

**W**e believe that Fairlington is one of the most outstanding communities in the Nation. As its new owners, we will operate Fairlington as a place where you will enjoy living. We do this not only to keep you satisfied as a tenant, but also to protect our large investment which is based on our bid to the Government more than a year ago.

The Federal Rent Act of 1947 continued rent controls until February 29, 1948. In the Act Congress recognized that owners of rental properties are faced with continually increasing operating costs, while at the same time many tenants want to safeguard themselves against the removal or relaxation of rent controls by getting a lease at a reasonable rent for a substantial period. Congress, therefore, authorized a two-sided arrangement by which the owner provides the tenant with protection on rent and tenure of occupancy until the end of next year, and, in return, the tenant agrees to a rent increase of not over 15%. That is the type of lease Fairlington is making with all new tenants.

To our present tenants we now offer an arrangement, at less than the permissible 15% increase, which guarantees that there will be no additional increases in 1948 and in 1949 as well. Under the new plan you are guaranteed a stabilized rent and occupancy right through to the end of 1949, whether or not rent control continues. While the law requires that these leases be signed before the end of December of this year, Fairlington tenants will not be charged the new adjusted rents until March 1948.

The same rent and occupancy guarantees can be arranged for only one year if you prefer. While the owners will be bound by leases for their full term, tenants will be given a right of cancellation on 30-day's notice. This will give you full freedom to move from the project any time you desire.

You need pay nothing on signing the new lease. Present payments will continue at the old rate until next March when the rent adjustments which range from \$5 to \$10 start. The security deposit recently authorized by the Rent Control Office is waived for permanent tenants signing the new leases.

We believe that this two-year stabilized rent plan, which is fair to both owner and tenant, will have wide acceptance among Fairlington tenants, all of whom are now on a mutually unsatisfactory month-to-month basis. You are, however, under no obligation or compulsion to accept the new arrangement.

For your convenience, a self-addressed stamped envelope and card are enclosed. Will you please indicate your interest in participating in the new rent plan? Mailing the card does not obligate you in any way. On its receipt we will furnish specific details for your particular apartment.

FAIRMAC CORPORATION



CONSULT THIS LIST TO FIND YOUR BLOCK CAPTAIN

Your block number is the first number of your building number  
 Your building number is on a board fastened to your building  
 (8/1 is block 8)

North Fairlington

Chairman	Jesse Coop	4628 S. 31st Road	OV-0514
Co-Chairman	E. Jay Howenstine	4819 S. 27th Road	OV-0216
Block			
1	Lt. J. P. McCubbin	3004 S. Columbus St.	TE-3614
2	L. P. Britts	2952 S. Columbus St.	TE-3179
3	Mrs. R. D. Wood	2912 S. Dinwiddie St.	OV-3756
4	H. C. Payne	2819 S. Columbus St.	OV-2406
	Mel Amoth	2850 S. Buchanan St.	TE-9140
5	B. M. Verlin	2858 S. Abingdon St.	TE-2481
6	H. W. Luker	4819 S. 30th St.	OV-0454
7	J. A. Harris	4711 S. 30th St.	TE-0784
8	Robert Cochran	3017 S. Columbus St.	TE-6466
9	John E. Driscoll	4710 S. 30th St.	AL-5093
11	Will Anderson	4619 S. 31st Road	TE-3645
12	Robert E. Reynolds	3050 S. Woodrow St.	TE-1774
13	Comdr. V. P. Robnett	2893 S. Abingdon St.	OV-0077
14	C. C. Pickell	4837 S. 28th St.	OV-3428
7	A. E. Farwell	4716 S. 29th St.	OV-0270

