

Residential Finance Survey: 2001 - Midwest

Table 2-2c. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties

^Number of mortgaged properties in thousands.

For information on confidentiality protection, sampling error, non-sampling error, and definitions, see text.

For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text^^

	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
1-housing-unit properties with traditional first mortgage	9042	7292	514	1124	112
PROPERTY CHARACTERISTICS	8883	7162	510	1108	103
Manner of Acquisition					
By purchase					
Placed one new mortgage	8409	6772	478	1060	99
Placed two or more new mortgages	121	96	7	14	4
Assumed mortgage(s) already on property	166	147	13	6	0
Assumed mortgage(s) already on property and placed new mortgage	22	19	0	4	0
Borrowed using assets other than this property as collateral	43	31	9	4	0
Paid all cash-no borrowing	108	88	4	16	0
Other manner	14	10	0	4	0
By inheritance or gift	64	64	0	0	0
By divorce	27	22	0	5	0
By some other manner	7	4	4	0	0
Not reported	61	40	0	12	9
Source of Downpayment@1	4706	3809	292	543	62
Properties purchased 1995 to 2001 (part)					
Sale of previous home	1723	1396	115	184	28
Sale of other real property or other investments	183	143	18	22	0
Savings	2253	1833	118	276	26
Borrowing from a retirement plan	166	133	7	21	4
Borrowing using assets other than this property as collateral	139	109	4	19	7
Proceeds from an insurance policy	38	26	0	12	0
Payments in a lease-purchase agreement	51	47	0	4	0
From a state or local government source	51	51	0	0	0
From a non-profit organization	9	3	0	5	0
From parents or relatives	400	319	32	34	15
Other	18	15	0	3	0
No downpayment required	324	259	47	19	0
Not reported	105	76	0	30	0
Other properties	4298	3459	222	577	40
Not reported	37	24	0	5	9
Year Property Acquired	2148	1748	122	244	34
1999 to 2001 (part)					
1997 and 1998	1538	1229	97	195	16
1995 and 1996	1115	908	77	108	21
1990 to 1994	1783	1414	105	245	19
1985 to 1989	1083	913	44	115	11
1980 to 1984	487	377	10	97	3
1975 to 1979	534	410	44	76	4

1970 to 1974	199	156	0	39	3
1969 or earlier	155	136	15	4	0
Property New or Previously Occupied When Acquired	8883	7162	510	1108	103
Acquired by purchase					
New	1831	1504	80	223	24
Previously occupied by someone else	7017	5634	427	878	79
Converted from non-residential use	3	0	0	3	0
Other	8	4	4	0	0
Not reported	24	21	0	4	0
Other properties	98	89	4	5	0
Not reported	61	40	0	12	9
Year Structure Built	450	360	14	67	9
1999 to March 2000					
1997 and 1998	388	310	13	59	7
1995 and 1996	446	371	18	40	16
1990 to 1994	798	681	42	70	5
1980 to 1989	1182	971	51	156	3
1970 to 1979	1374	1104	78	172	20
1960 to 1969	945	750	70	117	8
1950 to 1959	1291	1075	76	132	7
1940 to 1949	662	522	48	91	0
1939 or earlier	1507	1148	103	221	36
Purchase Price	3598	2908	215	434	41
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	73	52	7	14	0
\$20,000 to \$39,999	250	176	23	40	11
\$40,000 to \$59,999	341	273	33	31	4
\$60,000 to \$79,999	490	389	42	51	8
\$80,000 to \$99,999	450	363	21	67	0
\$100,000 to \$124,999	426	346	25	51	4
\$125,000 to \$149,999	447	372	18	57	0
\$150,000 to \$174,999	300	256	16	28	0
\$175,000 to \$199,999	194	173	4	13	5
\$200,000 to \$249,999	253	215	7	27	4
\$250,000 to \$299,999	140	122	4	14	0
\$300,000 to \$499,999	186	145	4	32	5
\$500,000 or more	48	26	13	10	0
Median	111457	114525	82850	107025	74556
Mean	135449	135339	126235	140871	134237
Other properties	5444	4384	299	690	71
Value	98	76	13	9	0
Less than \$20,000					
\$20,000 to \$39,999	332	237	31	60	3
\$40,000 to \$59,999	676	489	48	121	18
\$60,000 to \$79,999	1010	776	90	125	19
\$80,000 to \$99,999	1317	1100	43	158	16
\$100,000 to \$124,999	1221	961	100	156	3
\$125,000 to \$149,999	1024	833	54	128	8
\$150,000 to \$174,999	871	753	29	75	13
\$175,000 to \$199,999	648	554	16	66	12
\$200,000 to \$249,999	754	625	20	100	9
\$250,000 to \$299,999	379	339	24	11	4

