

REALTY BOARDS NOW IMPROVEMENT FACTOR

Have Standardized the Real Estate Business and Inspired Confidence in Its Transactions

The organization of real estate boards throughout the United States has probably done more to standardize the real estate business and elevate it in the eyes of the public than any other single thing. Through their ability to come together, real estate men have grasped new ideals and steadily improved their methods.

The service afforded by railroads today is infinitely better than it was ten or twenty years ago. Values have been stabilized through the valuation committees of real estate boards and through contact between real estate men generally.

Driven Them Out

Irresponsible operators, who formerly flooded the market, have been driven out of business. The aid of newspapers in exposing those who were exploiting the public, has been secured. Investors generally know that they can depend on a member of a real estate board because the organization stands ready to properly discipline any of its members who do not observe the best and fairest practices.

"Service" is the watchword of the realtor. He is eager and ready to represent a client in every possible way. He is referee between the buyer and seller, and is able to secure fair terms without the bickering that enters into some real estate deals. He invariably saves either the buyer or seller the cost of his commission, and expedites the passage of real estate from one person to another.

He Is a Builder

Probably 95 per cent of all land transactions in the United States pass through the hands of qualified real estate operators. The realtor is the town and city builder. He evolves plans for creating new subdivisions, for building new down-town office structures, for laying out great factory districts. He stimulates business in localities formerly dormant, and brings into being entire new sections that were undreamed of until his fertile brain evolved them.

Through local real estate boards, state organizations, and the National Association of Real Estate Boards, the realtors afford a service today that is equalled in no other country in the world, and it is responsible, to quite a degree for the stable real estate conditions which prevail throughout the United States, and which tend for its upbuilding and enrichment.

The work of a realtor today is a

more or less exact science. Through his organization he has standardized practices and is familiar with conditions not only in his own city and locality, but throughout the country. He safeguards the interests of the business in every possible way, and aims to give a service that is worthy of the remuneration he seeks.

PAYMENT OF INCOME TAX BY STAMPS IS PLANNED IN ENGLAND

London.—Payment of income tax in installments by means of stamps is the suggestion which is being made to the Chancellor of the Exchequer by the Middle Classes Union.

It is pointed out, in a letter sent by the Union to the Chancellor, that a very practical difficulty is at present being experienced by many thousands of persons in meeting the income tax payments yearly and half yearly.

It is therefore proposed that stamps be issued to the amount of five and ten shillings and cards issued on which these stamps could be affixed.

It is pointed out, in the petition, that the Government would gain by getting the taxes earlier than it does at present instead of having to take legal action and that no expenditure would be involved beyond the printing of the cards.

HARD TO INTERVIEW

London.—Attending a meeting of Worcester Brotherhood the Bishop of Worcester said he would decline to talk about the housing problem, though he was a bachelor with an official residence containing twenty-six bedrooms.

