

Residential Finance Survey: 2001 - Northeast

Table 3-2b. Type of First Mortgage, 2- to 4-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		
2- to 4-housing-unit properties with traditional first mortgage	234	178	5	44	7
PROPERTY CHARACTERISTICS	229	173	5	44	7
Manner of Acquisition					
By purchase					
Placed one new mortgage	214	160	3	44	7
Placed two or more new mortgages	11	10	2	0	0
Assumed mortgage(s) already on property	0	0	0	0	0
Assumed mortgage(s) already on property and placed new mortgage	0	0	0	0	0
Borrowed using assets other than this property as collateral	0	0	0	0	0
Paid all cash-no borrowing	3	3	0	0	0
Other manner	0	0	0	0	0
By inheritance or gift	0	0	0	0	0
By divorce	3	3	0	0	0
By some other manner	0	0	0	0	0
Not reported	2	2	0	0	0
Source of Downpayment@1	122	94	5	15	7
Properties purchased 1995 to 2001 (part)					
Sale of previous home	7	7	0	0	0
Sale of other real property or other investments	3	1	0	2	0
Savings	90	75	2	6	7
Borrowing from a retirement plan	17	12	0	5	0
Borrowing using assets other than this property as collateral	7	7	0	0	0
Proceeds from an insurance policy	1	1	0	0	0
Payments in a lease-purchase agreement	0	0	0	0	0
From a state or local government source	4	4	0	0	0
From a non-profit organization	0	0	0	0	0
From parents or relatives	19	14	3	0	2
Other	0	0	0	0	0
No downpayment required	7	4	0	3	0
Not reported	1	0	0	1	0
Other properties	111	82	0	29	0
Not reported	2	2	0	0	0
Year Property Acquired	46	38	3	3	2
1999 to 2001 (part)					
1997 and 1998	38	36	0	2	0
1995 and 1996	42	25	2	10	6
1990 to 1994	48	34	0	15	0
1985 to 1989	23	17	0	6	0
1980 to 1984	15	9	0	6	0
1975 to 1979	4	4	0	0	0

1970 to 1974	11	9	0	3	0
1969 or earlier	7	7	0	0	0
Property New or Previously Occupied When Acquired	229	173	5	44	7
Acquired by purchase					
New	14	12	0	2	0
Previously occupied by someone else	210	160	5	37	7
Converted from non-residential use	0	0	0	0	0
Other	2	1	0	2	0
Not reported	3	1	0	3	0
Other properties	3	3	0	0	0
Not reported	2	2	0	0	0
Year Structure Built	5	5	0	0	0
1999 to March 2000					
1997 and 1998	2	2	0	0	0
1995 and 1996	1	0	0	1	0
1990 to 1994	8	3	0	5	0
1980 to 1989	4	4	0	0	0
1970 to 1979	10	8	0	0	2
1960 to 1969	15	12	0	0	2
1950 to 1959	16	12	0	4	0
1940 to 1949	20	15	0	5	0
1939 or earlier	154	116	5	29	3
Purchase Price Per Housing Unit@8	80	69	3	6	2
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	9	3	0	6	0
\$20,000 to \$39,999	24	21	3	0	0
\$40,000 to \$59,999	21	21	0	0	0
\$60,000 to \$79,999	10	10	0	0	0
\$80,000 to \$99,999	1	1	0	0	0
\$100,000 to \$124,999	4	4	0	0	0
\$125,000 to \$149,999	1	1	0	0	0
\$150,000 to \$174,999	1	1	0	0	0
\$175,000 to \$199,999	8	6	0	0	2
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 to \$499,999	0	0	0	0	0
\$500,000 or more	0	0	0	0	0
Median	46038	49259	30000	20000-	187500
Mean	61722	63536	28248	17570	184500
Other properties	154	108	2	38	6
Value	0	0	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	11	8	0	3	0
\$40,000 to \$59,999	17	17	0	0	0
\$60,000 to \$79,999	19	12	2	2	3
\$80,000 to \$99,999	22	14	1	7	0
\$100,000 to \$124,999	36	25	0	11	0
\$125,000 to \$149,999	9	9	0	0	0
\$150,000 to \$174,999	26	18	0	8	0
\$175,000 to \$199,999	16	13	0	3	0
\$200,000 to \$249,999	21	19	0	0	2
\$250,000 to \$299,999	12	11	0	1	0