\$300,000 to \$499,999	522	419	27	71	5
\$500,000 or more	190	129	18	42	0
Median	122264	125188	107931	114193	99082
Mean	147925	147913	140150	153057	132787
Value of Capital Improvements	5533	4455	326	678	75
Properties with capital improvements between 1998 and 2000					
Less than \$500	103	73	0	26	4
\$500 to \$999	186	130	16	33	7
\$1,000 to \$2,499	834	659	54	121	0
\$2,500 to \$4,999	1061	884	34	130	12
\$5,000 to \$7,499	1014	809	67	128	10
\$7,500 to \$9,999	327	271	18	38	0
\$10,000 to \$14,999	681	584	22	67	7
\$15,000 to \$19,999	359	274	32	41	13
\$20,000 to \$29,999	545	437	37	59	13
\$30,000 or more	423	333	46	35	9
Median	6435	6485	7176	5571	12700
Mean	11001	10897	13234	10307	13781
Properties with no capital improvements between 1998 and 2000	2781	2234	160	358	29
Capital improvements not reported	728	604	28	88	8
Age Restrictions	473	416	8	42	7
Property located in subdivision restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	8226	6615	486	1028	97
Not reported	343	261	20	54	8
Neighborhood Composition	652	509	47	89	7
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older					
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	6125	4941	344	782	58
Don't know or not reported	2264	1841	123	253	47
Type of Property Benefits@1	76	69	0	6	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	53	35	9	9	0
Property tax relief	277	217	19	41	0
Subsidy from a non-profit corporation	3	3	0	0	0
None of the above benefits	7107	5748	400	871	88
Not reported	1530	1224	86	196	24
Source of Property Benefits@1	404	319	28	57	0
With property benefits					
Federal government	63	53	4	6	0
State government	210	165	17	28	0
Local government	86	57	6	23	0
Non-profit corporation	3	3	0	0	0
Not reported	51	47	4	0	0
With no property benefits	7107	5748	400	871	88
Not reported	1530	1224	86	196	24

Reason for Benefits@1	404	319	28	57	0
With property benefits					
Occupied by low- or moderate-income individuals	102	82	3	16	0
Occupied by elderly or disabled individuals	28	19	0	9	0
A historic structure	7	7	0	0	0
Located in a community development or economic development area	38	38	0	0	0
Covered by a Homestead Exemption	215	164	19	32	0
Covered by a Community Land Trust	5	0	5	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	56	45	7	3	0
Not reported	17	17	0	0	0
With no property benefits	7107	5748	400	871	88
Not reported	1530	1224	86	196	24
OWNER CHARACTERISTICS	2892	2262	191	405	33
Owner Status					
1 owner					
2 owners	6063	4951	319	715	78
3 or more owners	88	79	4	5	0
Age of Owner	89	72	4	13	0
Under 25					
25 to 34	1513	1233	94	160	26
35 to 44	2625	2111	184	302	28
45 to 54	2628	2181	100	318	29
55 to 64	1194	914	68	205	7
65 to 74	402	323	35	37	7
75 and over	126	105	3	17	0
Not reported	465	352	27	72	15
Median	45	45	43	47	43
Race of Owner	8299	6673	481	1033	112
White alone					
Black or African American alone	474	388	20	65	0
American Indian or Alaska Native alone	26	21	5	0	0
Asian alone	161	149	0	11	0
Native Hawaiian or Other Pacific Islander alone	9	9	0	0	0
Two or more races	73	52	7	14	0
Sex of Owner	7537	6092	424	927	95
Male/Male and female co-owners					
Female	1504	1199	90	198	17
Hispanic/Latino Origin	379	330	19	31	0
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	8663	6962	495	1094	112
Veteran Status@1	1734	1407	122	189	16
Veteran					
Active member of Reserves or National Guard for at least 6 years	263	217	7	35	4
	181	156	14	11	0

