

Residential Finance Survey: 2001 - West

Table 2-2e. 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	8263	6693	365	1129	76
PROPERTY CHARACTERISTICS	8105	6563	361	1105	76
Manner of Acquisition					
By purchase					
Placed one new mortgage	7343	5982	307	981	73
Placed two or more new mortgages	324	263	19	42	0
Assumed mortgage(s) already on property	257	187	13	57	0
Assumed mortgage(s) already on property and placed new mortgage	62	37	17	8	0
Borrowed using assets other than this property as collateral	26	23	0	3	0
Paid all cash-no borrowing	81	64	5	9	3
Other manner	12	7	0	5	0
By inheritance or gift	61	53	0	8	0
By divorce	12	12	0	0	0
By some other manner	0	0	0	0	0
Not reported	85	65	4	16	0
Source of Downpayment@1	4304	3524	214	516	51
Properties purchased 1995 to 2001 (part)					
Sale of previous home	1364	1101	82	157	25
Sale of other real property or other investments	292	232	17	40	3
Savings	2275	1919	106	230	20
Borrowing from a retirement plan	220	179	0	28	13
Borrowing using assets other than this property as collateral	57	46	7	4	0
Proceeds from an insurance policy	41	38	0	3	0
Payments in a lease-purchase agreement	21	10	0	10	0
From a state or local government source	48	25	10	13	0
From a non-profit organization	5	5	0	0	0
From parents or relatives	422	338	19	66	0
Other	19	15	0	4	0
No downpayment required	253	199	16	38	0
Not reported	116	100	0	16	0
Other properties	3904	3127	148	604	25
Not reported	54	41	4	9	0
Year Property Acquired	2000	1612	91	271	25
1999 to 2001 (part)					
1997 and 1998	1387	1159	77	128	23
1995 and 1996	1000	818	49	129	3
1990 to 1994	1439	1161	39	226	13
1985 to 1989	984	810	25	150	0
1980 to 1984	546	388	42	116	0
1975 to 1979	522	429	23	67	3

1970 to 1974	211	179	9	23	0
1969 or earlier	174	136	10	19	9
Property New or Previously Occupied When Acquired	8105	6563	361	1105	76
Acquired by purchase					
New	2078	1684	94	276	24
Previously occupied by someone else	5984	4835	268	829	52
Converted from non-residential use	3	3	0	0	0
Other	9	9	0	0	0
Not reported	32	32	0	0	0
Other properties	73	65	0	8	0
Not reported	85	65	4	16	0
Year Structure Built	476	365	20	86	5
1999 to March 2000					
1997 and 1998	503	400	31	59	14
1995 and 1996	464	397	13	51	3
1990 to 1994	867	709	28	131	0
1980 to 1989	1520	1247	63	205	5
1970 to 1979	1473	1239	63	167	3
1960 to 1969	871	706	24	130	11
1950 to 1959	1046	838	77	115	16
1940 to 1949	468	364	16	80	8
1939 or earlier	575	428	31	105	10
Purchase Price	3329	2721	168	392	47
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	31	21	0	10	0
\$20,000 to \$39,999	63	46	12	4	0
\$40,000 to \$59,999	68	53	6	5	4
\$60,000 to \$79,999	160	137	3	15	5
\$80,000 to \$99,999	303	251	27	21	3
\$100,000 to \$124,999	428	376	16	33	3
\$125,000 to \$149,999	430	392	12	20	6
\$150,000 to \$174,999	382	330	10	42	0
\$175,000 to \$199,999	255	209	16	26	4
\$200,000 to \$249,999	381	295	11	64	11
\$250,000 to \$299,999	244	191	9	34	10
\$300,000 to \$499,999	398	290	34	74	0
\$500,000 or more	187	131	11	45	0
Median	161942	156436	167713	216098	185605
Mean	210774	202721	227845	264233	170343
Other properties	4934	3971	197	737	29
Value	21	15	0	5	0
Less than \$20,000					
\$20,000 to \$39,999	79	64	0	15	0
\$40,000 to \$59,999	122	86	26	10	0
\$60,000 to \$79,999	265	215	19	26	5
\$80,000 to \$99,999	590	442	40	105	3
\$100,000 to \$124,999	816	695	24	89	8
\$125,000 to \$149,999	918	756	32	116	14
\$150,000 to \$174,999	833	719	22	92	0
\$175,000 to \$199,999	638	522	44	69	3
\$200,000 to \$249,999	960	797	47	102	13
\$250,000 to \$299,999	729	594	21	97	17

