herman Yanovich

THE *Hunt* IN RED FOX FOREST



The *Squire* — Colonial Model



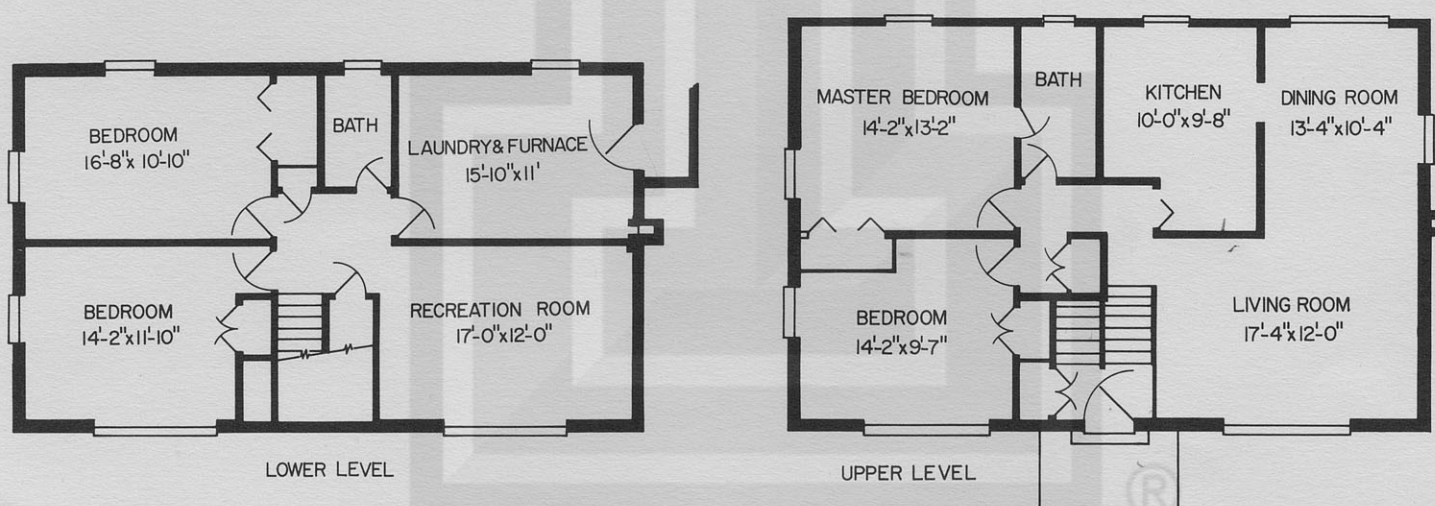
Offered By
ROUTH ROBBINS REAL ESTATE CORP.
North Washington Street at Princess
Alexandria, Virginia
Phone 532-8868

Created, Developed and Built by
 Murray Weinberg, Clarence D. Smith, Jr. and Herman Yanovic.

THE *Hunt* IN RED FOX FOREST



The *Master* — Split Foyer Model



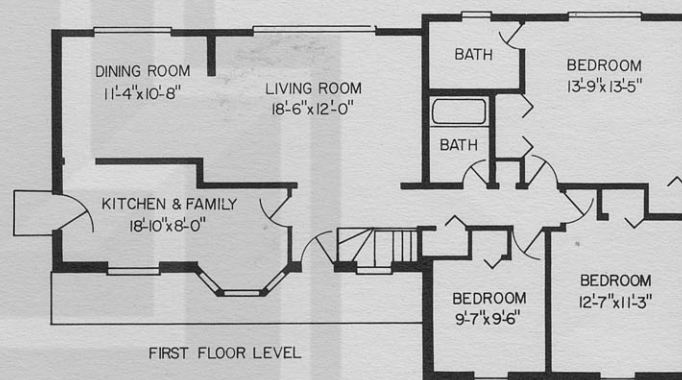
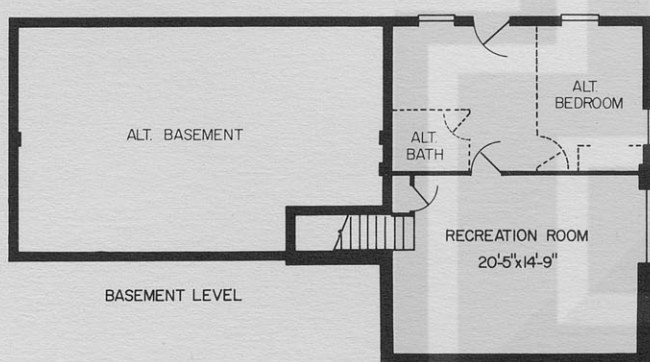
Offered By
 ROUTH ROBBINS REAL ESTATE CORP.
 North Washington Street at Princess
 Alexandria, Virginia
 Phone 532-8868

Created, Developed and Built by Murray Weinberg, Clarence D. Smith, Jr. and Herman Yanovich

THE *Hunt* IN RED FOX FOREST



The *Silver Fox* — Rambler Model



Offered By
 ROUTH ROBBINS REAL ESTATE CORP.
 North Washington Street at Princess
 Alexandria, Virginia
 Phone 532-8868

Created, Developed and Built by Murray Weinberg, Clarence D. Smith, Jr. and Herman Yanovich

BRANCH OFFICE
2303 SOUTH ARLINGTON RIDGE ROAD
ARLINGTON, VIRGINIA
OTIS 4-6040



SALES
PROPERTY MANAGEMENT
MULTIPLE LISTING SERVICE
MORTGAGE LOANS

HICKS REALTY COMPANY, INC.

3706 MOUNT VERNON AVENUE
ALEXANDRIA, VIRGINIA
KING 8-3111

April 18, 1964

Dear Col. Black,

Thank you for your recent note to our company which Mr. Hicks has referred to me for reply. We have been in business 19 years and have had the privilege of serving many service people, and we hope that it turns out that we can help you and your family get settled here.

In your letter you indicated a preference for renting. With a three year tour, or possibly longer, in store, I think you will find the discussion on buying vs. renting in our Rental and Sales Bulletin which I am enclosing, interesting and informative.

Generally speaking, good rentals are scarce and available only briefly as result. I certainly will be happy to show you all that we have available when you arrive.

I am enclosing a "Client Requirement Sheet". If you will fill it in, the additional information will be most helpful to me to be prepared to assist you promptly once you arrive.

It is part of our service that, if you need temporary accommodations on your arrival, we can have reservations awaiting you if you will let me know what you want. Our Bulletin goes into greater detail on this subject.

I'm looking forward to hearing from you, and having the opportunity of serving you further.

Sincerely,
Betty Schendel
Representative

Lt. Col. G. C. Black, Jr.
667B Inf. Post Rd.
Ft. Sam Houston, Texas, 78234

MEMBER
NATIONAL ASSOCIATION OF REAL ESTATE BOARDS
INTER-CITY REAL ESTATE REFERRAL SERVICE (NATIONWIDE)



Routh Robbins

REAL ESTATE CORP.

REPRESENTED BY

R. Delores Hayes

7008 KEENE MILL ROAD, SPRINGFIELD, VIRGINIA

OFFICE

451-2500

RESIDENCE

451-8234

Routh Robbins

N. Washington St. at Princess
Alexandria, Virginia

Telephone 836-6200

Real Estate Corporation

The philosophy of ROUTH ROBBINS is SERVICE. The basic foundation of this service is: FINDING out what YOU WANT for a home and HELPING you find and finance it!

Routh Robbins appreciates the opportunity to be of SERVICE. Please complete this check list in order that we can be of greater service to you.

NAME PRESENT ADDRESS PHONE (Res.)

OCCUPATION ADDRESS PHONE (Ofc.)

Number of children: Boys: Ages:

Girls: Ages:

Schools required: Public: Parochial: Grammar: High:

1. Type of house desired: Rambler Split Level

Contemporary Cape Cod Colonial Federal

2. Circle price range desired: \$15-18,000 \$19-22,000 \$23-26,000

\$27-30,000 \$31-34,000 \$35-38,000 \$39,000 & Up

3. How much capital do you wish to invest? \$

4. Occupancy needed on or about (date)

5. Circle area/location desired: Alexandria Arlington Springfield

Fairfax City Falls Church Other

6. No. of bedrooms 7. No. of baths 8. Garage

9. Library 10. Basement 11. Swimming Pool

12. Recreation Room

13. Miscellaneous Features Desired:

Agent *R. Dolores Hayes*

Date *April 16, 1964*

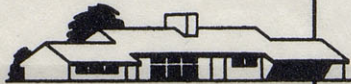
Rentals are not projected
as sale properties are -
what I am sending you
now will undoubtedly be
taken in just a few
weeks, we get rentals in
almost daily - they will
however, ^{give} you a picture of
prices and sizes of homes,
and areas. Notice also,
rentals, 1 yr lease - or
no more than 2 yrs - some
limited to # of children -
(over)

I would appreciate
your giving my card
to any friends you
have coming to the
area.

~~post~~

gds

Routh Robbins



ROUTH M. ROBBINS, *President*

DON E. McNARY, *Vice President*

REAL ESTATE CORP.

7008 Keene Mill Road
Telephone: 451-2500

Springfield, Va.

16 April, 1964

Dear Colonel Black,

Enclosing rental ditto's, maps and also brochures on sale property.

As you will see Sir, rentals are high in the Washington area. Being a military officer's wife and our coming to the area three years ago was a bit of a shock to us also and we had to readjust our thinking and bought a home as so many military do; even tho the prices of homes compared to your present area was earth shaking. Altho you are considering renting now, I feel you should also think about buying, as it will afford you a nice home at considerable less in monthly payments. Real Estate here has and continues to be very stable and constantly appreciates in value.

Colonel Black, if you would kindly fill out the information sheet, if you entertain any thoughts of buying it will give me specific data as to type home and financing you would use. Presuming you would be coming in after June, I strongly recommend if you could get a flight up soon to make your selection, rental or purchase wise (tho on rentals- there is not so great a projection) it would save you considerable on temporary housing as that is exceedingly high. Bolling, Andrews, and Belvoir do have guest house accommodations but reservations are made far in advance so as another suggestion I advise if you wish such accommodations you make reservations.

Fort Sam is a favorite spot of ours, as we were stationed there five years. A reassignment back there would please us .

Trusting I will hear from you again, I am,

Sincerely,

R. Dolores Hayes
R. Dolores Hayes



REALTORS

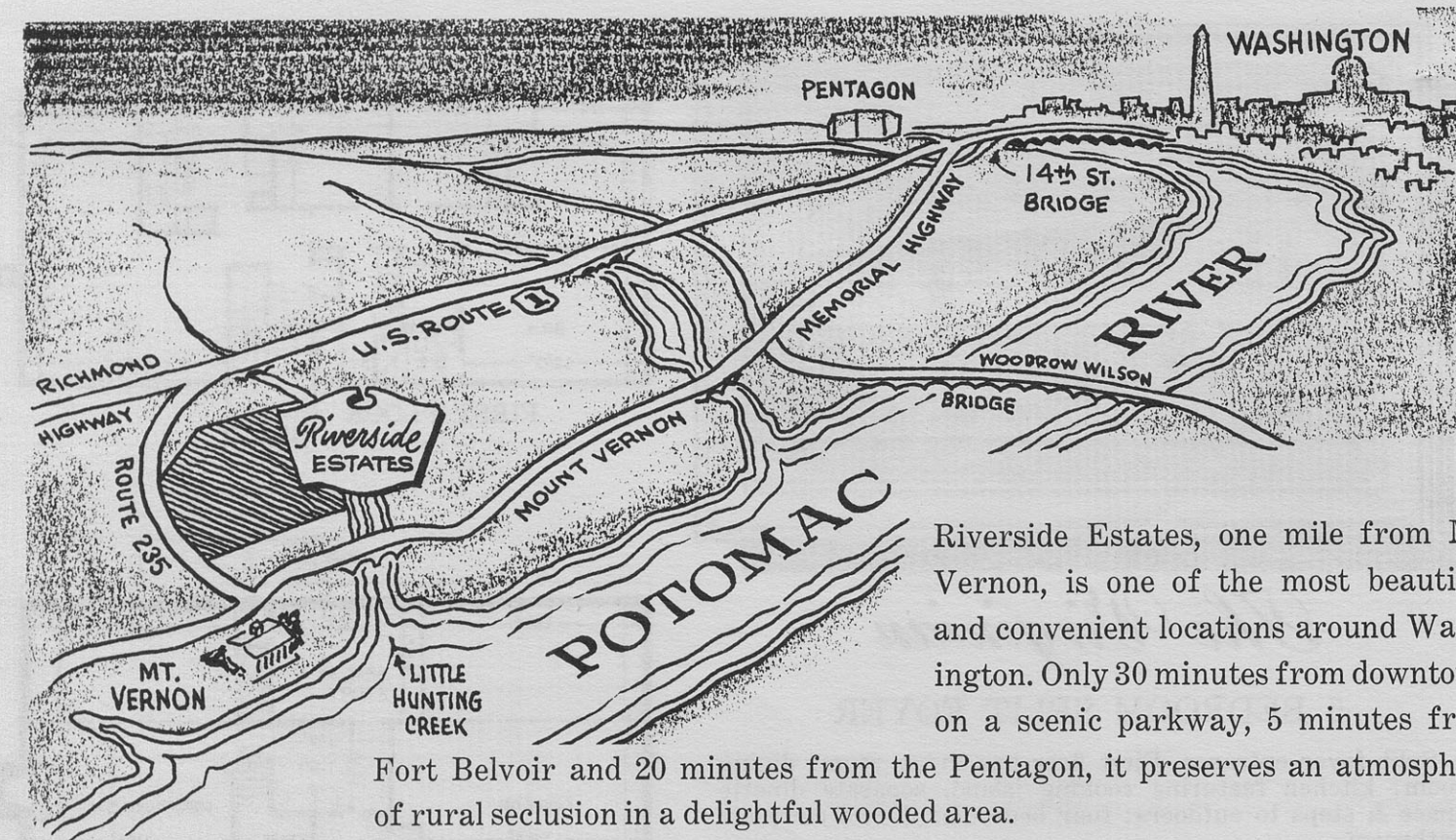
SALES

PROPERTY MANAGEMENT

COMMERCIAL

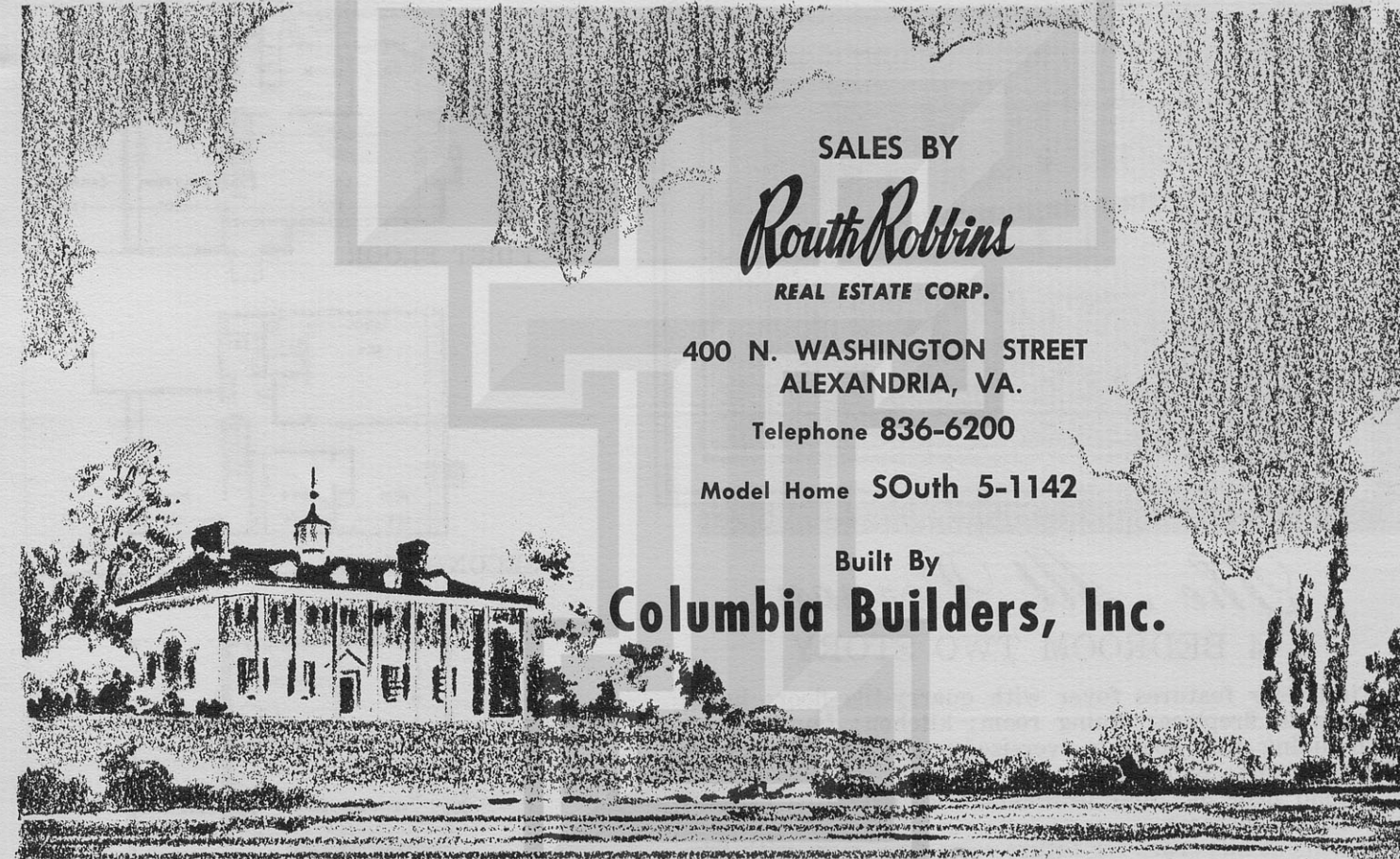
INSURANCE





Riverside Estates, one mile from Mt. Vernon, is one of the most beautiful and convenient locations around Washington. Only 30 minutes from downtown on a scenic parkway, 5 minutes from Fort Belvoir and 20 minutes from the Pentagon, it preserves an atmosphere of rural seclusion in a delightful wooded area.

DIRECTIONS: Out Mt. Vernon Blvd. to Mt. Vernon, sharp right at Mt. Vernon on Route 235, one mile to Riverside Estates.



SALES BY
Routh Robbins
 REAL ESTATE CORP.
 400 N. WASHINGTON STREET
 ALEXANDRIA, VA.
 Telephone 836-6200
 Model Home SOutH 5-1142
 Built By
Columbia Builders, Inc.

Art Display Co.

R. Dolores Hayes 457-7500



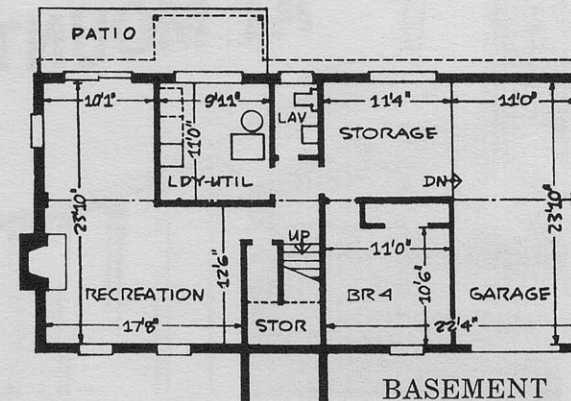
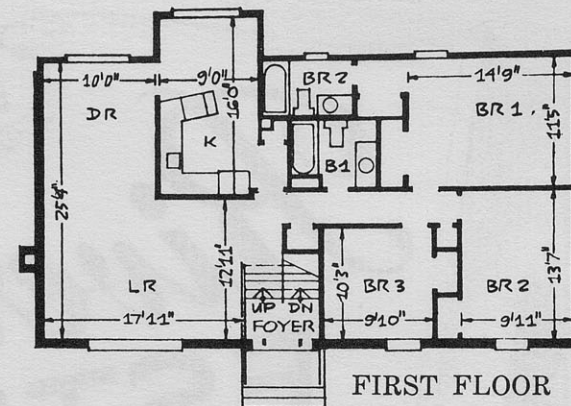


The Jefferson

4 BEDROOM SPLIT FOYER

Convenient split foyer type entrance. First floor has living room; dining room; fully equipped kitchen featuring cooking island and separate eating space; three bedrooms & two complete baths.

Basement has panelled recreation room with fireplace and sliding glass doors to patio; fourth bedroom; half bath; laundry and utility room; garage and storage room.



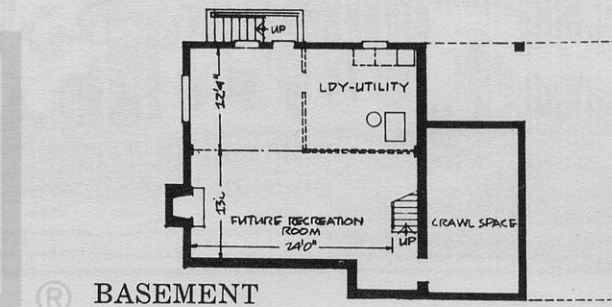
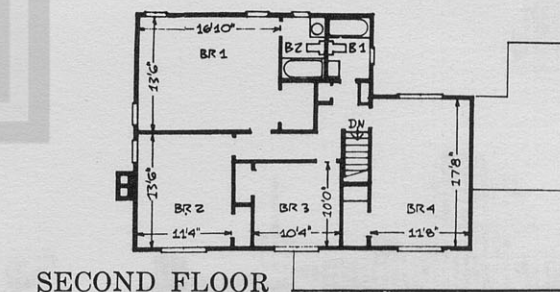
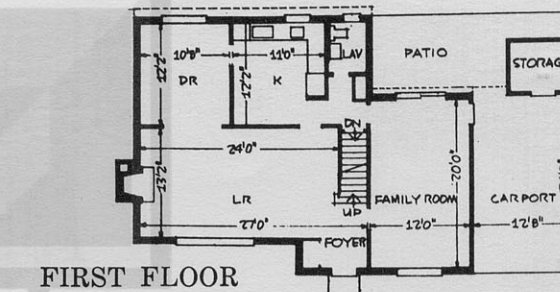
The Mt. Vernon

4 BEDROOM TWO STORY

First floor features foyer with quarry-tile floor; living room with fireplace; dining room; kitchen; family room with sliding glass doors to oversized patio; outdoor storage shed; carport; half bath.

Second floor has four bedrooms with oversized closets; two full bathrooms.

Basement has space for future recreation room with fireplace; laundry & utility room.