Persian Gulf War or after (August 1990 to present)					
Vietnam or after (August 1964 to July 1990)	1073	873	91	99	9
Korean conflict or after (July 1950 to July 1964)	304	236	17	48	3
World War II or after (September 1940 to June 1950)	106	89	3	14	0
Nonveteran	6830	5494	375	873	88
Not reported	478	391	17	63	8
Income	683	564	27	83	10
Less than \$5,000					
\$5,000 to \$9,999	69	63	0	6	0
\$10,000 to \$14,999	171	122	7	43	0
\$15,000 to \$19,999	194	120	26	48	0
\$20,000 to \$24,999	354	277	34	40	4
\$25,000 to \$29,999	347	280	32	35	0
\$30,000 to \$34,999	443	346	29	65	3
\$35,000 to \$39,999	448	382	9	56	0
\$40,000 to \$49,999	1063	824	77	137	26
\$50,000 to \$59,999	1008	798	68	122	20
\$60,000 to \$79,999	1731	1412	88	202	30
\$80,000 to \$99,999	963	795	46	114	7
\$100,000 to \$119,999	580	504	18	46	13
\$120,000 or more	987	805	54	128	0
Median	57418	58370	52408	54083	56667
Mean	68473	69176	64813	66983	54434
Owned Home Previously	5117	4109	303	642	62
Previously owned home					
Never owned home before	3592	2917	197	437	41
Not reported	333	266	13	46	8
MORTGAGE CHARACTERISTICS	37	20	16	0	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	908	779	39	90	0
By regular mail	130	103	9	14	4
By personal visit	6124	4932	347	761	85
Through third party (such as real estate agent or builder)	1186	936	49	188	12
Some other way	33	33	0	0	0
Not reported	558	428	48	71	11
Not available	66	60	6	0	0
Origin of First Mortgage	6323	5040	369	822	92
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	134	125	9	0	0
Mortgage placed later than acquisition of property	2585	2127	136	303	19
Refinanced mortgage	2379	1944	127	289	19
Same lender	785	619	38	121	7
Different lender	1594	1326	89	168	12
Mortgage placed on property owned free and clear of debt	207	183	9	14	0
Not available	0	0	0	0	0

Purpose of First Mortgage Placed Later Than Acquisition of Property	2585	2127	136	303	19
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	1535	1319	67	131	19
Increase payment period for mortgage	31	22	0	9	0
Reduce payment period for mortgage	56	52	0	4	0
Renew or extend loan that had fallen due, without increasing outstanding balance	41	31	7	3	0
Receive cash or increase outstanding balance of loan	729	562	48	119	0
Other reason	101	56	14	31	0
Not reported	92	86	0	6	0
Other properties	6456	5164	378	822	92
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	1116	896	67	144	9
Properties on which cash received					
Less than \$20,000	520	416	28	71	5
\$20,000 to \$39,999	337	253	35	45	4
\$40,000 to \$59,999	104	94	0	10	0
\$60,000 to \$79,999	61	48	4	9	0
\$80,000 to \$99,999	27	27	0	0	0
\$100,000 to \$124,999	24	20	0	4	0
\$125,000 to \$149,999	5	5	0	0	0
\$150,000 to \$174,999	13	13	0	0	0
\$175,000 to \$199,999	11	6	0	5	0
\$200,000 to \$249,999	8	8	0	0	0
\$250,000 to \$299,999	6	6	0	0	0
\$300,000 or more	0	0	0	0	0
Median	22213	22488	23082	20482	17219
Mean	31592	32733	23593	29242	14773
Properties that refinanced and did not receive cash back	1240	1037	61	131	11
Properties that refinanced and did not report if received cash back	230	195	8	28	0
Properties that did not refinance	6456	5164	378	822	92
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	1116	896	67	144	9
Properties on which cash received@1					
For additions, improvements or repairs to this property	620	501	25	94	0
To consolidate debts	481	390	22	60	9
For investment in other real estate	72	67	0	5	0
For other types of investments	52	47	0	5	0
For educational or medical expenses	76	64	5	7	0
To start a business	30	19	11	0	0
To settle a divorce	54	38	5	10	0
To pay taxes	37	28	5	4	0
To purchase an automobile, truck, or other vehicle	94	76	4	14	0

