

1971 Assembly Bill 743

Date published:
March 23, 1972

CHAPTER 199, Laws of 1971

AN ACT to amend 45.351 (2) and 45.352 (2) (a), (4) (d) and (5) of the statutes, relating to economic assistance and housing loans for veterans.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 45.351 (2) of the statutes is amended to read:

45.351 (2) The department may lend any veteran not more than ~~\$2,000~~ \$3,000 to be used for the purchase of a business or business property or the repairing or adding to his home or business property, the construction of a garage, the education of himself or his children or to provide essential economic assistance, where the veteran's need is established to the satisfaction of the department and he is unable to meet that need from his own resources or available credit upon manageable terms. The department may prescribe loan conditions, but the interest rate shall be 3% per annum and the term shall not exceed 15 years. Loan expense may be charged to the veteran. The department may execute necessary instruments, collect interest and principal, compromise indebtedness, sue and be sued, post bonds and write off indebtedness which it deems uncollectible. Where any loan under this section is secured by a real estate mortgage, the department may exercise the rights of owners and mortgagees generally and the rights and powers set forth in s. 45.352 (6). Interest and repaid principal shall be paid into the veterans trust fund. The department may lend not more than ~~\$2,000~~ \$3,000 to any veteran's widow, whether remarried or not, or to the mother of any deceased veteran's children for the education of his minor or dependent child or children if such widow or mother is a resident of and living in this state on the date of application.

SECTION 2. 45.352 (2) (a), (4) (d) and (5) of the statutes are amended to read:

45.352 (2) (a) The department may loan not to exceed ~~\$4,000~~ \$5,000 for the purchase of a mobile home as defined in s. 66.058 (1) (e) or a home, including land, housing accommodation, garage and other improvements, for the construction of a home including land, housing accommodation and garage or for the improvement of a housing accommodation and garage, to any veteran making application therefor and establishing his qualifications and right to such loan under this section to the satisfaction of the department. Subject to such limitation the amount of each loan shall be fixed by the department with due regard to the conditions and requirements of the applicant. Loans granted under this section shall be paid out of the appropriation in s. 20.485 (2) (y). All receipts of interest and principal on such loans, payments of losses by insurers and any other collections shall be deposited in the veterans trust fund.

(4) (d) Can show to the satisfaction of the department that the total cost of the housing accommodation including garage, but excluding land and other nonhousing improvements thereon, does not exceed ~~\$18,000~~ \$25,000, and in the case of improvement loans the total cost of the housing accommodation and garage shall be the original cost plus improvements less normal depreciation.

(5) Each loan made under this section shall be repaid to the department in equal monthly instalments commencing upon occupancy by the veteran, and over a period of not to exceed ~~20~~ 30 years, with the option to pay additional sums on any instalment-paying day. Such loan shall bear interest at the rate of 3% per annum on unpaid balances of principal and shall be evidenced by a promissory, instalment note payable to the department and executed by the veteran to whom the loan is made. The department may obtain guarantees for such loans under the provisions of section 505 of the servicemen's readjustment act. Except as provided in sub. (5a), the note shall be secured by a mortgage on the real estate in respect to which the loan is granted. Such mortgage shall be substantially in the form, contain the covenants and be executed in the manner prescribed in ch. 235 and shall provide for adequate insurance against loss by fire and wind and that the premises therein described are free and clear of all ~~incumbrances~~ encumbrances whatsoever. But any such mortgage may be junior and subject to one prior mortgage, and in such case shall include an exception as to such prior mortgage, giving a description thereof. Such mortgage shall have priority over all liens upon the mortgaged premises and the buildings and improvements thereon, except tax and special assessment liens, which are filed after the recording of such mortgage.