South Fairlington

Chairman	Comdr. H. C. Lawder	4150 S. 36th St.	OV-2026
Acting co-chairman	Allyn Walters	4615 S. 36th St.	TE-5652
Block			
1	William Lawson	3561 S. Stafford St.	OV-0367
2	Mrs. Frank M. Marson	4129 S. 36th St.	OV-3696
3	Comdr. H. C. Lawder	4160 S. 36th St.	OV-2026
4	Mr. & Mrs. Fordyce Voss	3518 S. Taylor St.	TE-2006
5	Mrs. C. H. Campbell	4692A S. 36th St.	OV-4680
6	Mrs. Louis Shollenberger	4651 S. 36th St.	TE-5283
7	Mrs. John Kendall	4513 S. 36th St.	TE-5963
	Mrs. Lester Bush	4443 S. 36th St.	AL-8370
8	Mrs. Lyle Johnson	3357 S. Wakefield St.	TE-3012
	Edward P. Dobyms	3343 S. Wakefield St.	TE-2679
9	Lt. Col. R. C. Kyser	3412 S. Stafford St.	TE-9342
10	Ralph Hopkins	4317 S. 36th St.	OV-2253
11	C. F. Davis	3222 S. Utah St.	TE-5778
12	Mrs. Philip Riggs	4231 S. 32nd Road	OV-0125
13	Norman Walker	4111 S. 33rd St.	OV-0706
14	Burdell Springer	3175 S. Stafford St.	TE-9172

News Release from  
FAIRLINGTON

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Phone - William Ziegler - Ordway 6622  
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For release A.M. Papers  
Saturday, November 22, 1947  
Local Radio after 9 P.M. Friday

Tenants of Fairlington, the country's largest private garden-apartment development, are being offered a new two year rent-stabilization plan, it was announced today.

Under the new program Fairlington tenants will receive leases which guaranty to stabilize rents for the next two years at a point below the 15% increase permitted by Congressional action earlier this year.

Although the law requires that the new leases be signed before the end of this year, the new stabilized rents will not be charged tenants until March 1948.

The rent law permits an immediate increase of as much as 15% when a lease is made to the end of next year.

"The 3500 present tenants of Fairlington are now on a month-to-month basis," William Ziegler, General Manager, explained. "This is an unsatisfactory and uncertain arrangement for our residents. It certainly detracts from the peace of mind and feeling of stability we think every family has a right to enjoy. The new plan gives the tenant definite assurance that, regardless of possible inflationary conditions and continually mounting operating costs, rents will not be increased in either 1948 or 1949." Mr. Ziegler also pointed out that tenants who prefer signing leases for only one year will receive the same guaranty.

The monthly adjustments start at \$5 and in no instance are more than \$10, taking into account differences in the sizes of apartments and locations in the buildings.

Recognizing the unsettled conditions in the Washington area the new plan, while protecting the tenant for the full period, permits him to cancel, without penalty, on thirty days' notice.

Present Fairlington tenants who wish to retain month-to-month arrangements may do so, as participation in the new plan is entirely voluntary. An announcement just mailed to tenants emphasizes that there is no obligation or compulsion to accept the new arrangement which Ziegler said, "is in keeping with the spirit of the law as enacted, but which is more liberal."

"It is our sincere belief that with the high standards we intend maintaining at Fairlington and with steadily mounting operating costs that have not yet reached their peak, a reasonable adjustment of the current rental schedule--which was fixed by the Government more than four years ago on the

(more)

basis of its costs at that time--is fully justified," the Fairlington management stated. "The long range security of both rent and occupancy guaranteed by the new plan should have a wide acceptance, particularly since the adjustments do not begin until next March and since they are equitable."