\$300,000 to \$499,999	40	31	2	6	2
\$500,000 or more	4	1	0	2	0
Median	152342	154571	90787	122847	211043
Mean	224720	180689	197608	411029	193273
Value Per Housing Unit@8	13	9	0	4	0
Less than \$20,000					
\$20,000 to \$39,999	48	37	3	5	3
\$40,000 to \$59,999	45	35	0	10	0
\$60,000 to \$79,999	34	21	0	13	0
\$80,000 to \$99,999	21	18	0	3	0
\$100,000 to \$124,999	23	20	0	1	2
\$125,000 to \$149,999	10	9	0	1	0
\$150,000 to \$174,999	9	8	0	1	0
\$175,000 to \$199,999	3	1	0	0	2
\$200,000 to \$249,999	26	21	2	3	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 to \$499,999	0	0	0	0	0
\$500,000 or more	2	0	0	2	0
Median	66577	67615	37388	65096	105521
Mean	106774	84227	93425	201105	96636
Value of Capital Improvements	152	118	3	24	7
Properties with capital improvements between 1998 and 2000					
Less than \$500	0	0	0	0	0
\$500 to \$999	0	0	0	0	0
\$1,000 to \$2,499	12	10	1	1	0
\$2,500 to \$4,999	31	20	0	7	5
\$5,000 to \$7,499	17	13	0	4	0
\$7,500 to \$9,999	17	13	0	3	0
\$10,000 to \$14,999	19	12	0	4	2
\$15,000 to \$19,999	16	13	0	2	0
\$20,000 to \$29,999	17	17	0	0	0
\$30,000 or more	24	20	2	3	0
Median	9886	11292	30000+	7926	4338
Mean	16340	18153	19858	9889	6949
Properties with no capital improvements between 1998 and 2000	60	43	2	15	0
Capital improvements not reported	21	17	0	5	0
Value of Capital Improvements Per Unit	152	118	3	24	7
Properties with capital improvements between 1998 and 2000					
Less than \$500	0	0	0	0	0
\$500 to \$999	11	9	1	1	0
\$1,000 to \$2,499	36	24	0	7	5
\$2,500 to \$4,999	33	24	0	9	0
\$5,000 to \$7,499	19	12	0	5	2
\$7,500 to \$9,999	15	15	0	0	0
\$10,000 to \$14,999	22	20	0	2	0
\$15,000 to \$19,999	5	2	2	1	0
\$20,000 to \$29,999	4	4	0	0	0
\$30,000 or more	8	8	0	0	0
Median	4731	5392	15991	3737	2102
Mean	7493	8365	9688	4169	3475

Properties with no capital improvements between 1998 and 2000	60	43	2	15	0
Capital improvements not reported	21	17	0	5	0
Age Restrictions	0	0	0	0	0
Property located in subdivision restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	223	170	5	40	7
Not reported	11	7	0	4	0
Neighborhood Composition	32	28	0	3	0
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	147	101	2	36	7
Don't know or not reported	56	48	3	5	0
Type of Property Benefits@1	15	6	0	6	3
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	2	0	0	2	0
Property tax relief	24	21	0	3	0
Subsidy from a non-profit corporation	1	1	0	0	0
None of the above benefits	148	119	2	22	4
Not reported	44	31	3	10	0
Source of Property Benefits@1	42	27	0	12	3
With property benefits					
Federal government	8	3	0	5	0
State government	20	14	0	6	0
Local government	13	9	0	4	0
Non-profit corporation	1	1	0	0	0
Not reported	6	2	0	0	3
With no property benefits	148	119	2	22	4
Not reported	44	31	3	10	0
Reason for Benefits@1	42	27	0	12	3
With property benefits					
Occupied by low- or moderate-income individuals	12	4	0	5	3
Occupied by elderly or disabled individuals	9	9	0	1	0
A historic structure	3	0	0	3	0
Located in a community development or economic development area	5	3	0	2	0
Covered by a Homestead Exemption	3	3	0	0	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	19	13	0	6	0
Not reported	0	0	0	0	0
With no property benefits	148	119	2	22	4
Not reported	44	31	3	10	0
OWNER CHARACTERISTICS	113	95	2	13	3
Owner Status					