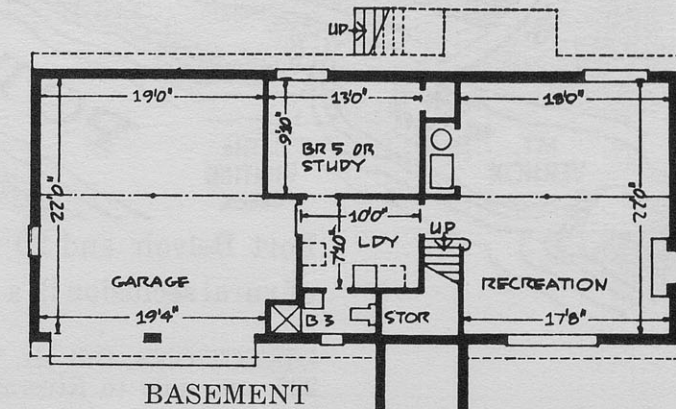
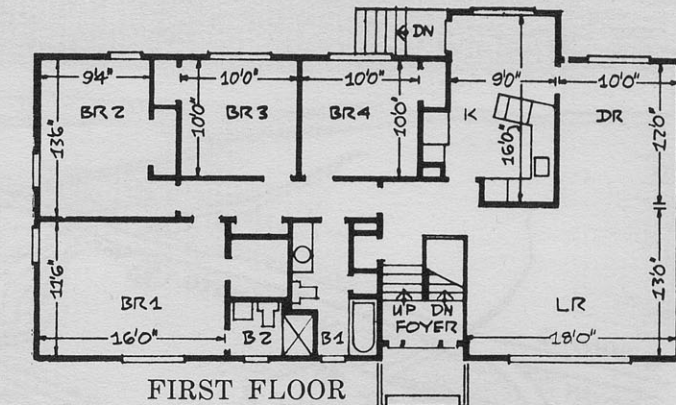


The Virginian

5 BEDROOM SPLIT FOYER

Split foyer entrance. First floor has living room; dining room; kitchen featuring cooking island, separate dinette space & steps to outdoors; four bedrooms & two complete bathrooms.

Basement has finished recreation room with fireplace; third bathroom; laundry room; two car garage; storage; fifth bedroom or study.



PRICE LIST 1964

PRICE LIST 1964

RIVERSIDE ESTATES

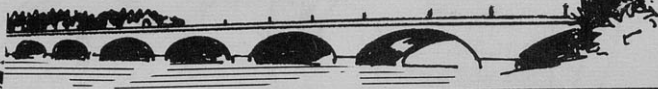
LOT NO.	MODEL			PRICE
244	"B"	The Mt. Vernon	Double Carport	\$ 31,500
246	"B"	The Mt. Vernon	Premium Lot	31,500 ***
247	"B"	The Mt. Vernon	Premium Lot	31,500 ***
248	"B"	The Mt. Vernon	Premium Lot	31,500 ***
251	"B"	The Mt. Vernon	Double Carport	31,500
252	"G"	The Jefferson	Rev. W/O Corner	28,450
253	"G"	The Jefferson	Rev. W/O Corner	28,450
254	"B"	The Mt. Vernon	Rev.	30,500
255	"G"	The Jefferson	Rev. W/O Corner	Model House
264	"B"	The Mt. Vernon	Rev. W/O	30,800
265	"B"	The Mt. Vernon	Rev. W/O Corner	31,050 *
266	"AA"	The Virginian	Rev. W/O Corner	30,200 *
267	"G"	The Jefferson	W/O	28,450
268	"AA"	The Virginian	Rev. W/O	29,950
269	"G"	The Jefferson	Rev. W/O	28,450
270	"AA"	The Virginian	Rev.	29,700
271	"G"	The Jefferson		28,200
272	"B"	The Mt. Vernon	Rev.	30,500
337	"G"	The Jefferson	Rev. W/O Corner	28,700 *
338	"G"-1	The Jefferson	Rev.	27,950
339	"G"	The Jefferson	W/O	28,450
340	"AA"	The Virginian	Rev. W/O	29,950
341	"G"	The Jefferson	Rev. W/O	28,450
342	"G-1"	The Jefferson		27,950
343	"G"	The Jefferson		28,200
344	"AA"	The Virginian	Rev.	29,700
345	"G"	The Jefferson	Rev.	28,200
346	"G-1"	The Jefferson	Rev.	27,950
347	"G"	The Jefferson	W/O Spec. Lot	31,450 **
348	"R"	The Madison	Spec. Lot	29,950 **
349	"G"	The Jefferson	W/O Spec. Lot	31,450 **
350	"R"	The Madison	Rev.	26,950
351	"R"	The Madison	Rev.	26,950
352	"R"	The Madison		26,950
353	"R"	The Madison		26,950
354	"R"	The Madison		26,950
355	"G"	The Jefferson	Rev. W/O	28,450
356	"A"	The Virginian	Rev. W/O	29,950
357	"G"	The Jefferson	Rev. W/O	28,200
358	"AA"	The Virginian	Rev. W/O	29,950
359	"G"	The Jefferson	Corner	28,450 *
360	"G-1"	The Jefferson	Rev. W/O	28,200
361	"G"	The Jefferson	Rev. W/O	28,450
362	"R"	The Madison		26,950
363	"G"	The Jefferson		28,200

* Corner Lot \$ 250.00-Extra
 ** Special Lot (Little Huntington Creek) \$ 3,000.00
 *** Premium Lot (Backed up to wooded out lots) \$ 1,000.00

WASHINGTON, D. C.



H I C K S
REALTY
COMPANY, INC.



ALEXANDRIA, VIRGINIA



SERVING THE WASHINGTON METROPOLITAN AREAS

3706 MT. VERNON AVENUE, ALEXANDRIA, VIRGINIA

Phone KIng 8-3111

Multiple Listing Service

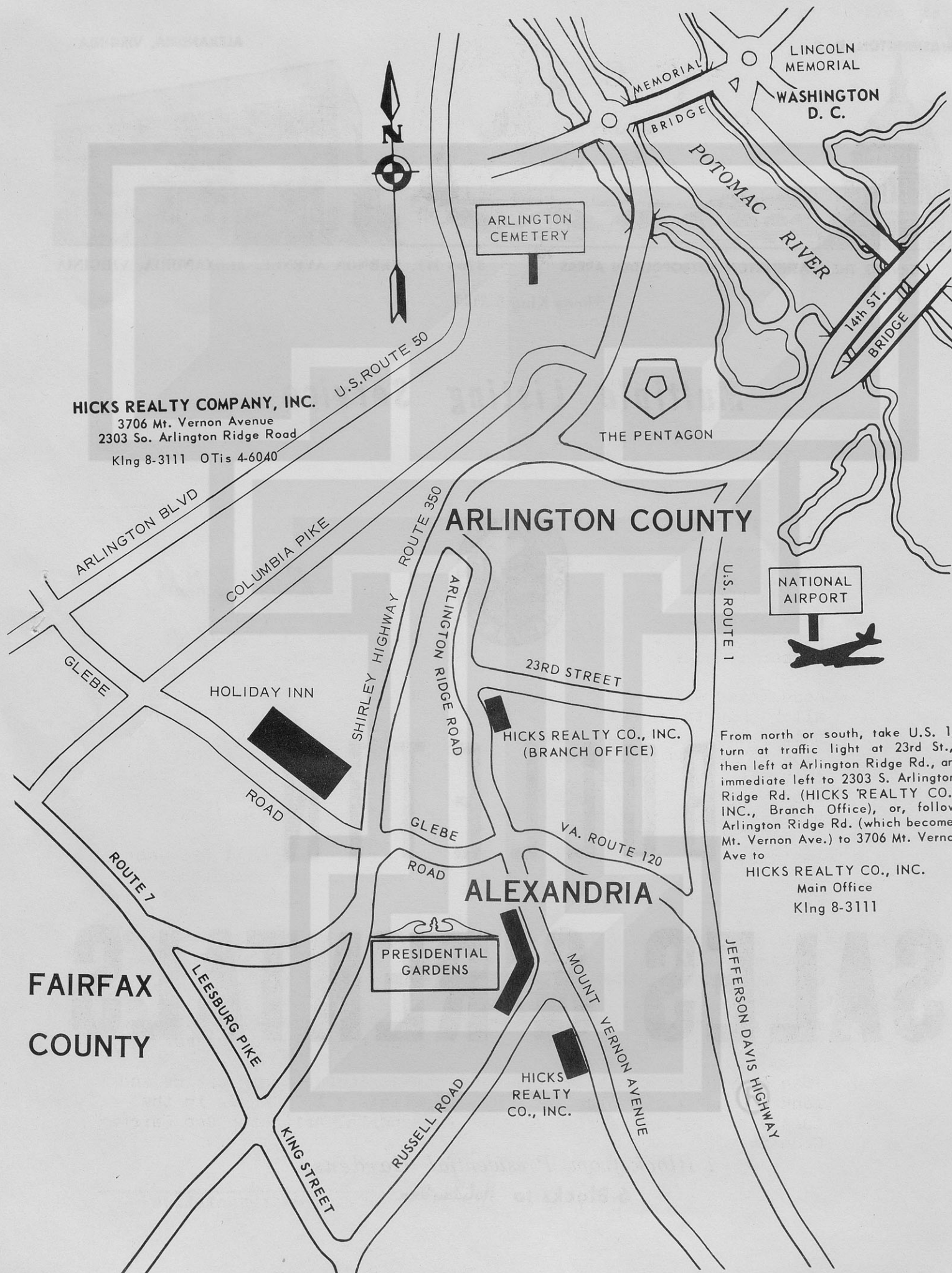


Betty Schendel

Ot. 4-1663

BULLETIN SALES & RENTALS

*1 Block from Presidential Gardens
6 Blocks to Holiday Inn*



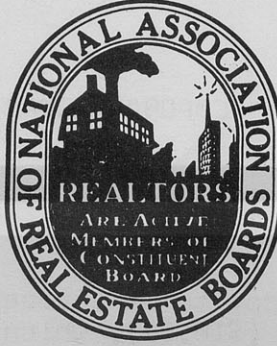
HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
2303 So. Arlington Ridge Road
Klng 8-3111 OTis 4-6040

ARLINGTON COUNTY

ALEXANDRIA

FAIRFAX COUNTY

From north or south, take U.S. 1, turn at traffic light at 23rd St., then left at Arlington Ridge Rd., an immediate left to 2303 S. Arlington Ridge Rd. (HICKS REALTY CO., INC., Branch Office), or, follow Arlington Ridge Rd. (which becomes Mt. Vernon Ave.) to 3706 Mt. Vernon Ave to
HICKS REALTY CO., INC.
Main Office
Klng 8-3111



HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
KIng 8-3111

Arlington Branch Office:
2303 S. Arlington Ridge Road
OTis 4-6040

Dear _____:

This Bulletin has been prepared in an effort to give you up-to-the-minute facts on rentals, purchase property and financing in the Washington-Northern Virginia area. We sincerely hope this information is helpful to you.

Associated with us are many Service people, both men and women, all highly trained in the buying and selling of real estate in this area. We are well aware that Service people have a special kind of problem; that in three or four years, perhaps sooner, they may need to sell or rent whatever they purchase. Most Service people do buy in this area in order to reduce the amount of money it costs to rent adequate quarters for their families.

It is our sincere aim to help you find a home that will fit your needs and your pocketbook, and be easily saleable or rentable within 2 to 4 years.

As an old established firm we have had the privilege of serving hundreds of families in all branches of the Service since 1946. Let us help you, too.

Write or wire us your needs in housing. When you arrive here, call and let us meet you and drive you to your temporary quarters.

Then at your convenience, come to our air-conditioned office and look through our photo-files of approximately 1500 homes in the Northern Virginia area, including Alexandria, Arlington and Fairfax Counties.

Sales Representative



TEMPORARY QUARTERS

This company will be happy to make reservations for you if you will forward a small deposit (\$10.00), which will be applied to your rental when you check in at your temporary home. Give us information on the date of your arrival and your requirements.

The Washington area has many visitors and temporary furnished places are not always easy to find. Therefore, your reservation should be made at least 3 weeks in advance if possible.

We suggest the following for temporary use:

Holiday Inn

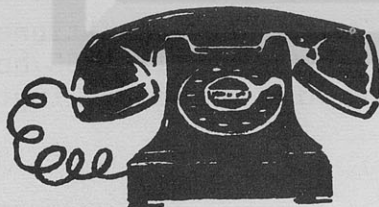
HOLIDAY INN is an especially fine Motel located in South Arlington, near Alexandria and the Pentagon, with an excellent restaurant. Room charges are about \$10. to \$12.00 per day minimum. Good provision is made for families and no charge is made for children under 12 years of age. There are a number of family units with cooking facilities. A few features are: Television, air-conditioning, swimming pool, free kennels, special rates for the Military. Bonded baby sitters are available. Bus stops at motel for Washington and the Pentagon. About 7 blocks to Hicks Realty Co., Inc.

PRESIDENTIAL GARDENS APARTMENTS - 5 minutes to Pentagon, 12 minutes to Washington, 1 block from Hicks Realty Co., Inc.



FURNISHED SUITES Equipped kitchens, linens and maid service

	SUITE PER DAY			SUITE PER WEEK			SUITE PER MONTH		
	One Bedroom	Junior 2 Bedroom	Senior 2 Bedroom	One Bedroom	Junior 2 Bedroom	Senior 2 Bedroom	One Bedroom	Junior 2 Bedroom	Senior 2 Bedroom
Single	9.00						189.00		
2 Persons	12.00			70.00			210.00		
Up to 4 Persons		16.00	20.00		98.00	126.00		297.00	339.00
Extra Per Child	1.00	1.00	1.00	3.50	3.50	3.50	15.00	15.00	15.00
Extra Per Adult	3.50	3.50	3.50	21.00	21.00	21.00	45.00	45.00	45.00



HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
KIng 8-3111

Arlington Branch office:
2303 S. Arlington Ridge Road
Otis 4-6040



RENTALS



This Company has a large Rental and Management Department. However, the demand is often greater than our supply. Rentals are listed and takers appear so quickly that it is impossible to inform you now of a rental that would be available on your arrival.

Wire, phone or write our Rental Department your needs. Come in immediately after you arrive in the area.

Prices range as follows:

2 bedroom 1 bath duplexes or row houses	\$85.00 to \$115.00
2 bedroom separate houses, 1 to 1½ baths	95.00 to 125.00
3 bedroom houses, 1 to 2 baths	125.00 to 175.00
4 bedroom houses, 1½ to 4 baths	150.00 to 300.00

Location, construction, age and convenience influence the prices.

Utilities are always paid by the renter of unfurnished homes. Some apartments do furnish utilities. However, the price of the rental is higher.

Damage or Escrow Deposits are customary on rentals in this area. Upon expiration of the lease, the agent inspects the house and if no damage beyond normal wear and tear has taken place, the damage escrow is promptly returned to the renter.

Most leases carry the Military Clause, which makes it possible to break a lease if the renter is officially ordered from the area. A 30-day minimum notice in writing is required.

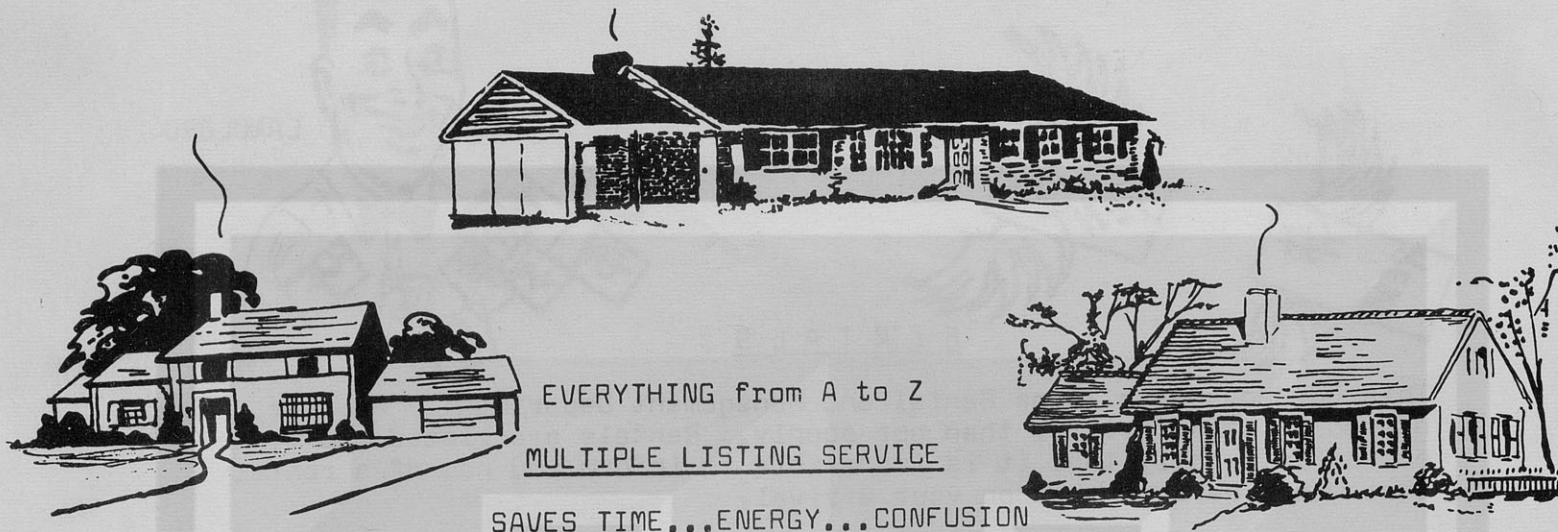
In order that you may compare purchasing versus renting, the following is given for your perusal:

THE RENT YOU PAY Figured on a 5% interest basis

Per Month	10 years	15 years	20 years	25 years
\$25.00	\$3,773.34	\$6,473.55	\$9,919.77	\$14,318.10
50.00	7,546.68	12,947.10	19,839.54	28,636.20
75.00	11,320.02	19,240.65	29,759.31	42,954.30
100.00	15,093.36	25,894.20	39,679.08	57,272.40
150.00	22,640.04	38,841.30	59,518.62	85,908.60
200.00	30,186.72	51,788.40	79,358.16	114,544.80
300.00	45,280.08	77,682.60	119,037.24	171,817.20

HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
King 8-3111





SEE PHOTOGRAPHS FIRST, THEN INSPECT

MULTIPLE LISTING SERVICE gives you the benefit of working with one broker but being able to see most of the available, desirable houses which are for sale in the Northern Virginia area.

You are saved from the loss of time in going from broker to broker. By use of photographs all houses are eliminated from your tour of inspection that could not possibly interest you.

MULTIPLE LISTING SERVICE is composed of 105 leading REALTORS. The term "Realtor" is not synonymous with real estate Agent or Broker. REALTOR is an exclusive designation for those within the membership of the National Association of Real Estate Boards. A Realtor is bound by a strict Code of Ethics which guarantees you integrity, ability and high ethical conduct.

Through our membership in these two organizations we have available to show you, all of the Multiple Listed houses in the Alexandria-Arlington-Falls Church-McLean-Fairfax County areas, plus hundreds of other houses not yet in Multiple Listing.

We are the Exclusive Agents for many beautiful new homes ranging in prices from \$19,950 to \$65,000.

Some home owners will endeavor to sell their own houses. Usually these houses are not in the hands of a competent Realtor because the owner wants MORE THAN MARKET VALUE for his property. Your Realtor can advise you of the fair market value for this area.

Consult a Realtor for professional advice and for protection.

Watch for the REALTOR emblem.



HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
KIng 8-3111

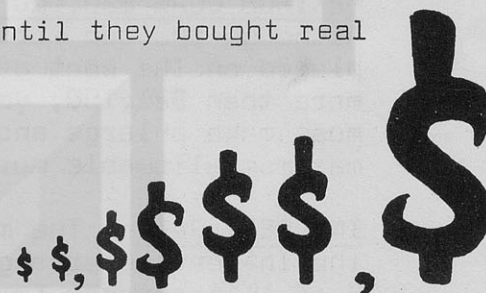
HOME OWNERSHIP - KEY TO SAVINGS

Beautiful, historic Northern Virginia is made up of Arlington County, Fairfax County and the independent City of Alexandria....all in the Washington area.

HOME OWNERSHIP in Northern Virginia is a good investment - a hedge against inflation according to the experts. Northern Virginia is the most stable real estate market in our country. The constant turnover of military and Government personnel, the high per capita income, the number and quality of schools, the many splendid shopping centers, the fine department store branches in Alexandria and the two counties - all contribute to keeping the real estate market steady. Because of the large percentage of transient population the demand for rental property is great and keeps the rents high in this area.

If you have been a home owner, you probably will not be satisfied to rent as you realize the satisfaction gained from owning your own home, plus the savings effected.

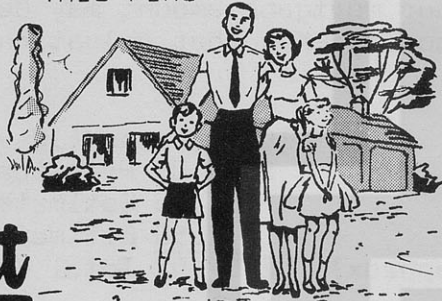
Many people tell us they had never been able to save until they bought real estate and BUILT UP AN EQUITY.



BUY A HOME FIRST.....A CAR LATER

Automobile payments will in many cases disqualify you for new financing on a home. The car can be bought after settlement of the house and the difference you save between high rent and house payments will help to offset the payments on the car. Not considered as Debt Service are - insurance premiums, investment plans, etc.

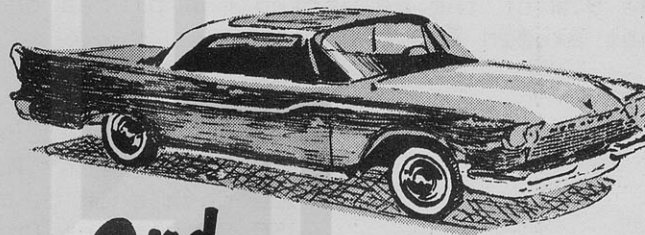
THIS FIRST



1st

TAX BENEFITS

THIS LATER



2nd

Homeowners have a hidden tax benefit. Real estate taxes and interest on the trusts against the property are deductible from Federal Income Tax.

Tax assessments in Virginia are low, resulting in the lowest dollar charge to the owners in the Washington area. In Alexandria, for example, the homeowner pays taxes on only 42% of the appraised value of the property.

Insurance - Fire and extended coverage rates are set by the State of Virginia. The rate depends on distance to the nearest fire department and whether or not there is a voluntary or full-time salaried fire department.

FINANCING FOR THE SERVICE MAN



This Company is prepared to guide you through the details of arranging any type of financing; FHA InService; Regular FHA; G.I.; Conventional.

FHA In-Service Housing Act was passed in 1954, Section #222, Public Law 560, 83rd Congress. (Newest; Public Law 372, 86th Congress passed in 1959). It is for the serviceman or woman who has been on active duty for two years or more. No person ordered to active duty for training purposes only can qualify for the FHA In-Service loan.

HOW TO QUALIFY: Obtain a certificate of eligibility from your commanding officer. When you have obtained your certificate (3 copies) and have found the house you want to buy, you now make application for an FHA insured loan. The house being considered for purchase must be appraised by the FHA and an appraisal value statement be made available to you. Hicks Realty Corp. will guide you through the various steps.

MAXIMUM LOAN \$20,000 for In-Service FHA. (Regular FHA maximum loan is \$25,000). Although the top mortgage amount on an In-Service FHA is \$20,000, no limit is placed on the cost of the house you can purchase. If you want a home valued at more than \$21,100, you may buy it under the FHA insured mortgage plan, but you must make a large enough down-payment to cover the difference between the maximum allowable mortgage (\$20,000) and the cost of the house.

INTEREST RATE: The maximum interest rate that can be charged a Service man on the In-Service arrangement is currently 5¼%. The Defense Department pays the ½ of 1% insurance for the Service man which is charged on Regular FHA to a non-service buyer. Settlement charges will be high, as a 1% loan origination fee is charged on this type of financing.

Maximum term for FHA In-Service mortgage loan is 30 years. The loan is repaid to the lender in regular monthly installments. Monthly payments will be made on the principal, interest, hazard insurance and taxes.

Your down payment may be as little as 3%. Your mortgage amount may be as much as 97% of the valuation FHA places on the property when that valuation does not exceed \$15,000.

