

Residential Finance Survey: 2001 - South

Table 2-2d. 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	12735	10536	576	1497	127
PROPERTY CHARACTERISTICS	12320	10208	532	1454	125
Manner of Acquisition					
By purchase					
Placed one new mortgage	11259	9325	487	1328	118
Placed two or more new mortgages	376	310	9	53	4
Assumed mortgage(s) already on property	381	337	12	32	0
Assumed mortgage(s) already on property and placed new mortgage	72	66	6	0	0
Borrowed using assets other than this property as collateral	45	32	6	4	3
Paid all cash-no borrowing	155	113	5	37	0
Other manner	32	25	7	0	0
By inheritance or gift	255	202	27	25	2
By divorce	21	15	6	0	0
By some other manner	22	22	0	0	0
Not reported	117	88	11	18	0
Source of Downpayment@1	6694	5540	296	802	57
Properties purchased 1995 to 2001 (part)					
Sale of previous home	1993	1621	96	253	23
Sale of other real property or other investments	315	265	7	43	0
Savings	3374	2824	142	385	23
Borrowing from a retirement plan	289	232	28	29	0
Borrowing using assets other than this property as collateral	174	108	13	45	7
Proceeds from an insurance policy	28	28	0	0	0
Payments in a lease-purchase agreement	52	40	0	13	0
From a state or local government source	110	98	9	3	0
From a non-profit organization	19	11	0	7	0
From parents or relatives	665	549	16	96	4
Other	47	34	0	13	0
No downpayment required	617	507	33	72	4
Not reported	131	105	4	21	0
Other properties	5975	4944	275	686	70
Not reported	66	51	6	9	0
Year Property Acquired	3207	2660	163	365	20
1999 to 2001 (part)					
1997 and 1998	2228	1872	85	257	14
1995 and 1996	1473	1181	68	200	24
1990 to 1994	2579	2180	110	257	32
1985 to 1989	1430	1206	26	176	22
1980 to 1984	740	551	61	118	11
1975 to 1979	569	465	33	67	5

1970 to 1974	318	268	19	31	0
1969 or earlier	191	153	11	27	0
Property New or Previously Occupied When Acquired	12320	10208	532	1454	125
Acquired by purchase					
New	3761	3085	149	470	57
Previously occupied by someone else	8490	7069	375	978	68
Converted from non-residential use	8	5	3	0	0
Other	11	11	0	0	0
Not reported	50	38	5	6	0
Other properties	299	240	33	25	2
Not reported	117	88	11	18	0
Year Structure Built	769	639	39	83	8
1999 to March 2000					
1997 and 1998	1003	817	38	140	7
1995 and 1996	828	652	43	105	29
1990 to 1994	1492	1269	44	159	20
1980 to 1989	2858	2364	111	351	33
1970 to 1979	2370	1961	128	268	14
1960 to 1969	1309	1099	54	153	4
1950 to 1959	1044	879	29	131	5
1940 to 1949	396	368	15	10	3
1939 or earlier	665	488	76	96	5
Purchase Price	5284	4405	244	601	33
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	127	88	6	30	3
\$20,000 to \$39,999	292	206	19	67	0
\$40,000 to \$59,999	492	424	20	48	0
\$60,000 to \$79,999	760	669	37	54	0
\$80,000 to \$99,999	808	701	23	84	0
\$100,000 to \$124,999	692	574	36	82	0
\$125,000 to \$149,999	670	569	33	57	11
\$150,000 to \$174,999	451	392	19	31	9
\$175,000 to \$199,999	224	172	11	38	4
\$200,000 to \$249,999	301	247	16	35	4
\$250,000 to \$299,999	210	164	18	29	0
\$300,000 to \$499,999	202	160	0	43	0
\$500,000 or more	53	38	8	5	3
Median	105880	104932	112744	105407	157253
Mean	128398	127024	135330	131444	204358
Other properties	7452	6131	331	895	94
Value	130	110	10	10	0
Less than \$20,000					
\$20,000 to \$39,999	430	333	28	69	0
\$40,000 to \$59,999	1190	949	51	185	5
\$60,000 to \$79,999	1730	1426	102	188	14
\$80,000 to \$99,999	1892	1626	54	195	17
\$100,000 to \$124,999	1587	1281	120	163	23
\$125,000 to \$149,999	1626	1398	44	176	8
\$150,000 to \$174,999	1161	975	45	125	16
\$175,000 to \$199,999	707	636	11	50	9
\$200,000 to \$249,999	769	619	44	93	13
\$250,000 to \$299,999	560	427	33	86	13