The new schedule, under the announced plan, for the one and two bedroom units which comprise 3109 of the total at Fairlington is as follows:

4 Rooms (1 bedroom)	\$63.50 to \$67.50	128 2d floor	55.50 59.50 54.50 59.50	63.50 64.50 66.50 67.50	3d 12a	inside inside
4 Rooms (1 bedroom, two-story duplex)	\$74.00 to \$79.00		65- 66 68.50- 69.50	74 75 78 79		inside out
5 Rooms (2 bedrooms)	\$74.50 to \$79.00	122 3d floor	68.50 69.50 68.50- 69.50-	74.50 75.50 78.00 79.00	3d floor "	inside outside
5 Rooms (2 bedrooms, two-story duplex)	\$86.00 to \$89.50	no base	76- 78.50- 79.50	86.00 88.50 89.50	1+2d	in sub

For the three bedroom units, representing the balance of about 10% of the units, the new schedule is as follows:

6 Rooms (3 bedrooms)	\$88.50 to \$89.50
6 Rooms (3 bedrooms, two-story duplex)	\$97.50 to \$99.50

5 - our furnaces - 8 instead of 10

Fairlington rents include electricity which is furnished for cooking, refrigeration, and illumination, in addition to the other normal services of heat, hot water, etc.

The duplex two-story units are the house-type, generally with full basements which are often used for recreational rooms as well as storage. The simplex units are the apartment-type, each of which has a large individual storage room assigned to it in a basement.

The \$10 security deposit recently authorized by the Rent Control Office will be charged to month-to-month tenants only. No deposits are required from tenants under the new leases.

The huge Fairlington development, in which more than 14,000 people live, was purchased by the Fairmae Corporation from the Government last October. The price paid was about \$33,000,000, which the Company had bid for the property the year before. In the interval between the new owner's bid and the closing of the sale, operating costs materially increased, in some instances as much as 25%, it was stated.

# FAIRLINGTON TENANTS!!

## DON'T BE STAMPEDED

RENT MEETING, 8 P.M. FRIDAY

*Fairlington Elementary School*

The Fairlington Association will conduct a meeting at 8 p.m. Friday, November 28, at the Fairlington Elementary School, to discuss the situation brought to a climax by the Fairmac Corporation's request to tenants for "Voluntary" rent increases on 1- and 2-year leases. Every family living in Fairlington is invited to have a representative there.

At its meeting November 20 the Association appointed a special committee to ascertain the attitude of Fairmac toward the rent scales now in effect and to report to a special Fairlington Association membership meeting with a recommendation for action. The attractively presented and persuasively phrased announcement of the Fairmac Corporation which we all received on November 22 made this action most timely.

We are all interested in a "stabilized rent plan," but

### DON'T BE STAMPEDED

At the meeting Friday evening the committee will report its findings and recommendations. But before the meeting, it has one recommendation for ALL residents:

*Don't Sign Anything,  
Don't Make Any Commitments,  
Until You Know the Facts.*

The date of December 3 is not important; don't be stampeded into doing something you may regret later. You have plenty of time to think over a decision so important to your future; anyway there will be plenty of time for you to return the Fairmac card, if you decide to do so, **AFTER** our meeting.

The Fairmac Corporation has set December 3 as the date for stating whether you are interested in a new, long-term lease. This is an arbitrary action. It is not required by law. The law provides that any leases for "voluntary" rent increases may be signed prior to December 31, 1947. Whether or not you have

returned the card, you will be interested in the discussion at the meeting.

At the meeting you will hear reports on:

1. Your rights under present rent control laws.

2. Prospects for continued protection under extended rent control.

3. Interesting and very enlightening facts about this precipitous effort to inflate rents.

4. The special situation of tenants who moved in since October 10, who signed 30-day leases and who have been asked to sign new long-term leases at higher rents.

5. A sound, alternative proposal to provide for a stabilized rental plan (and to insure management against undue "hardship.")

### NEW RENT CONTROL LAW IN PROSPECT

Both President Truman and Senator Taft favor extension of rent control. Most qualified observers believe extension is a certainty. The effect of such extension will be discussed.

The action of the Fairmac Corporation in trying to get these leases signed before December 31 also indicates that it believes that rent control will be extended after February 29, 1948. If it didn't think so, it would simply wait until March 1, hoping then to be able to fix its own rents at whatever amount it wanted.