1 owner					
2 owners	116	80	3	28	4
3 or more owners	5	2	0	3	0
Age of Owner	3	3	0	0	0
Under 25					
25 to 34	52	38	3	6	4
35 to 44	37	25	0	8	3
45 to 54	61	55	2	5	0
55 to 64	31	23	0	7	0
65 to 74	22	16	0	6	0
75 and over	9	8	0	1	0
Not reported	19	8	0	11	0
Median	47	48	32	49	33
Race of Owner	205	157	3	38	7
White alone					
Black or African American alone	24	18	0	6	0
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	3	1	2	0	0
Native Hawaiian or Other Pacific Islander alone	0	0	0	0	0
Two or more races	2	2	0	0	0
Sex of Owner	164	120	3	37	4
Male/Male and female co-owners					
Female	70	58	2	7	3
Hispanic/Latino Origin	29	23	0	6	0
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	205	155	5	38	7
Veteran Status@1	34	29	0	6	0
Veteran					
Active member of Reserves or National Guard for at least 6 years	3	3	0	0	0
Persian Gulf War or after (August 1990 to present)	0	0	0	0	0
Vietnam or after (August 1964 to July 1990)	20	20	0	0	0
Korean conflict or after (July 1950 to July 1964)	12	6	0	6	0
World War II or after (September 1940 to June 1950)	4	4	0	0	0
Nonveteran	178	138	5	28	7
Not reported	21	11	0	10	0
Income	16	10	2	4	0
Less than \$5,000					
\$5,000 to \$9,999	0	0	0	0	0
\$10,000 to \$14,999	13	9	0	1	3
\$15,000 to \$19,999	10	5	2	3	0
\$20,000 to \$24,999	12	11	1	0	0
\$25,000 to \$29,999	15	12	0	3	0
\$30,000 to \$34,999	10	7	0	3	0
\$35,000 to \$39,999	11	9	0	2	0
\$40,000 to \$49,999	24	21	0	3	0
\$50,000 to \$59,999	19	8	0	10	0

\$60,000 to \$79,999	55	47	0	6	2
\$80,000 to \$99,999	22	19	0	3	0
\$100,000 to \$119,999	9	7	0	0	2
\$120,000 or more	19	13	0	6	0
Median	53589	56188	16618	53435	65638
Mean	69545	57787	12665	125359	59262
Owned Home Previously	77	65	4	8	0
Previously owned home					
Never owned home before	143	103	0	32	7
Not reported	15	10	1	4	0
MORTGAGE CHARACTERISTICS	0	0	0	0	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	32	28	0	2	2
By regular mail	6	6	0	0	0
By personal visit	129	86	4	37	2
Through third party (such as real estate agent or builder)	46	37	1	5	3
Some other way	0	0	0	0	0
Not reported	21	21	0	0	0
Not available	0	0	0	0	0
Origin of First Mortgage	177	130	3	37	7
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	0	0	0	0	0
Mortgage placed later than acquisition of property	57	48	2	7	0
Refinanced mortgage	52	43	2	7	0
Same lender	10	10	0	0	0
Different lender	42	33	2	7	0
Mortgage placed on property owned free and clear of debt	5	5	0	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	57	48	2	7	0
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	28	22	2	4	0
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	5	5	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	0	0	0	0	0
Receive cash or increase outstanding balance of loan	23	20	0	3	0
Other reason	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	177	130	3	37	7
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	31	24	0	7	0

