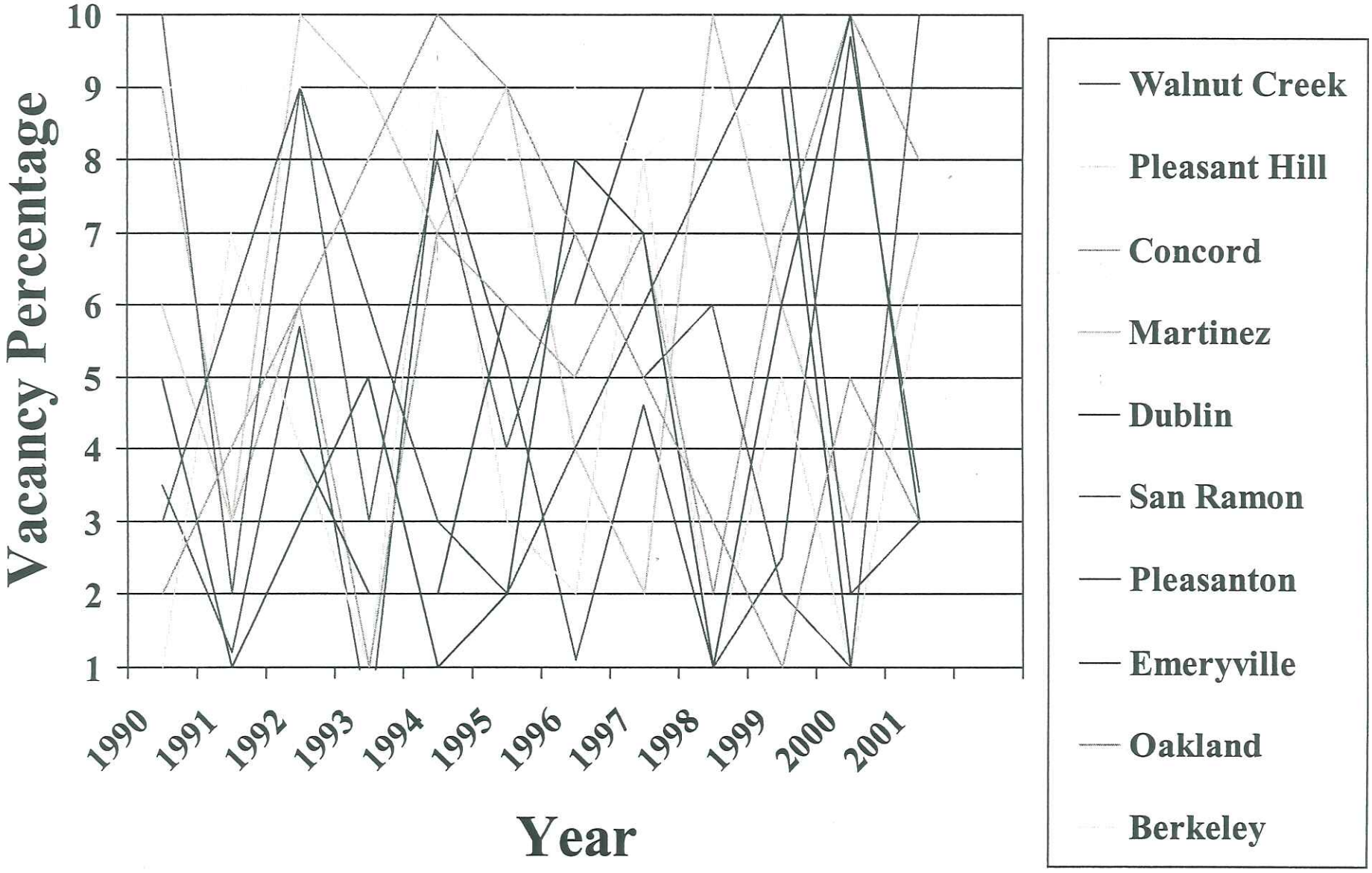Hysterical Vacancy Rates