\$300,000 to \$499,999	698	578	18	102	0
\$500,000 or more	257	177	15	56	10
Median	115692	116076	108873	115709	139212
Mean	142977	141054	138580	153669	196381
Value of Capital Improvements	6576	5492	280	745	58
Properties with capital improvements between 1998 and 2000					
Less than \$500	116	100	0	16	0
\$500 to \$999	225	197	8	20	0
\$1,000 to \$2,499	1257	1077	31	145	4
\$2,500 to \$4,999	1162	961	67	130	4
\$5,000 to \$7,499	1349	1130	40	153	25
\$7,500 to \$9,999	336	285	18	33	0
\$10,000 to \$14,999	773	622	46	96	9
\$15,000 to \$19,999	373	309	4	57	4
\$20,000 to \$29,999	521	432	44	39	6
\$30,000 or more	465	380	21	56	7
Median	5980	5910	7110	6011	7083
Mean	10784	10235	22260	9986	17554
Properties with no capital improvements between 1998 and 2000	4868	3977	254	590	47
Capital improvements not reported	1292	1067	42	161	22
Age Restrictions	1052	893	41	101	17
Property located in subdivision restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	11182	9216	531	1338	97
Not reported	501	426	4	58	14
Neighborhood Composition	1087	898	59	123	6
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	8005	6567	400	966	72
Don't know or not reported	3644	3070	117	408	49
Type of Property Benefits@1	199	178	12	9	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	47	42	6	0	0
Property tax relief	768	645	46	73	4
Subsidy from a non-profit corporation	32	32	0	0	0
None of the above benefits	9212	7615	425	1101	71
Not reported	2506	2052	88	314	52
Source of Property Benefits@1	1017	869	63	82	4
With property benefits					
Federal government	192	165	17	9	0
State government	366	294	29	39	4
Local government	385	333	23	29	0
Non-profit corporation	32	32	0	0	0
Not reported	90	85	0	5	0
With no property benefits	9212	7615	425	1101	71
Not reported	2506	2052	88	314	52

Reason for Benefits@1	1017	869	63	82	4
With property benefits					
Occupied by low- or moderate-income individuals	162	152	10	0	0
Occupied by elderly or disabled individuals	109	90	8	8	4
A historic structure	12	12	0	0	0
Located in a community development or economic development area	38	32	0	5	0
Covered by a Homestead Exemption	681	587	38	56	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	11	11	0	0	0
Other reason	58	53	6	0	0
Not reported	44	27	5	12	0
With no property benefits	9212	7615	425	1101	71
Not reported	2506	2052	88	314	52
OWNER CHARACTERISTICS	4258	3566	182	477	33
Owner Status					
1 owner					
2 owners	8350	6855	389	1012	94
3 or more owners	127	115	5	7	0
Age of Owner	150	118	0	32	0
Under 25					
25 to 34	1859	1601	84	165	9
35 to 44	3499	2846	143	469	41
45 to 54	3505	2975	156	346	28
55 to 64	2005	1619	107	265	14
65 to 74	849	702	41	97	9
75 and over	266	199	30	34	4
Not reported	602	475	15	89	23
Median	47	47	48	46	46
Race of Owner	10535	8644	513	1275	103
White alone					
Black or African American alone	1776	1545	56	156	19
American Indian or Alaska Native alone	52	52	0	0	0
Asian alone	270	210	0	54	5
Native Hawaiian or Other Pacific Islander alone	8	8	0	0	0
Two or more races	94	76	7	11	0
Sex of Owner	10311	8509	457	1244	101
Male/Male and female co-owners					
Female	2424	2027	119	253	26
Hispanic/Latino Origin	980	826	68	73	12
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	11756	9709	508	1423	115
Veteran Status@1	2882	2426	170	264	22
Veteran					
Active member of Reserves or National Guard for at least 6 years	547	443	41	62	0
	458	412	7	38	0