Properties on which cash received					
Less than \$20,000	9	6	0	3	0
\$20,000 to \$39,999	11	9	0	3	0
\$40,000 to \$59,999	6	6	0	0	0
\$60,000 to \$79,999	4	3	0	2	0
\$80,000 to \$99,999	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0
\$125,000 to \$149,999	1	1	0	0	0
\$150,000 to \$174,999	0	0	0	0	0
\$175,000 to \$199,999	0	0	0	0	0
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Median	31838	33942	20000-	25394	20000-
Mean	35787	37891	0	28565	0
Properties that refinanced and did not receive cash back	24	23	2	0	0
Properties that refinanced and did not report if received cash back	1	1	0	0	0
Properties that did not refinance	177	130	3	37	7
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	31	24	0	7	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	20	15	0	4	0
To consolidate debts	22	16	0	6	0
For investment in other real estate	0	0	0	0	0
For other types of investments	0	0	0	0	0
For educational or medical expenses	1	1	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	3	3	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Properties that refinanced and did not receive cash back	24	23	2	0	0
Properties that refinanced and did not report if received cash back	1	1	0	0	0
Properties that did not refinance	177	130	3	37	7
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	77	69	3	3	2
1999 to 2001 (part)					
1997 and 1998	34	32	0	2	0
1995 and 1996	46	26	2	13	6
1990 to 1994	56	37	0	19	0
1985 to 1989	5	2	0	3	0
1980 to 1984	8	4	0	4	0

1979 or earlier	8	8	0	0	0
First Mortgage Insurance Status	30	16	0	11	3
FHA-insured first mortgage					
VA-guaranteed first mortgage	4	4	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	1	0	0	1	0
Other federal, state, or local government-insured or guaranteed first mortgage	6	3	0	0	2
Insured conventional first mortgage	27	21	1	6	0
Uninsured conventional first mortgage	166	134	4	27	2
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	11	9	0	3	0
Less than \$20,000					
\$20,000 to \$29,999	13	6	0	6	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	19	18	0	1	0
\$50,000 to \$59,999	21	16	2	2	0
\$60,000 to \$79,999	24	11	1	8	3
\$80,000 to \$99,999	26	22	0	5	0
\$100,000 to \$149,999	52	42	0	10	0
\$150,000 to \$199,999	24	19	2	1	2
\$200,000 to \$249,999	12	10	0	1	0
\$250,000 to \$299,999	3	3	0	0	0
\$300,000 or more	12	8	0	2	2
Not reported	9	6	0	3	0
Median	92621	96068	70787	77745	161043
Mean	118273	107644	98865	156382	169084
Total Mortgage Loan	11	9	0	3	0
Less than \$20,000					
\$20,000 to \$29,999	8	4	0	4	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	20	18	0	1	0
\$50,000 to \$59,999	21	14	2	5	0
\$60,000 to \$79,999	22	13	1	6	3
\$80,000 to \$99,999	27	21	0	7	0
\$100,000 to \$149,999	48	38	0	10	0
\$150,000 to \$199,999	30	26	0	2	2
\$200,000 to \$249,999	11	8	2	1	0
\$250,000 to \$299,999	5	5	0	0	0
\$300,000 or more	12	8	0	2	2
Not reported	9	6	0	3	0
Median	96106	99421	70787	85477	161043
Mean	123211	112039	131862	161007	169084
Traditional First Mortgage Outstanding Debt	10	6	0	3	0
Less than \$10,000					
\$10,000 to \$19,999	7	7	0	0	0
\$20,000 to \$29,999	11	5	0	6	0
\$30,000 to \$39,999	12	10	0	1	0
\$40,000 to \$49,999	25	25	0	0	0
\$50,000 to \$59,999	28	12	2	11	3
\$60,000 to \$79,999	12	7	1	4	0
\$80,000 to \$99,999	31	25	0	5	0
\$100,000 to \$149,999	51	41	2	5	2