Example: 30 year basis		Monthly payments (30 yr. loan)	
\$ 15,000	Purchase price	\$ 80.07	Principal & Int.
14,500	First Trust Maximum	15.00	Estimated taxes
500	Cash down payment	2.50	Estimated Ins.
650	Settlement Charges (approx)	\$ 97.57	Total Mo. Payment
\$ 1,150	Total Cash needed		
\$ 21,100	Purchase price	\$110.45	Principal & Int.
20,000	Maximum In-Service Loan	18.00	Estimated Taxes
1,100	Cash down payment	3.00	Estimated Ins.
750	Settlement charges (approx)	\$131.45	Total Mo. Payment
\$ 1,850	Total Cash needed		

We feel that this Military financing with its lower interest rate, and lower down-payment requirement is a real benefit to you, the Military man.

HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
KIng 8-3111



FINANCING

After you have found a house you want to own, Hicks Realty Corp. will guide you to a lending institution where you can make application for a mortgage loan. Take the lender into your confidence. Tell him your income, what your monthly expenses are and your present indebtedness. The amount of the loan, the repayment period, financing charges, and other specified details of the transaction are matters to be arranged between you and the lending institution.

CONVENTIONAL Financing

This method is often preferred for financing in the upper price bracket houses; also by those who are not eligible for a G.I. or an FHA loan. Money can be obtained from banks, building and loan associations, and other finance houses. Unlike FHA In-Service or FHA Regular, the Conventional type of financing will permit the purchaser to have a 2nd trust. Interest is paid only on the unpaid balance of a trust.

FHA INSURED MORTGAGE (Regular FHA and In-Service FHA)

The Borrower: The chief credit requirements are (1) that the borrower must have a good credit standing and the cash needed for down payment and closing charges, and (2) that the monthly payments under the mortgage will bear a proper relation to his income and expenses.

Allowable initial charges - In addition to the down payment, the borrower must be prepared to pay initial charges which include costs of appraisal, title search, insurance, charges for preparing, recording and notarizing deed and mortgage. The lending institution may also make an initial service charge.

The Property - must meet the minimum property requirements established by FHA. Design, construction and location are considered.

Chief features of the FHA plan are (1) a loan that represents a large part of the property value, so that the down payment is correspondingly small; (2) fairly reasonable financing charges; (3) repayment in equal monthly installments that include not only interest and part of the loan principal but also taxes and insurance. (4) A long term maturity for the loan in order that the monthly installments may be in an amount that the borrower can conveniently pay.

At the present writing, the limit that can be borrowed on FHA REGULAR is \$25,000 on a single family dwelling, and \$20,000 on FHA In-Service, with 30 years maximum repayment time.

ASSUMPTIONS

Occasionally houses are on the market that have a large loan which you can assume. For example: About 3 years ago a buyer used his GI to obtain a loan on the house he purchased. He now is transferred and has decided to sell. Therefore, his 4½% loan, reduced by at least 3 years' payments, but still fairly large, can be assumed by you, the buyer of his house. He may even be willing to take back a 2nd trust if the down payment is larger than you are prepared to make. The same example could apply to other types of loans, except that the interest rate would probably be greater than on the GI loan.

HICKS REALTY COMPANY, INC.
3706 Mt. Vernon Avenue
Alexandria, Virginia
King 8-3111



SETTLEMENT

PURCHASER

1. Husband and wife must be present at settlement. Both must sign all papers.
2. Down payment should be made by certified or bank check. Settlement charges may be paid by ordinary check and hence it will not be necessary to know the exact amount before settlement. DO NOT BRING CASH.
3. If you are assuming the Seller's loan, please advise whether you desire a survey. A survey is not required if you assume the seller's loan, but there is no way of definitely ascertaining the exact location of the house on the lot without one. If the seller has a survey plat and has made no improvements during his ownership, then you may dispense with this item. Approximate cost of a survey is \$25.00. If you are getting a new loan, a survey is required.
4. Title to the property must be examined at your expense to determine accuracy of description, liens, judgments, proof of ownership, and easements. An attorney's certificate, based on this examination will be issued by the law firm. However, an attorney's certificate can only insure against such items which appear in the records. The records are presumed prima facie correct. If there is a defect in the title which does not appear on record, and this causes a title loss, then the attorney's certificate will not offer protection.



COMPLETE
COVERAGE

Hicks Realty Corporation recommends full coverage title insurance. A FULL COVERAGE title insurance policy will protect you against anything in or not in the records, which might cause you a title loss. In the event your title is questioned in court, the title insurance company will pay all legal expenses, in addition to reimbursing you for any loss. It is the only sure way of being protected. The cost is \$3.50 per thousand, (times the cost of your property.) It is PAID ONLY ONCE, and protects you as long as you own the property and even after you sell. For example, your purchaser may sue you for reimbursement for selling property with a faulty title many years after completion of the transaction.

5. If you are getting a new loan on the property, your lender will insist on title insurance to protect his interest. For example, if you buy a house for \$20,000 and secure a \$15,000 loan, your lender will ask for title insurance in the amount of \$15,000. You, however, are not protected up to \$15,000. Title insurance is indemnity insurance. It would protect the lender against loss, but the title insurance company pays the lender, it is subrogated to his rights, takes the lender's place, and has any right the lender may have against you. The title insurance company could proceed to collect the amount it paid the lender from you, unless you have a title insurance policy to protect your interest.

You may have both for a combined rate, just add \$7.50 to the computation in paragraph 4.

One company, the Alexandria Title Corporation of Alexandria, Virginia, issues only full-coverage title insurance policies. Some companies issue a limited coverage policy, but this is the equivalent of an attorney's certificate inasmuch as it protects only against such items which appear of record. Furthermore, it is only a few cents less expensive.

6. Please make arrangements with your real estate broker about fire and hazard insurance. As a general rule of thumb, 80% of the purchase price is considered adequate insurance. However, your real estate broker is a specialist in such matters, and his advice should be sought.

7. In case of an assumption of an existing loan, a survey will not be ordered without your authorization, so please advise your agent when the Purchase Agreement is completed. Title insurance may be ordered at settlement.

8. If a power-of attorney is to be used, it must be examined in advance for adequacy.

9. After settlement, your deed and other papers will be recorded in the Court House, indexed, photostated, and returned to you within two months.

Settlement costs will vary between \$300 and \$750, sometimes higher in unusual cases, depending upon the type of financing secured and the cost of the house. Items which make up a settlement are title search, title insurance, recording of deed, recording of trust, notary fees, appraisal fee, loan origination fee, survey, preparation of papers, attorney's fee, fire insurance policy, and the tax and insurance escrows. The cost for each item is more or less standard, so your approximate settlement cost may be somewhat determined before settlement.

The least expensive settlement may be had by assuming (taking over) an existing loan on the property. The appraisal fee, survey, loan origination fee, and sometimes the tax and insurance escrows may be eliminated.

Next least expensive settlement is on the Conventional Loan purchase. This type eliminates the loan origination fee and reduces the tax escrows. For an FHA settlement, a loan placement fee of 1% of the mortgage amount is currently being charged the purchaser for the privilege of the lower interest rate and longer term. Example: if a purchaser secures the maximum In-service (Military) FHA loan, which is \$20,000. The 1% origination fee would be \$200.00. When you sell, escrows are returned.

HICKS REALTY COMPANY, INC,
3706 Mt. Vernon Avenue
Alexandria, Virginia
KIng 8-3111

Arlington Branch:
2303 S. Arlington Ridge Road
Otis 4-6040

V I R G I N I A S C H O O L S

CATHOLIC

Alexandria	- Blessed Sacrament (Elementary), 1707 W. Braddock Road, Convent School	TE 6-8899
		TE 6-1662
	- St. Joseph's (Elementary), 711 N. Columbus St.	OV 3-5769
	- St. Mary's Academy (Elem. & High School), Private, 2404 Russell Road	KI 9-0145
	- St. Mary's Parochial School (Elementary), 400 Green Street	KI 9-1646
	- St. Rita's (Elementary), Russell & Glebe Roads	KI 8-1888
	- St. Louis (1 thru 7)	SO 8-7732
Annandale	- St. Michael's (Elementary) Kindergarten and grades 1 thru 6	CL 6-1222
	St. Michael's Lane	CL 6-7822
Arlington	- St. Agnes (Elementary), 2024 North Randolph	JA 7-5423
	- St. Ann's (Elementary), N. Fairfax and N. 10 th Streets	JA 8-6276
	- St. Charles (Elementary), N. Washington Blvd & N. Jackson Street	JA 2-4771
	- Marymount School (Girls; Elem., Jr. High, High School & College)	JA 7-3343
	Private School - Day & Boarding, 2807 N. Glebe Road	
	- St. Thomas More (Elementary), 101 North Thomas	JA 8-0252
	- Dennis O'Connell High School (Co-ed)	JE 4-8100
Falls Church	- St. Anthony (Elementary), Glen Carlyn Road, (Culmore area)	JE 2-4450
	- St. James Catholic (Elementary), W. Board & Spring Streets	JE 2-9669
McLean	- St. John's School (Elementary), El Nido Road	KE 6-8554
Springfield	- St. Bernadette's (1 thru 5)	451-8696

EPISCOPAL

Alexandria	- St. Agnes School (Kindergarten thru High School) resident & day school for girls. Day school for boys thru 2nd grade, Russell Road	KI 9-3542
	- St. Clements (Kindergarten) 4½ - 5½ years, 1701 Quaker Lane	OV 3-0934
	- St. Paul's Nursery (3 to 5 years), 417 Duke Street	KI 9-1974
	- St. Stephens School (3rd grade thru High School, Boys, 3976 Seminary Road	TE 6-8200
	- Episcopal High School, Quaker Lane	KI 8-1606

LUTHERAN

Alexandria	- Immanuel Lutheran School (8 grades & Kindergarten) 109 Belleaire Road	KI 9-7323
Arlington	- Our Savior Lutheran School (Kindergarten, 1st thru 6 th grades) 9 th & Taylor Streets	JA 7-4151

PRIVATE

- Burgundy Farm Country Day School, 3200 Burgundy Road (Kindergarten thru 7 th grade) Alexandria, Virginia	SO 5-3431
- Holly Hill Nursery, Nursery, Kindergarten (Jr. & Sr.) 1st & 2nd grades, Bush Hill Drive, Alexandria, Virginia	SO 5-2220

There are several good private kindergarten and first grade schools in all areas. They run approximately \$50 a month for full days, \$30 for half days.

Arlington County schools have kindergartens for children who are 5 years of age by October 1.

Birth certificates and smallpox vaccination papers are required for entrance into public schools

Member: National Ass'n Real Estate Boards
Northern Virginia Real Estate Board
Inter-City Real Estate Referral Service
(Nation-Wide Affiliation of Realtors)



HICKS REALTY COMPANY, INC
3706 MT. VERNON AVENUE
ALEXANDRIA, VIRGINIA
King 8-3111

Branch Office: 2303 So. Arlington Ridge Rd.
Arlington, Va.

WILLIAMSBURG MANOR - NORTH
Price List and Financing

<u>ANDOVER</u>				<u>FHA</u>	
	Price	Down		PITI (Est)	FHA Appraisal
5Bd Rm					
2½ Baths	\$26,950.00	\$2,950.00		\$177.66-30yrs	\$26,725.00
Fireplace				169.98-35yrs	
Gen. A/C					
w/Carport	\$27,550.00	\$3,050.00		\$180.63-30yrs	\$27,325.00
				172.79-35yrs	

<u>ANDOVER</u>				<u>VA</u>	
	\$26,950.00	\$1,950.00		\$173.03-30yrs	
w/Carport	27,550.00	2,150.00		175.26-30yrs	

<u>BARRISTER</u>				<u>FHA</u>	
	Price	Down		PITI (Est)	FHA Appraisal
3Bd Rm					
2 Baths	\$24,450.00	\$2,350.00		\$162.87-30yrs	\$24,125.00
Fireplace				155.79-35yrs	
Gen. A/C					
w/Carport	\$25,050.00	\$2,550.00		\$165.25-30yrs	\$24,725.00
				158.05-35yrs	

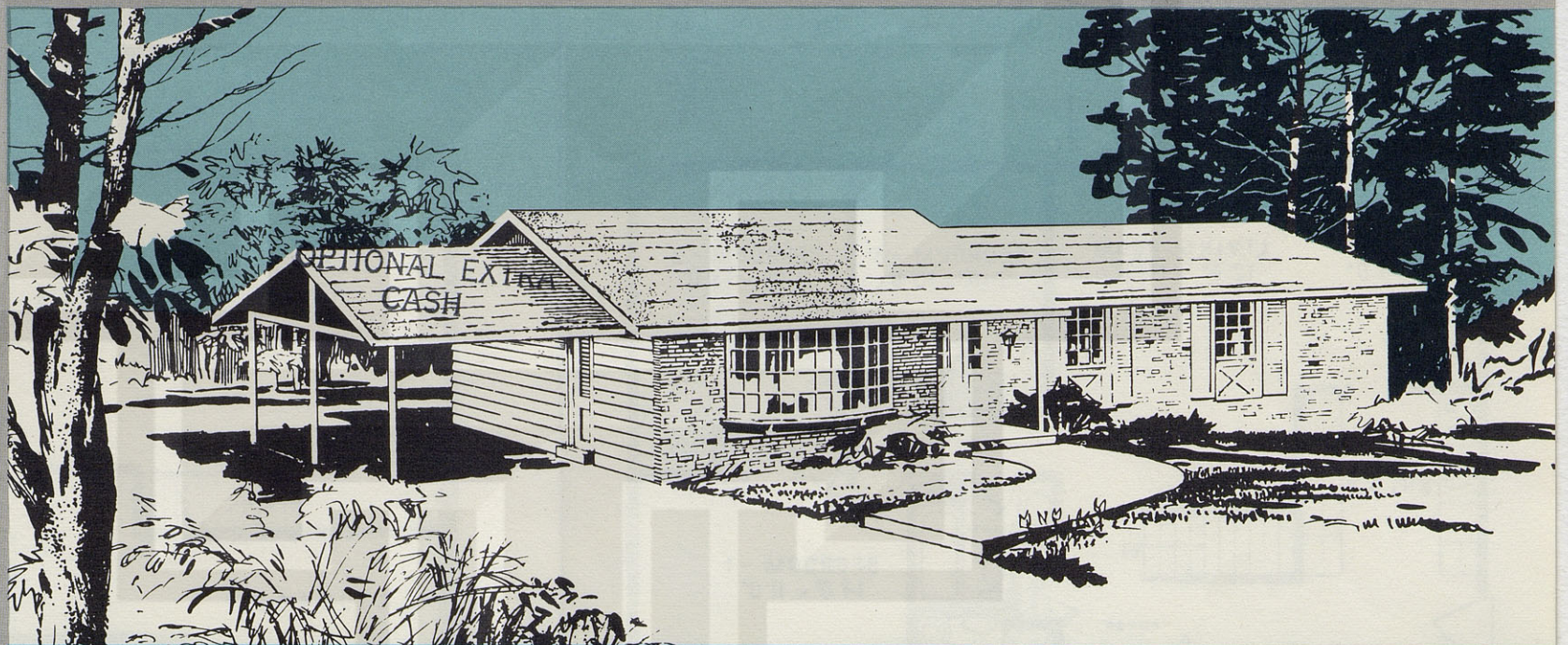
<u>BARRISTER</u>				<u>VA</u>	
	\$24,450.00	\$1,050.00		\$160.72-30yrs	
w/Carport	25,050.00	1,250.00		162.94-30yrs	

<u>BARRISTER (Modified)</u>				<u>FHA</u>	
Has enlar- ged Rec Rm					
	Price	Down		PITI (Est)	FHA Appraisal
	\$24,900.00	\$2,400.00		\$165.25-30yrs	\$24,600.00
				158.05-35yrs	
w/Carport	\$25,500.00	\$2,600.00		\$167.62-30yrs	\$25,200.00
				160.29-35yrs	

<u>BARRISTER (Modified)</u>				<u>VA</u>	
	\$24,900.00	\$1,200.00		\$162.38-30yrs	
w/Carport	\$25,500.00	\$1,400.00		\$164.59-30yrs	

<u>CHATHAM</u>				<u>FHA</u>	
	Price	Down		PITI (Est)	FHA Appraisal
3Bd Rm					
2 Baths*	\$25,500.00	\$2,400.00		\$170.30-30yrs	\$25,475.00
Fireplace				162.91-35yrs	
Gen. A/C					
w/Carport	\$26,100.00	\$2,500.00		\$173.28-30yrs	\$26,075.00
				165.73-35yrs	
*3rd Bath roughed-in.					

VA
NONE



The CHATHAM

THREE BEDROOM RAMBLER:

Two Full Baths with Finished Recreation
Room and Brick Fireplace. Double Aluminum
Sliding Doors to Patio Area.

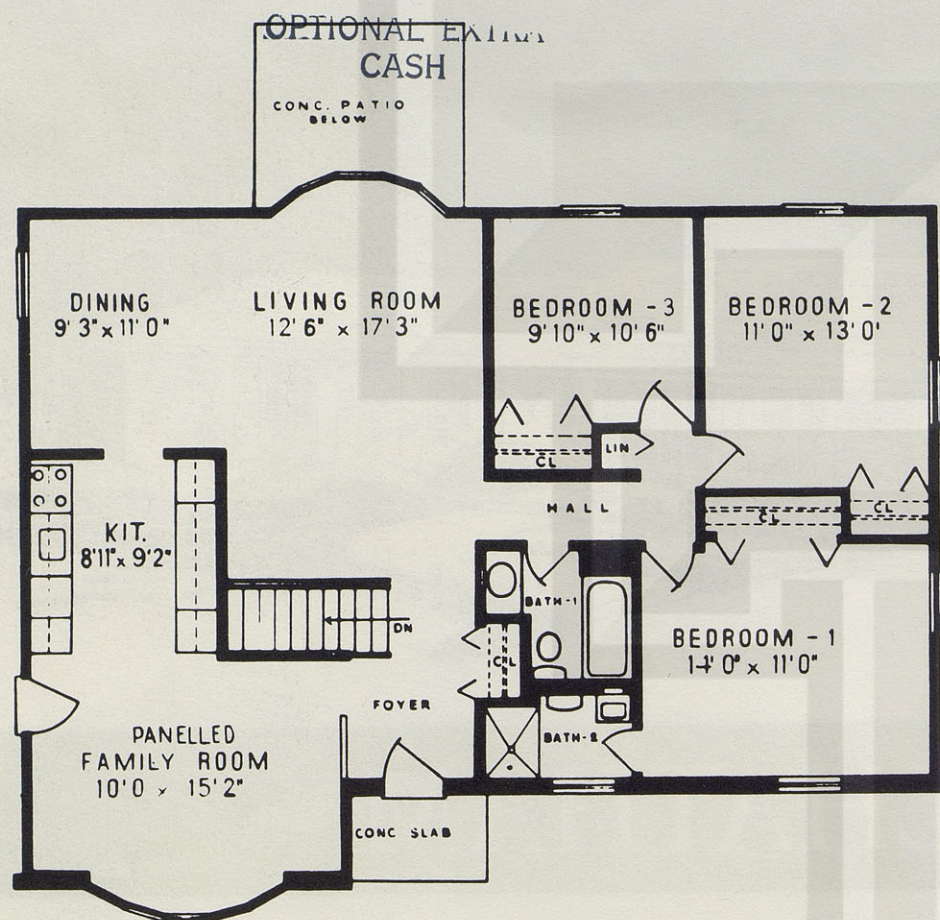


WILLIAMSBURG MANOR-NORTH

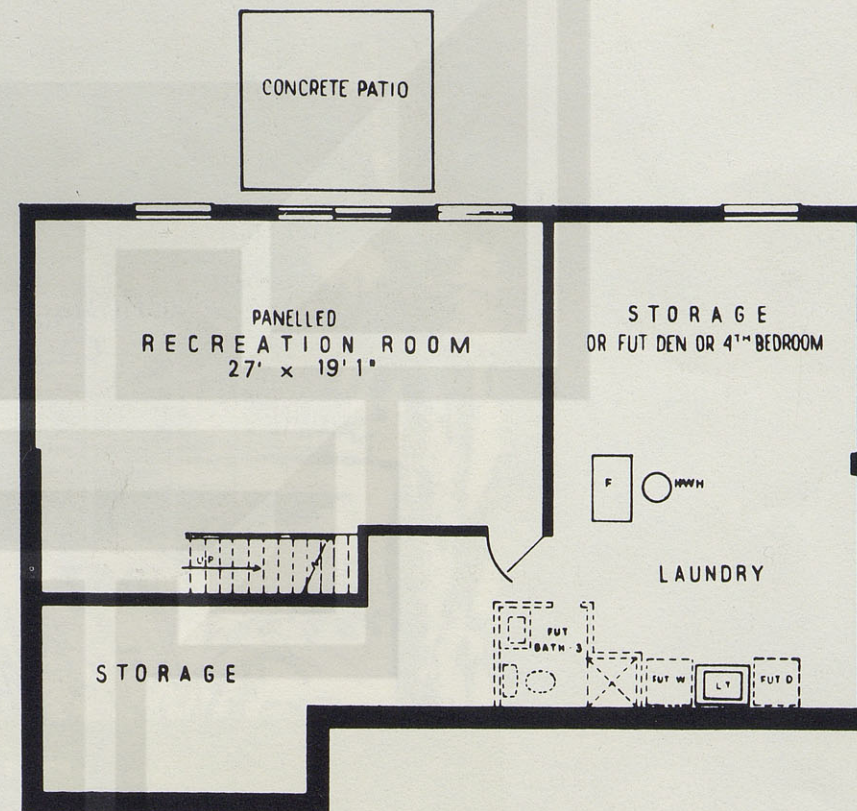
A Superior Community of Family Homes

By DEGROFF ENTERPRISES, INC.