To purchase consumer product other than automobile, truck, or other vehicle	33	20	4	9	0
Other	21	15	6	0	0
Not reported	9	4	5	0	0
Properties that refinanced and did not receive cash back	1240	1037	61	131	11
Properties that refinanced and did not report if received cash back	230	195	8	28	0
Properties that did not refinance	6456	5164	378	822	92
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	3641	2860	253	476	53
1999 to 2001 (part)					
1997 and 1998	2214	1842	110	239	23
1995 and 1996	872	708	47	92	25
1990 to 1994	1409	1183	61	160	3
1985 to 1989	441	365	5	64	7
1980 to 1984	159	107	6	46	0
1979 or earlier	306	227	31	48	0
First Mortgage Insurance Status	815	705	15	84	11
FHA-insured first mortgage					
VA-guaranteed first mortgage	200	165	14	17	4
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	157	120	4	22	12
Other federal, state, or local government-insured or guaranteed first mortgage	182	137	6	39	0
Insured conventional first mortgage	997	847	30	120	0
Uninsured conventional first mortgage	6690	5316	445	843	85
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	383	287	39	58	0
Less than \$20,000					
\$20,000 to \$29,999	572	406	37	104	24
\$30,000 to \$39,999	772	580	48	133	11
\$40,000 to \$49,999	845	680	34	114	16
\$50,000 to \$59,999	793	619	79	94	0
\$60,000 to \$79,999	1506	1249	107	138	13
\$80,000 to \$99,999	1168	958	48	154	7
\$100,000 to \$149,999	1752	1489	68	164	31
\$150,000 to \$199,999	558	489	12	53	4
\$200,000 to \$249,999	301	249	11	36	5
\$250,000 to \$299,999	110	78	13	19	0
\$300,000 or more	141	90	13	39	0
Not reported	142	118	5	18	0
Median	74417	76255	63170	67268	65691
Mean	92613	93777	83029	91204	75442
Total Mortgage Loan	333	242	39	53	0
Less than \$20,000					
\$20,000 to \$29,999	520	381	32	87	21
\$30,000 to \$39,999	695	497	49	141	8
\$40,000 to \$49,999	766	605	34	114	13
\$50,000 to \$59,999	787	610	79	94	4
\$60,000 to \$79,999	1405	1192	81	116	17
\$80,000 to \$99,999	1238	1020	55	156	7