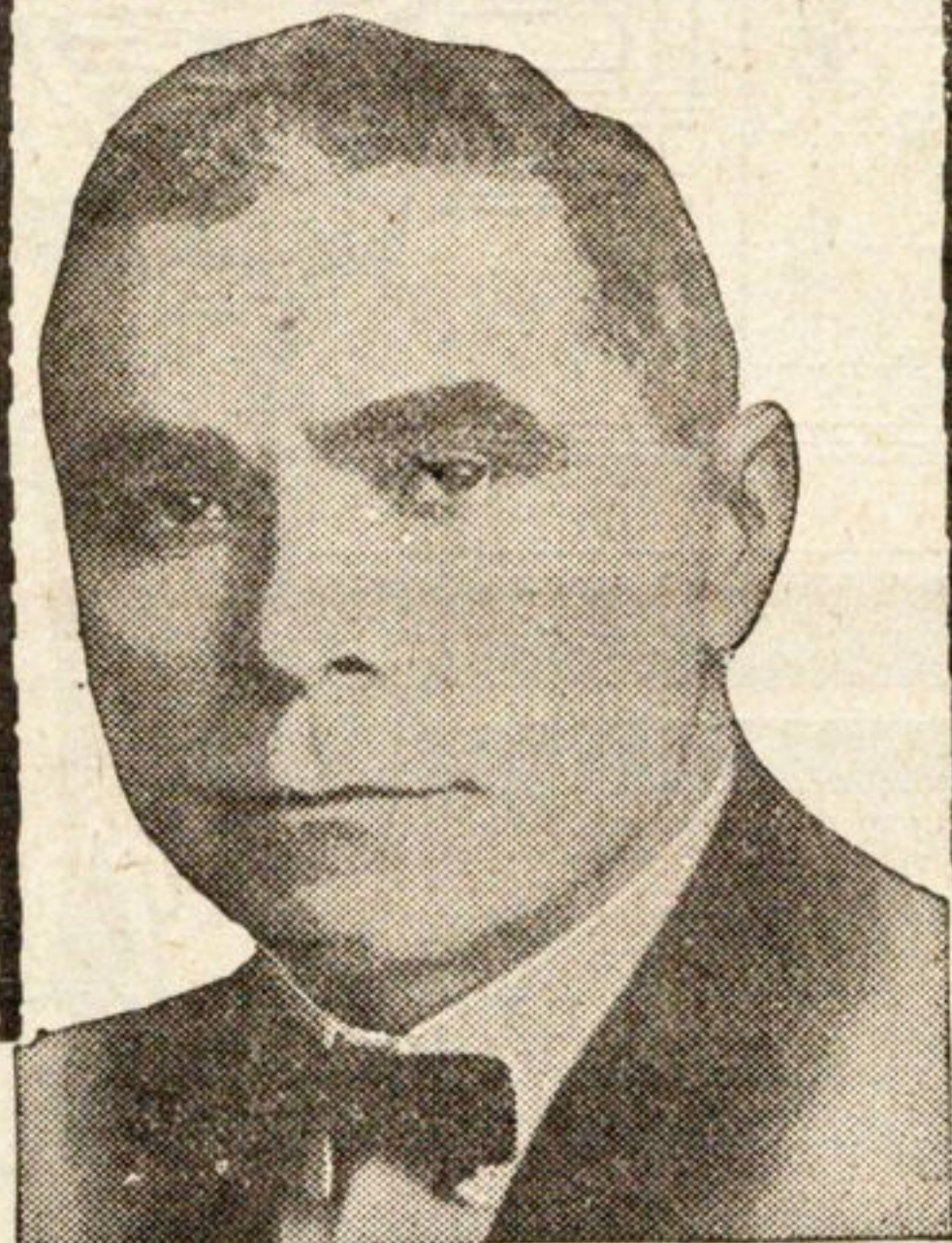
He would also decline to talk about the hours of labor, though he worked harder than any of his listeners, and did not want his working hours diminished.

Neither would he talk about wages, although he always said *Te Deum* when he had managed to pay all his servants, even if there remained nothing for himself.

