

equivalent to 10 per cent., and in various instances the drop is a good deal heavier. It can be understood how many companies having money employed in the River Plate republics must have suffered recently; but neither in Australasia nor in North America has there been the same rude shock to credit or depreciation of currency, yet the fall which has occurred has admitted, we believe, of almost no exception. We have referred to the increase in competition, and that has checked profits in all quarters, and had the affect of lowering market values more in respect to the newer and less known companies than in the instances above recorded. But that is not the only reasons for the fall. Many of the newer mortgage companies were originated during land speculations recently prominent in Australia, in North and South America, and in South Africa as well. But the past year has witnessed a considerable shrinkage in the value of land, and it is during such shrinkage that the stability of these land mortgage undertakings is most severely tried.

"There is always a fear in periods of land depreciation that the mortgagees may become saddled with the land itself as the original borrower makes default. If the mortgagee has been careful to secure sufficient cover, he is even then not in a bad position, though it may be a troublesome one. But in the race after high interest adequate cover is not seldom neglected, and then losses occur. Moreover, if only high-class loans are made it has been evident for some considerable time past that to secure or to retain them reduced interest must be conceded. In Australia at the present time 6 per cent. and even less is current on high-class properties, and with money higher in value here the profit margin is considerably curtailed. Nor do we think it likely that the rates once lowered in the Colonies or in America are likely again to be raised to anything approaching their old level."

#### NEW LIFE BUSINESS BY ENGLISH COMPANIES.

In a tabulation of new life assurance reported in the year 1890, made by the *Finance Chronicle and Insurance Circular* of London, England, we find given the total business of seventy-four companies doing life business. The aggregate (of 69 companies) is 107,062 policies, covering £35,049,977, the premiums on which amounted, in the case of 68 companies, to £1,414,508. And the amount of annuity considerations afforded by 45 companies issuing them was £1,268,096.

Near the top of the list we find the Standard; indeed, in extent of business, there are only two of the companies which exceed it in volume of business done. The Prudential is the big company over there, and the Gresham next to it. The companies which do life business in Canada took life risks in 1890 as under:

Name.	No. Pol.	Sum Assured.	New Prem.
Standard.....	2,671	£1,379,002	£54,115
North Brit. and Mercantile ....	1,217	1,113,054	41,384
Star .....	3,062	863,415	31,883

London & Lancashire .....	1,647	626,325	24,545
Royal .....	.....	614,714	22,814
British Empire ..	1,235	446,000	.....
Commercial Union	577	431,916	16,489
Liverpool & Lon. & Globe .....	832	413,132	14,531
Reliance .....	.....	288,913	9,457
Quesen .....	700	224,490	8,374

Of the annuity business, the largest share was done by the North British and Mercantile and the Liverpool & London & Globe, the Standard coming third, with £88,452 where the others had £241,000 and £105,000 respectively.

#### NEW ENGLAND INSURANCE EXCHANGE.

The annual meeting of the insurance tariff association—one of the most influential of its kind in the United States—was held on the 3rd inst. in the city of Boston. The meeting was very largely attended by representative men from all places under the jurisdiction of the Exchange. The annual report, read by the chairman of the executive committee, Mr. J. H. Burger, showed the financial standing of the exchanges to be in a healthy condition. The active membership is now 120, eight new members having been admitted during the past year. There are besides twelve honorary members. There are a dozen standing committees, to each of which is referred its fair and appropriate share of the work, and no less than 117 local committees, so that the whole field of the operation of the Insurance Exchange is systematically worked up. According to the report the utmost harmony prevails among its members, and that disciplinary measures were seldom necessary during the past year.

Among the important results of the deliberations of this body we find that during the past year new tariff for electric light stations was issued; also that the tariff on boot and shoe factories, cotton and woollen mills, and paper, pulp, and leather-board mills was revised. In the State of Maine nine local tariffs were revised, in Massachusetts eleven, in Connecticut three, and in Vermont two.

The irrepressible question of commission to agents was discussed, in which the consensus of opinion was that the present rate of commission was excessive, and that some steps should be taken to remedy this growing evil. A recommendation was made that "Excessive agents' commission should be regulated by a committee appointed by the executive," with instructions to confer with the managers of companies with the view of obtaining their views on the subject.

The marked success of the insurance exchange is attributed to the good faith in business practices observed by the members composing it, and approval of these practices is re-affirmed, and the continuance of them is strongly recommended without alloy during the current year.

The treasurer's report was read, and considered satisfactory. Mr. Colby, the retiring president, delivered his valedictory, which was declared to be "full of bright points and epigrammatic good humor." Mr. Colby recommended that the Library Association—a sister institution—be brought into more intimate relation with the Ex-

change and that the contributions to the association be put in charge of an exchange committee.

The balloting for officers resulted as follows: For president, Mr. A. C. Adams, the general agent of the Liverpool & London & Globe. Mr. Adams declined to be a candidate, still he was elected. After thanking the members, in feeling terms, for the honor of electing him to be president of the New England Insurance Exchange, he felt compelled to tender his resignation. After discussing the matter for some time, the meeting "declined emphatically to accept Mr. Adams' resignation." For vice-president, Moses R. Emerson, general agent Home Insurance Co.; 2nd vice-president, W. G. Fitch, special agent Northern; 3rd vice-president, O. B. Chadwick, special agent Insurance Co. of North America. Executive Committee, chairman, E. C. Brush, special agent National (Conn.); F. B. Carpenter, special agent Western (Canada); J. W. Grover, special agent Continental; A. S. Barrington, special agent Merchant, Rhode Island.

#### DOMINION BUILDING AND LOAN ASSOCIATION.

It is provided by a Dominion Statute passed in 1880, that, with reference to any loans secured by mortgage on real estate, made after the 1st July in that year, that no interest can be recovered on such loans unless the mortgage contains a statement showing the amount of principal and interest chargeable, calculated yearly or half yearly, not in advance. But whenever the rate of interest shown in this statement is less than the rate provided for by any other provision in the mortgage, the lesser rate of the statement shall govern. No fine is allowed to be exacted on payments in arrear which shall increase the interest rate, and any such overcharge may be recovered. This statute may prove a stumbling block to the company named above. The provisions of the Act (Chap. 127 R.S.C.) are cited in full below:

3. Whenever any principal money or interest secured by mortgage of real estate is, by the same, made payable on the sinking fund plan, or on any plan under which the payments of principal money and interest are blended, or on any plan which involves an allowance of interest on stipulated repayments, no interest whatever shall be chargeable, payable or recoverable, on any part of the principal money advanced, unless the mortgage contains a statement showing the amount of such principal money and the rate of interest chargeable thereon, calculated yearly or half-yearly, not in advance. 43 V., c. 42, s. 1.

4. Whenever the rate of interest shown in such statement is less than the rate of interest which would be chargeable by virtue of any other provision, calculation or stipulation in the mortgage, no greater rate of interest shall be chargeable, payable or recoverable, on the principal money advanced, than the rate shown in such statement. 43 V., c. 42, s. 2.

5. No fine or penalty or rate of interest shall be stipulated for, taken, reserved or exacted on any arrear of principal or interest secured by mortgage of real estate, which has the effect of increasing the charge on any such arrear beyond the rate of interest payable on principal money not in arrear; but nothing in this section contained shall have the effect of prohibiting a contract for the payment of interest on arrears of interest or principal at any rate not greater than the rate payable on principal money not in arrear. 43 V., c. 42, s. 3.

6. If any sum is paid on account of any