\$100,000 to \$149,999	1888	1583	91	184	30
\$150,000 to \$199,999	661	575	12	67	7
\$200,000 to \$249,999	298	246	11	36	5
\$250,000 to \$299,999	138	109	13	16	0
\$300,000 or more	171	116	13	43	0
Not reported	142	118	5	18	0
Median	79196	81191	65154	71099	72965
Mean	97938	99457	85870	95452	79962
Traditional First Mortgage Outstanding Debt	365	286	19	61	0
Less than \$10,000					
\$10,000 to \$19,999	617	466	45	96	10
\$20,000 to \$29,999	644	486	36	104	18
\$30,000 to \$39,999	894	680	61	133	20
\$40,000 to \$49,999	731	608	29	90	4
\$50,000 to \$59,999	744	587	83	69	4
\$60,000 to \$79,999	1424	1169	85	158	12
\$80,000 to \$99,999	1098	884	42	151	21
\$100,000 to \$149,999	1475	1284	64	114	13
\$150,000 to \$199,999	503	436	7	51	9
\$200,000 to \$249,999	216	162	20	34	0
\$250,000 to \$299,999	74	59	4	11	0
\$300,000 or more	114	66	13	35	0
Not reported	142	118	5	18	0
Median	66384	68114	57727	60024	58177
Mean	83352	84184	77718	81987	69065
Total Mortgage Outstanding Debt	294	222	19	53	0
Less than \$10,000					
\$10,000 to \$19,999	556	414	44	91	7
\$20,000 to \$29,999	634	481	34	101	18
\$30,000 to \$39,999	799	595	53	135	16
\$40,000 to \$49,999	688	568	29	83	7
\$50,000 to \$59,999	742	578	78	81	4
\$60,000 to \$79,999	1383	1164	77	129	12
\$80,000 to \$99,999	1175	938	51	164	21
\$100,000 to \$149,999	1590	1363	80	134	13
\$150,000 to \$199,999	595	517	7	58	13
\$200,000 to \$249,999	230	180	20	30	0
\$250,000 to \$299,999	91	77	4	11	0
\$300,000 or more	132	80	13	39	0
Not reported	133	113	5	15	0
Median	70725	72557	59653	61627	64674
Mean	87003	88092	79513	84762	72936
Current Interest Rate on First Mortgage	2232	1580	248	351	53
Less than 6.0 percent					
6.0 percent	79	74	0	5	0
6.1 to 6.4 percent	201	154	7	39	0
6.5 to 6.9 percent	1082	934	23	112	14
7.0 percent	751	643	23	76	8
7.1 to 7.4 percent	893	787	12	90	4
7.5 to 7.9 percent	964	801	52	100	10
8.0 percent	273	230	15	27	0
8.1 to 8.4 percent	271	219	20	28	4
8.5 to 8.9 percent	357	276	38	40	3
9.0 percent	108	85	6	16	0

9.1 to 9.4 percent	99	62	23	13	0
9.5 to 9.9 percent	154	130	13	7	4
10.0 percent	24	24	0	0	0
10.1 to 10.4 percent	63	46	4	9	4
10.5 to 10.9 percent	101	58	5	37	0
11.0 percent	98	89	0	9	0
11.1 to 12.9 percent	147	99	19	28	0
13.0 percent	24	24	0	0	0
13.1 percent or more	1122	976	3	135	7
Not reported	0	0	0	0	0
Median	7.2	7.2	6.5	7.1	6.6
Type of Interest Rate Buydown	196	178	0	18	0
Properties with interest rate buydown					
Constant payment	25	25	0	0	0
3-2-1 buydown	7	7	0	0	0
Other	16	11	0	5	0
Not reported	148	135	0	13	0
Properties without interest rate buydown	4509	3715	228	533	34
Not reported	4337	3399	286	574	78
Term of First Mortgage	69	20	46	0	3
Less than 5 years					
5 years	99	45	50	3	0
6 to 9 years	101	42	41	13	5
10 years	233	205	18	0	11
11 to 14 years	53	30	15	8	0
15 years	1247	1118	21	91	17
16 to 19 years	17	17	0	0	0
20 years	280	221	12	43	3
21 to 24 years	4	0	0	4	0
25 years	105	69	0	36	0
26 to 29 years	19	15	0	4	0
30 years	3308	2792	51	446	18
More than 30 years	50	50	0	0	0
No stated term	3458	2669	260	476	53
Median	30	30	9	30	16
Unexpired Term of First Mortgage	355	201	125	21	9
Less than 5 years					
5 to 9 years	674	578	31	58	7
10 to 14 years	945	779	42	99	24
15 to 19 years	449	364	8	73	4
20 to 24 years	513	457	0	56	0
25 to 29 years	2082	1757	25	285	15
30 or more years	567	487	22	58	0
No stated term or not computed	3458	2669	260	476	53
Median	24	24	5	25	13
Holder of First Mortgage	1475	978	193	282	22
Commercial bank or trust company					
Savings and loan association, federal savings bank	967	701	17	219	30
Mutual savings bank	106	76	9	22	0
Life insurance company	135	92	13	29	0
Mortgage banker or mortgage company	511	428	16	67	0