\$300,000 to \$499,999	1444	1145	37	250	12
\$500,000 or more	848	642	53	153	0
Median	194106	191945	186410	218207	217561
Mean	261530	255294	249909	305438	214393
Value of Capital Improvements	4561	3694	222	608	37
Properties with capital improvements between 1998 and 2000					
Less than \$500	56	42	5	9	0
\$500 to \$999	163	126	21	16	0
\$1,000 to \$2,499	742	595	32	115	0
\$2,500 to \$4,999	598	494	24	75	5
\$5,000 to \$7,499	778	631	33	107	7
\$7,500 to \$9,999	261	240	9	9	3
\$10,000 to \$14,999	603	493	19	87	3
\$15,000 to \$19,999	414	333	29	41	11
\$20,000 to \$29,999	428	338	27	55	8
\$30,000 or more	519	402	24	93	0
Median	7324	7338	7276	7080	15123
Mean	13957	13427	12807	17699	12404
Properties with no capital improvements between 1998 and 2000	2958	2422	106	396	34
Capital improvements not reported	744	576	37	125	5
Age Restrictions	362	310	12	37	3
Property located in subdivision restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	7646	6168	349	1055	73
Not reported	255	214	4	37	0
Neighborhood Composition	458	330	47	72	9
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	5637	4570	239	781	48
Don't know or not reported	2168	1793	79	276	19
Type of Property Benefits@1	118	104	0	14	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	55	44	5	7	0
Property tax relief	218	179	2	30	7
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	6419	5206	285	872	56
Not reported	1456	1164	73	206	13
Source of Property Benefits@1	388	323	7	51	7
With property benefits					
Federal government	123	101	5	18	0
State government	139	110	2	23	3
Local government	101	87	0	10	3
Non-profit corporation	0	0	0	0	0
Not reported	25	25	0	0	0
With no property benefits	6419	5206	285	872	56
Not reported	1456	1164	73	206	13

Reason for Benefits@1	388	323	7	51	7
With property benefits					
Occupied by low- or moderate-income individuals	147	127	0	17	3
Occupied by elderly or disabled individuals	61	58	0	0	3
A historic structure	7	7	0	0	0
Located in a community development or economic development area	39	33	2	4	0
Covered by a Homestead Exemption	69	62	0	7	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	14	9	0	5	0
Other reason	87	63	5	19	0
Not reported	22	18	0	0	3
With no property benefits	6419	5206	285	872	56
Not reported	1456	1164	73	206	13
OWNER CHARACTERISTICS	2329	1881	91	333	23
Owner Status					
1 owner					
2 owners	5787	4680	274	780	53
3 or more owners	147	131	0	16	0
Age of Owner	42	21	11	11	0
Under 25					
25 to 34	975	757	50	160	8
35 to 44	2364	1983	80	281	20
45 to 54	2384	1920	124	313	26
55 to 64	1365	1062	60	229	14
65 to 74	586	487	33	67	0
75 and over	214	173	7	27	7
Not reported	333	291	0	42	0
Median	47	47	48	48	49
Race of Owner	7195	5792	327	1010	66
White alone					
Black or African American alone	254	224	10	16	5
American Indian or Alaska Native alone	99	77	5	17	0
Asian alone	552	465	16	66	5
Native Hawaiian or Other Pacific Islander alone	99	85	1	12	0
Two or more races	63	49	6	8	0
Sex of Owner	6933	5627	302	942	61
Male/Male and female co-owners					
Female	1330	1066	63	187	15
Hispanic/Latino Origin	1298	1047	66	178	6
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	6965	5645	299	951	70
Veteran Status@1	1850	1500	46	285	19
Veteran					
Active member of Reserves or National Guard for at least 6 years	290	228	12	51	0
	174	136	0	37	0

