

Extension Forum

By MRS. PAIGE L. UNDERWOOD
Home Economics
Extension Agent

TO OWN OR TO RENT?
Every family must have some place to live. There are many problems involved in housing a family regardless of where they live. Families today spend about 25 per cent to 35 per cent of their total income for housing. When a family looks for a place to live, they must decide whether to rent an apartment, to rent or buy a house, to rent or buy a mobile home, or to buy a multi-family house.

Most couples dream of the day they will be able to own a home with generous closet space and room for the children to play. On the other hand, many homeowners would like to be relieved of the responsibility of home ownership and would willingly exchange all for a two-room apartment.

The question of owning versus renting should be thought out thoroughly. Both the social and the financial advantages should be compared. It has been a tradition in this country for rural landowners to own their homes also; the two go together. Homeownership in towns and cities is the accepted goal for most families.

In some communities there are only a few desirable houses for rent. The best rental housing is found in the cities and towns and their surrounding developments.

Today more and better houses are available for rent, and families are better able to find rental houses which meet the family needs. Individual family circumstances dictate the answer to the question of renting versus buying a home. There are major decisions to be made before deciding whether to rent or buy or build.

ADVANTAGES OF HOMEOWNERSHIP

- Social Advantages:**
1. Homeownership gives the family a feeling of security, pride and independence.
 2. The homeowner is certain of a place to live and cannot be asked to move.
 3. The homeowner has a wider choice of sites, house designs and neighborhoods.
 4. Owning a home gives greater freedom to live as the family wishes without interference from a landlord.
 5. The family that owns has a great opportunity for individual expression in regard to both the exterior and the interior of the house.
 6. The homeowner is free to remodel or improve his dwelling to provide for family needs and tastes.
 7. Better decorating and furnishings plans can be made because they fit into a plan that can cover a long period of time.
 8. Home owners are often better community citizens.
 9. The responsibility of ownership in meeting taxes, making financial payments and making improvements develops judgment and allows opportunity for developing skills and creative ability.

- Financial Advantages:**
1. Homeownership is considered a good investment.
 2. Homeownership frequently leads to financial independence.
 3. Homeownership creates an incentive to save.
 4. The annual cost of shelter is relatively stable.
 5. There are income-tax

advantages to homeownership.

6. Homeownership costs are less after the house is paid for.

7. Homeownership improves credit rating.

ADVANTAGES OF RENTING

Social Advantages:

1. Renters are freer to move to another place as housing needs change.
2. Renters are able to move quickly without the problem of disposing of property.
3. Renters are relieved of the responsibility of the upkeep of property.
4. Renting prepares a family to be a better judge of houses they might later buy.

Financial Advantages:

1. Renting may be cheaper.
2. The family that rents never suffers a loss by decline of property value.
3. Renting requires little saving in advance.
4. It is easier to budget and control expenses, since the family is not responsible for upkeep, taxes and repair.
5. Renters are obligated only during the period of the lease.

DISADVANTAGES OF OWNING AND OF RENTING

There are disadvantages to either owning or renting a house. Both the advantages and disadvantages must be studied carefully in order for one to make the best decisions for each individual family.

OWNING

1. Meeting the costs of home ownership may rob certain members of the family of other development opportunities.
2. Ownership ties a family to a give location, since property often cannot be sold without a sacrifice.
3. Family members may have neither the time nor the desire to manage the upkeep of a home.
4. Property values may decline and investment in a house decrease accordingly.
5. There are often hidden or unexpected expenses.
6. In time of economic stress and reduced income the family may find itself encumbered with ownership costs out of reasonable relation to their income.

