

THE HOME  
Savings and Loan  
Association  
OF  
MINNEAPOLIS, MINN.

SUBSCRIBED CAPITAL, \$2,600,000

240 HENNEPIN AVENUE,  
TEMPLE COURT BUILDING,  
Minneapolis, Minn.

OFFICERS.

E. C. BABB,	PRESIDENT.
JOHN P. JACOBSON,	VICE PRESIDENT.
A. G. WILCOX,	SECRETARY.
J. J. ANKENY,	TREASURER.
J. C. HAYNES,	ATTORNEY.

REFERENCES.

THE ST. PAUL AND MINNEAPOLIS MORTGAGE LOAN  
AND TRUST CO., MINNEAPOLIS, MINN.  
S. E. NEILER,  
PRESIDENT UNION NATIONAL BANK, MINNEAPOLIS, MINN.  
T. J. BUXTON, PRESIDENT CITY BANK, MINNEAPOLIS, MINN.  
HON. A. R. MCGILL, EX-GOVERNOR OF MINNESOTA,  
MINNEAPOLIS, MINN.  
CAPT. S. P. SNIDER, MEMBER OF CONGRESS, MINNEAPOLIS.

### WHAT "THE HOME" IS.

The object of this circular is to explain the plan and business methods of this Association, and to invite attention to its stock as a profitable investment.

"The Home" is a Co-operative Mortgage Bank, which loans its money on what is known as the Building and Loan plan, and for this reason earns larger profits than other Savings Banks.

The Co-operative feature is the only part of the Building and Loan plan which is vital and of real value. "The Home" preserves this, and builds on it a system which is simple and easily understood, and at the same time equitable and just to every class of shareholders. There is no mystery or guess-work about its business methods. Profits are not credited until earned, nothing is "estimated," and the books of account are as simple and exact as those of a bank.

Owners of Certificates which have been in force three months or longer, not borrowers or in arrears, may withdraw all deposits, *with all declared dividends*, less any proper charges, on thirty days' notice, the fund available in any month for withdrawing shares being limited to current receipts. Provided, that members withdrawing deposits within six months after date of certificate are not entitled to any dividend.

Members have a voice in the management of the business, and a share in all profits. The business is under the control of Directors elected by the stockholders.

"The Home" plan is flexible, and does away with all the unfair and unequal conditions of the Building and Loan business as usually conducted. Every contract is simple, straightforward and easily understood.

Large and small depositors, rich and poor, are

treated alike, each receiving his exact *pro rata* of profits earned, according to amount of deposit. Unfortunate members are not bled to enrich the fortunate. There are no conditions in the plan that are not just, fair and equitable.

Current expenses *are paid out of earnings*, and all expenses and charges are equitably distributed *pro rata*. The law of the State limits expenditures, but the actual sum used thus far is less than the legal allowance, and as capital increases the *pro rata* of expenses will decrease. The management is economical and care is taken to get good value for every dollar paid out.

### HOW TO BECOME A MEMBER.

Apply in person or by letter. Blank applications are supplied by the Secretary when requested. On receipt of application with one month's dues on running stock or price of prepaid or paid-up shares, certificates and passbooks will be delivered, and dues on running stock will be credited on passbooks as fast as paid. A membership fee of \$1.00 per share to cover incidental expenses is charged and deducted when shares are withdrawn.

Payments made *on any class of stock* begin to earn dividends on the 1st or 15th day of the month whichever next follows the date of deposit.

### SHARES OF STOCK.

Shares are \$100 each, par value, and are *issued at any time*. There are no back dues or premiums; each share runs, matures and is cancelled by itself, independent of all others, and matures as soon as payments and profits, less proper charges, amount to \$100.

*Running Stock* is paid for by monthly installments which may be paid at the office between 9 A. M. and 4 P. M. any week day.

Members not residents of Minneapolis may remit by mail direct to office, or through a local treasurer of their own choice, where several members reside in the same place. Dividends are credited on passbooks each January and July and earn profits the same as any other payment.

"Running" stock offers every inducement to thrifty people who wish to save a little money from their incomes each month. Deposits earn good dividends and yet may be withdrawn on short notice *if needed*. Shares mature in about 8 years.

TABLE SHOWING INSTALLMENTS ON  
RUNNING STOCK.

No. of Shares.	Amount of Stock.	Installments.
1	\$100	..... \$0.65 monthly.
5	500	..... 3.25 "
10	1,000	..... 6.50 "
20	2,000	..... 13.00 "
30	3,000	..... 19.50 "
40	4,000	..... 26.00 "
50	5,000	..... 32.50 "
100	10,000	..... 65.00 "

The first installment is due with application for membership and monthly dues thereafter on the same day of the month as the date of the certificate.. If installments are not paid when due a small fine may be imposed for each default but the withdrawal value of the stock is *absolutely non-forfeitable*.

*Prepaid Stock, Class "A."*—\$50 is *prepaid* on each share in lieu of monthly installments; when the semi-annual dividends, *compounded*, amount to \$50 per share the certificate matures and the owner receives \$100 on each share in cancellation. The time required to mature class "A" stock is about 7 years. *Dividends compound semi-annually*. Class A stock meets the wants of members who do not need a regular income from investments.

*Prepaid Stock, Class "B."*—\$65 is prepaid on each share; attached to certificate are *semi-annual "partial dividend coupons,"* each one of which is equal to interest *on the cost of the certificate* at the rate of six per cent per annum, which may be collected as they become due, through any bank or at the office of the Association. When, by semi-annual compounding, the dividends *in excess of*

*coupons* amount to \$35 per share, the certificate matures and the Association pays \$100 per share in cancellation of the stock. This class pays good interest in cash semi-annually and *earns a dividend in excess* which, compounded semi-annually, returns \$100 at maturity for \$65 invested.