Persian Gulf War or after (August 1990 to present)					
Vietnam or after (August 1964 to July 1990)	1108	886	35	173	15
Korean conflict or after (July 1950 to July 1964)	398	341	3	49	5
World War II or after (September 1940 to June 1950)	168	140	0	24	4
Nonveteran	6053	4880	311	805	57
Not reported	360	313	8	39	0
Income	597	455	3	135	3
Less than \$5,000					
\$5,000 to \$9,999	58	39	3	12	3
\$10,000 to \$14,999	63	55	0	8	0
\$15,000 to \$19,999	228	184	14	27	3
\$20,000 to \$24,999	334	303	5	21	5
\$25,000 to \$29,999	331	302	6	24	0
\$30,000 to \$34,999	379	321	20	39	0
\$35,000 to \$39,999	358	266	13	75	3
\$40,000 to \$49,999	886	711	35	137	3
\$50,000 to \$59,999	836	716	32	76	12
\$60,000 to \$79,999	1350	1077	95	173	4
\$80,000 to \$99,999	991	807	48	124	13
\$100,000 to \$119,999	710	554	38	112	5
\$120,000 or more	1142	902	52	168	20
Median	60911	59913	70654	61439	80274
Mean	76526	74696	77360	86778	81392
Owned Home Previously	5021	4043	246	671	61
Previously owned home					
Never owned home before	3017	2453	114	434	16
Not reported	225	196	5	24	0
MORTGAGE CHARACTERISTICS	98	74	0	24	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	816	674	52	90	0
By regular mail	267	221	0	41	6
By personal visit	4654	3753	235	617	49
Through third party (such as real estate agent or builder)	1906	1588	57	246	16
Some other way	22	18	0	4	0
Not reported	422	309	22	86	6
Not available	76	55	0	21	0
Origin of First Mortgage	5423	4414	256	688	64
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	180	133	5	43	0
Mortgage placed later than acquisition of property	2659	2146	104	398	12
Refinanced mortgage	2501	2012	94	384	12
Same lender	648	506	45	97	0
Different lender	1853	1506	49	287	12
Mortgage placed on property owned free and clear of debt	158	134	10	14	0
Not available	0	0	0	0	0

Purpose of First Mortgage Placed Later Than Acquisition of Property	2659	2146	104	398	12
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	1626	1348	53	221	4
Increase payment period for mortgage	16	11	0	6	0
Reduce payment period for mortgage	88	74	0	14	0
Renew or extend loan that had fallen due, without increasing outstanding balance	65	57	4	4	0
Receive cash or increase outstanding balance of loan	769	603	25	133	8
Other reason	37	22	8	7	0
Not reported	58	31	13	14	0
Other properties	5604	4547	261	731	64
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	1267	1012	68	179	8
Properties on which cash received					
Less than \$20,000	456	363	20	70	3
\$20,000 to \$39,999	384	296	32	55	0
\$40,000 to \$59,999	201	181	0	21	0
\$60,000 to \$79,999	78	60	10	9	0
\$80,000 to \$99,999	53	44	5	3	0
\$100,000 to \$124,999	44	31	0	8	5
\$125,000 to \$149,999	24	21	0	4	0
\$150,000 to \$174,999	14	10	0	4	0
\$175,000 to \$199,999	0	0	0	0	0
\$200,000 to \$249,999	7	7	0	0	0
\$250,000 to \$299,999	5	0	0	5	0
\$300,000 or more	0	0	0	0	0
Median	29269	29695	28749	27015	103807
Mean	36024	35726	30968	38372	63082
Properties that refinanced and did not receive cash back	1159	963	32	160	4
Properties that refinanced and did not report if received cash back	233	170	4	59	0
Properties that did not refinance	5604	4547	261	731	64
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	1267	1012	68	179	8
Properties on which cash received@1					
For additions, improvements or repairs to this property	592	456	37	91	8
To consolidate debts	567	467	39	56	5
For investment in other real estate	115	87	0	23	5
For other types of investments	93	73	11	10	0
For educational or medical expenses	85	73	0	12	0
To start a business	49	26	0	23	0
To settle a divorce	16	12	0	3	0
To pay taxes	40	40	0	0	0
To purchase an automobile, truck, or other vehicle	177	150	11	16	0

