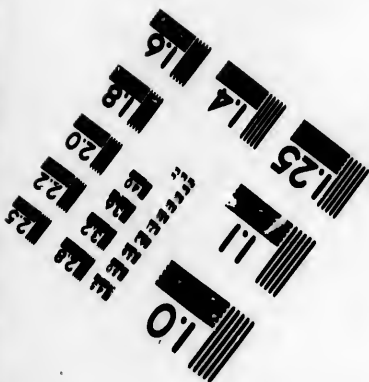


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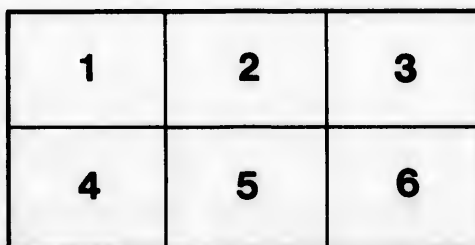
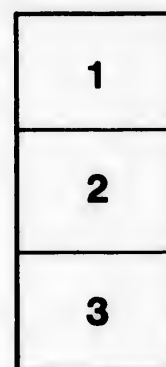
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# Canadian Mutual Loan and Investment Co.

(INCORPORATED.)

HEAD OFFICE: 51 YONGE ST., TORONTO.



**AUTHORIZED CAPITAL, - \$50,000,000.**

## Officers and Directors :

C. H. A. WILLIAMS,	<i>President.</i>
JAMES H. MITCHELL,	<i>Secretary.</i>
A. J. JACKSON,	<i>General Manager.</i>

## Board of Trustees :

J. J. WITHROW, Esq.,	<i>Chairman.</i>
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*President Toronto Industrial Exhibition Ass'n.*

WM. BADENACH, Esq.

HON. JOSEPH E. MACDOUGALL.

## Auditors :

WM. & E. A. BADENACH.

## Solicitors :

MACDONELL & SCOTT.



C. H.  
JAM  
A. J.

JNC

TE

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JAMES H. MITCHELL,	-	-	<i>Secretary.</i>
A. J. JACKSON,	-	-	<i>General Manager.</i>

## Board of Trustees:

JNO. J. WITHROW, Esq.,	-	<i>Chairman.</i>
<i>President Toronto Industrial Exhibition Ass'n.</i>		

WM. BADENACH, Esq.

HON. JOSEPH E. MACDOUGALL.

## Auditors:

WM. & E. A. BADENACH.

## Solicitors:

MACDONELL & SCOTT.

## Depository:

STANDARD BANK OF CANADA.

Depository of Loan Fund and Securities:  
THE TRUSTS CORPORATION OF ONTARIO.

# CANADIAN MUTUAL LOAN AND INVESTMENT COMPANY.

## INTRODUCTION.

Before presenting the claims of the CANADIAN MUTUAL LOAN AND INVESTMENT COMPANY to the public, we desire to call attention to this popular method of accumulating a fund or paying for a home by regular and stated deposits.

These companies had their origin in 1782 on the eastern continent, and have for the past century been in successful operation in Germany, France, Italy and Great Britain. To-day there are in England not less than 2,400 Building and Loan Associations with a total membership of over 550,000, aggregating over \$275,000,000 of assets. The total receipts of the Birkbeck, which was started in 1851, have reached the enormous sum of \$545,000,000 up to December 31st, 1888. Their advantages were soon recognized and they rapidly became popular. Philadelphia, Pennsylvania, over fifty-eight years ago organized the first association in America, where over 100,000 homes have been built through the efforts of Building and Loan Associations of that city. The State of Pennsylvania has over 900 associations. And in Indiana, Ohio, Illinois, Minnesota, New Jersey, Western New York, and in other states, West and South, they have been universally successful.

The first company in Canada was organized in 1852. For several years the business was conducted upon what is known as the "terminating plan," and progress was necessarily slow. During the past ten years improvements in the methods



of operation have been made from time to time, until to-day the Canadian companies have a national reputation.

There are at present from six to seven thousand savings and loan associations in the United States, all in successful operation, and possessing the confidence of the community, and it is estimated that there are from two to three hundred different companies in Canada.

### **All Have Stood the Test of Time.**

No financial upheaval ever disturbs their progress and solidity, when strictly co-operative.