### YOUR VOICE AND SUGGESTIONS WILL HELP DECIDE THE COURSE OF ACTION

The Committee will report and make certain recommendations, but the course which the residents of Fairlington will take must be determined, of course, by the residents themselves. The Fairlington Association offers the services of its organization to make effective the program which the residents adopt. Attendance at the meeting and participation in the discussion will not obligate any individ-

ual to any course of action which the group may adopt.

### NEW TENANTS DESERVE RENT "STABILIZATION"

The major question before us is whether to accept the Fairmac offer of leases at higher rents for tenants who were living here when Fairmac acquired the development. But new tenants, and those families who may need to transfer from one apartment to another, have no alternative. They are being required to pay practically a flat 15% increase—as much as the present law permits under the most extreme hardship conditions. Their rates are higher, for the same accommodations, than those offered older tenants. Yet the new tenants, and those who come in during the coming months, are our neighbors and we hope they will become members of our association. The meeting will discuss what can be done to assist our neighbors to obtain just treatment.

### FAIRMAC INVITED TO PARTICIPATE

The Committee is seeking to interview responsible Fairmac officials, Mr. Ziegler and Mr. DeNeale, to obtain a first-hand report on these proposed increases and to invite them to attend our meeting.

We are also inviting our Congressional leaders, and representatives of the Defense Homes Corporation have also been invited. We all want to get the fullest understanding of the facts and problems.

We are making every possible provision for a large crowd. Because of the obvious great interest of every Fairlington resident in this important subject, we ask that only one member of each family attend.

Remember the time—Friday, November 28 at 8 p.m.—and the place—the Fairlington Elementary School.

THE FAIRLINGTON  
ASSOCIATION  
Everett L. Butler,  
President.

*Don't Be Stampeded! RENT MEETING FRIDAY*

Tenney: Introduction

Reynolds: Committee report

I am RER. ~~Work~~ Work at Civil Service. I live in Block 12 North. I have lived here since July 1944. Sorry Butler not here. Inspiration and support. Endorsed all of Comm's work.

Glad to see so many of us here. Prestige and authority of Fairlington

Association built by such turnouts as this.

We are here tonight to consider the proposal made by the Fairmac Corp.

Committee appointed last Thursday when there were only tumors.

Association adopted two resolutions at that meeting:

1. Resolved, that there be appointed a committee, to be selected by the President, to keep currently informed of Federal and State rental regulations and legislations, and of facts related to rental activities of the Fairmac Corporation, and to report currently to the Association and to the Executive Committee its findings and recommendations and to coordinate its activities with other Arlington county groups.
2. Resolved, that a meeting be called not later than the first Thursday in December, and that the committee bring before it all the facts ascertained and a suggested policy and all information necessary to safeguard the tenants of Fairlington from a rent increase.

As we know all too well, a rental increase broke in our faces next day.

Committee has worked hard. Lots of people have helped. I have worked

day and night on it myself. ~~Wakeny~~ Go to bed with it, and even dream

of it. But others have too. Want to thank the Committee and all others

who have given their help and suggestions.

What we present here tonight is the work of the Committee. You will hear

from several members of the Committee, but what they present is the

results of the work of the Committee as a whole. If there is any credit

or blame, it belongs to the Committee as a whole, and not to individuals.

*Invite reporter to come down*

That will show up in my own remarks. I like to talk extemporaneously, but our statements tonight have been very carefully worked out, and I want to make absolutely certain that we say what we intended to say.

Very many rumors going around. Not much comic about our meeting tonight, but for what it is worth, I would like to give you what I think is the prize rumor of them all. Payment by December 1.

In preparing for the meeting we asked Cong Smith to be present. He is glad to meet with citizen groups, but said he would be out of town.

~~We had~~

A subcommittee headed by Lee Paramore had a long talk with Ziegler and DeNeale Tuesday night. They honored ~~by~~ us by bringing along their general counsel, David Krooth, who did nearly all the talking.