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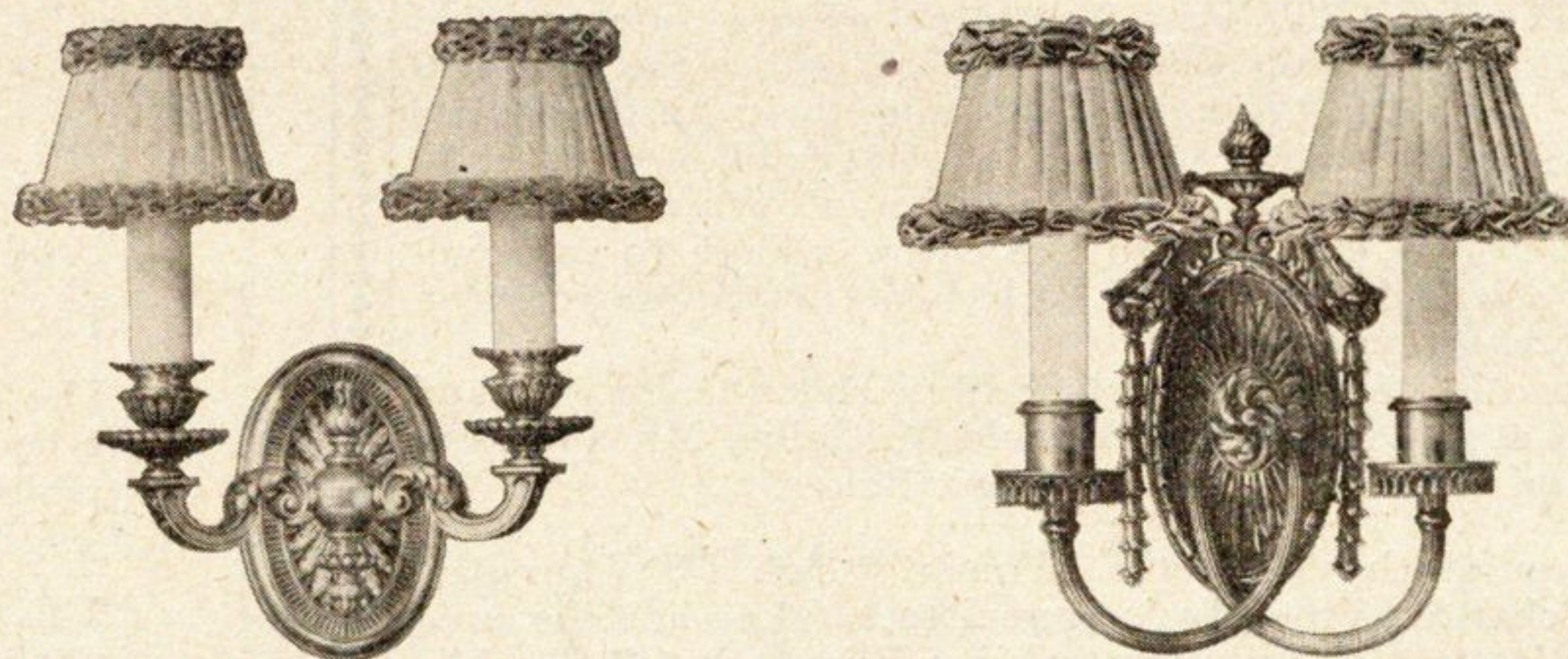
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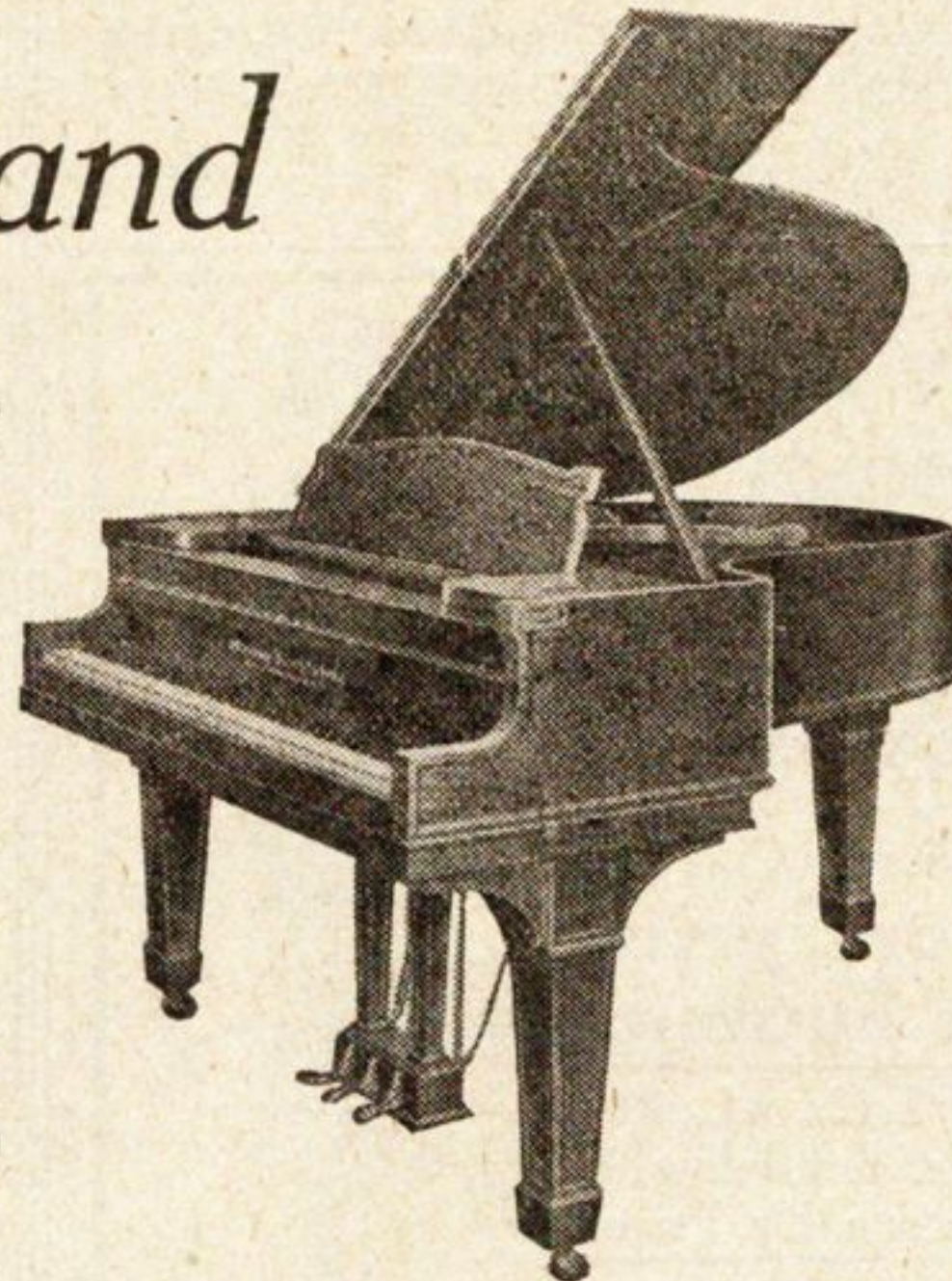