They are not charitable organizations; yet in practice they are brotherhoods. While the contracts are exacting, they are at the same time equitable. It is a partnership in which ALL are equal, and every individual right is respected. They are not inimical to savings banks, and they are helpful to every community wherever they obtain a foothold. They do for the investor and the borrower what no other banking system or individual can do. Under this system, with a monthly saving, placed in a common fund, the poor and the rich alike will reap abundant rewards on the maturity of the shares.

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## **Canadian Mutual Loan and Investment Company.**

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### **OBJECTS & PLAN OF OPERATION**

The objects of this Company are:

**FIRST.** To assist each member to accumulate a fund from his earnings, by requiring him to make small monthly deposits. By loaning these accumulations, secured by first mortgages on real estate, with installments of principal and interest, payable monthly, the Company is enabled to return to the member at a stated period, the amount of his deposits with a much larger rate of interest than he can obtain from any other safe investment.

**SECOND.** To assist such of its members as desire to buy a home or pay off an encumbrance, by loaning them money and permitting them to return it in small monthly installments, at a rate of interest which will be found lower than the legal rate. There are therefore two classes of shareholders: *Investors and Borrowers.*

Let us first call the attention of the reader to the

### **INVESTING FEATURES.**

It is much easier for every man to save when there is more or less compulsion attached to it than when he is governed solely by the impulse of the moment. He realizes the necessity of laying by a portion of his income—while he has one—to provide for future contingencies, and perhaps acts upon this resolution by placing a small sum in a savings bank. But the sum is never increased, and sooner or later is drawn out and used to satisfy some trifling desire, and the object of the resolution is lost. This object is only accomplished through the aid of a Mutual Loan and Investment Company, which requires of the member a stated deposit at regular intervals. The amount may vary according to the income of the member, but no matter how small, it is laid by each month until it assumes proportions astonishing to the member, and he is at a loss to know how it was accumulated. Nevertheless he has a starter and is loud with praises of the system that has enabled him to obtain it. The habit of laying aside a small sum each month has become so fixed upon him that the pleasure of the saving succeeds the reluctance with which the first deposits were made.

THE cost of a share is \$1 membership fee, and 60 cents monthly dues.

Maturity value of a share is \$100, and estimated limit of maturity is 7 years.

Monthly payments of \$3 will yield \$500 on maturity of shares.

A saving of 20 cents a day invested here will insure \$1,000 in 7 years.

No member can hold more than 200 shares.

This is the best system ever devised for enforced savings.

There is no safe investment more profitable.

It combines absolute security with the greatest profits.

With the best security it is more profitable than Government Bonds.

No assessments can be made on either shares or shareholders.

Women as well as children can become members.

Our system is based on the highest principles of equity and fairness.

Saving money, like saving time, must be done systematically to be effective.

There need be no forfeitures, as withdrawals are permitted after one year, on 30 days notice.

The mortgages from borrowers are to the Company and are not negotiable.

This Company does not deal in real estate, or engage in any speculation.

The business of the Company is conducted by business men on business principles.

### Illustration Showing Profits to Shareholders as Investors.

Number of Shares.	Membership Fee.	Daily S'vings Pay'ble M'n'hly	Total Cost in 7 Years.	PROFIT.	Cash Value at M'turity
1	\$ 1.00	\$ .02	\$ 51.40	\$ 48.60	\$ 100.00
2	2.00	.04	102.80	97.20	201.00
3	3.00	.06	154.20	145.80	300.00
4	4.00	.08	205.60	194.40	400.00
5	5.00	.10	257.00	243.00	500.00
10	10.00	.20	514.00	486.00	1000.00
15	15.00	.30	771.00	729.00	1500.00
20	20.00	.40	1028.00	972.00	2000.00
25	25.00	.50	1285.00	1215.00	2500.00
50	50.00	1.00	2570.00	2430.00	5000.00
100	100.00	2.00	5140.00	4860.00	10000.00
200	200.00	4.00	10280.00	9720.00	20000.00

To obtain a practical idea of the working of the Company let us make an application for ten shares. We will find the Agent or Local Board of the Company, make our wants known and be furnished with an application, which we will fill out and hand the Agent, with the membership fee of \$1 per share. This will be forwarded to the Head Office, where it will be acted upon and a

certificate of ten shares, or \$1,000 returned to us. This certificate constitutes the applicant a member of the Company and requires him to deposit with the Company \$6, on or before the first Tuesday of each month. If these payments are promptly made the Company agrees to pay the holder the sum of \$1,000.