We won't have a report on the visit by itself, for information secured fits into the story at different places.

They declined to be present, didn't want to engage in a debating society.

Our object tonight is to bring you the facts we have secured, and carefully considered recommendations.

It is not our object to appeal to your emotions.

Also we are not trying to sling mud at Fairmac. That would be too easy, but that doesn't help you in deciding whether to sign a lease. So the Committee is exercising a great restraint, and is not going to call any names.

In giving our report, I would like to say that it is a carefully integrated whole. So we would like to present the entire report together with our recommendations before opening the meeting to questions or discussion.

Now let's consider what Fairmac is offering us.

I must say that their offer was an extremely capable job of public relations. It is shrewdly designed to have the maximum attraction, and to cut down tenant resistance. 2 year protection, waiver of deposit, less than 15%. Mr. Krooth said that he thought their little folder was more attractively presented than ours, but I must say that I believe that our bulletin was read with lifting of the heart.

A member of the Committee, Mr. Joseph Maltz, will report to you in detail on the ~~precise details~~ things Fairmac is offering us.

((cover table as to increases, & of increase, for both old and new tenants. release clauses, renewals, waiver of deposit. Why difference between old and new tenants. What we get out of it in increased service, etc.)

Note: what Fairmac offers old tenants who transfer

*same as old tenants 12/27  
+ 30 day release clause*

Thanks.

Next you will want to know your rights under present rent control laws.

I will ask Mr. Alan Dean to report to us on that matter.

((Mgmt can get 15% from brand new tenants or old. Has to give lease thru Dec 31, 1948. Must not give mgmt release clause. Mgmt can also get hardship increase. Once lease is signed, no more hardship. However, for those who refuse to sign lease, can still ask hardship increase. Trick decontrol clause.

Thanks.

Now I am sure that some of you may feel that Fairmac is entitled to an increase. Just to lay your fears at rest on that matter, I will ask Mr. Harold Sandbank of the Committee to tell us the Committee's findings.

((Not losing money. imply can't justify hardship, even tho costs have gone up. Imply they are just taking advantage of the law. Fairlington rentals not low. Story of how Park Fairfax got their rents fixed, and that altho their costs must have increased as much, they have announced a policy of not asking increased rents.



Thanks.

Now that you have the background of Fairmac Proposals, what the law is, and their need for an increase, what you really want to know is why you as individuals can do about signing or not signing leases.

Referred to you as individuals. You will, of course, have to make your own decision. The Committee cannot do that for you. But the Committee would like to point out the advantages of group action.

1. It is an American tradition for people to unite in groups in support of their interests. History of this country shows that embattled Americans will stand up for their rights, and that they are much more effective in doing this when they get together in common action.
2. by uniting, we show our own united strength and solidarity to each other. Each of us draws strength from what the group does.
3. By uniting we have a better chance to get our story across to the press, to Congress, and to the management.
4. United action strengthens the Fairlington Association, and enables the association to act as a buffer between individual tenants and management, It takes the pressure off individual tenants.
5. United action puts the organization in a better position to talk with the management now, in 1948, and in 1949. It will make it more difficult for the management to be arbitrary, if it is inclined that way, about what it does or tries to do. Moreover, apart from the rental issue, it will enable the association to represent you better in securing improved service and living and recreational conditions in Fairlington.

Evidence of united action is all around us. In Barcroft, where they have about 800 apartments, they were faced with the same issue in July.

Through united action, only 9% of the tenants signed <sup>leases providing for</sup> voluntary rent increases

So we urge group action in whatever we do.

Fundamental to the Committee's discussion of what you should do and what we as a group should do is the Committee's settled conviction that rent control will be extended at least through 1948. President Truman, Senator Taft. Fairmac's own action. Presidential election coming up.

On that basis, then, the Committee has reached the following conclusions.

1. Come what may, you are protected through February, 1948.

So there is no danger of Fairmac taking action to evict you if you fail to sign a lease by December 31.