RENTING

1. The renting family has nothing to show for its lifelong housing expenditure.
2. It is often difficult for the family to obtain necessary repairs on a rental house.
3. It is not always possible to find a house in the desired location.
4. There is no income tax deduction for rent paid.
5. When housing supply is scarce, it may be more difficult to find housing

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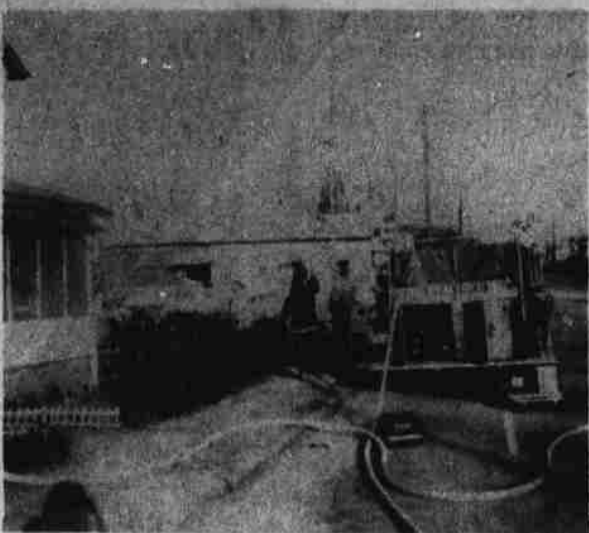
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ANSWER CALL — At approximately 4:10 p.m. on Monday, members of the Hertford Volunteer Fire Department answered a call at 212 W. Grubb St., Hertford. There was minor fire damage but excessive smoke damage to the two-story white frame house. Cause of the fire was cited as a burning cigarette dropped on a couch.



CLEARING OUT SMOKE — Hertford Fire Department Chief Francis Nixon assists other department members in clearing out smoke during the Monday afternoon fire call. (Newbern photos)

WEEKEND HERE

Mr. and Mrs. John Stallings and daughter of Greenville spent the weekend with their parents, Mr. and Mrs. Jimmy Stallings and Mr. and Mrs. Jimmy Sawyer.

NORFOLK GUESTS

Mr. and Mrs. H. Ray McCoy of Norfolk Va. were guests of Mr. and Mrs. Ralph Wilcox on Thursday.

ATTEND CONVENTION
James Divers and Cecil E. Winslow attended an ABC Convention in Pinehurst this week.

RETURNS HOME

Harry Broughton has returned home after spending several months in Southern Pines with Mr. and Mrs. Howard Broughton.

the family can afford to rent.

6. The landowner can sell the house or ask the renter to move at end of lease.

Looking Backwards

Feb. 1937
By VIRGINIA WHITE
TRANSEAU

WILL OPEN CAFE IN OLD OFFICES DR. DAVENPORT: A cafe to be opened shortly in the quarters made vacant by the removal of Dr. C.A. Davenport into the new Medical Building recently completed. The place, which is located on Market street, near the intersection of Church, has been leased by J.S. Assad, of Jacksonville.

Not long were the former offices of Dr. Davenport or those of Dr. Brinn vacant. In fact, it might be said, that they haven't been vacant at all. For years, all through the years of depression there was not a vacant store in town, and at present there is only one the place on Market St. made vacant by the removal of Walker's to his new location on Church St. The offices formerly occupied by Dr. T.P. Brinn and owned by Charles Johnson, have been rented by T.S. White, Jr., as an insurance office. Mr. White will open for business probably next week. H.C. Stokes, who owns the place leased by Mr. Assad, stated this week that he had no knowledge of just when his new tenant will open his cafe but probably in the very near future. He operates a cafe at Jacksonville at the present time. There is generally not only a shortage of stores in Hertford, but of living quarters as well.

EXAMINATION CALLED FOR SUB CARRIER AT HERTFORD POST OFFICE: Announcement is made of a United States civil service examination for substitute clerk-village carrier, post office service in Hertford.

Attention is also invited to the fact that the height and weight requirements for this examination have been amended to read as follows: "Male applicants must be at least 5 feet 4 inches in height, without shoes; female applicants at least 5 feet without shoes. At the time of appointment male applicants must weigh at least 125 pounds in ordinary clothing, without overcoat or hat. Height and weight requirements are waived for persons entitled to preference because of military or naval service."

PERQUIMANS GETS FIRST TASTE OF WINTER: After weeks of rain and cloud, with only now and then a day of sunshine, Perquimans and the Albemarle had its first taste of real winter last week. Snow began to fall Thursday night and for a few hours fell thick and fast, leaving a pretty coating of

snow on everything.