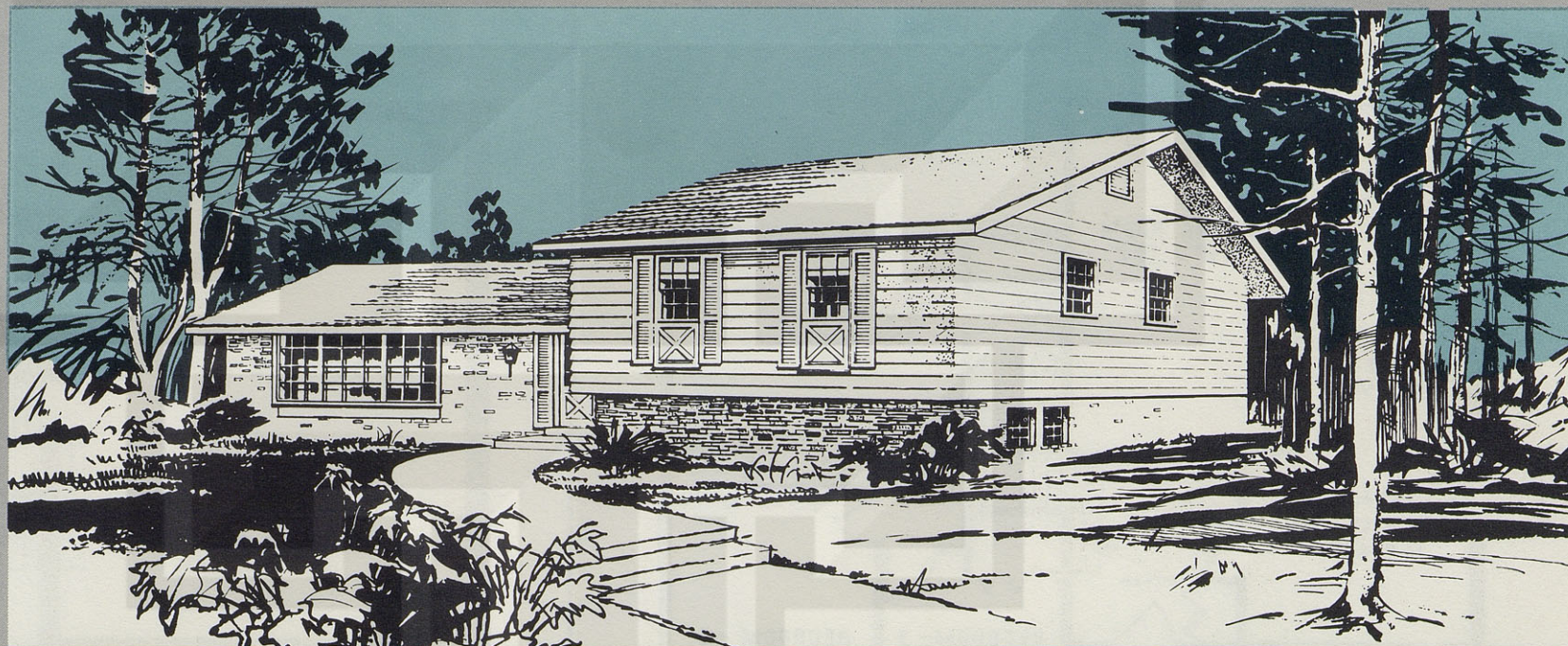




THREE LARGE BEDROOMS—Master bedroom with private bath; GE all electric kitchen—family size kitchen features separate dining area, bow window and paneled walls. Two full baths and a third roughed in. Bathrooms have genuine ceramic tile walls and floors featuring American Standard fixtures. Formal living room with separate dining area; reception foyer with vinyl floor and large guest closet.

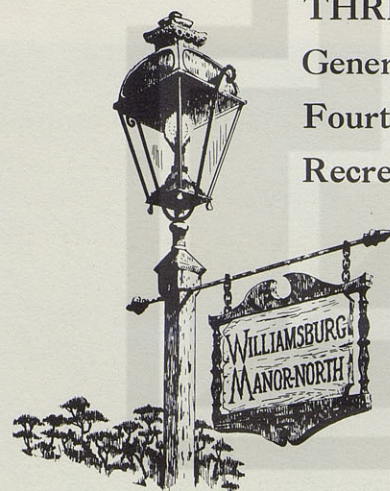


Walkout basement with double aluminum sliding glass doors entering onto terrace and patio area. Spacious 27-foot paneled recreation room with beautiful brick fireplace. Separate laundry and utility area for washer, dryer and garden equipment. Concrete drive and carport complete this perfect home. Air-conditioning is available for all homes.



The BARRISTER

THREE BEDROOM, Two Bath Split Level:
General Electric Kitchen, Full Basement with
Fourth Unfinished Bedroom Area, Finished
Recreation Room with Brick Fireplace.



WILLIAMSBURG MANOR-NORTH

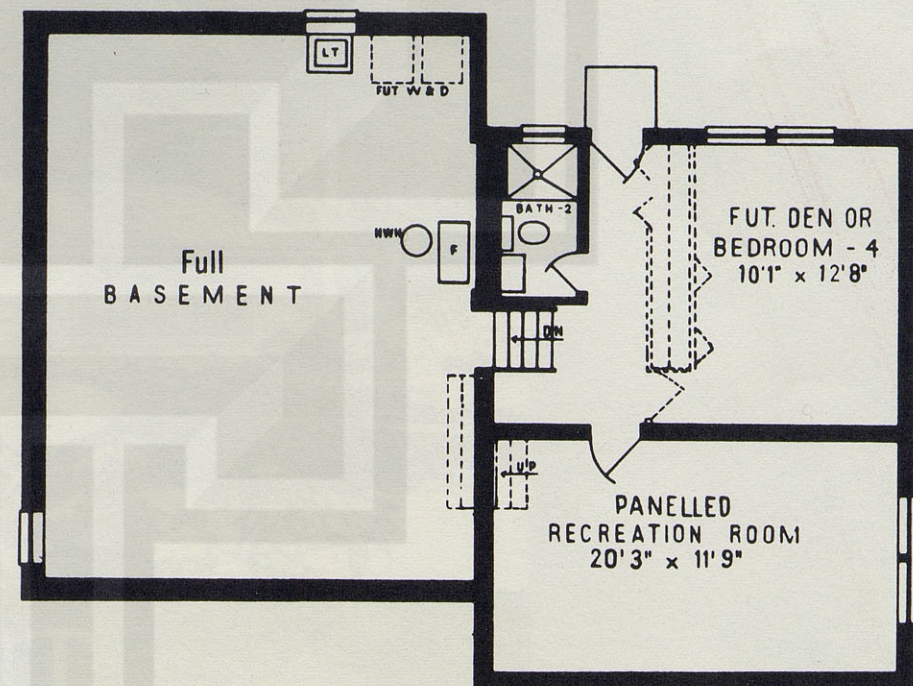
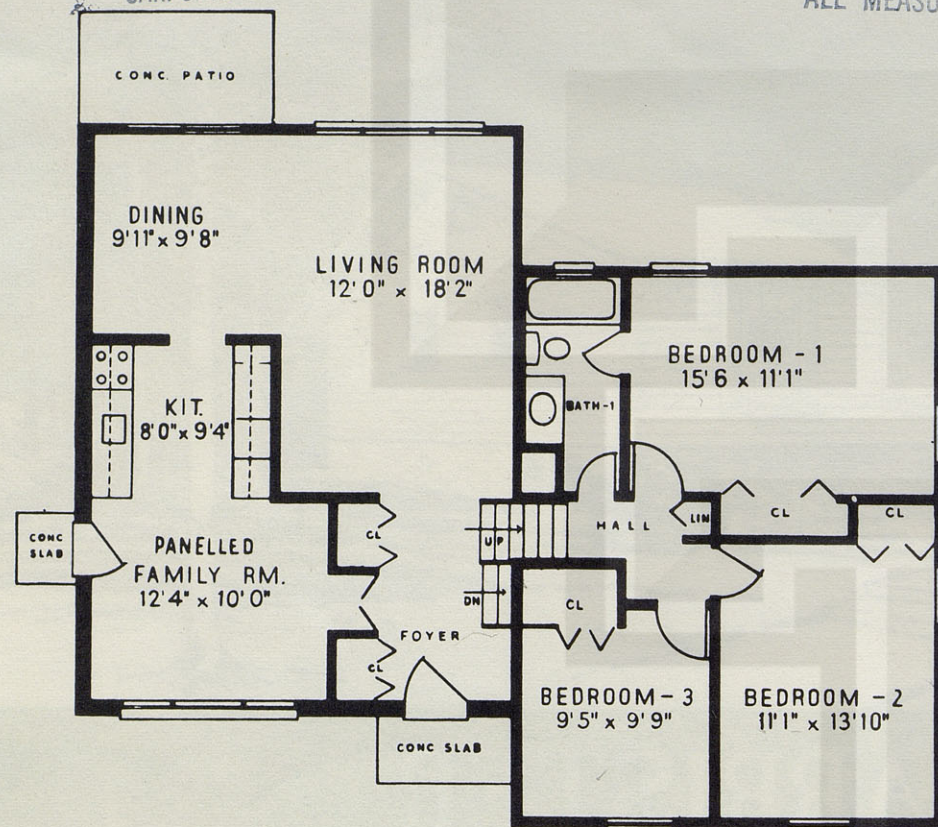
A Superior Community of Family Homes

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OPTIONAL ITEMS EXTRA
CARPORTS PATIOS

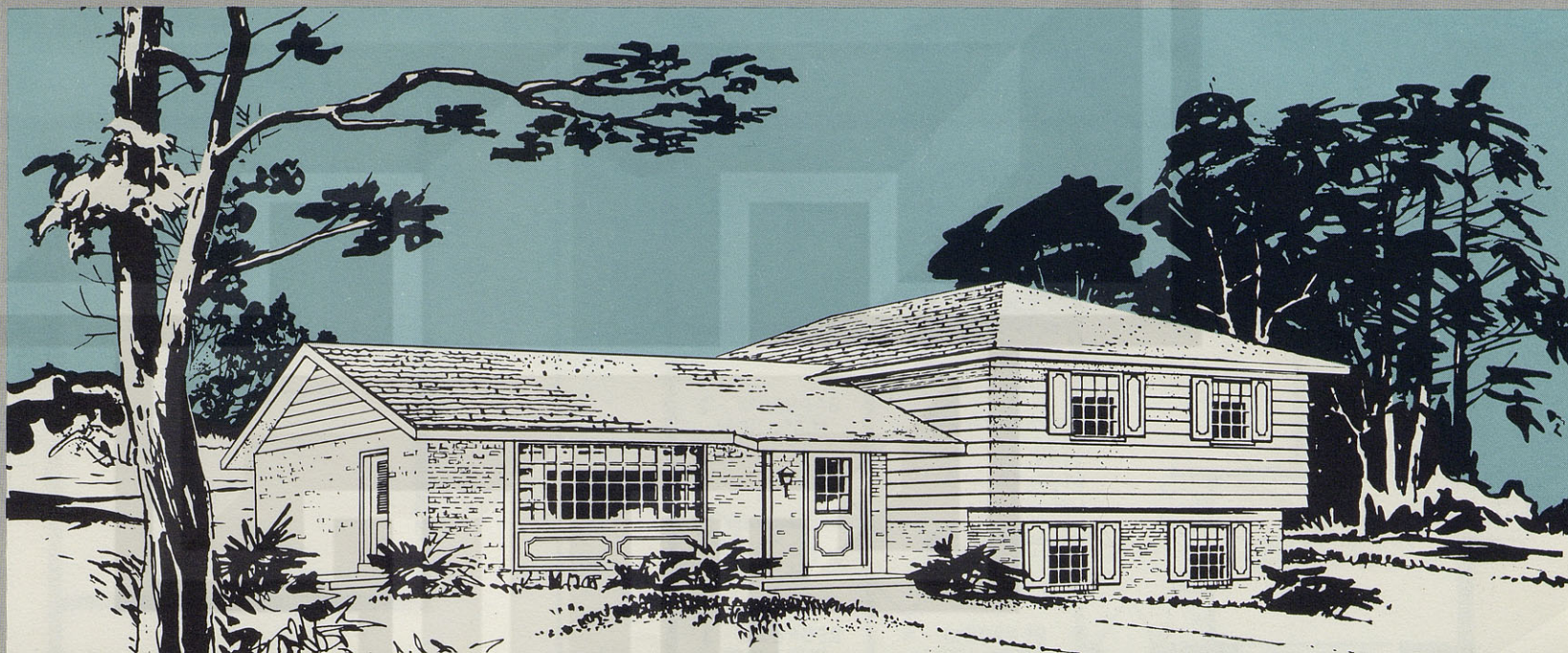
ALL MEASUREMENTS ARE APPROXIMATE



THREE LARGE TWIN-SIZE BEDROOMS—A family size split-level with GE all electric kitchen and large family size eating area. A party type home where everyone can end up in the kitchen with room to enjoy themselves. Two full baths (Private entrance off master bedroom) with genuine ceramic tiled floor and walls. Large formal living room and separate dining area with double aluminum sliding glass doors leading to a rear lawn and patio area.

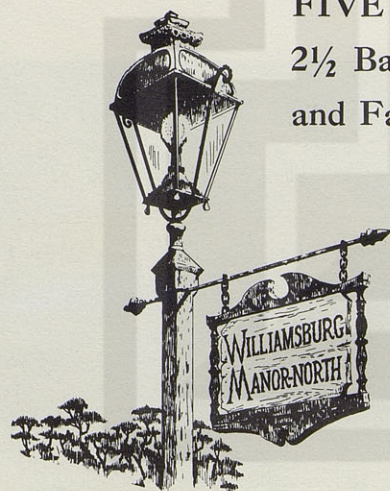
A full basement includes laundry and utility room for washer and dryer. Paneled recreation room with beautiful brick fireplace along with an area for a den or fourth bedroom. Carports are available on most houses and air-conditioning is available on all houses.

R. Dolores Hayes, 451-7500



The ANDOVER

FIVE BEDROOMS (Four Bedrooms on One Floor)
2½ Bath Split Level with a Combination Kitchen
and Family Room and Finished Recreation Room.



WILLIAMSBURG MANOR-NORTH

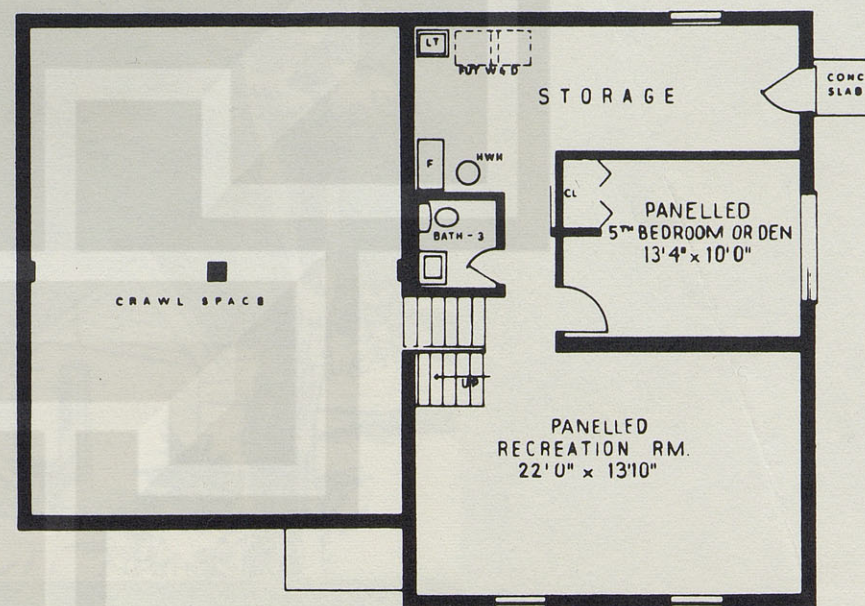
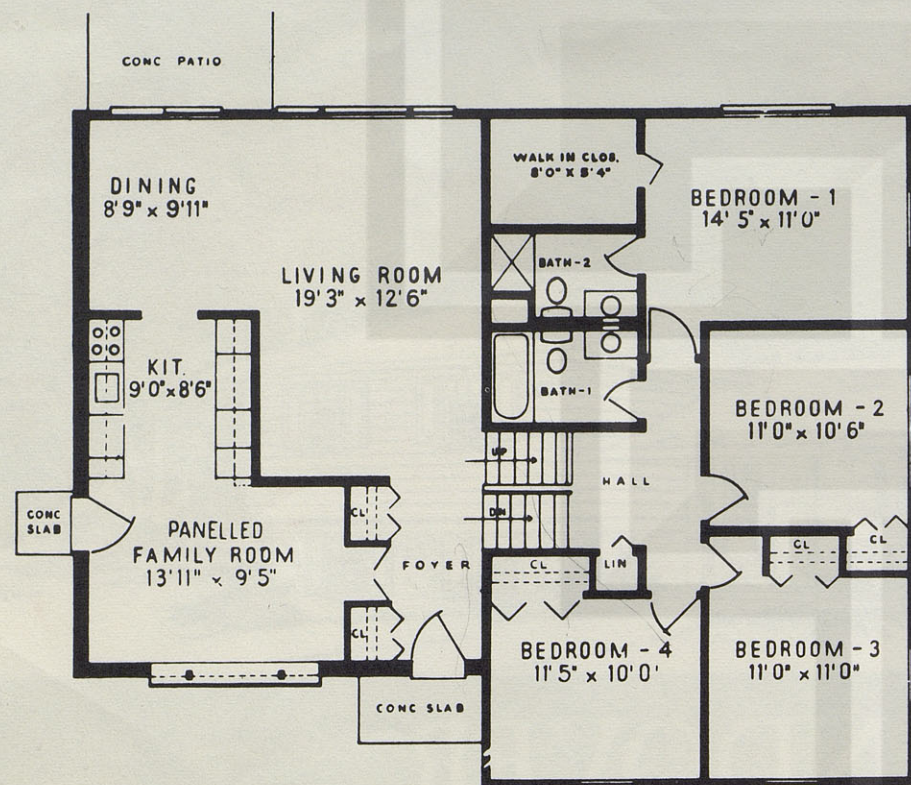
A Superior Community of Family Homes

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OPTIONAL ITEMS EXTRA
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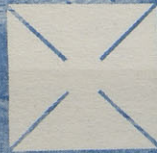
ALL MEASUREMENTS ARE APPROXIMATE.



FEATURES 5 SPACIOUS BEDROOMS—(Walk-in closet off master bedroom and private bath). Two and one-half beautifully detailed baths. Large kitchen with family area and GE all electric kitchen. Attractive factory finished kitchen cabinets. The front door enters into a reception foyer with vinyl floor covering and double guest closets. Beautiful large living room with separate dining space completes the upper floor areas.

Downstairs to a recreation room with paneled walls and fireplace. Asphalt tile floors made up of soft colors which blend with the wood paneling. Fifth bedroom or den with wood paneled walls and one-half bath. Basement storage area for washer, dryer and garden-utility closet, with separate entrance to outside.

Rodolfo Hayes
451-~~55~~2500



Kings Park



INFORMATION ABOUT KINGS PARK

Kings Park gets its name from the nine and one half acre park site deeded to the county by the builders expressly for the use of residents of this wooded wonderland. This magnificent park has picnic areas, playgrounds, ball-field, tennis courts and a swimming pool.

Kitchens at Kings Park are completely equipped with deluxe appliances including 12 Cu. Ft. Frigidaire Refrigerator with freezing compartment; 30" Caloric Compacto Gas Range; Deluxe In-Sink-Erator Disposal; natural finish kitchen cabinets with provincial and colonial moldings, complete selection of all colors.

Every home at Kings Park is equipped with 5-year warranty Hot Water Heater, Rheem Forced Air Heating plant, adaptable to air conditioning, 100 Amp electric service with circuit breakers, copper piping to resist corrosion, including wastes and vents, landscaped and sodded lots.

American Standard Color Bathroom fixtures and all formica vanities are standard in every home with purchaser having choice of colors.

Kings Park homes have been selected by the Washington Gas Light Company to demonstrate the effectiveness and economy of gas appliances. The unusual design and functionality of Kings Park Homes have met the rigid requirements of selection as Forecast Homes, a rare honor, well deserved by Richmarr Construction Corporation with its more than 1000 quality homes built in the Washington area.

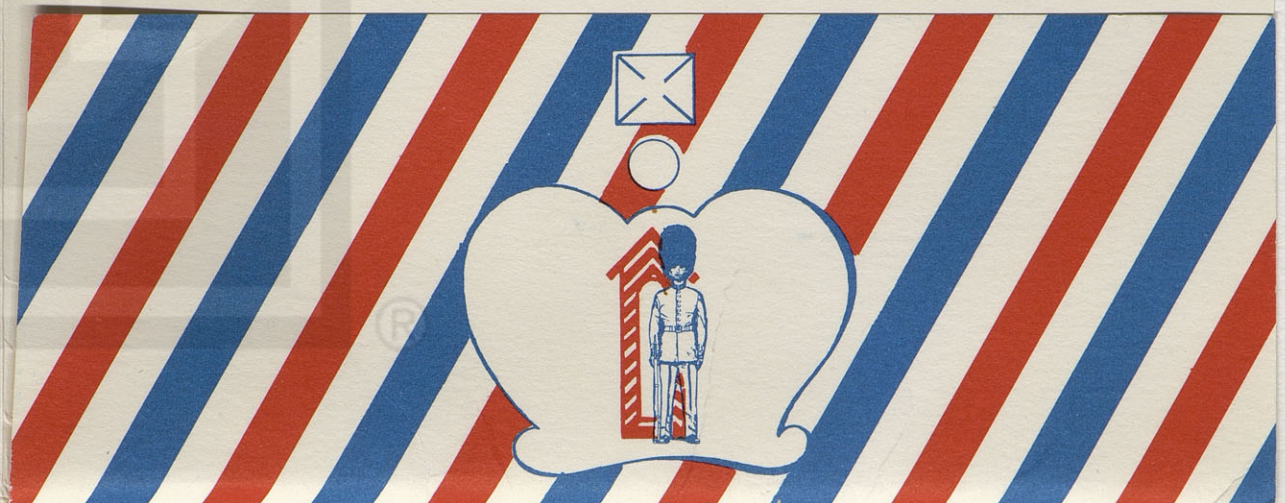
Model House Tel.: 461-9590

FORECAST HOMES

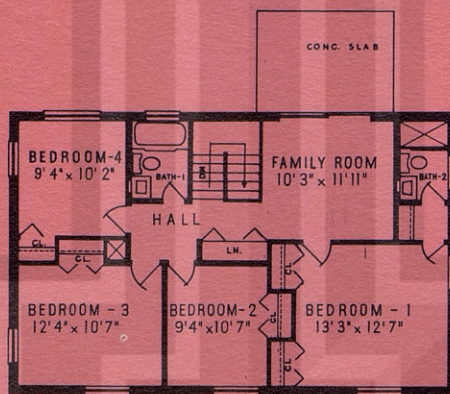
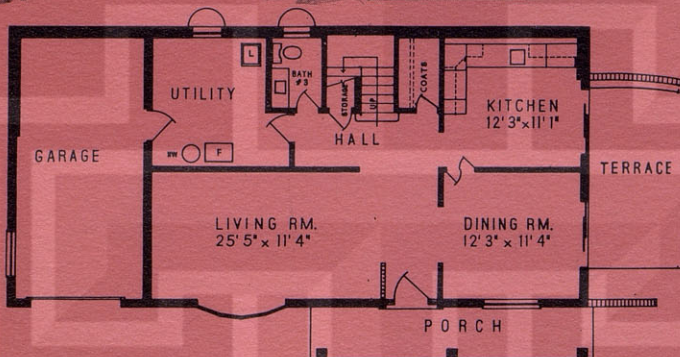
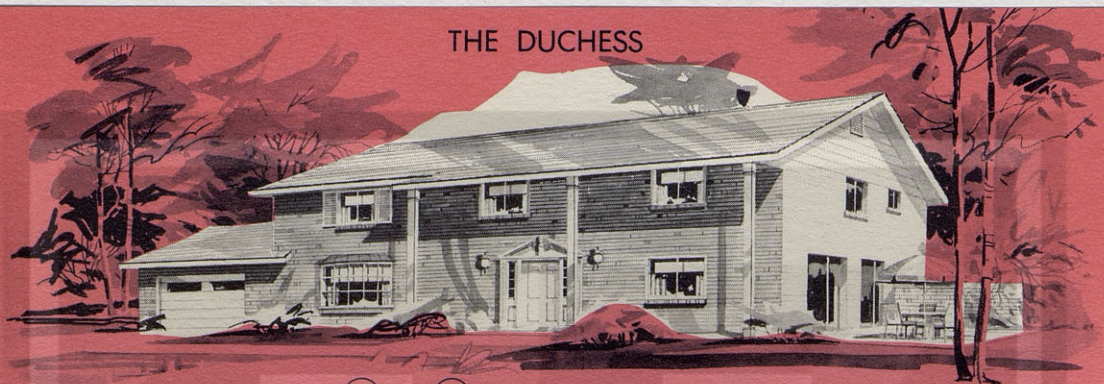
YEARS AHEAD — YOURS TODAY built by **Richmarr**
Construction Corp.