Under the present law, rent control will be in effect until February 29, 1948.

2. By February 29, and perhaps even before the special session of Congress ends in December, Congress will have extended rent control. Fairmac does not want to make higher rents effective before March 1, and most probably the new law will provide ~~a law~~ that so-called "voluntary" leases can be signed after December 31, 1947.

3. Rent control will undoubtedly run through 1948.

4. But, and here we come to the crux of the whole matter, what will happen ~~in 1948~~ at the end of 1948 if you do not sign a lease. In summary, the committee believes that too many things can happen between now and then to sew yourselves up to a 2 year lease.

Rent control may be extended through 1949, and if you have signed a lease<sub>x</sub> carrying you through 1949, you will just be stuck with it, with no relief.

The Committee believes that if the rental situation is as tight in 1949 as it is today, there is an excellent chance of further extension. No matter what people may have felt about other controls, the American people, except for landlords, seem~~x~~ to be pretty well sold on the

protection afforded by rent control laws. Moreover, under the present law signed last January, only 9% of renters throughout the country as a whole have signed these "voluntary" leases, This indicates pretty well what the American people as a whole think about the situation. You may think that the chance of rent control extension is pretty remote. But last January, when the present law was signed, what chances would you have given then that rent control would ~~not~~ or could be extended past February 29, 1948? But just the same as I said a minute ago, only 9% have signed up for long term leases.

However, the rental situation itself may be much improved a year from now. If that happens, management could not get much ~~of~~ higher rents than it is now asking even if rent controls are not extended. You might have to pay more than now, <sup>if there is no rent law</sup> /but certainly not as much as you would pay during a 2-year lease.

There is evidence ~~in~~ in Fairmac's own offer that they ~~are~~ probably feel pretty much that way about it. It is offering new tenants only a 1 year lease, but old tenants are being given a chance to sign a 2-year lease. We may be certain that the Corporation is not giving anything away for free. So their 2-year lease offer ~~er~~ indicates to us that they themselves feel that in 1949 they won't be able to ask or get more than from  $12\frac{1}{2}$  to 15%. Even if you have to sign a lease then providing for more, it probably won't be possible for them to get as much as they would get during the 2 year lease.

The Committee feels that Fairmac will not try to take reprisal action against tenants who fail to sign these leases. But if they do, we feel that they will find it uneconomical and undesirable to try such action against a united group of a substantial portion of tenants.

But remember, we won't be standing alone. When rent control dies, whether it is next March, or at the end of 1948, or in 1949, all those who do not sign leases will be exposed face to face with their landlords, without the protection of a law. Remember I told you that only 9% of people throughout the country have signed "voluntary" rent increases. Can you imagine what the situation will be throughout the country as a whole if landlords tried to take reprisal action against the great bulk of ~~the~~ their tenants?

The Committee's conclusion then, is this: It is our firm belief that if a substantial percentage of Fairlington tenants stand together and refuse to sign these leases, they need have nothing to fear for the future. We admit there is an element of chance in it, and that it may not go as we predict, but it is a calculated risk that is well worth taking.

On the basis of this presentation, the Committee ~~has~~ makes the following recommendations:

1. That tenants do not sign the leases offered by Fairmac Corporation.
2. That tenants indicate their support of such action by ~~returning to the Committee~~ mutually assuring themselves in writing that they will take such action.
3. That the tenants do not return to the Fairmac Corporation the cards they sent to us last Saturday on which we are to indicate by December 3 whether we are interested in a leasing arrangement.
4. That the Fairlington Association go on record as condemning discrimination between the old and new tenants by the Fairmac Corporation in respect to rental charges for identical accommodations.
5. That the Fairlington Association urge individual tenants to advise their own Congressmen and Senators to support the extension of National rent control.
6. That the Rent Committee be authorized to continue as a standing committee, with authority to investigate and report with recommendations to the Executive Committee of the Association on all matters pertaining to rents.