Federally-sponsored secondary market agency or pool	4378	3857	159	328	34
Conventional mortgage pool	149	110	5	33	0
Other federal agency	219	202	6	11	0
Real estate investment trust	16	3	0	12	0
Pension or retirement fund	14	9	5	0	0
Credit union	308	218	41	36	14
Finance company	151	124	13	14	0
State or municipal government or housing finance agency	318	276	0	38	4
Individual or individual's estate	166	112	28	22	4
Other	128	106	7	11	4
First Mortgage Loan as a Percent of Purchase Price	6334	5063	374	813	83
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	225	180	7	32	7
40 to 49 percent	177	148	5	14	9
50 to 59 percent	248	183	12	47	5
60 to 69 percent	656	533	39	77	7
70 to 79 percent	724	543	47	118	16
80 to 89 percent	1112	846	70	183	13
90 to 94 percent	552	464	32	52	4
95 to 99 percent	715	597	20	99	0
100 percent or more	1793	1456	138	177	23
Not reported	134	115	5	13	0
Median	90	90	91	86	79
Other properties	2708	2229	140	311	28
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	6334	5063	374	813	83
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	263	211	12	40	0
40 to 49 percent	233	192	9	24	9
50 to 59 percent	267	200	12	45	9
60 to 69 percent	1151	927	82	124	17
70 to 79 percent	1018	800	64	138	16
80 to 89 percent	1123	868	64	178	13
90 to 94 percent	523	421	27	71	4
95 to 99 percent	613	524	19	70	0
100 percent or more	1022	812	79	115	15
Not reported	121	106	5	9	0
Median	82	82	81	82	74
Other properties	2708	2229	140	311	28
Not available	0	0	0	0	0
First Mortgage Risk	505	354	37	115	0
Subprime loan					
Not subprime loan	8536	6938	477	1009	112
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	1236	0	0	1124	112

Properties with adjustable rate first mortgage					
Treasury security	341	0	0	341	0
Average cost of funds in bank district	31	0	0	31	0
National average cost of funds	26	0	0	26	0
OTS contract mortgage rate	12	0	0	12	0
Other method	82	0	0	82	0
No index used	46	0	0	29	17
Not reported	698	0	0	604	94
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Monthly	25	0	0	25	0
Every 3 months	6	0	0	6	0
Every 6 months	32	0	0	32	0
Yearly	335	0	0	335	0
Every 3 years	73	0	0	59	14
Every 5 years	58	0	0	58	0
Other	12	0	0	9	3
Not reported	695	0	0	601	94
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Less than 1 percent	7	0	0	7	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	28	0	0	28	0
2 percent	308	0	0	308	0
2.1 to 2.9 percent	7	0	0	7	0
3 percent	47	0	0	47	0
3.1 to 3.9 percent	14	0	0	14	0
4.0 percent or more	47	0	0	47	0
No caps	73	0	0	59	14
Not reported	705	0	0	607	98
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Less than 1 percent	0	0	0	0	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	28	0	0	28	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	411	0	0	411	0
No caps	61	0	0	44	17
Not reported	736	0	0	642	94
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0

Interest Rate Changed Since Mortgage Made	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Yes, rate has changed	278	0	0	271	7
No change since mortgage made	276	0	0	261	16
Not reported	681	0	0	592	89
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Less than 1 percent	4	0	0	4	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	5	0	0	5	0
2 percent	46	0	0	46	0
2.1 to 2.9 percent	274	0	0	274	0
3 percent	47	0	0	47	0
3.1 to 3.9 percent	42	0	0	42	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	83	0	0	83	0
Not reported	735	0	0	623	112
Median	2.7	0.0	0.0	2.7	0.0
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	1236	0	0	1124	112
Properties with adjustable rate first mortgage					
Can be converted	75	0	0	75	0
Cannot be converted	443	0	0	426	17
Not reported	718	0	0	624	94
Other properties	7806	7292	514	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	44	0	0	44	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	14	0	0	14	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	0	0	0	0	0
Payments can change yearly	24	0	0	24	0
Payments can change every 3 years	6	0	0	6	0
Payments can change every 5 years	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	8301	7292	514	476	19
Not reported	697	0	0	604	92
First Mortgage Allows for Negative Amortization	44	0	0	44	0
Monthly payments can change (other than change in interest rate)					