Let us assume that we have laid by the sum of \$6 each month for seven years and made our payments regularly to the Company and received the amount of our certificate. What profit have we derived? We have paid in

Monthly installments, 84 months.....	\$ 504.00
Membership fee, 10 shares.....	10.00
<b>Total amount paid the Company .....</b>	<b>\$ 514.00</b>
<b>Profit upon our deposit.....</b>	<b>486.00</b>

Received from Company.....\$1,000.00

We deposited \$6 per month, the last \$6 being in the Company but one month, making the average time of investment three and one half years for \$514, realizing a profit of \$486 for the three and a half years, or at the rate of 22 and a fraction per cent. per annum. This is a larger rate of interest than can be realized from any other reliable investment. While we have been saving \$6 per month, and scarcely missed it from our income, it has earned us the handsome sum of \$486.

Many times members wish to pay their dues in advance. To such members the Company offers a special rate or

### Discount

of 5 per cent. per annum on all advance payments of monthly installments for 6 months or more for the average time of such advance.

### \$50 Prepaid Stock.

#### INTEREST BEARING 6 PER CENT.

Prepaid Stock of the par value of \$100 will be sold at \$50 per share. To members investing in this way a dividend of 6 per cent. per annum will be paid on the price paid for the stock until maturity. \$500 cash pays for \$1,000 of our Prepaid Interest Bearing Stock. This gives you \$80 annually until the maturity of your stock, or \$240 besides doubling your money in about 8 years.

This stock is liable for no further dues or assessments, and is payable at maturity, and in the same manner as Installment Stock.

This stock may be withdrawn at any time after two years on 80 days notice, together with one-half of the accrued earnings, or may be transferred or sold at any time.

Membership Fee on all stock one dollar a share, which must accompany the application.

### **\$40 Prepaid Stock.**

To persons desirous of making all their payments at once the Company will issue special certificates of Prepaid Stock of the par value of \$100. Said Prepaid Stock shall be sold for \$40 per share in advance, and shall be liable for no further dues or assessments, and shall be payable at maturity of and in the same manner as ordinary Installment Shares of the same date. This stock may be withdrawn at any time after two years on 80 days notice.

The holder on withdrawal of this stock shall receive the amount paid for the stock together with one-half of the accrued earnings of said stock.

Membership Fee on all stock one dollar a share, which must accompany the application.

## **REASONS WHY**

### **The Canadian Mutual Loan and Investment Company is Safer than a Bank.**

THE officers of the Company are each and all responsible and capable business men, who conduct the affairs of the Company on business principles, and give it their personal attention.

Each and all of the Officers handling the money of the Company are Bonded, and every possible safeguard is thrown around the money to secure shareholders.

The money paid into the Company is daily deposited with our Depository, the Standard Bank of Canada.

The money belonging to the Loan Fund is withdrawn monthly by the Treasurer from the Depository.

tory, and deposited with the Trusts Corporation of Ontario, as Trustee of the Loan Fund, and is only drawn from the Trustee on a check signed by the Secretary, General Manager, and two of the Board of Trustees, after resolution of the Board, and for the sole purpose of making loans and redeeming shares.

There are no preferred shareholders in this Company, as all members stand on the same plane.

Every member is secured by First Mortgages on approved real estate, given by the borrowers, which are taken in the name of the Company and are not negotiable.

The money that is drawn from the Loan Fund is invested in First Mortgages on approved real estate at a carefully appraised valuation, not to exceed 75 per cent. of its cash value; or loaned to members on their unpledged Certificates of Shares, to exceed 90 per cent. of their withdrawal value. These loans are made as rapidly as the Loan Fund supplies the means.

The question is frequently asked, why this Company will not be able to mature its shares in five or six years as promised by some other Building and Loan Associations? The reason is obvious. This Company has no protective or death installments whereby they can make any number of assessments necessary to mature the shares at a stated time. Neither shares nor shareholders are assessable. If shareholders were assessable, the same forced system could be adopted in making assessments upon them, and maturing the shares in six, five, three, or even two years.

The shares are matured by the punctual payment of the monthly dues, and the careful and constant investment of the Loan Fund of the Company. The investment and re-investment of interest and fines as soon as received, enables the Company to compound the interest twelve times annually.

By careful calculation the shares of the Company can be matured within seven years.