*Paid-up Stock.*—Shares may be paid-up in full at any time on payment of \$100 per share in advance, and such shares draw full semi-annual dividends in cash each January 15th and July 15th, at which dates Bank Drafts are mailed to all stockholders not residents of Minneapolis. "Paid-up" stock brings the largest present income, the whole dividend declared being payable in cash. All stock is now earning dividends at the rate of 10 per cent per annum.

#### DIVIDENDS.

On the first of each July and January, dividends are declared, the earnings due each member are passed to his credit, and begin to earn dividends the same as any other payment. *All dividends except those paid in cash compound semi-annually.*

Being a Mutual Association, no fixed interest or dividend is guaranteed, (except the partial dividend on "Class B" stock,) but loans are now made on a basis which produces 10 per cent dividends. As the Association has several small sources of revenue, such as fines, transfer fees, withdrawals, insurance commissions, etc., which go far toward paying expenses, the dividend approaches very closely the rate of interest paid by borrowers.

#### WHO MAY BORROW.

Loans are made to members only, but any one may become a member, at any time, for the purpose of borrowing, new members and old borrowing on equal terms. *Loans are payable in part or entire at borrower's option.*

As no bidding for loans is allowed, (the premium being fixed by the Board of Directors) those who offer the best security are given precedence, the Association taking *the choice of securities.*

Money is loaned for any purpose, ample real estate security being the chief requirement.

The borrower *must be a stockholder*, and, besides his interest and premium, must pay a small monthly installment on his share of stock. *These installments and the profits* the Association makes them earn, *finally pay the debt*. A borrower must carry one share of stock for each \$100 borrowed.

The *required* amount of the monthly payment is made small, in order to give the borrower the advantage of a long time loan, but he *may pay* larger sums monthly, or at any time when convenient.

The advantages offered to the borrower are so great that the loan field is practically unlimited. Borrowers willingly pay a high rate of interest for *the privilege of paying a loan in small installments* to an Association which *profitably invests* even their smallest savings for them. Our borrowers are largely those who make loans to secure a home and virtually apply rent on the purchase price of the property.

#### **SAFETY.**

Savings and Loan Associations are for the people, and are planned in every way, under the laws for the safe and profitable investment of savings.

The first mortgage securities taken by "The Home" are not only good when taken, but they *become better every month* by the payment of installments on stock held as additional collateral. They are as safe as good real estate, *the basis of all security*, can make them.

All securities are required by law to be deposited with the State Auditor or with a legally incorporated Trust Company, approved by the Public Examiner whose duty it is to see that all securities are so deposited.

Loans are made mainly on property in Minneapolis, St. Paul and flourishing towns in the immediate vicinity; where property is steadily increasing in value.

The security is double the loan in the beginning, but amount of loan is practically decreased each month by the payments of the borrower on his stock. *Value of property increasing and amount of debt decreasing are two important elements of safety.*

No bidding is allowed, premiums being fixed by Directors annually, according to the demand for

money. Loans are made to applicants whose security is satisfactory in the order of their applications. On this plan the Association has choice of securities, all borrowers pay the same interest, and no speculating on their necessities is possible.

The law directs the Public Examiner to assume and exercise over every Savings and Loan Association incorporated under the laws of the state, its business, officers, directors and employes, all the power and authority conferred upon him over banks and other moneyed corporations.

All officers who handle money are required to file with the Public Examiner bonds satisfactory to him.

Report must be made annually to the Public Examiner, who is required to make an examination of the books and accounts at least once a year, and the state officials have power to suspend any Association doing an unsafe business.

The By-laws must be approved by the Public Examiner before they go into effect.

The "Home" plan is the simplest and safest that has ever been carried into practical operation.

#### **TO INVESTORS.**

We especially invite correspondence from persons seeking a profitable investment for money. We believe we can offer larger profits than can be realized with absolute safety in any other way. Every investor has his *pro rata* interest in all mortgages held by the Association, and does not depend on any single mortgage.

An investor who needs his money can get it on reasonable notice, without sacrifice, through the Association.

Paid-up and prepaid stock are especially worthy of the attention of those having considerable sums to invest.

To the mechanic, laborer and person of small income desirous of putting aside certain sums from month to month, where it will give him the largest return consistent with safety, this Association offers unequalled inducements.

The agreement to pay monthly dues enforces economy, and the fact that his savings are earning

good interest is a powerful incentive to accumulate every dollar possible.

A workingman earns a dollar and a half a day. If by saving he accumulates capital which earns another dollar and a half a day, he has doubled his wages and has the income of two workingmen. Money at interest is a good "silent partner."

Money invested in "Home" stock compounds interest semi-annually to maturity of shares.

An investing member may reduce the number of shares of "running" stock at any time should he find that he can no longer put aside the amount required to be paid monthly.

Home stock is safer than bank stock, pays better and is free from liability.

The Home confines its business exclusively to loaning of funds. It does not deal in real estate or engage in speculation of any kind.

Mortgages on property in such cities as Minneapolis and St. Paul, being far more profitable investments than can be found East, "The Home" stock affords the non-resident investors of small means an opportunity to realize fair rates for their money which has heretofore been enjoyed only by capitalists.

Only a very few agents of high character are employed. All agents authorized to collect money are under ample bonds, and are provided with written authority to act, signed by the Secretary, under the seal of the Association.

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All securities owned by The Home Savings and Loan Association are deposited with the St. Paul and Minneapolis Mortgage Loan and Trust Co., Minneapolis, Minn., as provided by law, and cannot be withdrawn until payment has been made and satisfaction recorded.