Yes, unrestricted negative amortization	0	0	0	0	0
Yes, restricted negative amortization	0	0	0	0	0
No negative amortization allowed	38	0	0	38	0
Not reported	6	0	0	6	0
Monthly payments cannot change	8301	7292	514	476	19
Not reported	697	0	0	604	92
MORTGAGE PAYMENTS AND OTHER EXPENSES	8792	7102	505	1074	112
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	8785	7098	502	1074	112
Fully amortized	8019	6844	37	1050	87
Not fully amortized	766	254	465	23	24
Interest only	7	4	3	0	0
No regular payments required	0	0	0	0	0
Not reported	250	190	9	51	0
Items Included in First Mortgage Payment@1	8785	7098	502	1074	112
Regular monthly payments of both interest and principal					
Real estate taxes	3314	2967	59	288	0
Property insurance	2835	2575	45	215	0
Mortgage insurance	851	794	4	53	0
Other	1260	1156	31	74	0
No items included or not reported	5370	4051	437	770	112
No regular payments of interest and principal	257	194	12	51	0
Monthly Interest and Principal Payments on First Mortgage	8792	7102	505	1074	112
Monthly payments of interest and/or principal					
Less than \$100	41	23	4	14	0
\$100 to \$199	279	195	31	53	0
\$200 to \$299	727	588	27	92	20
\$300 to \$399	966	699	90	155	22
\$400 to \$499	1024	841	63	116	4
\$500 to \$599	1128	921	77	122	8
\$600 to \$699	926	766	52	92	16
\$700 to \$799	741	629	28	84	0
\$800 to \$899	693	608	18	58	9
\$900 to \$999	480	396	28	45	12
\$1,000 to \$1,249	784	642	34	96	13
\$1,250 to \$1,499	346	295	16	30	5
\$1,500 or more	656	499	38	115	4
Median	625	637	550	586	616
Mean	770	767	715	806	911
No regular payments required	0	0	0	0	0
Not reported	250	190	9	51	0
Current First Mortgage Payment Status	9042	7292	514	1124	112
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	4999	4181	226	556	36
Delinquent by 90 days or more	47	38	6	3	0

Legal proceedings have begun	15	9	6	0	0
Legal proceedings have not begun	27	24	0	3	0
Not reported	6	6	0	0	0
Not reported	3995	3072	283	565	75
Other properties	0	0	0	0	0
Monthly Interest and Principal Payments on Total Mortgages	8821	7126	505	1079	112
Regular monthly payments of interest and/or principal					
Less than \$100	45	27	4	14	0
\$100 to \$199	238	162	27	50	0
\$200 to \$299	676	549	22	85	20
\$300 to \$399	863	600	94	153	15
\$400 to \$499	981	792	63	122	4
\$500 to \$599	1019	839	64	105	11
\$600 to \$699	904	755	44	89	16
\$700 to \$799	751	648	31	72	0
\$800 to \$899	737	635	23	70	9
\$900 to \$999	579	469	32	62	16
\$1,000 to \$1,249	841	684	43	101	13
\$1,250 to \$1,499	406	351	16	33	5
\$1,500 or more	781	614	41	122	4
Median	665	679	566	612	638
Mean	812	811	746	839	937
No regular monthly payments required	220	166	9	45	0
Interest and Principal Payments on Total Mortgages as Percent of Income	8821	7126	505	1079	112
Regular monthly payments of interest and/or principal					
Less than 5 percent	328	252	14	62	0
5 to 9 percent	1751	1395	112	214	30
10 to 14 percent	2380	1956	154	242	29
15 to 19 percent	1756	1445	90	199	22
20 to 24 percent	865	686	38	131	10
25 to 29 percent	443	340	35	65	3
30 to 34 percent	195	161	8	23	4
35 to 39 percent	147	112	18	17	0
40 to 49 percent	163	121	9	32	0
50 percent or more	222	190	6	22	4
Not reported or not computed	571	468	21	71	10
Median	14	14	14	15	14
No regular monthly payments required	220	166	9	45	0