DIRECTIONS: Out Shirley Highway to Route 236, right on 236 to Annandale, left on Ravensworth Road one mile to Braddock Road, right on Braddock Road to Kings Park on left, or out Shirley Highway to Route 495 exit (just past Edsall Road), right on Route 495 to Braddock Road exit, left on Braddock to Kings Park on left.



THE DUCHESS



A totally new concept in a two story design with four bedrooms, two and a half baths, garage and a unique upper level family room for leisure living with formal entertaining on the lower level. A sliding glass door in the kitchen provides access to the patio.

KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

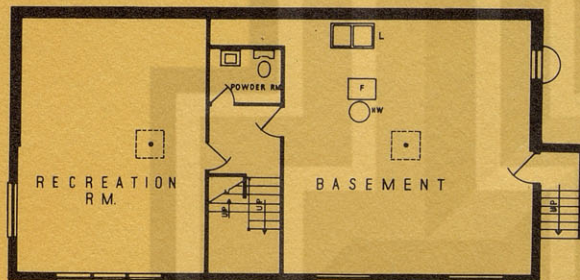
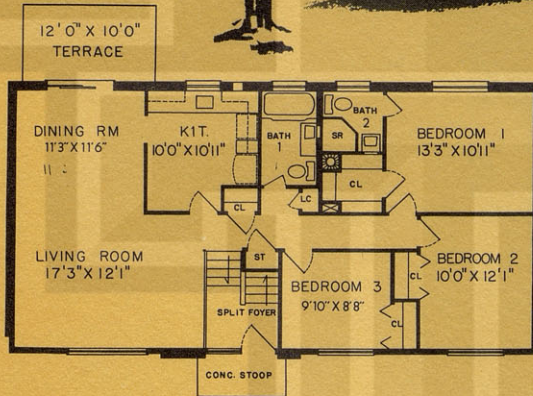
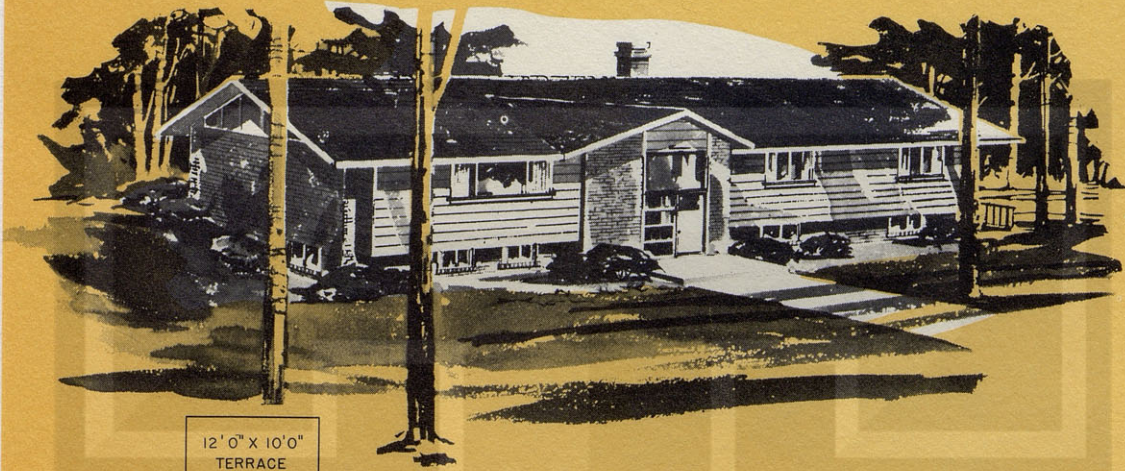
SALES BY:

Routh Robbins

356-7000



THE DUKE



The ever-popular Split-Foyer design with three bedrooms, two baths, L-shaped dining room. Spacious living room with high gable windows, cathedral ceilings and mahogany panelled wall. Full basement, which includes finished recreation room and half bath.

KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

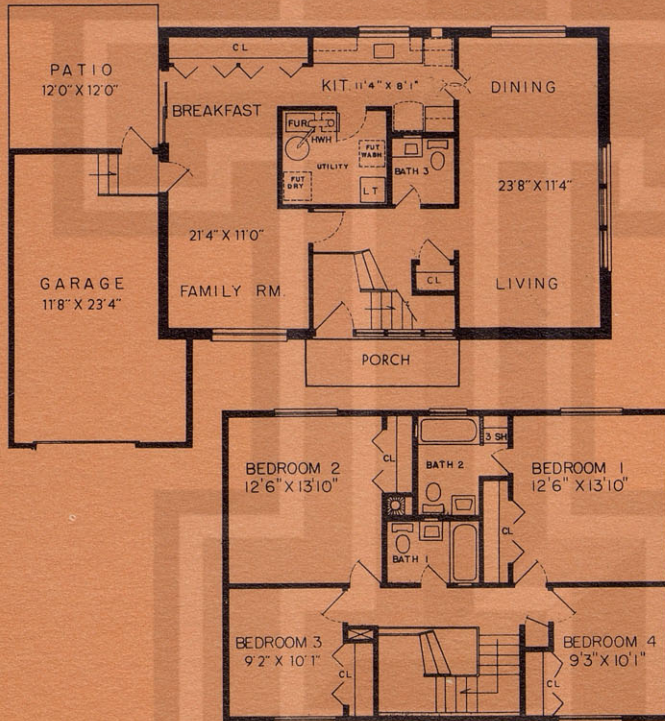
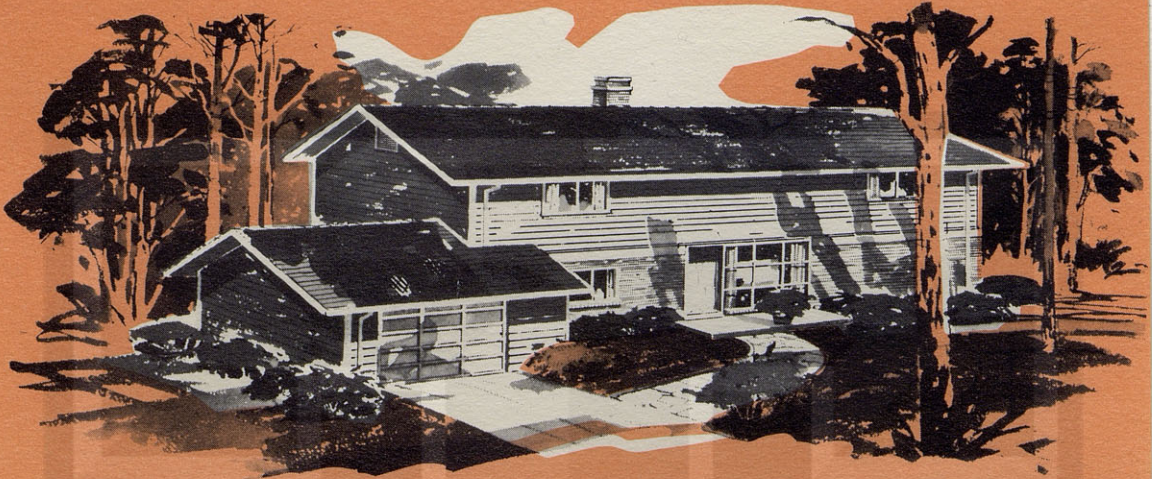
SALES BY:

Ruth Robbins

356-7000



THE PRINCESS



KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

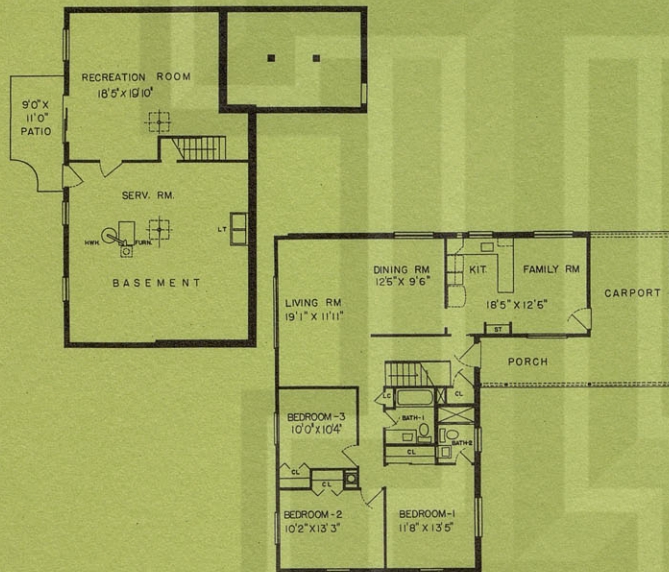
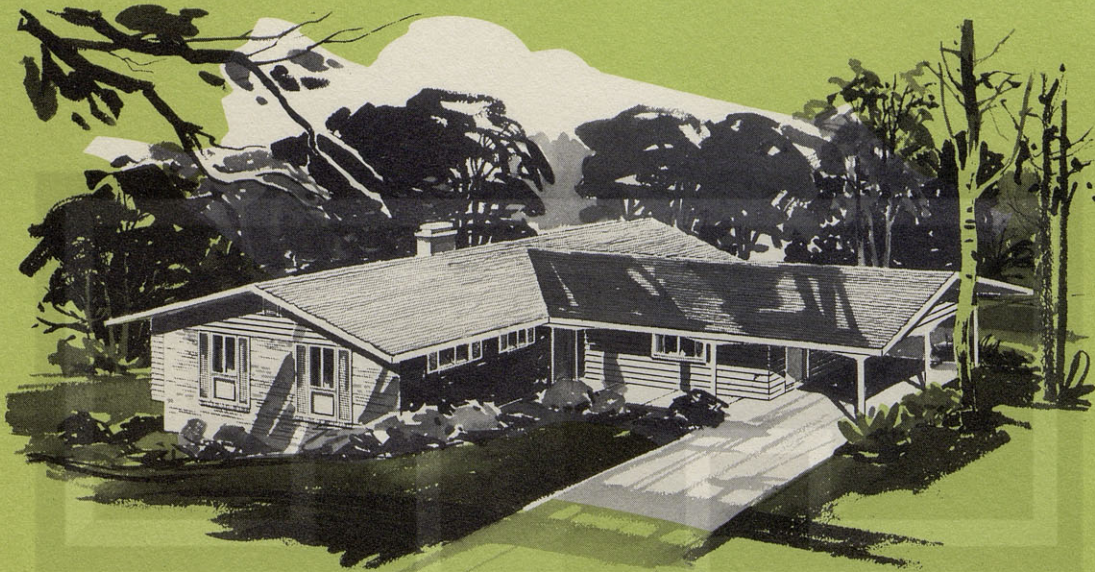
SALES BY:

Ruth Robbins

356-7000

The newest concept in the Bi-Level design with four bedrooms, two and a half baths, garage with entrance to large family breakfast room. Unique step-down main entrance, utility room adjacent to kitchen.

THE PRINCE



The latest trend in Ramblers — the L-Shaped Design, with three bedrooms, two baths, carport, with covered porch to main entrance, recreation room, family room adjacent to kitchen with breakfast bar and entrance to carport. Full basement.

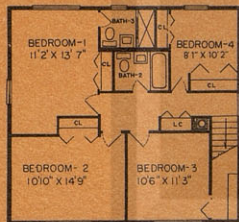
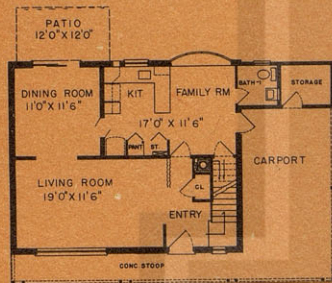
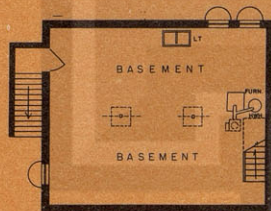
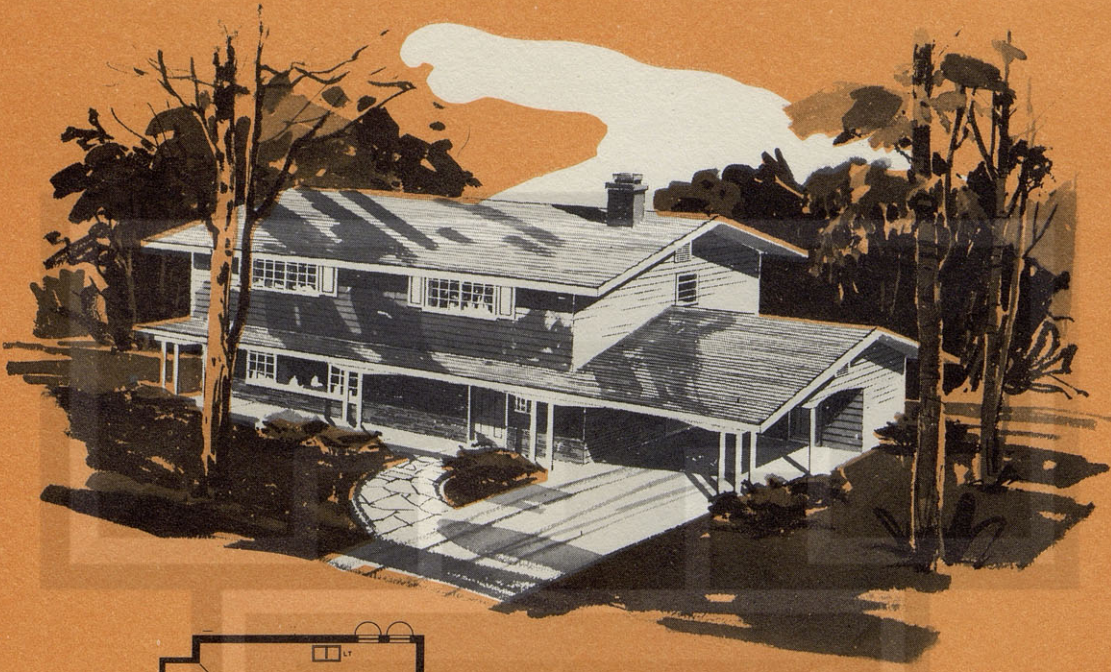
KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

SALES BY:

Routh Robbins

356-7000

THE QUEEN



KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

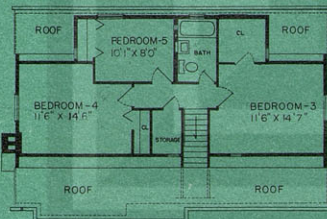
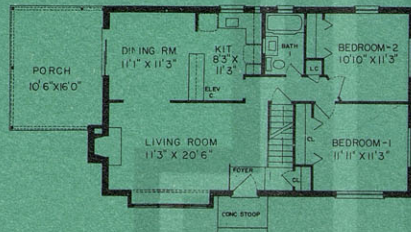
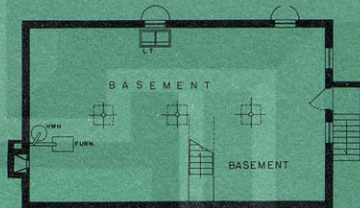
SALES BY:

Ruth Robbins

356-7000

A two-story style of unusual distinction with four bedrooms, two and a half baths, separate dining room, carport with storage shed and covered porch to main entrance, full basement, family room with breakfast bar.

THE KING



KINGS PARK, SPRINGFIELD, VIRGINIA, built by RICHMARR CONSTRUCTION CORP.

SALES BY:

Routh Robbins

356-7000

A magnificent five bedroom two bath interpretation of the Cape Cod, with screened-in porch, full basement, separate dining room and panelled wall with fireplace in living room.

KINGS PARK

MARCH, 1964

	<u>SALES PRICE</u>	<u>MAXIMUM LOAN</u>	<u>DOWN PAYMENT</u>	<u>ESTIMATED MONTHLY PAYMENT</u>		
				<u>P. I.</u>	<u>T. I.</u>	<u>TOTAL</u>
<u>DUKE A1-B1</u>						
VA	\$22,500.	\$22,500.	\$ NONE	\$124.26	\$30.74	\$155.00
FHA222	22,500	20,000.	2,500.	110.45	30.55	141.00
FHA 203	22,500	20,900	1,600.	124.23	30.77	155.00
CONV.	22,500.	18,000.	4,500.	110.54	30.46	141.00
<u>QUEEN G & H</u>						
VA	24,000	24,000	NONE	132.72	32.28	165.00
FHA 222	24,000.	20,000	4,000	110.45	32.55	143.00
FHA 203	24,000	22,000	2,000.	131.96	32.04	164.00
CONV.	24,000	19,200	4,800	117.91	32.09	150.00
<u>KING Q</u>						
VA	24,000	24,000	NONE	132.72	32.28	165.00
FHA 222	24,000	20,000	4,000	110.45	32.55	143.00
FHA 203	24,000	22,000	2,000	131.96	32.04	164.00
CONV.	24,000	19,200	4,800	117.91	32.09	150.00
<u>KING QX</u>						
<u>QUEEN GX</u>						
VA	24,250.	24,200	50.	133.83	33.17	167.00
FHA 222	24,250	20,000	4,250	110.45	33.55	144.00
FHA 203	24,250	22,100	2,150.	131.37	33.63	165.00
CONV.	24,250	19,400	4,850	119.14	33.86	153.00
<u>PRINCESS T</u>						
VA	23,000	23,000	NONE	127.19	31.81	159.00
FHA 222	23,000	20,000	3,000	110.45	31.55	142.00
FHA 203	23,000	21,300	1,700	126.02	31.98	158.00
CONV.	23,000	18,400	4,600	113.00	32.00	145.00
<u>PRINCE K</u>						
VA	23,800	23,800	NONE	131.61	31.39	163.00
FHA 222	23,800	20,000	3,800	110.45	31.55	142.00
FHA 203	23,800	21,900	1,900	130.18	29.82	162.00
CONV.	23,800	19,000	4,800	116.68	31.32	148.00
<u>PRINCE L</u>						
VA	23,500	23,500	NONE	129.96	32.04	162.00
FHA 222	23,500	20,000	3,500	110.45	32.55	143.00
FHA 203	23,500	21,600	1,900	128.39	32.61	161.00
CONV.	23,500	18,800	4,700	115.45	32.55	148.00
<u>DUCHESS "C"</u>						
VA	24,750	24,700	50.	136.60	33.40	170.00
FHA 222	24,750	20,000	4,750	110.45	33.55	144.00
FHA 203	24,750	22,500	2,250	133.74	33.26	167.00
CONV.	24,750	19,800	4,950	121.59	33.41	155.00
<u>DUCHESS "D"</u>						
VA	24,500	24,500	NONE	135.49	32.51	167.00
FHA 222	24,500	20,000	4,500	110.45	32.55	143.00
FHA 203	24,500	22,400	2,100	133.14	32.86	166.00
CONV.	24,500	19,600	4,900	120.37	32.63	153.00

CORNER LOTS \$250.00 EXTRA

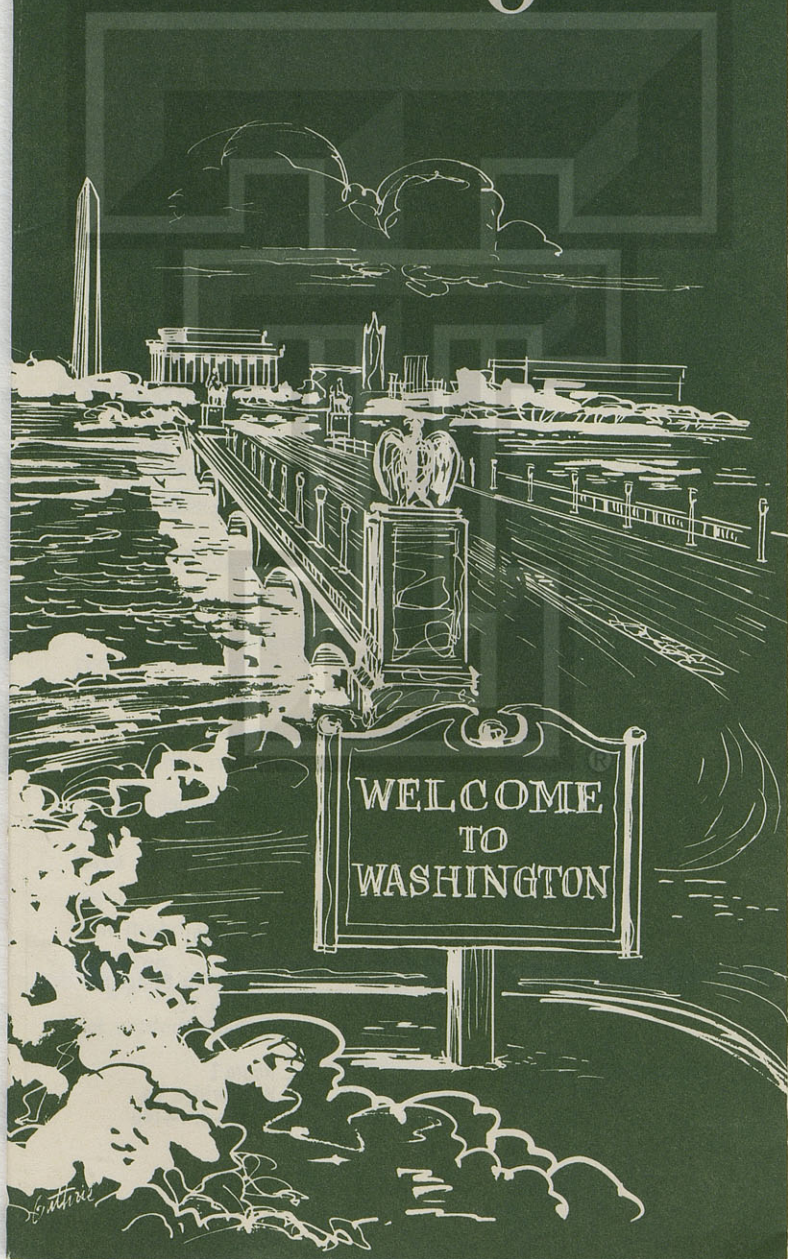
OPTIONAL FEATURES

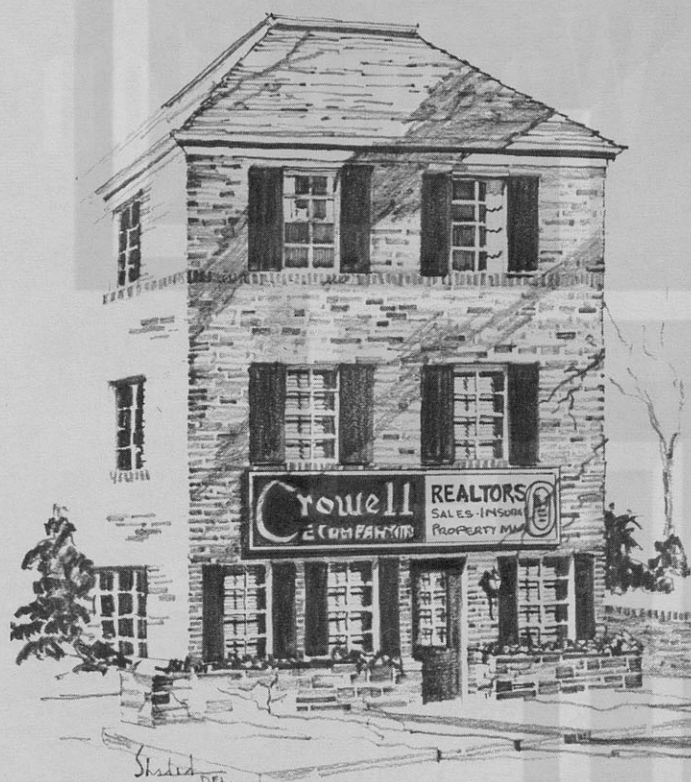
Electric Air Conditioning \$1,250.
 Gas Air Conditioning (through Gas Co.) \$1,535.
 Fireplace: Living Room \$775.
 Rec. Room \$750.
 Dishwasher - \$225.