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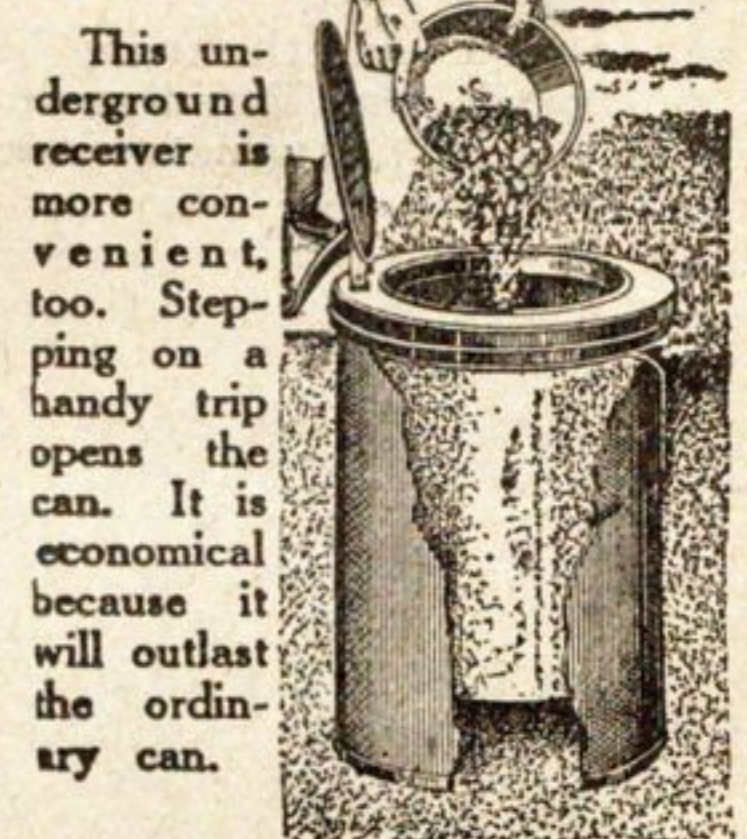
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