To purchase consumer product other than automobile, truck, or other vehicle	38	31	0	7	0
Other	18	9	0	4	5
Not reported	18	18	0	0	0
Properties that refinanced and did not receive cash back	1159	963	32	160	4
Properties that refinanced and did not report if received cash back	233	170	4	59	0
Properties that did not refinance	5604	4547	261	731	64
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	3272	2654	133	452	32
1999 to 2001 (part)					
1997 and 1998	2026	1741	87	179	19
1995 and 1996	922	726	52	141	3
1990 to 1994	1328	1036	54	219	18
1985 to 1989	378	296	20	63	0
1980 to 1984	144	87	6	52	0
1979 or earlier	192	152	14	22	4
First Mortgage Insurance Status	908	745	39	120	4
FHA-insured first mortgage					
VA-guaranteed first mortgage	230	188	6	36	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	189	164	18	3	4
Other federal, state, or local government-insured or guaranteed first mortgage	203	138	30	32	3
Insured conventional first mortgage	1030	890	27	102	11
Uninsured conventional first mortgage	5702	4567	247	835	53
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	127	114	0	9	4
Less than \$20,000					
\$20,000 to \$29,999	208	147	22	39	0
\$30,000 to \$39,999	205	168	18	19	0
\$40,000 to \$49,999	215	174	5	36	0
\$50,000 to \$59,999	511	406	19	77	9
\$60,000 to \$79,999	1002	791	55	147	8
\$80,000 to \$99,999	1014	863	48	103	0
\$100,000 to \$149,999	2118	1806	86	205	21
\$150,000 to \$199,999	1255	1030	54	147	24
\$200,000 to \$249,999	684	545	16	120	3
\$250,000 to \$299,999	292	217	3	64	7
\$300,000 or more	560	363	38	159	0
Not reported	73	68	0	5	0
Median	119216	117967	108443	132458	141440
Mean	141662	137438	137517	168512	132720
Total Mortgage Loan	121	108	0	9	4
Less than \$20,000					
\$20,000 to \$29,999	169	129	10	30	0
\$30,000 to \$39,999	192	159	18	15	0
\$40,000 to \$49,999	204	165	11	28	0
\$50,000 to \$59,999	442	364	6	63	9
\$60,000 to \$79,999	927	731	52	141	3
\$80,000 to \$99,999	1006	810	66	125	4

\$100,000 to \$149,999	2084	1786	86	194	18
\$150,000 to \$199,999	1352	1119	59	147	27
\$200,000 to \$249,999	724	585	11	125	3
\$250,000 to \$299,999	322	238	9	68	7
\$300,000 or more	653	435	38	179	0
Not reported	67	62	0	5	0
Median	124869	123750	111560	138899	149385
Mean	149267	144635	144593	178950	136908
Traditional First Mortgage Outstanding Debt	166	155	0	7	4
Less than \$10,000					
\$10,000 to \$19,999	182	142	12	28	0
\$20,000 to \$29,999	290	222	15	53	0
\$30,000 to \$39,999	251	193	18	41	0
\$40,000 to \$49,999	422	340	13	63	5
\$50,000 to \$59,999	467	370	15	77	4
\$60,000 to \$79,999	1005	836	51	110	8
\$80,000 to \$99,999	1064	868	66	121	8
\$100,000 to \$149,999	1944	1678	79	168	18
\$150,000 to \$199,999	1156	928	41	166	22
\$200,000 to \$249,999	532	421	12	95	3
\$250,000 to \$299,999	228	159	3	62	4
\$300,000 or more	488	317	38	133	0
Not reported	69	64	0	5	0
Median	106468	105612	97473	118515	125094
Mean	129757	125438	128735	155915	124695
Total Mortgage Outstanding Debt	148	141	0	4	4
Less than \$10,000					
\$10,000 to \$19,999	155	128	0	27	0
\$20,000 to \$29,999	247	193	15	39	0
\$30,000 to \$39,999	248	201	18	29	0
\$40,000 to \$49,999	363	302	5	51	5
\$50,000 to \$59,999	438	341	15	78	4
\$60,000 to \$79,999	974	785	69	117	3
\$80,000 to \$99,999	1053	838	69	134	13
\$100,000 to \$149,999	1923	1680	74	154	15
\$150,000 to \$199,999	1277	1022	46	187	22
\$200,000 to \$249,999	544	442	12	84	7
\$250,000 to \$299,999	279	199	3	73	4
\$300,000 or more	548	363	38	147	0
Not reported	64	59	0	5	0
Median	112275	111549	97584	127051	130741
Mean	135854	131053	135484	164949	128187
Current Interest Rate on First Mortgage	2449	1610	299	483	57
Less than 6.0 percent					
6.0 percent	113	96	0	18	0
6.1 to 6.4 percent	200	135	0	65	0
6.5 to 6.9 percent	902	768	0	127	8
7.0 percent	874	779	0	94	0
7.1 to 7.4 percent	617	551	11	52	3
7.5 to 7.9 percent	823	746	0	73	4
8.0 percent	299	271	3	22	3
8.1 to 8.4 percent	191	161	5	24	0
8.5 to 8.9 percent	172	157	3	12	0
9.0 percent	83	68	9	5	0