Persian Gulf War or after (August 1990 to present)					
Vietnam or after (August 1964 to July 1990)	1575	1371	94	93	18
Korean conflict or after (July 1950 to July 1964)	597	461	45	88	4
World War II or after (September 1940 to June 1950)	228	174	16	34	4
Nonveteran	9070	7446	396	1145	83
Not reported	783	663	10	88	22
Income	1238	965	60	190	23
Less than \$5,000					
\$5,000 to \$9,999	165	128	4	32	0
\$10,000 to \$14,999	283	235	24	25	0
\$15,000 to \$19,999	334	286	12	33	3
\$20,000 to \$24,999	364	309	21	34	0
\$25,000 to \$29,999	683	539	51	93	0
\$30,000 to \$34,999	677	577	13	73	14
\$35,000 to \$39,999	549	434	44	72	0
\$40,000 to \$49,999	1327	1085	65	161	17
\$50,000 to \$59,999	1327	1115	74	128	10
\$60,000 to \$79,999	2128	1803	61	244	20
\$80,000 to \$99,999	1428	1202	55	158	12
\$100,000 to \$119,999	784	632	47	94	11
\$120,000 or more	1448	1225	47	161	16
Median	55629	56369	49110	52825	56253
Mean	67576	68388	61530	64046	69169
Owned Home Previously	7170	5903	318	871	79
Previously owned home					
Never owned home before	5041	4201	244	554	42
Not reported	524	432	15	72	6
MORTGAGE CHARACTERISTICS	84	61	9	13	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	1094	924	39	127	3
By regular mail	270	259	0	4	8
By personal visit	7697	6275	369	985	68
Through third party (such as real estate agent or builder)	2382	2013	107	221	41
Some other way	22	22	0	0	0
Not reported	994	820	42	126	7
Not available	192	161	10	22	0
Origin of First Mortgage	9532	7838	425	1162	108
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	332	293	14	25	0
Mortgage placed later than acquisition of property	2871	2405	137	310	19
Refinanced mortgage	2513	2121	110	263	19
Same lender	703	597	35	66	5
Different lender	1810	1525	75	196	13
Mortgage placed on property owned free and clear of debt	358	284	27	48	0
Not available	0	0	0	0	0

Purpose of First Mortgage Placed Later Than Acquisition of Property	2871	2405	137	310	19
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	1737	1497	73	161	5
Increase payment period for mortgage	16	12	4	0	0
Reduce payment period for mortgage	89	82	3	3	0
Renew or extend loan that had fallen due, without increasing outstanding balance	73	58	6	10	0
Receive cash or increase outstanding balance of loan	795	627	39	115	13
Other reason	78	57	6	16	0
Not reported	84	73	6	5	0
Other properties	9864	8130	439	1186	108
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	1149	934	66	129	19
Properties on which cash received					
Less than \$20,000	495	441	12	42	0
\$20,000 to \$39,999	345	264	23	44	13
\$40,000 to \$59,999	146	102	14	30	0
\$60,000 to \$79,999	52	46	3	3	0
\$80,000 to \$99,999	53	39	9	0	5
\$100,000 to \$124,999	24	17	4	4	0
\$125,000 to \$149,999	12	12	0	0	0
\$150,000 to \$174,999	7	3	0	3	0
\$175,000 to \$199,999	4	4	0	0	0
\$200,000 to \$249,999	7	4	0	3	0
\$250,000 to \$299,999	4	4	0	0	0
\$300,000 or more	0	0	0	0	0
Median	24591	21965	37977	30326	34092
Mean	31981	30599	40965	35725	43162
Properties that refinanced and did not receive cash back	1485	1283	55	146	0
Properties that refinanced and did not report if received cash back	238	188	16	35	0
Properties that did not refinance	9864	8130	439	1186	108
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	1149	934	66	129	19
Properties on which cash received@1					
For additions, improvements or repairs to this property	464	353	47	59	5
To consolidate debts	602	469	42	78	14
For investment in other real estate	70	67	0	3	0
For other types of investments	80	77	0	3	0
For educational or medical expenses	119	110	6	4	0
To start a business	19	11	0	8	0
To settle a divorce	25	23	0	3	0
To pay taxes	19	11	4	3	0
To purchase an automobile, truck, or other vehicle	92	74	8	9	0