Many other points could be covered, but these seemed to the Committee to be the major ones. There are also numerous matters requiring further investigation or action. Rather than burden this meeting, it seems appropriate to leave these matters to the Committee.

If you agree with this program, particularly the giving of written assurance of support of the program, it is the Committee's plan to keep such information confidential from the management. Moreover, if you are in any doubt whether to sign, we will let you know before December 31 how many others have signed so that you will know what the extent of our group support is.

Incidentally the Committee can use a lot of additional help. Anyone who wants to help should get in touch with us after the meeting, or contact Association officers or Committee members in the next few days.

Thank you very much for your courtesy in hearing the Committee's report. Now I will turn the meeting back to Mr. Tenney for questions, discussion, and for action on the resolutions which the Committee has framed to carry out our recommendations.

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November 28, 1947

Mr. L. R. Paramore  
4658 So. 36th Street  
Arlington, Virginia

Dear Mr. Paramore:

We should like to emphasize, as we did in our original announcement last week, that the Fairlington two-year rent stabilization program is a voluntary arrangement. Any tenant for any reason whatsoever (or for no reason at all) may elect to forego the benefits of participation in the program. We think you must agree that we have studiously avoided any semblance of compulsion in announcing the plan or in our discussion with your Committee last Tuesday evening.

We believe that the two-year rent stabilization program is of real benefit to the residents as well as to the management. Results confirm our judgment. Of the many hundreds of cards received in the last three days' mail more than 95% indicate a preference for either a two-year or one-year lease with two-year leases outnumbering the one-year lease by 4-to-1.

Apparently many Fairlington tenants share our belief that the freedom from the threat of additional rent increases and the long term security of occupancy guaranteed by our plan, for both next year and for 1949, more than offsets the \$5 to \$10 increases. Fairlington tenants now are a better "buy" than are many of the things you and I purchase today.

The new plan is actually more favorable to the tenants than required by a liberal interpretation of existing Federal law which allows voluntary increases higher than those at Fairlington and with only a year's guarantee of tenure. Fairlington is permitted under the law to accept the new leases only up to December 31st of this year. Because of the vast amount of clerical work required to process the large number of leases involved we have asked that tenants return the cards showing their preference by next Wednesday, December 3rd. Only if we are in receipt of the cards by that date can we guarantee that the leases will be processed, executed, and filed by the legal dead-line.

Under the existing law rent controls expire the last day of next February. Whether they will be continued after that date and to what extent and in what form is, of course, impossible to accurately forecast at this time. But Fairlington residents under the new program may have the satisfaction of knowing that, regardless of whether there is rent control or not or what changes may be made in the regulations, they will be living under a guaranteed and reasonable rent and be assured tenure of occupancy.

In the final analysis the question of whether or not a tenant should sign for the new program depends on his own evaluation of the following points:

1. The guarantee of stabilized, reasonable rent for 1948 and 1949 offered at a time when inflationary conditions exist and the future form of rent controls is at best uncertain;
2. The guarantee of continued occupancy for as long as two years;
3. The new leases must be signed now but the new rents will not be charged until March 1948;

November 28, 1947

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4. The privilege of securing, at the tenants discretion, all the advantages of the rent stabilization plan for one year, instead of two;
5. The privilege by the tenant of canceling his lease by 30 days' notice, without penalty, while the management is bound for the entire two years.

As mentioned to your Committee the other evening, we will be pleased to answer any further questions about Fairlington's new two-year rent stabilization plan.