The plan adopted by the CANADIAN MUTUAL LOAN AND INVESTMENT COMPANY is not only absolutely safe, but very plain and simple, showing the exact amount which every member will be required to pay in monthly installments during the specified time of maturity.

## BORROWING FEATURE.

Each member of the Company is entitled to a loan of \$100 for each share held by him, secured by a first mortgage upon real estate. The terms of the mortgage require the borrowing member to pay to the Company monthly, in addition to the monthly installments, 50 cents interest and 40 cents premium for each \$100 borrowed until maturity of shares. These monthly installments are loaned as fast as received, consequently the interest and premium are compounded twelve times a year. The borrowing member is also given the benefit of this rapid compounding, and notwithstanding the fact that his interest and premium amount to  $10 \frac{4}{5}$  per cent. the average cost of his loan is but  $8 \frac{4}{5}$  per cent. The amount paid to the Company on a loan of ten shares or \$1,000, is as follows:

Monthly installment at \$6 per month for seven years.....	\$ 504.00
Interest at \$5 per month for seven years.....	420.00
Premium at \$4 per month for seven years.....	348.00
Membership fee at \$1 per share.....	10.00
<b>Total paid Company.....</b>	<b>\$1270.00</b>
<b>Amount received from the Company.....</b>	<b>1000.00</b>

Cost of loan for seven years.....(7) \$ 270.00

Cost of loan of \$1,000 for one year..... \$ 84.87  
Or at the rate of  $8 \frac{4}{5}$  per cent. per annum.

What an advantage this system offers over the ordinary method of borrowing at 6 per cent., payable semi-annually!

There is no worry and fret about getting interest money together every six months, \$50, \$100 or \$150. Your interest is paid to date with every monthly payment, and your principal debt is being gradually reduced. The ordinary borrower at 6 per cent. is always paying interest and never reduces his principal debt. In many instances the aggregate amount of interest paid will more than equal the principal. Where a borrower or depositor fails to make his monthly payments a fine of ten cents per share for each month is imposed by the Constitution. This has a tendency to make the members prompt with their payments, and the Company can make its arrangements accordingly.



This Company charges fixed interest and does not auction its money.

Payments of interest limited to *seven years*.

A borrower has the advantage of paying off his debt in monthly installments.

No commission charged borrowers for a loan,—only actual expenses.

The satisfaction of lessening the debt each month stimulates economy.

This system enables homeless members to provide homes for their families.

A loan of \$500 can be repaid in 7 years by payment of \$7.50 monthly.

A loan of \$1,000 can be repaid in 7 years by payment of \$15.00 monthly.

Loans may be repaid after two years on 30 days notice to the Secretary.

A National Company can always place its loans without loss of time.

All members are on the same equality, and the interest is uniform.

### **Only Members can Become Borrowers.**

With the advantages to an investor it is never oppressive to the borrower. It helps him to a home, if a borrower, and yields him a handsome competency as an investing shareholder.

No assessments can be made by the Company on either the shares or the shareholders.

There are no preferred shareholders, and every member has an equal voice in the management.

The Company assists its members to build or purchase homes.

The profits are apportioned equally among all the shareholders, and, unlike most local associations, who put up all moneys for loan to the highest bidder, the Canadian has a fixed interest. By that means the borrower and investor can count to a certainty what the loan and investment will cost. And a near approximation can be made as to the maximum time when the loan and investment will mature.

### **Transfers and Withdrawals.**

Any shareholder may assign his certificate of



shares upon application to the Secretary and the payment of a transfer fee of one dollar.

**Ordinary Stock.**—At any time after one year from the date of the shareholder's certificate, he may surrender the same to the Company for cancellation, and receive the amount of the monthly installments actually paid into the loan fund, together with one-half of the profits credited to his shares.

Prepaid stock may be withdrawn at any time after two years from date of certificate, together with one-half of the accrued earnings credited to said shares.

The investment is one of the safest that can be made—safer than any bank deposit and much more profitable. Any person who will take the trouble to investigate can satisfy himself beyond a question.

These companies were never known to fail; failure is as near an impossibility as anything can be, owing, not only to the safeguards the laws throw around them, but from their method of doing business. The money as fast as received is loaned only upon First Mortgage real estate, the foundation of all security. No large amount remains for any length of time in the hands of any officer. No money can be used in speculation in stocks or any other securities, a practice that usually results in the failure of our banks. All moneys received by the Company must be loaned on real estate security. All officers entrusted with money are required to furnish bonds to secure the Company for any sum that may pass through their hands.