REV. D.M. SHARPE LEADS HERTFORD BOY SCOUT TROOP: The Boy Scouts are organized under the leadership of Rev. D.M. Sharpe, who reports that regular weekly meetings are held every Friday night. The names of the boys who have registered as members of the new scout troop are as follows: Jack C. Anderson, Jimmie Allan Arnold, Leigh Winslow, R. Clarke Stokes, Emmett Eugene Landing, Jack Winslow, Harrell Johnson, Francis B. Nixon and Durwood Reed.

BIRTH ANNOUNCEMENT: Born to Mr. and Mrs. Louis Proctor, of the Pender Road section, on Saturday, February 6, a son.

BINGO PARTY HONORING EASTERN SHORE VISITOR: Misses Jessie and Polly Baker entertained at a Bingo party in honor of their house

guest, Miss Irma Custas of Eastern Shore, Va. Those enjoying the Misses Bakers hospitality were: Miss Irma Custas of Eastern Shore, Helen Morgan, Minnie Shirley Umphlett, Daisy Proctor, Gladys Ward, Nene Mae Pierce, Dick Barting and Sherwood Perkins of Robersonville, Garland Speight, Raleigh Minton and Percy Hurdle of Elizabeth City, Bob Spivey of Norfolk, Alton Sawyer of Hertford, Vick Stallings and Murray Pierce. Mr. and Mrs. J.H. Baker, Miss Myrtle Umphlett and Horace Baker, Jr.,

HOST BASKETBALL TEAM

The Little Mint of Hertford treated the Perquimans County High School basketball team to dinner Monday night at 7 p.m.

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Saturday, Feb. 15, 1975 -- 10:00 A.M.

SALE LOCATED: ON STATE ROUTE 600 TO 604; 1 MILE NORTH OF CHUCKATUCK, VA. OFF ROUTE 18. FOLLOW AUCTION SIGNS.

- Ford Tractor — 5000 (Diesel)
- Ford Tractor — 4000 — Select-O-Speed (Diesel)
- L.H.C. Tractor — H
- Peanut Drying Unit — 4-Pittman Wagons
- S.H.P. Aeration Dryer
- Hydraulic Lift (For dumping peanut wagon)
- Gleaner Grain Combine — with Cab — 2 Row Corn and 4 Row Bean Header
- Bendall Peanut Combine — P.T.O.
- Farmhand Grinder and Mixer — Portable — P.T.O. (Feedmaster 829)
- 2 Ford Cultivators — 4 Row
- Cole Planter — 4 Row with Tool Bar and Applicator
- Alfa Chalmers Disc — 10 Ft. on Rubber
- John Deere — 4 Bottom Plow — (14 Inch)
- John Deere — 3 Bottom Plow — (14 Inch)
- Ford Sub-Seeder — 2 Prong — 3 Ft. Hitch — 108
- Johnson Duster — 8 Row
- Johnson Peanut Vine Cutter
- Goodrich Peanut Digger
- McClemy Peanut Digger and Shaker
- John Blue Fertilizer Sower — 4 Row on Bar
- John Blue Liquid Nitrogen Applicator — 100 Gal. Tank
- Johnson Sprayer — 100 Gal. Tank
- Fulding Drag — 14 Ft. 3 Ft. Hitch
- 2 Sets of Section Drags
- Double Weeder — 4 Row 3 Ft. Hitch
- Ford Rotary Cutter — 3 Ft. Hitch
- Ford Wood Saw — 3 Ft. Hitch
- John Deere Manure Spreader
- Rotary Cultivator — 2 Row — P.T.O.
- 30 Ft. Pittman Corn Conveyor on Wheels
- John Deere Hammer Mill — P.T.O. on Rubber
- Trailer with Dual Wheels — 13 Ft. P.T.O. Trailer
- Rear Tires and Wheels for Ford 5000 Tractor
- 2 Peanut Combines — 1 Bendall — 1 Lilliston — (Parts Only)

MANY OTHER ITEMS TOO NUMEROUS TO MENTION
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