SCHOOLS

Kings Park Elementary
 Edgar Allen Poe - Junior High
 W. T. Woodson - High School

Destination Washington

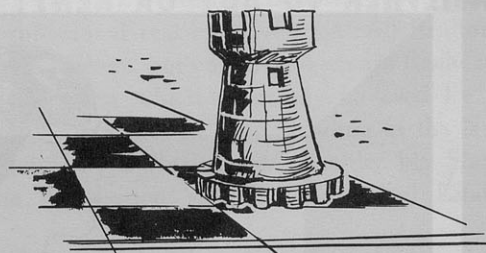




The Crowell Building Arlington, Virginia

ARLINGTON OFFICE	2160 N. Glebe Rd. Arlington, Va. JA. 4-3131
FAIRFAX OFFICE	312 E. Main St. Fairfax, Va. CR. 3-1401
MCLEAN OFFICE	5020 Chain Bridge Rd. McLean, Va. EL. 6-8300
WOODBRIIDGE OFFICE	Route 1 Woodbridge, Va. (703)—494-4146

YOUR MOVE . . . ?



Let Crowell & Co. save you both time and money in finding a good place to live in the Washington area. Moving to Washington poses special problems for military and career people which can best be handled by trained real estate representatives who understand their requirements.

To help make *your* transfer to Washington as smooth and pleasant as possible, Crowell & Co. has established a special division to handle the housing needs of professional, military and government career employees. We have four residential sales offices geographically situated in Virginia so that we can offer you maximum service.

Washington is different from other areas in that it is the home of the Federal government and property values are not affected by normal market factors. The Washington area, and Northern Virginia in particular, has been one of the most rapidly expanding localities in the United States. The public transportation and highway networks serving Washington and key government installations, and schools, churches, shopping and recreational facilities which abound in Northern Virginia, all combine to make this area a prime region from the standpoint of residential property resale.

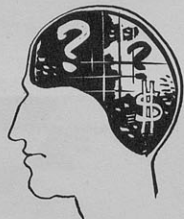
For this reason, you should normally consider the purchase of a home during your tour here. But whether you buy or rent, we want to help you and have endeavored to set forth in this booklet facts we think will be of interest and importance to you as you make your transfer to the Washington metropolitan area.

We look forward to the opportunity of helping you get settled in your new home.

Cordially,

H. HARLAND CROWELL, JR.
President

CAN'T MAKE UP YOUR MIND WHETHER TO BUY OR RENT?



If you know that your stay in this area will be no more than one year to eighteen months, it is generally more economical to rent. If you expect to be in the area from two to two and one-half years, it will cost you approximately the same either way . . . with a nod in the direction of purchase. If you remain three years or longer, in our opinion there is no question as to your proper decision—you should buy! The total monthly payments of interest, principal, taxes and insurance, plus maintenance, should be less than the cost of renting the same home. In addition—you will be allowed to deduct all interest and real estate taxes from your gross income for tax purposes.

There is a larger and better selection of homes for sale than for rent. There is more latitude in decorating with more incentive to finish a recreation room, screen a porch, install air-conditioning or any other improvements that will make your living more enjoyable—and, you should get back a fair portion of the cost of improvements in the added value of your home. If you rent, the owner generally will not be willing to spend the money for major improvements. It is better to build equity than contribute to the landlord's profit.

In the event you feel that you do not have enough cash to buy, check with us about the possibility of deferred settlement purchase—this could be the answer to your temporary problem.

Remember—

Whether you rent
Or whether you buy,
You pay for the home
You occupy.

WHY DEAL WITH A REALTOR?

Because . . . only a Realtor is able to offer you the most professional real estate service. All Realtors are real estate brokers, but not all brokers are Realtors. "Realtor" is a term which may only be used by a broker who is a member in good standing of the National Association of Real Estate Boards, his State Real Estate Association and his Local Real Estate Board.

Realtors belong to a trade association which insists on the highest ethical standards and demands that its members offer to the public the very best technical skills. Buying or selling a home is the biggest single transaction in which the average person engages. It stands to reason therefore that it should be handled in a competent manner. A Realtor will give you all the service you need and deserve.

A Realtor can protect you from the many pitfalls in buying or selling a home and can offer objective advice and counsel. As a "third party" he can best negotiate or resolve minor differences which might arise between buyer and seller and thus help the transaction progress smoothly and safely.

The person selling his own home usually puts it on the market well in advance of the "must sell" date and this situation usually breeds higher asking prices since there is no urgency to sell.

Your Realtor will know if the asking price is "watered" with room for negotiation or whether the price is a realistic, fair, market price.

Doesn't it make sense to have the *best* real estate service? You get the best when you deal with a Realtor.

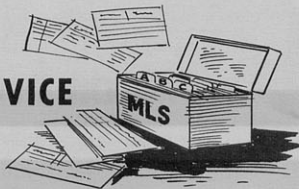
For your protection, please make certain your agent is a Realtor, a member of the local real estate board and in good standing. You can check this by calling the office of any one of the local real estate boards. They are:

Northern Virginia	JEfferson 4-1700
Washington, D. C.	NAtional 8-4494
Montgomery County	JUniper 9-7010
Prince Georges County	WARfield 7-4091

To be safe . . . deal only with the broker who displays this emblem:



MULTIPLE LISTING SERVICE



The Multiple Listing Service is one of the most modern ways to buy and sell real estate, a method which saves both buyer and seller time!

Crowell & Co., Inc., is one of the leading members of the Multiple Listing Service of the Northern Virginia Board of Realtors. More than 125 of Northern Virginia's most progressive Realtors participate in the Multiple Listing Service.

This outstanding facility enables you, as a buyer, to select from almost all of the desirable homes for sale in Northern Virginia. You may work with only one Realtor, but are able to see photos and read descriptions and prices of homes for sale by all Realtors who are members of the Multiple Listing Service. This helps narrow your selection and saves you much time.

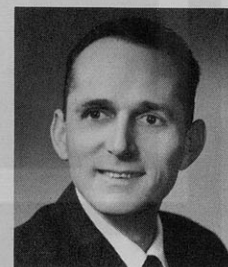
If you are transferred and wish to sell your house, then again through one broker, working with the Multiple Listing Service, the more than 125 firms and more than 1,200 salesmen go right to work to sell your home FAST!

BUYING DIRECT FROM OWNERS

Direct purchasing may be dangerous. In a fast growing metropolitan area such as Washington, D. C. and its suburbs, many trends and factors affect the value and resale potential of real estate. Make sure you are fully informed—NOT by the owner but by a professional.

Many home owners attempt to sell their own homes in an effort to save the agent's commission. Invariably, these properties are placed on the market way in advance of the seller's transfer. He realizes the odds are against his being successful, but he wants 30 to 45 days for a fling at it. Then he intends to list it with a Realtor to have it handled properly. Remember—these properties are generally overpriced even at the seller's net figure. There is no one to protect you in the contract. You will have to give the seller your deposit and it may be difficult to get it back if your deal falls through. Your agent keeps this deposit in escrow. There are many, many other reasons why it is generally not good business to buy direct from an owner.

FINANCING



WILLIAM A. DAVY
Mortgage Loan Officer

Once you have found the home you wish to own, the next step is how to finance the purchase. This can be a problem but not if you deal with Crowell & Co., Inc. One of the many advantages of buying through Crowell & Co., Inc., is that our separate Mortgage and Loan Department is always familiar with the current mortgage market. We are not limited to one or two sources of funds. There are presently more than 100 banks, savings and loan associations and insurance companies that make mortgage loans in the area. Each one has different policies—some prefer older homes, many are only interested in the newer brick homes, etc. We are at liberty to place the mortgage with the company which will offer most favorable terms to you. Thus we can make it possible for you to own the home of your choice by tailoring the mortgage to meet your requirements.

The personnel of our Mortgage Loan Department spend their full time in the mortgage market. Take advantage of their experience to aid you in any of the following types of financing.

TYPES OF FINANCING



FHA-203—FHA Regular

Many buyers in today's market use FHA financing because a minimum down payment is required and the balance of the purchase price is in a single, long-term mortgage loan.

FHA insured loans represent a much higher percentage of the selling price than Conventional loans. FHA loans may be for the term of 30 years, whereas the Conventional term is generally for 20 years, with the possibility of 25 years for new or fairly new properties. *An FHA evaluation is not an appraisal of the market value of the house;* it is rather an evaluation for mortgage loan purposes to establish the maximum amount of loan to be approved. FHA evaluations are somewhat conservative. Home buyers often see fit to pay more than the FHA evaluation in order to purchase the home of their choice. The maximum amount of an FHA loan, established by law, is \$25,000.

The FHA schedule of down payments on used homes and new homes built under FHA inspections is as follows:

EXAMPLE: A home with an FHA appraisal value of \$23,500.

3% down on the 1st \$15,000 of value	\$ 450.00
10% down on the next \$5,000 of value	500.00
25% down on balance of appraised value	875.00
	\$1,825.00

Down payment \$1,900 (FHA rounds out down payment to multiples of \$100 on valuations over \$20,000) with an insurable 1st trust of \$21,600 @ 5¼% interest including ½% Mortgage Insurance premium.

How will the payments run on the above property?

\$21,600 loan—Principal and Interest @ 5¼% for 30 years	\$128.51
Taxes (approximately)	20.00
Insurance (Fire and Extended Coverage) approximately	3.00
	\$151.51

It is against the law to place a second trust when refinancing a home with a loan insured by the FHA.

FHA-222—FHA In-Service

The FHA has a special mortgage category available to all service personnel. Under this type of financing, monthly payments are lower, since the Department of Defense pays the ½ of 1% mortgage insurance premium for the purchaser. Only 5% cash is required under this Act. However, the maximum loan obtainable is \$20,000 bearing 5¼% interest currently.

To be eligible for an FHA In-Service loan you must be transferred on Permanent Change of Station. Your personnel officer can furnish you with the correct form—Certificate DD 802.

Remember—you are only entitled to have one FHA 222 In-Service loan at a time. If you own property elsewhere, that you have purchased under Section 222 of the FHA law, you must convert the loan to a Regular FHA 203 before you will be eligible to apply for another FHA In-Service loan. As a matter of fact, under the intent of this law, the loan must be converted to a Regular FHA loan *when the home is no longer occupied by you as owner.*

Let's look at the purchase of an \$18,000 home using the FHA In-Service loan:

Purchase Price	\$18,000.00
Down Payment 5%	900.00
Allowable 1st Trust	\$17,100.00

PAYMENTS:

\$17,100 @ 5¼% Principal and Interest 30 years	\$ 94.43
Taxes (Approximately)	16.50
Insurance—Fire and Extended Coverage (Approximately)	2.50
Total payment	\$113.43

Remember that the maximum loan under the FHA In-Service is \$20,000. If you purchase a home over \$20,000, the difference must be in the cash down payment.

Under the new formula for Regular FHA loans, the down payment to \$20,000 is not too different from the FHA In-Service loan. The advantage to you is the savings of the ½% Mortgage Insurance premium.

A word about closing costs: Later in the booklet, there is a section on settlements. But, when you purchase a home under FHA or VA financing, a 1% loan origination fee is charged to the purchaser—so your settlement costs will be high. Your agent will be glad to give you a break-down and approximate closing costs on any particular home.

VA Loans

Purchasing a home under the VA Plan is applicable to veterans of both World War II and the Korean War. Any serviceman that was on duty for 90 days between September 16, 1940 and July 25, 1947 or between June 27, 1950 and February 1, 1955 may qualify for this type of financing, provided he has been honorably discharged from the service for a period of at least 24 hours.

Don't forget—the law provides for eligibility for loan benefits for World War II veterans up to a maximum of July 25, 1967, and for veterans of the Korean conflict up to a maximum of January 31, 1975. The maximum dates are inclusive and are subject to a formula which is to be applied in computing the terminal date for loan benefits for each veteran. Under the formula each veteran has 10 years of basic eligibility from the date of discharge or release from his last period of active duty, any part of which occurred during wartime, plus 1 year of eligibility for each 3 months of active wartime military duty, but not to exceed the maximum terminal date for the class of veteran involved. The law also provides that eligible veterans of the Korean conflict will have entitlement available at least until January 31, 1965.

If there is any question regarding your qualifications for a loan guaranteed by the Veterans Administration, we strongly suggest that you contact your local VA Office and they will be very happy to clarify it for you.

This type of financing provides the lowest interest rate possible with the minimum down payment.

Your original discharge or Certificate of Service must be presented to any local Veterans' Administration Office to obtain your Certificate of Eligibility. In the interest of saving time, you may apply for this prior to your arrival in Washington, but be sure to bring the Certificate or your discharge with you as it is impossible to institute any financial arrangements without it.

Many sellers refuse to sell homes with VA loans because of the high cost of loan fees to them. However, when mortgage money is readily available, you will find many homes may be purchased with no money down by using the VA benefits. When the mortgage market is "tight" and money is short, generally there is a down payment required, usually 5% to 10% but you will find fewer homes available with this type of financing since the seller's loan fee will rise sharply.

VA appraisals are different from FHA appraisals. A VA appraisal is for the definite purpose of establishing the market value of the home. Veterans, by law, are prevented from paying more than the VA appraisal for the home of their choice.

Using a home appraised at \$19,500 by the VA and with no down payment:

Sales Price	\$19,500.00
Down Payment	
First Trust	\$19,500.00

PAYMENTS:

\$19,500 mortgage @ 5¼% interest, 30-year term	
principal and interest	\$ 107.68
Taxes (Approximately)	18.50
Insurance—Fire and Extended Coverage (Approx.)	3.00
Total payment	\$ 129.18

Settlement charges will be about \$750.00.

Conventional Loans

Conventional financing is used in three categories of purchases.

- 1) Purchase of houses in any price range that, because of certain conditions, may not be financed FHA (for example, not fronting on a state-maintained street).
- 2) Purchaser wishes to make a larger down payment and use a shorter term Conventional loan, so that the property may be free and clear at an earlier date.
- 3) The purchase of a home in a price category substantially higher than the maximum \$25,000 loan allowable under FHA, so that a larger Conventional loan may be placed either with cash above the maximum loan or with cash and a second deed of trust above the maximum loan.

Conventional loans are usually based on a percentage of the appraised value of the home. This percentage is usually from 66 $\frac{2}{3}$ % to 80% of the appraisal. Age, location and condition of the property are all taken into consideration. A good property, in a highly-rated, close-in area, less than 10 years old, will usually receive the maximum appraisal for loan purposes.

The difference in the conventional first trust and the sale price may be paid in cash or part cash and a second trust. (See the section on Second Trusts.)

Sales Price	\$24,000.00
Cash down	6,000.00
First Trust	\$18,000.00
PAYMENTS:	
\$18,000 First Trust @ 5 $\frac{3}{4}$ % for 25 years	\$ 113.24
Approximate Taxes	22.00
Insurance—Fire and Extended Coverage (Approx.)	2.50
Monthly Payment	\$ 137.74

Interest rates on conventional loans will vary with the availability of mortgage money. The current interest rates are between 5 $\frac{1}{2}$ % and 6%.

Settlement costs on a conventional loan will usually run \$150 to \$300 less than FHA or VA loans.

Loan Assumptions

There are generally many homes on the market with existing financing that may be assumed by the purchaser without any refinancing being required. There are many advantages to this, such as:

- 1) The existing financing may be at a lower interest rate than that currently available.
- 2) Some settlement charges are saved by not refinancing.
- 3) Settlement may be held within a few days after the purchase when a loan is assumed. Conventional refinancing generally takes a minimum of two to four weeks, and FHA refinancing from six to eight weeks before settlement may be held.

Second Trusts

If for any reason a guaranteed GI loan or an insured FHA loan cannot be used for the purchase of a home, and the purchaser does not have sufficient cash to make up the difference between the purchase price and a Conventional loan to be placed or any type of loan that is assumed, the seller may be willing to take back the remainder in a second deed of trust.

In all cases the seller must take back the second trust himself. Whether or not he is in a position to do so depends upon how much cash he must have from the sale, and how much the discount will be if he is in a position where he must sell the second trust. Often, 5 to 15% of the purchase price of the property may be financed by the use of secondary financing. However, most lenders require that the cash payment be at least equal to the amount of the second trust.

FOR EXAMPLE:

Sales Price	\$22 000.00
Cash Down Payment	2,750.00
Place First Trust	16,500.00
Second Trust Held by Seller	2,750.00

PAYMENTS:

Payment on First Trust: Principal, Interest, Taxes and Insurance	\$ 124.21
Second Trust Payment	27.50
Total Monthly Payment	\$ 151.71

Second trusts are usually at 6% interest, payable \$10.00 per thousand per month including principal and interest and usually the home owner insists that the second trust be due in full in five years. However, the terms of a second trust may be flexible and can vary considerably by agreement of purchaser and seller.

Note of Explanation: In the State of Virginia, deeds of trust are used instead of mortgages. The meaning of the two words is almost identical.

TAXES AND INSURANCE

Below is a comparison of real estate taxes for the District of Columbia and surrounding area. The tax bills listed are based on the jurisdictions' assessment practices—the average reduction from "true value" to the amount taxed.

NORTHERN VIRGINIA

JURISDICTION	Assessed Value (% Fair Market Value)	Tax Rate (Per \$100.)	Northern Virginia 1962 Tax on \$20,000. Home
City of Alexandria	50.0%	\$3.15	\$315.00
Arlington County	40.0%	3.87	309.60
City of Fairfax	40.0%	3.45	*276.00
Fairfax County	40.0%	3.35	268.00
City of Falls Church	45.0%	3.25	**292.50
Town of Vienna	40.0%	1.15	***360.00

Remarks

* In 1961 the tax of \$0.45 was in addition to Fairfax County tax of \$3.00.

** Assessed value equals 1/2 of appraised value which is 90% of fair market value.

*** Town tax in addition to Fairfax County Tax.

SUBURBAN MARYLAND***

Montgomery County	60.0%	*3.60	432.00
Prince Georges County	57.0%	**2.98	339.72

* In addition to the basic tax rate there are special levies of form \$.10 to \$.124 depending on location of property.

** Assessed value is 50% to 60% of fair market value with 57% about average.

*** This is the basic rate and does not include other taxes or levies for certain services provided in the area or district where the property is located.

DISTRICT OF COLUMBIA

Washington	55.0%	2.50	275.00
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SETTLEMENTS

You have made your house selection, your mortgage loan has been initiated, and you are at the final stage before taking title to your new home. At this time settlement is held at an attorney's office.

Both husband and wife (if purchasers) should be present at settlement as all papers have to be signed by both. Sellers, one or both parties, may be absent from the Settlement since the papers may be signed and notarized out of state and returned to the settlement attorneys. You should be aware of the standard extra costs to be borne by you, as the purchaser, which are part of the settlement of a new home.

1. Fee for appraising the value of the house.
2. Surveyor's charge to verify the size of the lot.
3. Title search and insurance.
4. Mortgage Taxes.
5. Legal fees for preparing the trust.
6. Recording of deed.
7. Recording of trust, or mortgage and note.
8. Loan origination fee.
9. Tax and insurance escrows.
10. Fire and hazard insurance.

(Speak to us about the coverage provided by CROWELL INSURANCE AGENCY, INC.)

Your agent will be pleased to approximate these total charges for you. We recommend that a reasonable leeway be allowed since it is impossible to estimate these costs exactly as settlement charges can fluctuate greatly due to escrows required for taxes and insurance.

TRANSAMERICAN

Do you have a home to sell before transferring to the Washington Metropolitan area? If so, believe it or not, Crowell & Company, Inc. can be of service! We have the exclusive franchise for the Metropolitan Washington area with the TransAmerican Real Estate Corporation—the nation's largest referral service.

Crowell & Company, Inc., works closely with the largest and most competent Realtors in every major city in the United States who are the nationwide affiliates of TransAmerican. If, when you are leaving the Metropolitan Washington area and wish to purchase or rent a home in some other area, we can contact our TransAmerican affiliate in the area to which you will be transferred, and they will be very happy to help you find your new home.

ARE YOU PLANNING TO RENT?

Our fully staffed and efficient Management Department will be of great assistance in getting you located. We have complete and current listings of many houses and apartments for rent.

Because a large percentage of the Metropolitan area's population is transient, rentals are comparatively high, but the prices vary greatly, depending upon the location, condition and age of the dwelling.

Semi-detached or Duplexes—2-bedroom	\$ 90.00 to \$115.00
3-bedroom	110.00 to 135.00
Two-bedroom Detached	100.00 to 135.00
Three-bedroom, one-bath	120.00 to 160.00
Three-bedroom, 1½-bath	130.00 to 175.00
Three- or four-bedroom, two or more baths	150.00 to 500.00

You will probably be asked to deposit from ½ to one month's rent in escrow against damage to the property. When you leave the area, the property will be inspected for any damage other than normal wear and tear. If there has been no damage, this deposit is returned to the renter.

Most leases include the Military Clause which provides for tenants being transferred out of the area to be released from their rental contract.

CROWELL MANAGEMENT CORP. has a corps of maintenance men available for all major and minor repairs, when required, to make your stay as pleasant as possible.

If you submit your requirements to us by phone or letter, we shall arrange selected rentals for your consideration.

CROWELL MANAGEMENT CORPORATION



MRS. LORRAINE DAVY
Property Management Director

Property management is not just renting houses! Finding a desirable tenant, making the mortgage payments, and disbursing the net proceeds to the owner is merely one small facet of a good property management department. Crowell Management Corporation has a responsible maintenance crew that gives us *better serv-*

ice at *better* prices because of the volume of business we control. In addition, we personally inspect every property inside and out once a year and forward a check list to the owner, indicating the condition of every part of the property with our recommendations for refurbishing when required. This not only keeps up the property value for the owner, but, also, guarantees a much more enjoyable stay for the tenant.

To handle any emergencies that might occur, we have a 24-hour phone service to minimize any breakdown that could occur in any of our properties.

INSURANCE DEPARTMENT

(Crowell Insurance Agency, Inc.)



THOMAS R. SAWYERS
Manager
Crowell Insurance Agency Inc.

Second only to the selection and purchase of your new home, is the importance of protecting your investment with adequate and suitable insurance.

The Crowell Companies maintain an insurance department that is excelled by none. Every type of insurance is written: Fire, Casualty, Homeowners, Automobile, Mortgage Protection, Life and Bonds.

Personal attention is given to each client and policies are tailored to suit the needs of that individual. We do not believe that the same insurance policy can satisfactorily fill the needs of everyone at the lowest possible cost.

One can buy insurance almost anywhere, but to get "Crowell Service" is quite a different matter. Our policy holders are not merely a number or a name to us—they are individual personalities whose confidence and friendship we strive to merit and keep. If and when a claim arises under your policy, you are assured of prompt and efficient attention at a time when these things mean so much. You are not then dealing with strangers who may give you excuses and delays instead of action.

Only top-rated insurance companies of the nation are represented by Crowell, in keeping with our belief that the best is always the least expensive in the long run.