### **Local Boards.**

The travelling representatives of the Company are authorized to form in each city or town a Branch or Local Board, consisting of five or more persons, from whom is chosen a President, Vice-President, Secretary-Treasurer, Solicitor and a Valuator, each of whom shall serve until his successor is elected or appointed.

The President and Vice President shall perform the duties usually devolving upon such officers. The Secretary-Treasurer shall receipt the members' pass books, and shall keep an accurate ac-

count of the monthly payments of each member. He shall enter each payment in the roll book, and make a report of the same to the Head Office on or before the first Thursday following each regular meeting, on blanks furnished for that purpose. The Solicitor shall attend to the preparation of all papers for securing loans under the direction of the Solicitors at the Head Office, and shall examine and certify to the title of all real estate mortgaged to the Company by any member of his Branch. The Valuers shall appraise all property offered as security for loans in his district, said valuers may be three members of the Board or a regular authorized valuator. In case of a vacancy in any office, the same may be filled by the members of the Local Board by ballot. Every officer and member of the Local Board shall be a shareholder in the Company, holding not less than five shares. The jurisdiction of each Local Board extends to the city or town in which it is organized.

To the Local Board a charter is issued authorizing it to transact the business of the Company in its locality. This Board receive all applications for shares; the regular payments on the shares are collected from the members by the Secretary-Treasurer and by him forwarded to the Head Office of the Company. Applications for loans are received by the Local Board, and after being passed upon by it are reported to the General Office of the Company for adoption or rejection. If accepted they are reported back to the Local Board for completion.

All the business of the locality is transacted by the Local Board in nearly the same manner as would prevail in a local organization. The monthly accumulation of a single Local Board is, perhaps, small, but the aggregate of a large number of these Boards furnishes a fund that will supply rapidly the demands of the borrowing member. A single branch would require months to accumulate sufficient to make a moderate-sized loan, but through the direction of the Head Office the accumulation of all the branches is utilized for this purpose, and the business moves on without delay. If there is not sufficient funds in any

locality to supply the demand of the borrowers, the deficiency is supplied by the Head Office.

The main source of profit in Loan and Investment Companies is the rapid compounding of the interest. It is the policy of these companies to loan all the money as fast as received; consequently where the payments are made monthly the interest and premium are compounded twelve times annually, and the larger the sum compounded the greater the profit is to the company.

Hence it is that a company doing business on this plan, having a larger fund invested, can obtain better results than a company confined to a small field.

This Company is organized upon a purely mutual plan whereby the members reap all the benefits of this great system of co-operation; to set the public mind to work upon the subject; to teach its members how to accumulate a fund for future use; how to buy a home or pay an incumbrance with small monthly savings.

No similar institution in the country is organized on a more substantial and conservative basis. Unlike many companies of the same class, it does not *promise results that are beyond the range of possibilities*, but aims to treat all members with fairness and equity.

Experience has shown that it is only necessary to secure an intelligent investigation of this system of teaching economy, thrift and the accumulation of wealth, to increase the number of Loan and Investment Company shareholders. The benefits derived by the individual, the family, the town and the country are innumerable, and by honest and careful investigation can be easily appreciated.

This system of co-operative saving is to-day commanding general respect and appreciation throughout the country, and it only remains for the people to choose from the many plans of operation the one that will best conserve their individual interests.

## PRACTICAL BENEFITS TO BE DERIVED

BY HOLDING

### SHARES IN THIS COMPANY.

#### TO PAY A MORTGAGE.

I have a house and lot upon which there is a mortgage of \$600, for which I have been paying interest at the rate of 6 per cent. per annum for ten years. I have resolved to pay at least a part of the principal many times, but could always find some other use for the money, and so have neglected it. The interest I have paid amounts to more than half the principal sum. I will join the Canadian Mutual Loan and Investment Co., take six shares and pay off the mortgage. My mortgage to the Company will require a payment of \$9.00 each month for a period of seven years, when my accounts will stand as follows:

Paid in monthly installments, 84 months.....	\$ 302.40
Interest.....	252.00
Premium .....	201.60
Membership fee.....	6.00

Total paid to Company.....	\$ 762.00
Amount received from Company.....	600.00

Cost of loan for seven years.....(7) \$ 162.00

Cost of loan for one year.....\$ 23.14  
Or at the rate of  $3\frac{4}{5}$  per cent.

