
WESTMOUNT :: THE CITY BEAUTIFUL

This careful service eliminates much of what would otherwise be inevitable worry and dissatisfaction. We always insist on the best of references from tenants, and carefully investigate these as a preliminary condition. Leases are prepared with the utmost consideration for fairness to both landlord and tenant. Our charge for securing tenant, investigating references, necessary advertising, and preparing lease is $2\frac{1}{2}$ per cent on the first year's rental, and 1 per cent on the balance of the lease, with a minimum charge of \$15.00.

2.—*Furnished Houses.*—Of all forms of renting perhaps there is none which requires such careful and responsible treatment and such systematized handling as the renting of furnished houses or apartments. A long and very varied experience in this class of work has taught us how best to ensure satisfactory renting. We always make a complete inventory of all the furniture and furnishings in the rented property and have this signed in conjunction with the lease. A clause in the lease provides for their surrender at expiration in like condition as when taken over, with reasonable allowance for wear and tear. In order to establish their general condition in case of dispute afterwards, a careful examination of each article is made by our expert before the tenant moves in. Our charge for renting furnished houses is 5 per cent on the first year's rental, and 1 per cent on the balance of the lease, with a minimum charge of \$25.00.

Loans

MORTGAGES on residential real estate offer one of the safest and most remunerative forms of investment, and no real estate is more attractive than that of the model city of Westmount, the home of the most prosperous community for its size in Canada. We are continually receiving applications for first mortgage loans on property in Westmount and in the neighboring residential suburb of Notre Dame de Grace, and while we have large trust funds to invest, we still are in a position to obtain advantageous investments for clients with money to loan.