9.1 to 9.4 percent	69	55	0	14	0
9.5 to 9.9 percent	111	84	10	17	0
10.0 percent	30	30	0	0	0
10.1 to 10.4 percent	39	28	0	12	0
10.5 to 10.9 percent	51	37	0	14	0
11.0 percent	87	87	0	0	0
11.1 to 12.9 percent	122	82	14	26	0
13.0 percent	20	20	0	0	0
13.1 percent or more	1010	928	10	72	0
Not reported	0	0	0	0	0
Median	7.1	7.1	3.7	6.5	4.0
Type of Interest Rate Buydown	363	306	0	57	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	14	14	0	0	0
Not reported	349	292	0	57	0
Properties without interest rate buydown	3278	2822	21	420	15
Not reported	4622	3565	344	652	61
Term of First Mortgage	5	5	0	0	0
Less than 5 years					
5 years	16	5	11	0	0
6 to 9 years	13	7	6	0	0
10 years	78	71	4	3	0
11 to 14 years	0	0	0	0	0
15 years	646	625	0	21	0
16 to 19 years	17	13	0	0	4
20 years	48	48	0	0	0
21 to 24 years	0	0	0	0	0
25 years	16	12	0	4	0
26 to 29 years	14	14	0	0	0
30 years	3720	3080	45	584	11
More than 30 years	67	51	0	16	0
No stated term	3623	2762	299	501	61
Median	30	30	30	30	30
Unexpired Term of First Mortgage	91	66	21	3	0
Less than 5 years					
5 to 9 years	321	291	0	30	0
10 to 14 years	440	421	0	19	0
15 to 19 years	213	165	5	38	4
20 to 24 years	609	492	15	99	3
25 to 29 years	2398	2054	18	322	3
30 or more years	568	442	6	116	4
No stated term or not computed	3623	2762	299	501	61
Median	26	26	22	27	25
Holder of First Mortgage	1089	806	83	185	16
Commercial bank or trust company					
Savings and loan association, federal savings bank	765	497	37	217	14
Mutual savings bank	85	69	5	11	0
Life insurance company	95	70	0	22	3
Mortgage banker or mortgage company	1195	1012	9	174	0