INFORMATION ON THE SCHOOLS IN NORTHERN VIRGINIA



We believe that you will like the schools in Northern Virginia. There is a large and constant building program and new schools, both elementary and high, are opening each year. Fairfax County schools used to be overcrowded but this situation was corrected by 1959 and now, Fairfax County has an outstanding school system.

Arlington County is the only location in Northern Virginia with kindergartens under the public school system. However, there are many fine private kindergartens and first grade schools available in all areas of Northern Virginia. Arlington County has one of the highest ratings in the U. S.

Entrance requirements are standard—you must have certificates of birth and smallpox vaccination. When transferring, you will also need the child's latest report card or transcript.

Fairfax County has a very fine school especially designed and staffed for disabled children. Information may be obtained from the Board of Education, Fairfax County, Fairfax, Virginia.

School buses are furnished by the school system for all public schools and areas in Northern Virginia.

PUBLIC SCHOOLS

Students entering first grade in public schools in Northern Virginia must be six years of age by October 1. The probable date of school opening is September 3.

School systems serving Northern Virginia are:

SCHOOL SYSTEM	Superintendent's Telephone No.	Registration
Alexandria	KIng 9-9100	Last half of June and August
Arlington	JACKson 2-7700	Anytime after August 16
City of Falls Church	JEfferson 2-0800	Anytime during summer at school
Fairfax County	CRescent 3-6500	August

PRIVATE SCHOOLS

CATHOLIC—Alexandria

Blessed Sacrament (Elementary, 1707 West Braddock Road, CONVENT Temple 6-8899; SCHOOL Temple 6-1662
St. Joseph's (1 thru 7 grade), 721 N. Columbus Street, Temple 6-2210
St. Mary's Academy (High School) (Private School), 2404 Russell Road, KIng 9-0145
St. Mary's Parochial School (Elementary), 400 Green Street, KIng 9-1646
St. Rita's (Elementary), Russell and Glebe Road, KIng 8-1888

Groveton

St. Louis (1 thru 7 grade) Bus Service, SOuth 8-7732; SOuth 5-4421; Rectory during summer

Annandale

St. Michael's (Elementary, Kindergarten and grade 1 thru 6), St. Michael's Lane, CLearbrook 6-1222; CLearbrook 6-7822; Rectory during summer

Arlington

O'Connell, Bishop Dennis (High School), Little Falls Road and Underwood, JE 4-8100
St. Agnes (Elementary), 2024 North Randolph, JA 7-5423
St. Ann's (Elementary), N. Fairfax and N. 10th Street, JA 8-6276
St. Charles (Elementary), N. Washington Boulevard and N. Jackson Street, JA 2-4771; JA 7-3343
Maymount School (Girl's School. Elementary, Junior High, High School, and College) (Private School—Day and Boarding Students), 2807 North Glebe Road, JA 4-2500; JA 4-2501
St. Thomas Moore (Elementary), 101 North Thomas, JA 8-0252

Fairfax

St. Leo's (Elementary—1 thru 8 grade), Rt. 237, 273-1211

Falls Church

St. Anthony (Elementary), Glen Carlyn Road (Culmore Area) JE 2-4450
St. James Catholic School (Elementary), West Broad and Spring, JE 2-9669

McLean

St. John's School (Kindergarten thru 8th grade), 5901 Linway Terrace, EL 6-7554
St. Luke's School (Elementary), (Kindergarten—3 thru 7 grade), 2414 Old Georgetown Pike, EL 6-7481

Springfield

St. Bernadette's (1 thru 5 grade), Keene Mill Road, 451-8696

Vienna

Our Lady of Good Council (Kindergarten thru 7 grade), Wolf Trap Road, Vienna, WE 8-2800

EPISCOPAL SCHOOLS—Arlington

St. Agnes School (Kindergarten thru High School) (A resident and day school for girls; a day school for boys through the second grade), Russell Road, KIng 9-3542
St. Clements (Kindergarten) 4½ thru 5½ years, 1701 Quaker Lane, OV, 3-0934, Mrs. Fletcher
St. Paul's Nursery School and Kindergarten (Children 3 to 5 years), 417 Duke Street, KIng 9-1974
St. Stephen's School (Third grade thru High School) (Boys), 1000 St. Stephens Road, Temple 6-8200
The Episcopal High School, Quaker Lane, KIng 8-1606

LUTHERAN—MISSOURI SYNOD—Alexandria

Immanuel Lutheran School (8 grades and Kindergarten), 109 Bellaire Road, KIng 9-7323
Mr. Ralph Behrens, Principal, 4 Cliff Street, Apt. 106, Alexandria, KIng 8-9724
Our Saviour Lutheran School, (Kindergarten and 1st thru 6th grades), 9th and South Taylor Streets, JA 7-4151
Rev. Paul M. Kavasch, Pastor, 9th and South Taylor Streets, JA 7-4373

OTHER—Alexandria

Burgundy Farm Country Day School, 3200 Burgundy Road (Kindergarten thru 7th grade), SOuth 5-3431

McLean

Langley School (Nursery—3-year-old—thru 3 grade), Balls Hill Road, EL 6-3630

TEMPORARY RENTALS



While you look . . .

There are furnished accommodations available for short-term rentals while you find the home of your choice. We will be happy to make arrangements for you. Please let us know as much in advance as possible as they are much in demand—and we do advise reservations prior to your arrival.

Most of the motels in the area have family units available. The rates start at about \$9.00 per day for two. With Kitchen units, they will be approximately \$14.00 per day and up.

Below are a few of the apartments that have furnished units for short-term rental:

PRESIDENTIAL GARDENS—

	1 Bedroom	PER DAY Small 2 Bedroom	Large 2 Bedroom
Two persons	\$12.00		
Up to four persons		\$16.00	\$ 20.00
Extra per child (14 years or under)	1.00	1.00	1.00
Extra per adult	3.50	3.50	3.50

	1 Bedroom	PER WEEK Small 2 Bedroom	Large 2 Bedroom
Two persons	\$70.00		
Up to four persons		\$94.50	\$115.50
Extra per child	3.50	3.50	3.50
Extra per adult	21.00	21.00	21.00

Special rates by the month available.

DONNA LEE APARTMENTS—

Monthly rental only:	
1-Bedroom furnished apartment	\$120.00
2-Bedroom furnished apartment	155.00
(Limited to four persons)	

BRADLEE TOWERS—

	1 Bedroom	PER MONTH 2 Bedroom	3 Bedroom
Two persons	\$144.00		
Two adults, two children		\$190.00	
Two adults, three children			\$195.00
(No more than three children—\$50 Security Deposit Required.)			

WILLISTON APARTMENTS—

3-Month Rental Only—2-bedroom furnished apartment, \$160.00
"Rates quoted as of January 1, 1963 but are subject to change."

CROWELL & CO., INC., STAFF

The personnel of Crowell & Co., Inc., and its departments are considered to be top-flight professionals in their fields and receive this recognition not only from the public they serve but from other real estate professionals.

The staff of Crowell & Co., Inc., undergoes continual training programs to keep them abreast of the latest knowledge and newest techniques in real estate so that the service they render the customer is always the best!

The combined experience of the Crowell & Co. staff totals 268 years. This wealth of experience can be brought to bear on your real estate problems and in helping you find a home or in selling or renting a home.



WALTER B. FORTUNE
Manager
Arlington Office



LOUIS G. MANGUM
Manager
Fairfax Office



JOHN W. PEARSON
Manager
McLean Office



MRS. WINIFRED GUCH
Executive Secretary
& Office Manager

A few words about our boss to give you an idea of the background that has been brought into the real estate field—



H. HARLAND CROWELL JR.
President
Crowell & Company Inc.



BUSINESS EXPERIENCE

Previous to entering the real estate field, Mr. Crowell had 16 years of sales and sales management experience with such firms as the Royal Typewriter Company, National Broadcasting Company, Crosley Division—AVCO Manufacturing Corporation, and Capitol Records.

Mr. Crowell attended Georgetown University and was graduated from Columbus University with an L.L.B. degree.

BUSINESS ASSOCIATIONS

Northern Virginia Board of Realtors (member of the Board of Directors 1957 through 1963. During that time, he held the posts of Secretary, Treasurer, and Vice President. He is Vice President in 1963.)

Virginia Real Estate Association (member of the Board of Directors 1962 and 1963—Chairman of the Convention Committee 1963— member of the State Educational Committee)

National Association of Real Estate Boards

National Institute of Real Estate Brokers (Dean of Trustees, 1962 and 1963, the most important duty being the direction of a week long seminar at the University of Virginia, at which Mr. Crowell teaches various real estate subjects)

National Institute of Real Estate Traders

National Institute of Real Estate Management

Sales Executives Club of Washington, D. C. (Program Chairman 1961-62)

Chamber of Commerce, Arlington, Virginia

Mr. Crowell fulfills many speaking engagements at various instructional meetings and courses—his services are quite in demand in this capacity.

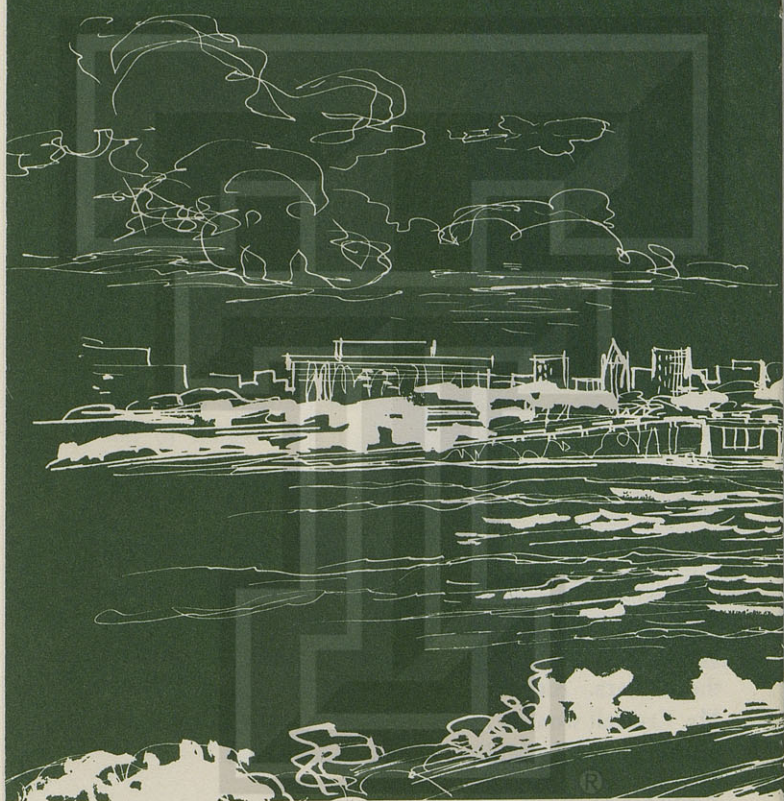
One of the organizers of a new National Bank for Arlington, Virginia, Mr. Crowell was elected to the post of Secretary, subject to approval by the stockholders at the first meeting to be held.

RECOGNITION AND AWARDS

In 1958, 1960, 1961 and 1962, Mr. Crowell won the Distinguished Service Award for extraordinary service to the Northern Virginia Board of Realtors during those years. Also, in the years 1959, 1961 and 1962, Mr. Crowell won an award for having had one or more members in the Million Dollar Sales Club.

APPRAISAL EXPERIENCE

Mr. Crowell is a qualified appraiser, having formally and informally appraised over 1,000 properties in Northern Virginia. He has appraised numerous properties for the National Bank of Washington, General Motors, individual firms in different areas of the country and is currently appraising for the State of Virginia for the Route 66 right-of-way.



Crowell
& COMPANY, INC.



1207 Irvin Street
Vienna, Virginia

LO
\$ 160.00

CITY/COUNTY

OWNER **LCDR Lou & Rose A. Colucciello**

ADDRESS **1316 Kensington Ave.**

PHONE: RES. **Astoria, Oregon**

LOT ☐ WOODED ☐ CLEAR ☐

SIGN ON PROP. ☐ YES ☐ NO

KEYS AT **Call neighbor Mrs. Holt at 1205 Irvin St.**

OCCUPANT **VACANT** UNTIL **Irvin St. PHONE 938-6459**

Basement	1st Floor	2nd Floor	Equipment Y N	Const.
Size Full	L. Rm. 17x13.1	Bedrms. ()	Stove Yes	Style Brick Rambler
O.S.E. Yes	D. Rm. 11.3x10.4		Refrig. Yes	Year Built
Heat OHWSB	Kitchen 10.10x11.6		Dishwhr. No	Water Well
Heat	Pantry		Disposal No	Sewage Septic
Hot Water Elec	Bkfst. Nk. ES	Bath	Ex. Fan Yes	Taxes \$
	Bedrms (3) 13x9.7	Closets	Ven. Blds. Yes	Possession in 4/1
Rec. Rm. No	10.3x9.8	Garage No	Storm Win. some	Cash Asked \$
Maid's Rm. No	11.10x11.4	Type	Awnings	Lot Size 1/2 acre
Bath No	Bath 2 full	PORCH No	Screens	Lot
	Ent. Way LR	Front	Washer No	Block
House Size	Dcn. LR-Bsmt	Side	Dryer No	Subdiv. Ankerdale
W. L.	Fireplace	Rear	Roof	

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: **Draw draperies in LR. Curtain Rods. Hall carpet.**

Not more than 3 children permitted. LEASE FOR ONE TO FIVE YEARS. PUT FOLLOWING CLAUSES IN LEASE:

1. Standard RELEASE OF LIABILITY CLAUSE
2. OIL TANK CLAUSE

Present lease to owner by telephone and have them wire acceptance.

DIRECTIONS: From Tysons Corner go South on Rt. 123 for 0.4 miles, turn Right on Old Court House Road and go 1.2 miles, turn Right on Irvin Street and go 0.6 miles to house on Right.

NOTE: 3 BEDROOMS & 2 BATHS

Mahaley 3/31/64

CITY/COUNTY **5413 Glenallen St.** **PM**
Springfield, Va. \$ **170.00**

OWNER **Lt. Col. Ervin W. & Eva R.** LOT ☐ WOODED ☐ CLEAR ☐
 ADDRESS **c/o PM Dept. Dickson** SIGN ON PROP. ☐ YES ☐ NO
 PHONE: RES. _____ OFC. _____ KEYS AT **Alex, Spfld. & 7Cor'**

OCCUPANT **VACANT** UNTIL _____ PHONE _____

Basement	1st Floor	2nd Floor	Equipment Y N	Const
Size $\frac{1}{2}$	L. Rm. Yes	Bedrms. ()	Stove Yes	Brick
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Style S/L
Heat Gha	Kitchen Yes		Dishwhr. Yes	Year Built _____
Heat _____	Pantry _____		Disposal Yes	Water City
Hot Water Gas	Bkfst. Nk. _____	Bath _____	Ex. Fan Yes	Sewage City
	Bedrms (3)	Closets _____	Vcn. Blds. Yes	Taxes \$ _____
Rec. Rm. Yes		Garage No	Storm Win. No	Possession in Immed
Maid's Rm. _____		Type _____	Awnings No	Cash Asked \$ _____
Bath $\frac{1}{2}$	Bath 1 Full	PORCH No	Screens _____	Lot Size _____
	Ent. Way LR	Front _____	Washer No	Lot _____
House Size _____	Den _____	Side _____	Dryer No	Block _____
W _____ L _____	Fireplace LR	Rear _____	Roof _____	Subdiv. North
				Springfield

1st TRUST \$ _____ @ _____ % \$ _____ MO. HELD BY _____
 2nd TRUST \$ _____ @ _____ % \$ _____ MO. HELD BY _____
 COMMITMENTS—C. R. V. _____ F.H.A. _____ CONV. _____
 REMARKS: **CHOICE NORTH SPRINGFIELD LOCATION. 220 V dryer outlet.**
1 YEAR LEASE ONLY— OWNER WILL PROBABLY RETURN IN
SUMMER OF 1965. NOT MORE THAN 3 CHILDREN PERMITTED.

PUT FOLLOWING CLAUSE IN LEASE:

Contrary to provisions of Par. 2 above, the
 Landlord and not tenant shall be responsible
 for payment of the Fairfax County Sewer Service
 charge.

DIRECTIONS **From Backlick Road, West on Leesville to**
Right on Glenallen to 5413 on Left.

NOTE: **3 BEDROOMS & 1½ BATHS** **PM 4/15/64**
 SELLING

CITY/COUNTY 6708 Gilbert Street LO
Springfield, Va. \$ 175.00

OWNER Lt. Col. Ray S. & Marjorie C. LOT WOODED ☐ CLEAR ☐
ADDRESS 452-E. Jadwin Loop Nash SIGN ON PROP. ☐ YES ☐ NO
PHONE: RES 781-8500 ext 37262 KEYS AT: Springfield

OCCUPANT VACANT UNTIL PHONE

Basement	1st Floor	2nd Floor	Equipment Y N	Const. Brick
Size $\frac{1}{2}$	L. Rm. Yes	Bedrms. 3	Stove Yes	Style S/L
O.S.E. Y	D. Rm. Yes		Refrig. Yes	Year Built
Heat GHA	Kitchen Yes		Dishwhr. No	Water City
Heat	Pantry		Disposal Yes	Sewage City
Hot Water Gas	Bkfst. Nk. ES	Bath 1	Ex. Fan Yes	Taxes \$
	Bedrms ()	Closets	Vcn. Blds. Yes	Possession in 2/7/64
Rec. Rm. Yes		Garage carport	Storm Win. Yes	Cash Asked \$
Maid's Rm.		Type screened	awnings No	Lot Size
Bath $\frac{1}{2}$	Bath	PORCH	Screens Yes	Lot
	Ent. Way LR	Front	Washer No	Block
House Size	Dcn	Side	Dryer No	Subdiv. Lynbrook
W. L.	Fireplace No	Rear	Roof	

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: PUT RELEASE OF LIABILITY CLAUSE IN LEASE.

OWNERS OFFICE PHONE: 781-8500 ext. 28163

DIRECTIONS North on Backlick Rd., Right on Highland,
Right on Camberry, Left on Gilbert—House on Right.

WHY SELLING NOTE: 3 BEDRM'S & 1 BATH

OPEN Listing Agreement for Residential Multiple Listing N. Nesbit 2/7/64

CORRECTED COPY
CITY/COUNTY

1905 Westchester Dr. Reduced to
Alexandria, Va. (PM) \$ 200.00

OWNER Col. James J. & Emily R. LOT WOODED ☐ CLEAR ☐
ADDRESS c/o PM Dept. Shaug SIGN ON PROP. ☐ YES ☐ NO
PHONE: RES. ~~VACANT~~ OFC. KEYS AT Alex, Spfld, 7 Cor's

OCCUPANT VACANT UNTIL PHONE

Basement	1st Floor	2nd Floor	Equipment Y N	Const
Size $\frac{1}{2}$	L. Rm. Y	Bedrms. (3)	Stove Elec	Brick
O.S.E. Y	D. Rm. Y		Refrig. GE	Style S/L
Heat GHA	Kitchen Y		Dishwhr Port	Year Built 1959
Heat	Pantry		Disposal Y	Water city
Hot Water Gas	Bkfst. Nt. ES	Bath 2 full	Ex. Fan Y	Sewage city
	Bedrms ()	Closers Many	Ven. Blds Y	Taxes \$
Rec. Rm. Y		Garage carport	Storm Win Y	Possession in Immed.
Maid's Rm. N		Type	Awnings	Cash Asked \$
Bath 1 Full	Bath	PORCH Yes	Screens	Lot Size
	Ent. Way Foyer	Front	Washer N	Lot
House Size	Den	Side	Dryer N	Block
W. L.	Fireplace LR	Real screened	Roof	Subdiv Arden
				Acres (Bush Hill Area)

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: Stairway to huge storage attic. 220V dryer outlet
Schools: Bush Hill Elem: Mark Twain Interd: Edison Hi:
St. Louis Parochial. Freezer in utility room.

DIRECTIONS From Spfld Off. go East on Franconia Rd, turn
Left on Westchester Dr. (across from Rose Hill Shop Ctr
and continue to house on Left.

WHY SELLING

CORRECTED COPY

OPEN Listing Agreement for Residential Multiple Listing

NOTE: 3 BEDRM'S & 3 BATHS Date PM 1/20/64
To: ROUTH ROBBINS REAL ESTATE CORP.

CITY/COUNTY 268 Glenn Avenue LO
Vienna, Virginia \$ 200.00

OWNER Elbert S. & Marion A. Corman, OT WOODED ☐ CLEAR ☐
ADDRESS 301 N. Fillmore St. Arl. SIGN ON PROP. ☐ YES ☐ NO
PHONE: RES. JA 7-8531 OFC. KEYS AT: Lock Box

OCCUPANT VACANT UNTIL PHONE

Basement	1st Floor	2nd Floor	Equipment Y N	Const.
Size Full	L. Rm. 14x19	Bedrms. (2)	Stove. Yes	Brick
O.S.E. Yes	D. Rm. 12x14	19.5x14	Refrig. Yes	Style Eng. Col.
Heat GHA	Kitchen 12x12	19.5x14	Dishwhr. Yes	Year Built 1959
Heat	Pantry		Disposal Yes	Water city
Hot Water Gas	Bkfst. Nk.	Bath. 1 full	Ex. Fan Yes	Sewage city
	Bedrms. (1)	Closets	Vcn. Blds. Yes	Taxes \$
Rec. Rm. Yes	14x11.5	Garage No	Storm Win. No	Possession in Immed
Maid's Rm. No		Type	Awnings	Cash Asked \$
Bath. 1 Full	Bath 1 full	PORCH 10x19	Screens	Lot Size
	Ent. Way CH	Front	Washer No	Lot
House Size	Den No	Side	Dryer No	Block
W. L.	Fireplace LR/RR	Rear	Roof	Subdiv. Wind- over Height:

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. P.H.A. CONV.

REMARKS Good location. 1 mile to interchange of new
Rt. 66. PUT RELEASE OF LIABILITY CLAUSE IN LEASE.

DIRECTIONS From center of Vienna go South on Rg. 123,
Left on Old Court House Rd. and Right on Glenn to
house on corner.

WHY SELLING

NOTE: 3 BEDRM'S & 3 BATHS Teatman 1/9/64

OPEN Listing Agreement for Residential Multiple Listing

RRR

CORRECTED COPY - DESTROY OLD LISTING DATED 3/14/64

LEASING AGENT TO EXECUTE PROP. MGT. AGREEMENT

24 Blowing Rock Rd.
Alexandria, Va.

PM
\$250.00

OWNER: Capt. Robert & Carmen M. Engram

ADDRESS: As above

PHONE: 768-6802

KEYS AT: Call for appt

OCCUPANT OWNER UNTIL 6/14 PHONE 768-6802

Basement	1st Floor	2nd Floor	Equipment Y N	Const.	Br & Fr
Size Full	L. Rm. Yes	Bedrms. ()	Stove Yes	Style S/F	Ramb
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Year Built	1963
Heat GHA	Kitchen Yes		Dishwhr. Yes	Water	City
Heat	Pantry		Disposal Yes	Sewage	City
Hot Water Gas	Bkfst. Nk. ES	Bath	Ex. Fan Yes	Taxes \$	6/15
	Bedrms (4)	Closets	Ven. Blds. Yes	Possession in	
Rec Rm. Yes		Garage Yes	Storm Win. No	Cash Asked \$	
Bed		Type 2 car B	awnings	Lot Size	
Men's Rm. Yes		PORCH No	air Cony	Lot	
Bath 1 Full	Bath 2 Full	Front	Washer No	Block	
	Ent. Way foyer	Side	Dryer No	Subdiv. River	
House Size	Den	Rear	Roof	side Estates	
W. L.	Fireplace RR				

1st TRUST \$ @ % \$ MO. HELD BY
2nd TRUST \$ @ % \$ MO. HELD BY
COMMITMENTS—C. R. V. F. H. A. CONV.
REMARKS: Patio in rear; fenced rear yard; W/W carpet in LR-DR-Hall & Stair; Drapes in LR, DR & Rec Rm., curtain or drapery rods in remainder of house. NOT MORE THAN 5 CHILDREN PERMITTED.

