



A PLACE OF YOUR OWN

ACT 3







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| Mr.Riley | How do you do? |
| Richard | Hello. |
| Mr.Riley | I'm Ralph Riley. |
| Richard | I'm Richard Stewart, and this is my wife, Marilyn. |
| Mr. Riley | Pleased to meet you. |
| Marilyn | Likewise, Mr. Riley. |
| Mr. Riley | Please, sit down. What can I do for you? |
| Richard | We'd like to discuss a mortgage. |
| Marilyn | For a house. |
| Mr. Riley | Fine. Are you buying a house or are you reinancing your present home? |
| Richard | We're planning to buy a house. |
| Marilyn | And we'd like to find out about a mortgage. |
| Richard | We are customers of the bank. As a matter of fact, my whole Family banks here. |
| Mr. Riley | I have some questions to ask. Do you own your house or do you rent? |
| Richard | Neither. We live with my parents, Dr. and Mrs. Philip Stewart. |
| Mr. Riley | And how old are you? |
| Marilyn | I'm twenty-nine. |
| Richard | I'm thirty. |
| Mr. Riley | And, Mr. Stewart, what is your occupation? |

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| Richard | I'm a freelance photographer. |
| Mr. Riley | And, Mrs. Stewart, are you working? |
| Marilyn | Yes. I'm a designer, and I work in a boutique. |
| Mr. Riley | Did you bring any savings or salary information? Last year's tax forms? |
| Richard | Yes. Here they are. |
| Mr. Riley | OK.What...what kind of house did you have in mind? |
| Richard | We're talking about buying a two-bedroom house in Mount Kisco.Here are the financial details on the house. |
| Mr. Riley | Thank you. Are you prepared to make a ten-percent down payment? |
| Richard | Yes, we are. |
| Mr. Riley | Payments over thirty years? |
| Richard | Yes. |
| Marilyn | Do you think we can get a loan? |
| Mr. Riley | Well, it depends. Do you own any other property? Any stocks or bonds? |
| Richard | No. |
| Mr. Riley | I see. Then you don't have any collateral. Perhaps you could get a guarantor- someone to sign for the loan for you. |
| Richard | Why is that necessary? |

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| Mr.Riley | Since you don't have enough income, and you don't already own any property, the bank needs to be sure you can pay the mortgage every month. A gauarntor is responsible for the loan if you can't make the payments. |
| Richard | I see. Well, the idea of buying a house is exciting. |
| Marilyn | Thank you, Mr.Riley. We'll read this over carefully. |
| Mr.Riley | Thank you. |
| Richard | Good-bye. Thanks. |
| Mr.Riley | Godd-bye. And hope to see you soon. |
| Richard | I hope so, too. |
| Mr.Riley | Take care. |
| Marilyn | Good-bye. |
| Richard | It all sounded so easy until they mentioned needing collateral or a guarantor. |
| Marilyn | We have no collateral. |
| Richard | And I don't think it's a good idea to ask Dad to sign as a guarantor. I don't feel right about it. |
| Marilyn | I understand your feelings about it, Richard. |
| Ellen | Now, tell me, what's the problem? |
| Marilyn | We can get a loan from the bank if we can put up some collateral. |
| Richard | And we don't own anything to use as collateral. |
| Marilyn | Or someone can sign with us as a guarantor. |
| Ellen | Why don't you speak to Dad? |

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| Richard | No. If we buy a house, I want to be able to handle it alone. |
| Ellen | Everybody needs help sometimes, Richard. |
| Marilyn | I understand Richard's feelings about it, Ellen. |
| Richard | In two or three months, I'll have an advance on my book and be able to put more money down. |
| Marilyn | What about the house in Mount Kisco? Somebody else'll buy it by then. |
| Richard | Then there'll be other houses, Marilyn. |
| Ellen | Richard has a point. You're just beginning to look. |
| Marilyn | We're in no great rush. It's true. |
| Richard | This has been a great learning experienc for us, Marilyn.Talking to the real-estate agent. Looking at the houses.Talking to the loan officer at the bank. |
| Marilyn | It has been a learning experience. That's true. |
| Ellen | I think you're doing the right thing. Taking your time. Looking around. Especially with a purchase of this kind. You're talking about a lot of money. |
| Marilyn | We'll call Mrs. Martinelli and tell her to keep looking for us. |
| Richard | And I'll call Mr. Riley at the bank and tell him we'll see him in a couple of months. |
| Ellen | And if you ever need Dad or me to help you... |
| Marilyn | We know. |
| Ellen | You know we'll be there for you. |
| Richard | It's a Stewart tradition. We're a family. |