Federally-sponsored secondary market agency or pool	3734	3179	169	359	26
Conventional mortgage pool	141	134	0	7	0
Other federal agency	178	149	3	21	6
Real estate investment trust	3	3	0	0	0
Pension or retirement fund	10	8	0	3	0
Credit union	290	231	10	49	0
Finance company	125	89	4	28	4
State or municipal government or housing finance agency	291	223	20	41	7
Individual or individual's estate	109	87	15	7	0
Other	153	135	11	7	0
First Mortgage Loan as a Percent of Purchase Price	5498	4465	258	711	64
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	213	180	6	27	0
40 to 49 percent	127	103	6	19	0
50 to 59 percent	172	153	0	19	0
60 to 69 percent	583	494	25	56	7
70 to 79 percent	651	502	20	114	16
80 to 89 percent	1017	783	44	171	19
90 to 94 percent	490	429	17	37	7
95 to 99 percent	666	580	28	53	3
100 percent or more	1511	1182	112	205	12
Not reported	67	58	0	10	0
Median	90	90	97	87	85
Other properties	2764	2228	107	417	12
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	5498	4465	258	711	64
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	249	226	6	13	4
40 to 49 percent	106	85	6	16	0
50 to 59 percent	192	164	0	28	0
60 to 69 percent	1325	1090	51	170	15
70 to 79 percent	787	642	11	118	16
80 to 89 percent	827	638	35	134	19
90 to 94 percent	437	371	21	41	3
95 to 99 percent	561	470	20	67	3
100 percent or more	952	721	107	119	4
Not reported	63	58	0	5	0
Median	81	80	95	81	79
Other properties	2764	2228	107	417	12
Not available	0	0	0	0	0
First Mortgage Risk	403	257	27	104	15
Subprime loan					
Not subprime loan	7859	6436	338	1025	61
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	1198	0	0	1129	69

Properties with adjustable rate first mortgage					
Treasury security	190	0	0	190	0
Average cost of funds in bank district	123	0	0	123	0
National average cost of funds	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0
Other method	108	0	0	104	4
No index used	31	0	0	23	8
Not reported	747	0	0	689	58
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
	1198	0	0	1129	69
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage					
Monthly	164	0	0	164	0
Every 3 months	12	0	0	12	0
Every 6 months	70	0	0	70	0
Yearly	230	0	0	227	3
Every 3 years	0	0	0	0	0
Every 5 years	6	0	0	6	0
Other	3	0	0	3	0
Not reported	713	0	0	647	66
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
	1198	0	0	1129	69
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage					
Less than 1 percent	3	0	0	3	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	29	0	0	29	0
2 percent	111	0	0	111	0
2.1 to 2.9 percent	10	0	0	10	0
3 percent	7	0	0	7	0
3.1 to 3.9 percent	41	0	0	41	0
4.0 percent or more	108	0	0	108	0
No caps	161	0	0	154	8
Not reported	728	0	0	666	62
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
	1198	0	0	1129	69
Caps on Interest Rate Over Life of ARM					
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	4	0	0	4	0
2.1 to 2.9 percent	4	0	0	4	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	363	0	0	363	0
No caps	61	0	0	57	4
Not reported	767	0	0	702	65
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0

Interest Rate Changed Since Mortgage Made	1198	0	0	1129	69
Properties with adjustable rate first mortgage					
Yes, rate has changed	308	0	0	304	3
No change since mortgage made	167	0	0	163	4
Not reported	723	0	0	661	62
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	1198	0	0	1129	69
Properties with adjustable rate first mortgage					
Less than 1 percent	5	0	0	5	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	6	0	0	6	0
2 percent	90	0	0	90	0
2.1 to 2.9 percent	275	0	0	275	0
3 percent	28	0	0	28	0
3.1 to 3.9 percent	18	0	0	18	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	10	0	0	10	0
5 percent or more	32	0	0	32	0
Not reported	734	0	0	665	69
Median	2.5	0.0	0.0	2.5	0.0
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	1198	0	0	1129	69
Properties with adjustable rate first mortgage					
Can be converted	31	0	0	28	3
Cannot be converted	342	0	0	342	0
Not reported	825	0	0	759	66
Other properties	7064	6693	365	0	7
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	26	0	0	22	4
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	15	0	0	15	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	4	0	0	4	0
Payments can change yearly	4	0	0	4	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	4	0	0	0	4
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	7527	6693	365	459	10
Not reported	709	0	0	647	62
First Mortgage Allows for Negative Amortization	26	0	0	22	4
Monthly payments can change (other than change in interest rate)					