\$150,000 to \$199,999	20	17	0	2	0
\$200,000 to \$249,999	5	5	0	0	0
\$250,000 to \$299,999	2	2	0	0	0
\$300,000 or more	12	8	0	2	2
Not reported	9	6	0	3	0
Median	85037	89877	70787	59101	111043
Mean	105305	99331	94419	121613	161723
Total Mortgage Outstanding Debt	10	6	0	3	0
Less than \$10,000					
\$10,000 to \$19,999	7	7	0	0	0
\$20,000 to \$29,999	10	4	0	6	0
\$30,000 to \$39,999	12	10	0	1	0
\$40,000 to \$49,999	26	23	0	3	0
\$50,000 to \$59,999	27	11	2	11	3
\$60,000 to \$79,999	15	10	1	4	0
\$80,000 to \$99,999	26	24	0	2	0
\$100,000 to \$149,999	54	43	0	9	2
\$150,000 to \$199,999	19	16	0	3	0
\$200,000 to \$249,999	10	8	2	0	0
\$250,000 to \$299,999	2	2	0	0	0
\$300,000 or more	12	8	0	2	2
Not reported	6	6	0	0	0
Median	86413	92125	70787	57510	111043
Mean	105853	100077	127416	117231	161723
Current Interest Rate on First Mortgage	84	51	3	26	4
Less than 6.0 percent					
6.0 percent	1	1	0	0	0
6.1 to 6.4 percent	5	5	0	0	0
6.5 to 6.9 percent	28	21	0	3	3
7.0 percent	23	18	0	5	0
7.1 to 7.4 percent	16	13	0	3	0
7.5 to 7.9 percent	24	20	2	2	0
8.0 percent	12	12	0	0	0
8.1 to 8.4 percent	0	0	0	0	0
8.5 to 8.9 percent	13	13	0	0	0
9.0 percent	2	2	0	1	0
9.1 to 9.4 percent	2	2	0	0	0
9.5 to 9.9 percent	0	0	0	0	0
10.0 percent	0	0	0	0	0
10.1 to 10.4 percent	0	0	0	0	0
10.5 to 10.9 percent	4	4	0	0	0
11.0 percent	0	0	0	0	0
11.1 to 12.9 percent	3	0	0	3	0
13.0 percent	3	3	0	0	0
13.1 percent or more	15	14	0	1	0
Not reported	0	0	0	0	0
Median	7.0	7.1	4.7	5.2	5.3
Type of Interest Rate Buydown	4	4	0	0	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	2	2	0	0	0
Other	0	0	0	0	0
Not reported	2	2	0	0	0
	110	86	2	19	3