To purchase consumer product other than automobile, truck, or other vehicle	34	30	0	4	0
Other	35	35	0	0	0
Not reported	10	6	4	0	0
Properties that refinanced and did not receive cash back	1485	1283	55	146	0
Properties that refinanced and did not report if received cash back	238	188	16	35	0
Properties that did not refinance	9864	8130	439	1186	108
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	4784	3996	230	524	34
1999 to 2001 (part)					
1997 and 1998	2967	2528	116	305	17
1995 and 1996	1423	1112	79	207	25
1990 to 1994	2255	1880	101	247	27
1985 to 1989	680	539	14	109	17
1980 to 1984	248	187	10	47	5
1979 or earlier	378	293	25	58	2
First Mortgage Insurance Status	1629	1441	42	135	11
FHA-insured first mortgage					
VA-guaranteed first mortgage	483	464	6	9	4
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	315	297	4	10	4
Other federal, state, or local government-insured or guaranteed first mortgage	312	247	5	45	16
Insured conventional first mortgage	1604	1409	44	147	4
Uninsured conventional first mortgage	8392	6677	475	1152	88
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	570	453	34	84	0
Less than \$20,000					
\$20,000 to \$29,999	659	520	59	80	0
\$30,000 to \$39,999	876	685	38	142	11
\$40,000 to \$49,999	1074	879	81	110	4
\$50,000 to \$59,999	1207	1041	46	116	3
\$60,000 to \$79,999	2312	1901	97	279	35
\$80,000 to \$99,999	1722	1511	54	147	10
\$100,000 to \$149,999	2579	2140	97	304	39
\$150,000 to \$199,999	861	740	26	82	12
\$200,000 to \$249,999	416	323	21	68	3
\$250,000 to \$299,999	128	100	4	25	0
\$300,000 or more	207	138	15	45	10
Not reported	124	105	4	15	0
Median	76608	77237	65702	74982	100663
Mean	91924	91350	83280	96068	129634
Total Mortgage Loan	524	424	16	84	0
Less than \$20,000					
\$20,000 to \$29,999	634	493	61	80	0
\$30,000 to \$39,999	856	659	48	138	11
\$40,000 to \$49,999	957	785	72	97	4
\$50,000 to \$59,999	1107	969	51	87	0
\$60,000 to \$79,999	2311	1905	97	279	31
\$80,000 to \$99,999	1747	1510	55	166	17

\$100,000 to \$149,999	2626	2164	107	317	39
\$150,000 to \$199,999	1004	879	26	86	12
\$200,000 to \$249,999	418	327	16	71	3
\$250,000 to \$299,999	182	148	9	25	0
\$300,000 or more	248	172	15	52	10
Not reported	121	102	4	15	0
Median	79288	79818	67910	78307	100663
Mean	96052	95630	86434	99570	132911
Traditional First Mortgage Outstanding Debt	480	410	34	35	0
Less than \$10,000					
\$10,000 to \$19,999	642	501	38	103	0
\$20,000 to \$29,999	891	689	48	143	11
\$30,000 to \$39,999	1078	862	61	150	4
\$40,000 to \$49,999	1137	959	73	106	0
\$50,000 to \$59,999	1110	934	38	120	18
\$60,000 to \$79,999	2149	1825	99	205	20
\$80,000 to \$99,999	1578	1331	42	182	23
\$100,000 to \$149,999	2229	1862	77	257	34
\$150,000 to \$199,999	739	634	28	70	7
\$200,000 to \$249,999	297	228	16	53	0
\$250,000 to \$299,999	116	70	11	33	2
\$300,000 or more	169	127	8	26	8
Not reported	121	102	4	15	0
Median	69029	69439	58483	68245	88825
Mean	83247	82572	77211	87130	120510
Total Mortgage Outstanding Debt	407	350	22	35	0
Less than \$10,000					
\$10,000 to \$19,999	621	503	25	93	0
\$20,000 to \$29,999	872	655	62	143	11
\$30,000 to \$39,999	980	777	62	138	4
\$40,000 to \$49,999	1056	892	63	100	0
\$50,000 to \$59,999	1045	892	38	101	15
\$60,000 to \$79,999	2167	1837	104	206	20
\$80,000 to \$99,999	1622	1356	53	192	21
\$100,000 to \$149,999	2349	1951	81	278	40
\$150,000 to \$199,999	818	703	28	81	7
\$200,000 to \$249,999	332	272	11	49	0
\$250,000 to \$299,999	145	97	16	31	2
\$300,000 or more	204	153	8	35	8
Not reported	117	98	4	15	0
Median	72263	72522	62760	72648	93257
Mean	86334	85789	79717	89548	123699
Current Interest Rate on First Mortgage	3538	2524	347	582	85
Less than 6.0 percent					
6.0 percent	175	143	0	32	0
6.1 to 6.4 percent	262	210	6	47	0
6.5 to 6.9 percent	1107	967	13	124	4
7.0 percent	1212	1078	9	125	0
7.1 to 7.4 percent	781	691	10	81	0
7.5 to 7.9 percent	1146	992	48	101	5
8.0 percent	577	549	12	17	0
8.1 to 8.4 percent	342	319	4	14	5
8.5 to 8.9 percent	485	411	22	49	3
9.0 percent	178	163	7	7	0