Yes, unrestricted negative amortization	0	0	0	0	0
Yes, restricted negative amortization	14	0	0	14	0
No negative amortization allowed	13	0	0	8	4
Not reported	0	0	0	0	0
Monthly payments cannot change	7527	6693	365	459	10
Not reported	709	0	0	647	62
MORTGAGE PAYMENTS AND OTHER EXPENSES	8058	6544	357	1085	73
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	8035	6539	352	1075	69
Fully amortized	6987	5961	0	973	53
Not fully amortized	1048	578	352	102	16
Interest only	23	5	4	10	3
No regular payments required	40	21	0	16	3
Not reported	164	128	9	28	0
Items Included in First Mortgage Payment@1	8035	6539	352	1075	69
Regular monthly payments of both interest and principal					
Real estate taxes	2671	2393	13	257	8
Property insurance	2477	2239	13	218	8
Mortgage insurance	806	729	6	64	8
Other	938	842	0	92	4
No items included or not reported	5234	4045	339	793	58
No regular payments of interest and principal	228	154	13	54	7
Monthly Interest and Principal Payments on First Mortgage	8058	6544	357	1085	73
Monthly payments of interest and/or principal					
Less than \$100	33	33	0	0	0
\$100 to \$199	119	75	10	31	4
\$200 to \$299	222	208	0	14	0
\$300 to \$399	422	332	23	62	4
\$400 to \$499	427	367	19	38	3
\$500 to \$599	644	513	6	126	0
\$600 to \$699	705	572	55	69	10
\$700 to \$799	744	582	60	97	4
\$800 to \$899	637	557	22	51	7
\$900 to \$999	604	516	25	63	0
\$1,000 to \$1,249	1194	976	54	148	16
\$1,250 to \$1,499	762	651	20	79	11
\$1,500 or more	1545	1162	63	307	13
Median	913	906	827	987	1063
Mean	1102	1080	1115	1235	1004
No regular payments required	40	21	0	16	3
Not reported	164	128	9	28	0
Current First Mortgage Payment Status	8223	6672	365	1113	73
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	3967	3435	21	496	15
Delinquent by 90 days or more	84	60	0	25	0

Legal proceedings have begun	36	20	0	16	0
Legal proceedings have not begun	23	15	0	9	0
Not reported	25	25	0	0	0
Not reported	4171	3177	344	592	58
Other properties	40	21	0	16	3
Monthly Interest and Principal Payments on Total Mortgages	8083	6563	357	1091	73
Regular monthly payments of interest and/or principal					
Less than \$100	37	37	0	0	0
\$100 to \$199	101	72	4	21	4
\$200 to \$299	208	193	0	14	0
\$300 to \$399	376	299	23	49	4
\$400 to \$499	391	335	17	35	3
\$500 to \$599	582	476	6	101	0
\$600 to \$699	688	552	52	74	10
\$700 to \$799	692	545	45	102	0
\$800 to \$899	595	522	13	53	8
\$900 to \$999	629	528	30	71	0
\$1,000 to \$1,249	1189	958	79	136	16
\$1,250 to \$1,499	825	710	20	80	14
\$1,500 or more	1771	1337	68	353	13
Median	959	947	963	1044	1115
Mean	1175	1152	1190	1318	1045
No regular monthly payments required	179	129	9	38	3
Interest and Principal Payments on Total Mortgages as Percent of Income	8083	6563	357	1091	73
Regular monthly payments of interest and/or principal					
Less than 5 percent	219	168	4	43	4
5 to 9 percent	866	714	44	93	15
10 to 14 percent	1569	1309	67	179	14
15 to 19 percent	1415	1121	91	181	21
20 to 24 percent	1221	1010	62	149	0
25 to 29 percent	723	583	43	97	0
30 to 34 percent	537	443	17	72	5
35 to 39 percent	285	231	4	47	3
40 to 49 percent	317	272	4	36	4
50 percent or more	453	351	20	79	3
Not reported or not computed	479	360	0	115	3
Median	19	19	18	20	15
No regular monthly payments required	179	129	9	38	3