#### To Buy a Home.

I am paying \$20 a month for the house I occupy; have paid this sum regularly to my landlord every month for ten years. I figure up and find that I have paid my landlord \$2,400. This is all the place is worth. I can buy it for that amount. What can I do with this Company? I can make an agreement whereby I can continue to occupy the place, and by adding a trifle more to my monthly payments in seven years own the place myself, and instead of putting the money in my landlord's pocket I will put it in a home which I will own. I have in bank \$1,000. I will borrow from the Company fourteen shares, upon which I will

pay \$21.00 per month, \$1.00 more than I now pay for rent. I will take my \$1,000 and the \$1,400 I obtain from the Company, pay it to my landlord, get my deed, give the Company a mortgage to secure the monthly payments, and in seven years I will own the place free from incumbrance.

If I had not had \$1,000 to pay upon the place what could I have done? Perhaps by paying my landlord the \$1,400 I obtain from the Company he would take a second mortgage for \$1,000, I could pay him interest upon this until I had reduced the Company's mortgage sufficient to obtain enough more to pay him off—or in case this would not be satisfactory to him, I would take shares and deposit with the Company until I had accumulated \$1,000.

### To Build a House.

I have a lot worth \$1,000 and want to build myself a house worth \$2,000. I will make a contract with my builder and agree to pay him a certain percentage when the house is under roof, and the balance when it is completed. When the house is enclosed I will apply to the Company for an advancement sufficient to pay my contractor his first installment, and when the building is finished will obtain the balance.

These examples are given to show the readers how to practically apply the advantages offered by this Company.

### As a Sinking Fund.

The Company may be utilized as a Sinking Fund by persons owing debts. Real estate owners having their property encumbered by Mortgages or otherwise, can provide for the payment of those obligations by holding shares of the Company whose maturity value will equal the debt.

For instance, a man having a Mortgage on his property of \$1,000 bearing a low rate of interest and running for several years, the Mortgagor can provide for its liquidation by taking ten shares of the Company. These will cost him \$514, as follows :

Membership Fee on ten shares.....	\$ 10
Monthly dues, \$6 for eighty-four months.....	504
Total payment .....	\$ 514

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These ten shares, on maturity, will realize the \$1,000, with which the Mortgage can be released, and on the payment of only \$514, and these payments to be made in monthly installments of \$6 each.

Again, a person wishes to borrow \$2,000 on Mortgage. He finds that he can obtain the money from a Bank or an individual, at a low rate of interest. By taking twenty shares in the Company he will make provision for taking up the Mortgage, by establishing a sinking fund, and with the monthly payment to the Company of \$12, at the end of seven years his twenty shares will amount to the requisite \$2,000, with which he can pay off the Mortgage.

The great difficulty with most people is the *means* or *opportunity* of forming a sinking fund. The Company is the means at hand, where small payments can be made monthly and accumulate rapidly. These monthly payments are placed at good interest, and realize for the shareholders, who use the Company as a sinking fund, a profit nearly doubling these monthly payments during the maturity of the shares.

Shares of this Company are the best possible collaterals to meet future payments.

### **How and to Whom to Pay.**

All membership fees may be paid to the person receiving the application.

If you do not receive your certificate within thirty days from the date of your application, inform the Head Office.

Monthly installments of dues, interest, premiums and fines may be paid to the Local Secretary-Treasurer, or sent to the Secretary at the Head Office, by post office orders, express orders, drafts or registered letters, and the Secretary will send receipt by return mail.

No representative or agent of this Company has power to waive or alter any of the conditions or provisions contained in the certificate of shares.

No person except the Secretary and General Manager has power to give any receipt for money that will bind this Company, and the Company will not be responsible for any debts contracted by

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any person claiming to represent this Company, unless he shall have express authority from the Secretary or General Manager.

For further particulars address the CANADIAN MUTUAL LOAN AND INVESTMENT Co., 42 Church St., Toronto, Ont.

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Why You Should Join  
THE  
CANADIAN MUTUAL LOAN  
AND  
INVESTMENT COMPANY.

The experience of the Officers and Directors in Loan and Investment Companies enables them to present in this Company the best and most equitable plan of operation for borrower and depositor obtainable.

In most Building Societies a premium ranging from ten to fifty per cent. is deducted from the face value of the share, requiring the borrower to make a mortgage for and pay interest upon an amount much larger than he receives.