- **loan officer.** When you get a loan from a bank, the bank lends you money. If you want a loan, you speak to the bank's loan officer.
- **Like wise:** I feel the same way.
- **Refinancing:** getting a new mortgage
- **freelance:** working for yourself. Richard doesn't work for a company. He sells his photographs to different buyers.
- **tax forms.** Workers in the United States must pay a part of the money they earn to the United States government. This money is called income tax. The amount of this tax depends on the worker's total salary for the year. By April 15 of each year, workers must complete tax forms to send to the Internal Revenue Service. This is the agency of the U.S. government that collects taxes. Some state and city governments collect additional income taxes.
- **down payment.** When you get a mortgage for a house, you usually pay the bank part of the price of the home immediately. This is a down payment.
- **over (thirty years):** during a period of (thirty years)
- **property:** something you own, such as land or a house
- **stocks.** If you buy stocks in a business, you own part of the company.
- **Bonds.** A business or the government may sell bonds to get money. If you buy a bond, the seller must pay back your money plus interest, or extra money, on a specific date.

- **Bonds.** A business or the government may sell bonds to get money. If you buy a bond, the seller must pay back your money plus interest, or extra money, on a specific date.
- **collateral:** property that a lender can take from you if you can't pay back a loan
- **guarantor:** someone who agrees to pay back your loan if you cannot pay it
- **income:** money that you earn
- **Take care.** = Take care of yourself. This is a common way to say good-bye.
- **put up:** to give. This two-word verb is usual with the word collateral.
- **handle:** to deal with; be responsible for Here, Richard means that he wants to be able to pay for a house by himself.
- **an advance (noun):** a payment by a publisher to an author before a book is published
- **put more money down:** to give a larger down payment
- **purchase:** something you buy
- **We'll be there for you.** = You can ask us for help.
- **tradition:** a custom

Give English equivalents of words and word combinations:

- Кредитный Инспектор**
- Рефинансирование**
- Фриланс**
- Налоговые Формы**
- Налоговая Служба**
- Авансовый Платеж**
- Обеспечение**
- Поручитель**
- Доход**
- Береги Себя**
- Аванс**
- Покупка**
- Мы Будем Рядом С Вами**
- Обычай**

SCRAMBLED WORDS

Use the clue in parentheses to arrange the letters to form a word.

1. D E L N L (E) N D

(Can you _____ me five dollars until tomorrow?)

2. W O R O B R _____ _____

(Can I _____ five dollars until tomorrow?)

3. T A M R O G E G _____ _____ _____

(To buy a house, you need a _____ from the bank.)

4. L A Y S A R _____ _____

(This job pays her a good _____.)

5. T O R R Y P E P _____ _____ _____

(He owns a lot of _____.)

FREELANCE: «FOR» OR «AGAINST»? WHY?

- ☐ You are satisfied with your life
- ☐ Are you sure you can achieve your dreams?
- ☐ Do you work in a government organization?
- ☐ In a private firm?
- ☐ Are you a freelancer?
- ☐ Why?

PASSIVE VOICE. SAY IN ENGLISH:

- В России ипотека оформляется часто. (to issue a mortgage)
- Мой друг оформил ипотеку десять лет назад.
- Мы еще не оформили ипотеку.
- Чем занят твой друг? Он оформляет ипотеку.

PASSIVE VOICE

Passive voice tests:

<https://www.englishtestsonline.com/english-grammar-tests/>

<https://www.englishtestsonline.com/active-passive-voice-causatives-advanced-level-test-quiz-online-exercise-with-answers-1/>

HOMEWORK

- **Watch a new episode – Family Album USA – episode 14 – Playing Games, act 1**

(<https://www.learnrealeng.com/2014/04/family-album-usa-episode-14-playing.html>)

- **Do you have a free time and how do you use it?**

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<https://www.englishtestsonline.com/active-passive-voice-causatives-advanced-level-test-quiz-online-exercise-with-answers-1/>