Properties without interest rate buydown					
Not reported	121	88	3	25	4
Term of First Mortgage	0	0	0	0	0
Less than 5 years					
5 years	3	3	0	0	0
6 to 9 years	0	0	0	0	0
10 years	6	6	0	0	0
11 to 14 years	0	0	0	0	0
15 years	16	16	0	0	0
16 to 19 years	1	1	0	0	0
20 years	10	4	0	6	0
21 to 24 years	0	0	0	0	0
25 years	2	2	0	0	0
26 to 29 years	3	1	2	0	0
30 years	86	63	0	20	3
More than 30 years	0	0	0	0	0
No stated term	108	81	3	19	4
Median	30	30	28	30	30
Unexpired Term of First Mortgage	3	2	0	1	0
Less than 5 years					
5 to 9 years	2	2	0	0	0
10 to 14 years	30	21	0	9	0
15 to 19 years	8	4	0	4	0
20 to 24 years	25	14	2	10	0
25 to 29 years	46	41	0	2	3
30 or more years	12	12	0	0	0
No stated term or not computed	108	81	3	19	4
Median	23	25	22	18	27
Holder of First Mortgage	38	29	1	8	0
Commercial bank or trust company					
Savings and loan association, federal savings bank	32	23	0	8	0
Mutual savings bank	5	2	0	3	0
Life insurance company	6	3	0	3	0
Mortgage banker or mortgage company	19	19	0	0	0
Federally-sponsored secondary market agency or pool	97	81	4	10	2
Conventional mortgage pool	3	0	0	3	0
Other federal agency	12	6	0	5	0
Real estate investment trust	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0
Credit union	5	3	0	3	0
Finance company	0	0	0	0	0
State or municipal government or housing finance agency	4	4	0	0	0
Individual or individual's estate	6	1	0	1	3
Other	8	6	0	0	2
First Mortgage Loan as a Percent of Purchase Price	173	125	3	37	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	10	7	0	3	0
40 to 49 percent	6	6	0	0	0

50 to 59 percent	1	0	0	1	0
60 to 69 percent	17	17	0	0	0
70 to 79 percent	17	15	0	2	0
80 to 89 percent	24	15	0	6	3
90 to 94 percent	7	4	0	3	0
95 to 99 percent	20	15	3	0	2
100 percent or more	61	40	0	19	2
Not reported	10	7	0	3	0
Median	94	89	97	100+	96
Other properties	62	53	2	7	0
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	173	125	3	37	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	16	13	0	3	0
40 to 49 percent	0	0	0	0	0
50 to 59 percent	10	9	0	2	0
60 to 69 percent	28	25	0	3	0
70 to 79 percent	23	17	0	6	0
80 to 89 percent	20	13	0	7	0
90 to 94 percent	8	2	0	3	3
95 to 99 percent	24	16	3	2	2
100 percent or more	35	25	0	8	2
Not reported	9	6	0	3	0
Median	82	77	97	84	96
Other properties	62	53	2	7	0
Not available	0	0	0	0	0
First Mortgage Risk	8	4	1	3	0
Subprime loan					
Not subprime loan	227	174	4	41	7
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	51	0	0	44	7
Properties with adjustable rate first mortgage					
Treasury security	17	0	0	17	0
Average cost of funds in bank district	0	0	0	0	0
National average cost of funds	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0
Other method	6	0	0	2	3
No index used	0	0	0	0	0
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	51	0	0	44	7
Properties with adjustable rate first mortgage					
Monthly	0	0	0	0	0
Every 3 months	0	0	0	0	0
Every 6 months	0	0	0	0	0
Yearly	15	0	0	15	0
Every 3 years	2	0	0	2	0

Every 5 years	0	0	0	0	0
Other	6	0	0	2	3
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	51	0	0	44	7
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	12	0	0	12	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	2	0	0	2	0
4.0 percent or more	6	0	0	2	3
No caps	2	0	0	2	0
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	51	0	0	44	7
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	3	0	0	0	3
2 percent	0	0	0	0	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	17	0	0	17	0
No caps	2	0	0	2	0
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	51	0	0	44	7
Properties with adjustable rate first mortgage					
Yes, rate has changed	22	0	0	19	3
No change since mortgage made	0	0	0	0	0
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	51	0	0	44	7
Properties with adjustable rate first mortgage					
Less than 1 percent	2	0	0	2	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	0	0	0	0	0
2.1 to 2.9 percent	11	0	0	11	0
3 percent	5	0	0	5	0
3.1 to 3.9 percent	0	0	0	0	0