PUT FOLLOWING CLAUSE IN LEASE:

Contrary to the provisions of Par. 2 above the landlord and not tenant shall be responsible for payment of the Fairfax County sewer service charge.

DIRECTIONS: From Alex go South on Mt. Vernon Pkwy, at Mt. Vernon stop sign turn sharp Right on Rt. 235, Right on Battersea Lane, Left on Cherry Valley Lane, Right on Blowing Rock Rd. to house on Right.

LEASING AGENT TO EXECUTE PROP. MGT. AGREEMENT.

NOTE: 5 BEDROOMS & 3 BATHS

Mahaley 4/7/64

CITY/COUNTY 1021 Cedar Lane Falls Church, Va. 10 \$ 250.00

OWNER Mr. Reed & Elizabeth V. Liggitt LOT WOODED ☐ CLEAR ☐
ADDRESS 4018 N. Taylor St., Arl. SIGN ON PROP. ☐ YES ☐ NO
PHONE: RES. 538-6081 OFC. KEYS AT 7 Cor's Off.

OCCUPANT VACANT UNTIL PHONE

Basement	1st Floor	2nd Floor	Equipment Y N	Const. Redwood
Full	L. Rm. 14x24	Bedrms. ()	Stove Yes	Style Rambler
O.S.E.	D. Rm. 10x12		Refrig. Yes	Year Built City
Heat OHW	Kitchen 8x20		Dishwdr. No	Water City
Heat	Pantry		Disposal No	Sewage
Hot Water Elec	Bkfst. Nk. ES	Bath	Ex. Fan Yes	Taxes \$
	Bedrms (3)	Closets	Ven. Blds. Yes	Possession in Immed
Rec. Rm. 21x33		Garage Yes	Storm Win	Cash Asked \$
Maid's Rm.		Type BI 2 car	Awnings	Lot Size 3/4 acre
Bath No	Bath 2	PORCH Yes	Screens Yes	Lot
	Ent. Way LR	Front	Washer Yes	Block
House Size	Den	Side	Dryer No	Subdiv. Sleepy
W. L.	Fireplace RR/LR	Rear Yes	Roof	Hollow

TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: Garden house on loveliest lot in Sleepy Hollow. Huge patio with barbeque. TWO YR. LEASE ON LONGER. NOT MORE THAN 2 CHILDREN. PREFERS COUPLE. Will redecorate LR and DR to suit tenant.

PUT FOLLOWING CLAUSES IN LEASE

1. Release of Liability Clause

2. Contrary to provisions of Par. 2 above, the Landlord and not tenant shall be responsible for payment of the Fairfax County Sewer Service charge.

DIRECTIONS From Sleepy Hollow Rd., Right on Holmes Run Dr., Right on Cedar Lane to house on Right.

WHY SELLING NOTE: 3 BEDROOMS & 2 BATHS

B. Parker 4/15/64

OPEN Listing Agreement for Residential Multiple Listing

CITY/COUNTY Lot 13, Basset St
Alexandria, Va. LD \$ 265.00
 OWNER Stratford Develop. Co. LOT WOODED ☐ CLEAR ☐
 ADDRESS 1500 S. Eads St. Arl. Va. SIGN ON PROP. ☐ YES ☐ NO
 PHONE: RES. OT 4-4900 OPC. KEYS AT: Alex.

OCCUPANT VACANT UNTIL PHONE

Basement	1st Floor	2nd Floor	Equipment	Y N	Const.
Size <u>Full</u>	L. Rm. <u>Y</u>	Bedrms. <u>(4)</u>	Stove <u>Y</u>		<u>Brick</u>
O.S.E.	D. Rm. <u>Y</u>		Refrig. <u>Y</u>		Style <u>Colonial</u>
Heat	Kitchen <u>Y</u>		Dishwbr. <u>Y</u>		Year Built <u>new</u>
Heat <u>GHW</u>	Pantry		Disposal <u>Y</u>		Water <u>city</u>
Hot Water <u>Gas</u>	Bkfst. Nk. <u>ES</u>	Bath <u>2 baths</u>	Ex. Fan <u>Y</u>		Sewage <u>city</u>
	Bedrms ()	Closets	Ven. Blds. <u>N</u>		Taxes \$
Rec. Rm. <u>Y</u>		Garage <u>N</u>	Storm Win. <u>N</u>		Possession in <u>Immed.</u>
Maid's Rm.		Type	Awnings		Cash Asked \$
Bath <u>1 full</u>	Bath <u>1/2</u>	PORCH <u>Y</u>	Screens		Lot Size
storage rm.	Ent. Way <u>foyer</u>	Front	Washer <u>N</u>		Lot
House Size	Den <u>Y</u>	Side	Dryer <u>N</u>		Block
W. L.	Fireplace <u>RR/LR</u>	Rear <u>Y</u>	Roof		Subdiv.
					<u>Stratford</u>
					<u>Landing</u>

1st TRUST \$ @ % \$ MO. HELD BY
 2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F. H. A. CONV.

REMARKS PUT RELEASE OF LIABILITY CLAUSE IN LEASE. CAN
HAVE OPTION TO BUY FOR 1ST YR., AT \$38,000.00. Will
pay AGENT, RRREC, \$1500 comm. if tenant buys house.
MINIMUM ONE YR. LEASE. ACCESS TO POTOMAC RIVER.

DIRECTIONS Mt. Vernon Blvd. to Stratford Lane turn Right
2 blocks to Basset St., Left on Basset to house on
Left.

WHY SELLING CALL JOHN SOMERS-OT 44900 WHEN HOUSE IS
RENTED.

OPEN Listing Agreement for Residential Multiple Listing

NOTE: 4 BEDRM's & 3 BATHS Date
 To: ROUTH ROBBINS REAL ESTATE CORP.

PM 1/10/64

to consideration of the offer to sell a purchaser for my property at

®

TERRIFIC LOCATION
CITY/COUNTY

1303 Dogwood Dr. PM
Alexandria, Va.

\$ 215.00

OWNER Lt. Col. James F. & Francine

LOT WOODED ☐ CLEAR ☐

ADDRESS as above V. Smith

SIGN ON PROP. ☐ YES ☐ NO

PHONE: RES. KI 9-5365 OFC.

KEYS AT: SEE BELOW

OCCUPANT Owner

UNTIL 1/19

PHONE KI 9-5365

Basement	1st Floor	2nd Floor	Equipment Y N	Const. Brick
Size Full	L. Rm. Y	Bedrms. (2)	Stove Y	Style Cape Cod
O.S.E. Y	D. Rm. Y		Refrig. Y	Year Built 1954
Heat GHA	Kitchen Y		Dishwhr. Y	Water city
Heat	Pantry		Disposal Y	Sewage city
Hot Water Gas	Bkfst. Nk. ES	Bath 1 full	Ex. Fan Y	Taxes \$
	Bedrms ()	Closets Many	Ven. Blds Y	Possession in 1/20
Rm. Rm. Y		Garage N	Storm Drs Y	Cash Asked \$
Bed		Type	Awnings	Lot Size
Bed's Rm. Y		PORCH Y	Screens	Lot
Bath 1/3	Bath 1 full	Front	Washer N	Block
workshop Y	Ent. Way CH	Side	Dryer N	Subdiv. Braddock
House Size	Den Y	Rear screened		Heights
W. L.	Fireplace LR, RR			

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: Drapery & curtain rods stay, also drapes in LR and FP eqpt. on window air cond. & humidifier. Hugh walk in attic storage area. Fenced rear yard. Outlet for gas dryer. Workshop under ear porch. Den could be a ~~XXXXXX~~ bedroom. NOT MORE THAN 4 CHILDREN. 1 to 3 YR LEASE. ADD FOLLOWING CLAUSE TO LEASE: "Tenant accepts window air conditioner in as-is condition and shall ~~XXXXXX~~ be responsible for any repairs or maintenance to it."

OPEN Listing Agreement for Residential Multiple Listing

DIRECTIONS: From intersection of Russell Rd. and Braddock Rd. go West on Braddock to right on Cres Street and right on Dogwood Dr. to house on left

NOTE: CALL FOR APT. - OUT OF TOWN FROM 12/23 to 1/2 AND KEY IN ALEX OFFICE AT THIS TIME.

IMMACULATE HOUSE

NOTE: 4 BEDRM'S & 2 1/3 BATHS.

PM 12/23/63

8 + den

3 min or less

CORRECTED COPY-DESTROY OLD LISTING DATED 3/25/64

3912 Mt. Vernon Hwy.

PM

Alexandria, Va.

\$200.00

OWNER: Lt. Col. Oliver L. & Yvonne Robbins

ADDRESS: As above

KEYS AT: Call for appt.

PHONE: SO 8-0331

weekdays no one home until
5:30.

OCCUPANT: OWNER

UNTIL 6/14

PHONE: So 8-0331

Basement	1st Floor	2nd Floor	Equipment Y N	Const. Frame
Size Full	L. Rm. Yes	Bedrms. ()	Stove Yes	Style S/F Ramb
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Year Built 1961 <i>3 yrs</i>
Heat GHA	Kitchen Yes		Dishwhr. Yes	Water City
Heat	Pantry		Disposal Yes	Sewage City
Hot Water Gas	Bkfst. Nk. ES	Bath	Ex. Fan Yes	Taxes \$
	Bedrms (3)	Closets	Vcn. Blds. No	Possession in 6/15
Rec. Rm. Yes		Garage carport	Storm Win. No	Cash Asked \$
Maid's Rm. Yes		Type	Awnings	Lot Size 1/3 acre
Bath 1 Full	Bath 2 Full	PORCH No	Screens	Lot
Util Rm. Yes	Ent. Way foyer	Front	Washer No	Block
House Size	Den	Side	Dryer No	Subdiv. River-
W. L.	Fireplace RR	Rear	Roof	side Estate

REMARKS: Nice patio in rear; Curtain and drapery rods throughout; 220 V dryer outlet. This is an Irving Adler built home in beautiful condition. Very convenient to Belvoir, Wilson Bridge or Circumferential Hwy.

~~SCHOOLS~~: Woodley Hills Elem (bus), Walt Whitman Jr. Hi.
SCHOOLS: (walk), Mt. Vernon Hi. (bus), St. Louie Par. (bus).
NOT MORE THAN 6 MEMBER FAMILY PERMITTED.

PUT FOLLOWING CLAUSE IN LEASE:

Contrary to the provisions of Par. 2 above the landlord and not tenant shall be responsible for payment of the Fairfax County sewer service charge.

DIRECTIONS: From Alex go South on Mt. Vernon Pkwy., at Mt. Vernon stop sign turn sharp Right on Mt. Vernon Hwy. (RT. 235) to Riverside Estates Subdivision and house on Right.

NOTE: 4 BEDROOMS & 3 BATHS

PM 4/7/64

11 min

CITY/COUNTY **4616 Hillbrook Dr. PM**
Annandale, Va. \$ 225.00

OWNER **Kenneth C. & Helen D. Bennett** WOODED ☐ CLEAR ☐
ADDRESS **5335 Taney Ave. Alex.** SIGN ON PROP. ☐ YES ☐ NO
PHONE: RES. **931-8064** OFC. KEYS AT: **Call Tent for app**

OCCUPANT **Capt. Shunk** UNTIL **6/10** PHONE **256-4254**

Basement	1st Floor	2nd Floor	Equipment Y N	Const
Size Full	L. Rm. Yes	Bedrms. 3	Stove Yes	Brick
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Style Cont S/L
Heat OHA	Kitchen Yes		Dishwhr. Yes	Year Built 1958
Heat	Pantry		Disposal Yes	Water City
Hot Water Elec	Bkfst. Nk. ES	Bath 2 Full	Ex. Fan Yes	Sewage County
	Bedrms ()	Closets	Ven. Blds. No	Taxes \$
Rec. Rm. Yes		Garage Yes	Storm Win. No	Possession in 6/11
Rec. Rm. Yes		Type BI	Awnings	Cash Asked \$
Bath 1/2	Bath	PORCH No	Screens	Lot Size 1/2 acre
	Ent. Way Hall	Front	Washer No	Lot
House Size	Dcn	Side	Dryer No	Block
W. L.	Fireplace LR	Rear Patio	Roof	Subdiv. Hillbrook

1st TRUST \$ @ % \$ MO. HELD BY
2nd TRUST \$ @ % \$ MO. HELD BY
COMMITMENTS—C. R. V. F.H.A. CONV.
REMARKS: **Wired for 220 dryer. Bar in Rec room.**
ONE YEAR LEASE ONLY

PUT FOLLOWING CLAUSES IN LEASE:

1. Landlord agrees to fill oil storage tank prior to tenants occupancy and tenant agrees to leave tank full upon vacating property.
2. Contrary to provisions of Par. 2 above the Landlord and not tenant shall be responsible for payment of the Fairfax County Sewer Service Charge.

DIRECTIONS **From Annandale stop light go East on Rt. 236 for approx. 1/2 mile and turn Right on Hillbrook Dr. to house on Right.**

WHY SELLING

NOTE: 4 BEDROOMS & 2 1/2 BATHS

OPEN Listing Agreement for Residential Multiple Listing

PM 4/14/64

Date

7 1/2 miles

**LEASING AGENT TO EXECUTE PROPERTY MANAGEMENT
AGREEMENT**

314 Cameron Road
Alexandria, Virginia

**2 YR. LEASE
ONLY PM
\$225.00**

OWNER: Peter & Elizabeth L. King

ADDRESS: As above

PHONE: SO 5-5259

KEYS AT: Call for Appt.

OCCUPANT: OWNER

UNTIL 6/15

PHONE: SO 5-5259

Basement	1st Floor	2nd Floor	Equipment Y N	Cons Br & Fr
Size Full	L. Rm. Yes	Bedrms. (3)	Stove Yes	Style 4 lev S/L
CHA O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Year Built 1956 <i>9/5</i>
Heat CHA	Kitchen Yes		Dishwhr. No	Water City
Heat	Pantry		Disposal Yes	Sewage Fairfax
Hot Water Gas	Bkfst. Nk. ES	Bath 2 Full	Ex. Fan Yes	Taxes \$
	Bedrms ()	Closets	Ven. Blds Yes	Possession in 6/16
Rec. Rm. Yes		Garage carport	Storm Win. No	Cash Asked \$
CHA 2		Type	Awnings Yes	Lot Size 87x150
Bath 1 Full	Bath	PORCH Yes	Seasons Yes	Lot
	Ent. Way LR	Front	Washer No	Block
House Sinc	Den	Side Screened	Dryer No	Subdiv Wellington Estate
W. L	Fireplace LR-RR	Rear Patio	Roof	

REMARKS: Drapery and curtain rods, fireplace screens, carpeting on stairs and hall all stay. Vented and piped for gas dryer. **CENTRALLY AIR CONDITIONED.** Large lot with many trees.

SCHOOLS: Hollin Hall Elem (walk); Walt Whitman Jr. Hi (bus); Ft. Hunt Hi (bus); St. Mary's Parochial grade 1-8 (city bus -30¢ round trip)

2 YEAR LEASE ONLY

NOT MORE THAN 6 CHILDREN PERMITTED.

PUT FOLLOWING CLAUSES IN LEASE:

- Provisions of Army and Navy Clause shall apply to the Landlord who is a civilian employee of U. S. Government.
- Contrary to the provisions of Par. 2 above the landlord and not tenant shall be responsible for payment of the Fairfax County Sewer Service Charge.

DIRECTIONS: South on Mt. Vernon Pkwy, Right on Wellington Lane, Right on Washington Ave., Left on Cameron Road to house on Right. *9 mi*

NOTE: 4 BEDROOMS & 3 BATHS

LEASING AGENT TO EXECUTE PROP. MGT. AGREE.

4/9/64 Mahalev

CITY/COUNTY

655 Country Hill Dr. LO
Fairfax, Va.

\$225/215.00

OWNER Howard L. Binkley

LOT WOODED ☐ CLEAR ☐

ADDRESS same as above

SIGN ON PROP. ☐ YES ☐ NO

PHONE: RES. CR 3-5965

OFC.

KEYS AT Lock Box

OCCUPANT Owner

UNTIL Rented PHONE CR 3-5965

Basement	1st Floor	2nd Floor	Equipment Y N	Cons Brick/Fr
Size 25x24	L. Rm. 22x13	Bedrms. (3)	Stove Y	Style 4 L/S
O.S.E. yes	D. Rm. 10x10	15x12	Refrig. Y	Year Built 1960 <i>5 yr</i>
Heat CHA	Kitchen 11x11	15x12	Dishwhr. Y	Water city
Heat	Pantry	12x12	Disposal Y	Sewage city
Hot Water gas	Bkfst. Nk. ES	Bath 2 FCT	Ex. Fan Y	Taxes \$
	Bedrms (2)	Closets	Ven. Blds. Y	Possession in Negot
Rec. Rm.	Rec Rm Y	Garage No	Storm Win. Y	Cash Asked \$
Maid's Rm.	Bath 1 FCT	Type	Awnings	Lot Size 1/2 acre
Bath	Ent. Way	PORCH Patio	Screens	Lot
	Dcn	Front	Washer N	Block Sec 3
House Size	Fireplace LR	Side	Dryer N	Subdiv. Fairmont
W. L.		Rear	Roof	Estates

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: Panelled LR. Wet bar in RR. 2½ tons air cond.
 PUT RELEASE OF LIABILITY CLAUSE IN LEASE. LEASE FOR 6
 MOS. 1 YR & 6 MOS. OR 2 YRS & 6 MOS. \$225 for short
 term, \$215.00 for longer term.

DIRECTIONS Route 50 to Fairfax Circle, Right on 237
 Left on Country Hill Dr. to house on Right.

WHY SELLING NOTE: 5 BRS & 3 BATHS.

Wellborn 12/10/63

OPEN Listing Agreement for Residential Multiple Listing

Date

12 mi

®

CORRECTED COPY - DESTROY OLD LISTING DATED 3/31/64

3 Millburn Court
Alexandria, Va.

PM
\$215.00

OWNER: Lt. Col. Peter & Jeanne M. Cotellesse

ADDRESS: As above

PHONE: 780-2218 OFF: OX 7-4209 KEYS AT: Call for Appt.

OCCUPANT	OWNER	UNTIL	7/14	PHONE	780-2218
Basement	1st Floor	2nd Floor	Equipment Y N	Const. Br & Fr	
Size Full	L. Rm. Yes	Bedrms. (3)	Stove. Yes	Style. S/L	
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Year Built 1959	5 yrs
Heat OHA	Kitchen. Yes		Dishwhr. Yes	Water City	
Heat	Pantry		Disposal. Yes	Sewage City	
Hot Water Elec	Bkfst. Nk. ES	Bath 2 Full	Ex. Fan. Yes	Taxes \$	
	Bedrms ()	Closets	Ven. Blds some	Possession in 7/15	
Rec. Rm. Yes		Garage carport	Storm Win. No	Cash Asked \$	
Bed Rm. Yes		Type	Awnings	Lot Size 1/2 acre	
Bath. No	Bath	PORCH	Screens	Lot	
	Ent. Way LR	Front	Washer No	Block	
House Size	Dcn	Side	Dryer No	Subdiv. Mt.	
W. L.	Fireplace LR	Rear Patio	Roof	Vernon Park	

REMARKS: 220 V dryer outlet. FP screen and irons in LR. Drapery rods and curtain rods stay. Venetian blinds for bedrooms stored in basement. ENTIRE HOUSE just redecorated. Dehumidifier in basement. Landlord will reimburse

tenant \$25.00 yr for grass seed and fertilizer. Lovely lot with many trees.

NOT MORE THAN 4 CHILDREN PERMITTED. 1 YEAR LEASE ONLY. Landlord being assigned as student at War College and may return to area in 1966. If not reassigned to area will grant lease extension under same terms. This condition may be put in lease if tenant so desires. PUT FOLLOWING CLAUSES IN LEASE:

1. Standard Oil Tank Clause
2. Contrary to the provisions of Par. 2 above the landlord and not tenant shall be responsible for payment of the Fairfax County sewer service charge.

DIRECTIONS: From Mt. Vernon Estate go West on Rt. 235 towards Ft. Belvoir, Left on Forest Haven Dr., 1st Right on Ferry Landing Rd. and 1st Right again on Millburn Court to First house on Left.

NOTE: 4 BEDROOMS & 2 BATHS 1/1 mi PM 4/7/64

CITY/COUNTY **7429 McWhorter Place** **LO**
Annandale, Va. \$ **185.00**

OWNER **Lt. CDR. David E. Waters, et ux** **WOODED** ☐ **CLEAR** ☐
ADDRESS **As Above** SIGN ON PROP. ☐ **YES** ☐ **NO**
PHONE: RES. **CL 6-2428** OFC. KEYS AT: **Call for appt.**

OCCUPANT **Owner** UNTIL **4/30** PHONE **CL 6-2428**

Basement	1st Floor	2nd Floor	Equipment Y N	Const. Br & Fr
Size Full	L. Rm. Yes	Bedrms. ()	Stove Yes	Style S/E. Ramb
O.S.E. Yes	D. Rm. Yes		Refrig. Yes	Year Built 1955 5 yrs
Heat GHA	Kitchen Yes		Dishwhr. Yes	Water City
Heat	Pantry		Disposal Yes	Sewage City
Hot Water Gas	Bkfst. Nk. ES	Bath	Ex. Fan Yes	Taxes \$
	Bedrms (3)	Closets	Vcn. Blds. Yes	Possession in 5/1
Rec. Rm. Yes		Garage No	Storm Win. No	Cash Asked \$
Maid's Rm. Yes		Type	Awnings	Lot Size
Bath 1 Full	Bath 1 Full	PORCH No	Screens	Lot
	Ent. Way foyer	Front	Washer No	Block
House Size	Den	Side	Dryer No	Subdiv Annandale
W. L.	Fireplace No	Rear Patio	Roof	Terrace

1st TRUST \$ @ % \$ MO. HELD BY

2nd TRUST \$ @ % \$ MO. HELD BY

COMMITMENTS—C. R. V. F.H.A. CONV.

REMARKS: **W/W carpeting in LR, DR, Hall and stairs;**
curtain or drapery rods throughout; wired for 220 V
dryer. Beautiful lot with trees and rail fencing.
SHOWS VERY NICELY.

NOT MORE THAN 4 CHILDREN PERMITTED

1 YEAR LEASE ONLY

PUT RELEASE OF LIABILITY CLAUSE IN LEASE

Dishwasher is portable and following clause must be put in lease:

"Tenant agrees to be responsible for all repairs and maintenance to dishwasher and to leave it in good condition upon vacating property."

Contact Hayes or Brandon for further information

DIRECTIONS: From Annandale Stop Light go West on Rt. 236, Left on Medford Drive and Right on McWhorter Place to house on Right.

NOTE: 4 BEDROOMS & 2 BATHS

8 1/2 mi

Hayes/Brandon 4/1/64