9.1 to 9.4 percent	132	79	19	31	4
9.5 to 9.9 percent	317	254	35	20	9
10.0 percent	128	119	9	0	0
10.1 to 10.4 percent	81	58	6	17	0
10.5 to 10.9 percent	150	127	4	19	0
11.0 percent	165	165	0	0	0
11.1 to 12.9 percent	209	163	14	27	6
13.0 percent	37	37	0	0	0
13.1 percent or more	1711	1489	13	204	5
Not reported	0	0	0	0	0
Median	7.1	7.3	5.0	6.8	4.5
Type of Interest Rate Buydown	441	408	0	33	0
Properties with interest rate buydown					
Constant payment	7	7	0	0	0
3-2-1 buydown	5	0	0	5	0
Other	4	4	0	0	0
Not reported	425	397	0	28	0
Properties without interest rate buydown	5423	4631	167	608	18
Not reported	6871	5496	409	856	110
Term of First Mortgage	73	17	52	0	4
Less than 5 years					
5 years	122	70	48	4	0
6 to 9 years	61	38	9	9	5
10 years	199	177	10	12	0
11 to 14 years	28	24	0	4	0
15 years	1236	1124	28	84	0
16 to 19 years	17	10	0	7	0
20 years	357	291	11	49	5
21 to 24 years	6	6	0	0	0
25 years	58	40	0	18	0
26 to 29 years	40	32	0	8	0
30 years	4925	4291	48	563	22
More than 30 years	118	105	6	7	0
No stated term	5495	4309	364	731	91
Median	30	30	9	30	30
Unexpired Term of First Mortgage	355	213	107	32	4
Less than 5 years					
5 to 9 years	622	548	15	53	5
10 to 14 years	942	825	27	84	5
15 to 19 years	588	499	22	61	6
20 to 24 years	1038	927	13	95	4
25 to 29 years	3078	2662	21	383	13
30 or more years	617	554	6	58	0
No stated term or not computed	5495	4309	364	731	91
Median	25	25	5	26	19
Holder of First Mortgage	2022	1431	198	361	33
Commercial bank or trust company					
Savings and loan association, federal savings bank	1042	780	74	180	8
Mutual savings bank	143	116	2	19	6
Life insurance company	228	180	15	34	0
Mortgage banker or mortgage company	947	789	7	146	5