4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	3	0	0	0	3
Not reported	29	0	0	25	4
Median	2.8	0.0	0.0	2.7	5002.4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	51	0	0	44	7
Properties with adjustable rate first mortgage					
Can be converted	5	0	0	1	3
Cannot be converted	18	0	0	18	0
Not reported	29	0	0	25	4
Other properties	183	178	5	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	0	0	0	0	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	0	0	0	0	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	0	0	0	0	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	0	0	0	0	0
Monthly payments cannot change	205	178	5	19	3
Not reported	29	0	0	25	4
First Mortgage Allows for Negative Amortization	0	0	0	0	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	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	205	178	5	19	3
Not reported	29	0	0	25	4
MORTGAGE PAYMENTS AND OTHER EXPENSES	222	171	5	38	7
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	222	171	5	38	7
Fully amortized	208	162	0	38	7
Not fully amortized	14	9	5	0	0
Interest only	0	0	0	0	0
No regular payments required	2	0	0	2	0
Not reported	10	7	0	3	0
Items Included in First Mortgage Payment@1	222	171	5	38	7

Regular monthly payments of both interest and principal					
Real estate taxes	86	67	0	15	3
Property insurance	66	54	0	9	3
Mortgage insurance	32	24	0	5	3
Other	16	10	0	7	0
No items included or not reported	134	101	5	23	4
No regular payments of interest and principal	12	7	0	6	0
Monthly Interest and Principal Payments on First Mortgage	222	171	5	38	7
Monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	2	2	0	0	0
\$200 to \$299	4	1	0	4	0
\$300 to \$399	30	27	0	0	3
\$400 to \$499	25	18	0	7	0
\$500 to \$599	13	7	2	4	0
\$600 to \$699	22	15	0	8	0
\$700 to \$799	15	10	1	4	0
\$800 to \$899	21	16	0	5	0
\$900 to \$999	9	9	0	0	0
\$1,000 to \$1,249	42	37	2	3	0
\$1,250 to \$1,499	9	7	0	1	0
\$1,500 or more	29	23	0	2	4
Median	794	839	753	657	1500+
Mean	891	913	802	721	1329
No regular payments required	2	0	0	2	0
Not reported	10	7	0	3	0
Current First Mortgage Payment Status	232	178	5	42	7
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	111	89	2	17	3
Delinquent by 90 days or more	2	2	0	0	0
Legal proceedings have begun	2	2	0	0	0
Legal proceedings have not begun	0	0	0	0	0
Not reported	0	0	0	0	0
Not reported	119	87	3	25	4
Other properties	2	0	0	2	0
Monthly Interest and Principal Payments on Total Mortgages	222	171	5	38	7
Regular monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	2	2	0	0	0
\$200 to \$299	4	1	0	4	0
\$300 to \$399	28	25	0	0	3
\$400 to \$499	24	19	0	4	0
\$500 to \$599	13	7	2	4	0
\$600 to \$699	13	11	0	2	0
\$700 to \$799	16	8	1	7	0
\$800 to \$899	26	16	0	11	0
\$900 to \$999	10	10	0	0	0
\$1,000 to \$1,249	38	35	0	3	0

\$1,250 to \$1,499	13	11	0	1	0
\$1,500 or more	34	26	2	2	4
Median	840	876	753	778	1500+
Mean	939	954	1073	778	1329
No regular monthly payments required	12	7	0	6	0
Interest and Principal Payments on Total Mortgages as Percent of Income	222	171	5	38	7
Regular monthly payments of interest and/or principal					
Less than 5 percent	1	0	0	1	0
5 to 9 percent	21	21	0	0	0
10 to 14 percent	31	23	0	8	0
15 to 19 percent	48	34	0	11	2
20 to 24 percent	39	33	0	6	0
25 to 29 percent	28	21	0	7	0
30 to 34 percent	24	21	0	0	3
35 to 39 percent	6	3	2	1	0
40 to 49 percent	6	3	1	0	2
50 percent or more	11	7	0	4	0
Not reported or not computed	8	5	2	1	0
Median	20.8	20.7	38.3	19.4	32.0
No regular monthly payments required	12	7	0	6	0