The Canadian Mutual Loan and Investment Company gives to each borrower the full par value of his shares. He makes a mortgage only for the amount he receives. His premium is paid monthly at the rate of forty cents per share. This plan ought to appeal particularly to members who build to sell again.

After one year a member can borrow 90 per cent. of the withdrawal value of his shares without giving mortgage security.

Hundreds of instances can be given in this country of merchants and land holders who secured their first start in a loan and investment company.



## WHY I BELIEVE IN Loan and Investment Companies.

Because I found that a penny saved was a penny gained; that the three dollars I was paying away every week in rent, paid instead to a loan company was in a sense three dollars in my pocket.

Because through their agency I purchased a home which has since greatly increased in value, and is a fair inheritance to leave to my children.

Because as an investor it has been my experience to have my subscriptions, after paying in for a few years, returned to me almost doubled in amount.

Because I am certain that the rapid progress and generally flourishing condition of this country is largely due to the habits of economy and industry fostered by such institutions.

Because of the incalculable misery and destitution they have warded off from the homes of the industrial classes.

Because their tendency is to cut down class distinctions, and to put man with man, the rich and poor, more upon a level. Money paid to a wealthy landlord makes him richer and the tenant poorer.

Because their existence is necessary to the public welfare, as is evidenced by the enormous business they transact.

Because the expenses of management are as small as is compatible with the safe conduct of business.

Because, though founded comparatively recently, and in a humble manner, they have made such mighty strides that their ramifications now extend all over the globe.

Because of the thousand advantages offered which are peculiar to themselves and cannot consequently be found elsewhere.

Because they are built upon a solid basis, and all profits realized are distributed among those who, in one way or another, have banded together and assisted in their formation.

Because, as a depositor, I receive a higher rate of interest and far more convenient terms than would be obtained from other financial institutions.



Because the publication of their returns and balance sheets is required by their rules, and when submitted to the judgment of the public, have to pass through the ordeal of being examined, among others, by keen and disinterested men of business. By this and other means is secured that stability which has ever been one of their distinguishing features.

Finally, because they help those who help themselves. They have helped me, and if required, and you properly avail yourself of their assistance, will undoubtedly assist you. A man, if he know not how to save as he gets, may, in the language of the old proverb, "keep his nose all his life to the grindstone, and die not worth a groat at last." Industry alone is not sufficient. It loses half its value if unattended by a wise frugality. The object of loan companies is to unite the two.

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## INVESTMENTS.

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### SALIENT "POINTERS" TO CAREFUL INVESTORS.

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#### *INVEST YOUR MONEY IN THE CANADIAN MUTUAL LOAN AND INVESTMENT COMPANY.*

Where you have an equal voice in the management.

Where the details of the business are in the hands of competent men.

Where members receive all the profits which their deposits may earn.

Where the expenses of management are limited to a minimum per share.

Where there is a complete mutuality of interest.

Where your money is loaned only on Real Estate secured by First Mortgages, or on certificates of unpledged shares.

Where the loan fund is held in trust by a prominent Trust Company and can only be withdrawn on the signatures of the Secretary, General Manager and two of the Board of Trustees.

Where good business management is guaranteed and secured by the commercial standing and financial responsibility of its Board of Directors.

Which has a system that has stood the test of practical experience.

Where a member receives the highest rates of interest.

Where the interest on the accretions is compounded monthly.

Where you can withdraw your money paid into the Loan Fund at any time after one year, on 80 days notice with one-half of the profits credited to your shares.

By taking 10 shares, which calls for a saving of only TWENTY CENTS a day, \$1000 will be payable in cash on maturity of shares. If you have a mortgage on your property, you can provide for its payment by taking shares in the Company whose maturity value will equal the amount of the mortgage. There are no better collaterals to secure the payment of debts than shares of this Company.

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DEPOSITORY :

THE STANDARD BANK  
OF CANADA.

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CAPITAL PAID UP, - \$1,000,000.00  
RESERVE FUND, - \$460,000.00

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W. F. COWAN, Esq., PRESIDENT.

J. L. BRODIE, Esq., CASHIER.

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CUSTODIAN OF LOAN FUND AND  
SECURITIES:

THE TRUSTS CORPORATION  
OF ONTARIO.

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CAPITAL, - - - \$1,000,000.00

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HON. J. C. AIKINS, P. S., PRESIDENT.

A. E. PLUMMER, Esq., MANAGER.