Federally-sponsored secondary market agency or pool	6284	5493	214	530	47
Conventional mortgage pool	152	138	0	14	0
Other federal agency	414	372	5	36	0
Real estate investment trust	11	11	0	0	0
Pension or retirement fund	8	8	0	0	0
Credit union	387	288	11	83	6
Finance company	279	246	0	29	4
State or municipal government or housing finance agency	418	351	20	40	8
Individual or individual's estate	253	207	25	15	6
Other	145	125	5	10	5
First Mortgage Loan as a Percent of Purchase Price	9553	7872	412	1162	107
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	302	260	8	34	0
40 to 49 percent	194	167	11	16	0
50 to 59 percent	264	210	12	35	7
60 to 69 percent	973	719	57	180	18
70 to 79 percent	880	678	28	160	15
80 to 89 percent	1334	1049	95	172	18
90 to 94 percent	961	787	41	128	5
95 to 99 percent	1248	1156	30	62	0
100 percent or more	3272	2742	127	359	43
Not reported	125	104	4	16	0
Median	94	95	89	89	87
Other properties	3182	2664	163	335	20
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	9553	7872	412	1162	107
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	335	297	8	31	0
40 to 49 percent	179	148	19	8	4
50 to 59 percent	317	245	14	56	4
60 to 69 percent	1761	1440	77	223	22
70 to 79 percent	1184	926	32	207	18
80 to 89 percent	1324	1027	93	186	18
90 to 94 percent	859	714	37	103	5
95 to 99 percent	1214	1117	24	73	0
100 percent or more	2254	1855	104	259	36
Not reported	125	104	4	16	0
Median	87	88	86	83	83
Other properties	3182	2664	163	335	20
Not available	0	0	0	0	0
First Mortgage Risk	559	417	30	103	9
Subprime loan					
Not subprime loan	12176	10118	546	1393	118
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	1620	0	0	1497	123

Properties with adjustable rate first mortgage					
Treasury security	427	0	0	427	0
Average cost of funds in bank district	46	0	0	46	0
National average cost of funds	31	0	0	31	0
OTS contract mortgage rate	6	0	0	6	0
Other method	79	0	0	79	0
No index used	34	0	0	20	14
Not reported	997	0	0	888	109
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	1620	0	0	1497	123
Properties with adjustable rate first mortgage					
Monthly	77	0	0	77	0
Every 3 months	4	0	0	4	0
Every 6 months	43	0	0	43	0
Yearly	423	0	0	423	0
Every 3 years	36	0	0	36	0
Every 5 years	22	0	0	22	0
Other	38	0	0	33	5
Not reported	977	0	0	859	118
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	1620	0	0	1497	123
Properties with adjustable rate first mortgage					
Less than 1 percent	13	0	0	13	0
1 percent	3	0	0	3	0
1.1 to 1.9 percent	23	0	0	23	0
2 percent	317	0	0	317	0
2.1 to 2.9 percent	30	0	0	30	0
3 percent	24	0	0	24	0
3.1 to 3.9 percent	13	0	0	13	0
4.0 percent or more	116	0	0	116	0
No caps	94	0	0	89	5
Not reported	986	0	0	867	118
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	1620	0	0	1497	123
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	18	0	0	18	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	7	0	0	7	0
3.1 to 3.9 percent	8	0	0	8	0
4.0 percent or more	504	0	0	504	0
No caps	88	0	0	83	5
Not reported	995	0	0	876	118
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0