Sincerely yours,

FAIRMAC CORPORATION

(s) Wm A. Ziegler  
General Manager

WAZ:hlb

SUPPLEMENTARY INFORMATION AS TO FAIRMAC LEASE PROPOSALS

(Secured by Fairlington Association -Nov. 28, 1947)

Type of Apartment	Present Rates	New Lease Rentals for Old Tenants	Amount of Increase	Per cent of Increase	New Tenants-15%	
					Rate	Amount of Increase
<u>1 bedroom simplex</u>						
-inside 1&2 floor	\$58.50	\$66.50	\$ 8.00	13.6%	\$67.25	\$8.75
-inside 3rd floor	58.50	63.50	5.00	8.5	67.25	8.75
-outsidel&2 floor	59.50	67.50	8.00	13.4	68.25	8.75
-outside3rd floor	59.50	64.50	5.00	8.4	68.25	8.75
<u>1 bedroom duplex</u>						
inside	65.00	74.00	9.00	13.8	74.75	9.75
outside	66.00	75.00	9.00	13.6	75.75	9.75
inside	68.50	78.00	9.50	13.8	78.75	10.25
outside	69.50	79.00	9.50	13.6	79.75	10.25
<u>2 bedroom simplex</u>						
-inside 1&2 floor	68.50	78.00	9.50	13.8	78.75	10.25
-inside 3rd floor	68.50	74.50	6.00	8.7	78.75	10.25
-outsidel&2 floor	69.50	79.00	9.50	13.6	79.75	10.25
-outside3rd floor	69.50	75.50	6.00	8.6	79.75	10.25
<u>2 bedroom duplex</u>						
no basement	76.00	86.00	10.00	13.1	87.25	10.25
inside	78.50	88.50	10.00	12.7	90.25	11.75
outside	79.50	89.50	10.00	12.5	91.25	11.75
<u>3 bedroom simplex</u>						
inside	78.50	88.50	10.00	12.7	90.25	11.75
outside	79.50	89.50	10.00	12.5	91.25	11.75
<u>3 bedroom duplex</u>						
inside	87.50	97.50	10.00	11.4	100.50	13.00
outside	89.50	99.50	10.00	11.1	102.75	13.25

Note: increase for 5 apts located over furnaces will be \$8, not \$10.

Release clause Old tenants: permits cancellation for any reason on 30 days notice. New tenants: Army-Navy release clause, which permits cancellation of lease only when transferred out of city on orders. Tenant will be responsible for balance of lease if he vacates for any other reason. Fairmac offers to find someone acceptable to occupy apartment until end of lease, but tenant will be responsible for such person's occupancy, including unpaid rent.

Renewal clause: All leases to both new and old tenants include clause providing automatic renewal at same rent unless either party gives notice of cancellation or change in rental rate at least 30 days prior to expiration of lease.

Deposit: Waiver of security deposit for long-term leases is standard practice in this area. Requiring such deposit is also usual for leases of 30-day type. Fairmac also has approval from Area Rent Control office (approved by Atlanta regional office) to require a deposit.

Old tenants who transfer: Information will be available at meeting whether old tenants who transfer to another apartment will be charged rental rates for old tenants or for new tenants. Also as to type of release clause. In any event, such tenants will not be permitted to transfer unless they sign a 1- or 2-year lease.



FAIRLINGTON RENTS

<u>Apartment</u>	<u>June 1947</u>	<u>August 1950 - % increase</u>		<u>October 1951 - % increase</u>	
<b>1-bedroom</b>					
simplex-inside	\$58.50	\$68.00	16.23%	\$70.00	19.65%
simplex-outside	59.50	69.00	15.96%	71.00	19.32%
duplex-inside	68.50	77.50	13.13%	79.50	16.05%
duplex-outside	69.50	80.00	15.1 %	82.00	17.98%
<b>2-bedroom</b>					
simplex	69.50	77.50	11.51%	79.50	14.38%
duplex-inside	78.50	89.50	14.01%	92.50	17.83%
duplex-outside	79.50	92.50	16.35%	95.50	20.12%
<b>3-bedroom</b>					
1 bedroom down- stairs	87.50	109.00	24.57%	113.00	29.14%
all bedrooms upstairs	89.50	112.00	25.13%	116.00	29.6 %
all bedrooms upstairs to new tenants (reported)				125.00	39.66%