Interest Rate Changed Since Mortgage Made	1620	0	0	1497	123
Properties with adjustable rate first mortgage					
Yes, rate has changed	385	0	0	385	0
No change since mortgage made	259	0	0	254	5
Not reported	976	0	0	858	118
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	1620	0	0	1497	123
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	9	0	0	9	0
2 percent	70	0	0	70	0
2.1 to 2.9 percent	304	0	0	304	0
3 percent	89	0	0	89	0
3.1 to 3.9 percent	65	0	0	65	0
4 percent	3	0	0	3	0
4.1 to 4.9 percent	11	0	0	11	0
5 percent or more	62	0	0	62	0
Not reported	1008	0	0	884	123
Median	2.8	0.0	0.0	2.8	0.0
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	1620	0	0	1497	123
Properties with adjustable rate first mortgage					
Can be converted	27	0	0	27	0
Cannot be converted	540	0	0	535	5
Not reported	1053	0	0	935	118
Other properties	11115	10536	576	0	4
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	21	0	0	21	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	5	0	0	5	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	12	0	0	12	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	0	0	0	0	0
Other	0	0	0	0	0
Not reported	4	0	0	4	0
Monthly payments cannot change	11740	10536	576	620	9
Not reported	974	0	0	856	118
First Mortgage Allows for Negative Amortization	21	0	0	21	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	17	0	0	17	0
Not reported	4	0	0	4	0
Monthly payments cannot change	11740	10536	576	620	9
Not reported	974	0	0	856	118
MORTGAGE PAYMENTS AND OTHER EXPENSES	12344	10265	547	1409	123
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	12320	10260	539	1406	114
Fully amortized	11394	9887	31	1370	106
Not fully amortized	926	373	509	36	9
Interest only	24	5	7	3	9
No regular payments required	35	18	0	17	0
Not reported	356	252	29	71	4
Items Included in First Mortgage Payment@1	12320	10260	539	1406	114
Regular monthly payments of both interest and principal					
Real estate taxes	4695	4341	14	335	5
Property insurance	4571	4209	18	339	5
Mortgage insurance	1640	1552	0	88	0
Other	1816	1636	6	169	5
No items included or not reported	7410	5753	516	1032	109
No regular payments of interest and principal	416	275	36	91	13
Monthly Interest and Principal Payments on First Mortgage	12344	10265	547	1409	123
Monthly payments of interest and/or principal					
Less than \$100	81	65	6	10	0
\$100 to \$199	289	233	30	25	0
\$200 to \$299	694	551	45	92	6
\$300 to \$399	1300	1101	31	168	0
\$400 to \$499	1493	1253	73	164	3
\$500 to \$599	1588	1338	67	159	25
\$600 to \$699	1415	1213	51	138	13
\$700 to \$799	1113	898	64	147	4
\$800 to \$899	819	684	36	81	18
\$900 to \$999	790	696	22	59	13
\$1,000 to \$1,249	1253	1034	59	154	7
\$1,250 to \$1,499	587	481	13	75	18
\$1,500 or more	922	717	52	136	17
Median	651	649	644	662	860
Mean	793	783	854	820	1061
No regular payments required	35	18	0	17	0
Not reported	356	252	29	71	4
Current First Mortgage Payment Status	12700	10517	576	1480	127
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	6211	5395	161	635	19
Delinquent by 90 days or more	238	215	0	22	0

Legal proceedings have begun	78	73	0	5	0
Legal proceedings have not begun	126	116	0	9	0
Not reported	34	26	0	8	0
Not reported	6252	4907	415	822	108
Other properties	35	18	0	17	0
Monthly Interest and Principal Payments on Total Mortgages	12361	10282	547	1409	123
Regular monthly payments of interest and/or principal					
Less than \$100	81	65	6	10	0
\$100 to \$199	278	238	14	25	0
\$200 to \$299	662	523	41	92	6
\$300 to \$399	1203	1010	31	163	0
\$400 to \$499	1332	1122	71	140	0
\$500 to \$599	1477	1258	63	132	25
\$600 to \$699	1376	1196	46	120	13
\$700 to \$799	1126	899	67	152	8
\$800 to \$899	882	728	47	93	13
\$900 to \$999	766	659	22	75	9
\$1,000 to \$1,249	1429	1155	74	185	15
\$1,250 to \$1,499	673	578	8	75	12
\$1,500 or more	1076	850	57	147	22
Median	683	677	703	715	878
Mean	839	831	898	857	1098
No regular monthly payments required	375	254	29	88	4
Interest and Principal Payments on Total Mortgages as Percent of Income	12361	10282	547	1409	123
Regular monthly payments of interest and/or principal					
Less than 5 percent	387	351	4	33	0
5 to 9 percent	2133	1812	107	207	5
10 to 14 percent	3156	2679	103	342	31
15 to 19 percent	2354	1972	107	254	21
20 to 24 percent	1325	1022	74	197	33
25 to 29 percent	676	599	22	55	0
30 to 34 percent	402	305	23	70	4
35 to 39 percent	221	185	9	26	0
40 to 49 percent	214	163	25	22	3
50 percent or more	407	361	16	26	3
Not reported or not computed	1087	832	55	176	23
Median	15	15	16	16	18
No regular monthly payments required	375	254	29	88	4