

Residential Finance Survey: 2001 - Midwest

Table 3-2c. 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		
<b>2- to 4-housing-unit properties with traditional first mortgage</b>	137	104	4	27	2
<b>PROPERTY CHARACTERISTICS</b>	135	102	4	27	2
<b>Manner of Acquisition</b>					
<b>By purchase</b>					
Placed one new mortgage	125	94	4	25	2
Placed two or more new mortgages	7	7	0	0	0
Assumed mortgage(s) already on property	2	2	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	2	0	0	2	0
Other manner	0	0	0	0	0
By inheritance or gift	2	2	0	0	0
By divorce	0	0	0	0	0
By some other manner	0	0	0	0	0
Not reported	0	0	0	0	0
<b>Source of Downpayment@1</b>	77	54	4	17	2
<b>Properties purchased 1995 to 2001 (part)</b>					
Sale of previous home	21	16	0	3	2
Sale of other real property or other investments	6	6	0	0	0
Savings	48	33	4	12	0
Borrowing from a retirement plan	3	3	0	0	0
Borrowing using assets other than this property as collateral	2	2	0	0	0
Proceeds from an insurance policy	2	0	0	2	0
Payments in a lease-purchase agreement	0	0	0	0	0
From a state or local government source	0	0	0	0	0
From a non-profit organization	0	0	0	0	0
From parents or relatives	7	5	0	2	0
Other	0	0	0	0	0
No downpayment required	8	5	0	3	0
Not reported	0	0	0	0	0
Other properties	60	51	0	9	0
Not reported	0	0	0	0	0
<b>Year Property Acquired</b>	29	22	2	4	0
<b>1999 to 2001 (part)</b>					
1997 and 1998	25	20	0	5	0
1995 and 1996	23	12	1	8	2
1990 to 1994	17	15	0	2	0
1985 to 1989	18	15	0	3	0
1980 to 1984	11	9	0	3	0
1975 to 1979	8	7	0	1	0

1970 to 1974	0	0	0	0	0
1969 or earlier	7	5	0	2	0
<b>Property New or Previously Occupied When Acquired</b>	<b>135</b>	<b>102</b>	<b>4</b>	<b>27</b>	<b>2</b>
<b>Acquired by purchase</b>					
New	9	8	0	1	0
Previously occupied by someone else	126	95	4	26	2
Converted from non-residential use	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	2	2	0	0	0
Not reported	0	0	0	0	0
<b>Year Structure Built</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1999 to March 2000</b>					
1997 and 1998	2	2	0	0	0
1995 and 1996	4	4	0	0	0
1990 to 1994	3	1	0	2	0
1980 to 1989	6	3	0	3	0
1970 to 1979	17	12	0	5	0
1960 to 1969	2	2	0	0	0
1950 to 1959	12	7	0	3	2
1940 to 1949	12	9	0	3	0
1939 or earlier	77	62	4	12	0
<b>Purchase Price Per Housing Unit@8</b>	<b>54</b>	<b>42</b>	<b>2</b>	<b>10</b>	<b>0</b>
<b>Properties acquired by purchase 1997 to 2001 (part)</b>					
Less than \$20,000	2	2	0	0	0
\$20,000 to \$39,999	9	5	2	2	0
\$40,000 to \$59,999	17	14	0	3	0
\$60,000 to \$79,999	11	9	0	3	0
\$80,000 to \$99,999	8	8	0	0	0
\$100,000 to \$124,999	4	2	0	3	0
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$174,999	3	3	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 to \$499,999	0	0	0	0	0
\$500,000 or more	0	0	0	0	0
Median	58486	59435	30000	61759	20000-
Mean	63818	63537	36000	71315	0
Other properties	83	62	1	17	2
<b>Value</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Less than \$20,000</b>					
\$20,000 to \$39,999	0	0	0	0	0
\$40,000 to \$59,999	6	3	0	3	0
\$60,000 to \$79,999	14	7	2	4	0
\$80,000 to \$99,999	19	18	0	2	0
\$100,000 to \$124,999	24	17	0	8	0
\$125,000 to \$149,999	12	12	0	0	0
\$150,000 to \$174,999	20	15	0	3	2
\$175,000 to \$199,999	8	7	0	1	0
\$200,000 to \$249,999	18	12	1	4	0
\$250,000 to \$299,999	2	2	0	0	0

\$300,000 to \$499,999	6	6	0	0	0
\$500,000 or more	5	3	0	2	0
Median	130823	136811	76171	113571	162500
Mean	157856	161071	123320	148854	170000
Value Per Housing Unit@8	6	3	0	3	0
Less than \$20,000					
\$20,000 to \$39,999	19	12	2	4	0
\$40,000 to \$59,999	40	31	0	9	0
\$60,000 to \$79,999	34	30	1	3	0
\$80,000 to \$99,999	9	6	0	1	2
\$100,000 to \$124,999	16	11	0	4	0
\$125,000 to \$149,999	3	3	0	0	0
\$150,000 to \$174,999	3	3	0	0	0
\$175,000 to \$199,999	3	3	0	0	0
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	4	2	0	2	0
\$300,000 to \$499,999	1	1	0	0	0
\$500,000 or more	0	0	0	0	0
Median	62434	64654	36171	52454	90000
Mean	75196	76335	48940	73416	85000
Value of Capital Improvements	87	63	4	18	2
Properties with capital improvements between 1998 and 2000					
Less than \$500	0	0	0	0	0
\$500 to \$999	3	3	0	0	0
\$1,000 to \$2,499	8	3	2	3	0
\$2,500 to \$4,999	7	7	0	0	0
\$5,000 to \$7,499	15	10	0	3	2
\$7,500 to \$9,999	6	6	0	0	0
\$10,000 to \$14,999	16	8	0	8	0
\$15,000 to \$19,999	7	7	0	0	0
\$20,000 to \$29,999	10	6	0	5	0
\$30,000 or more	15	14	1	0	0
Median	11511	11604	2212	12390	6250
Mean	18587	20173	31766	11879	7000
Properties with no capital improvements between 1998 and 2000	50	41	0	9	0
Capital improvements not reported	0	0	0	0	0
Value of Capital Improvements Per Unit	87	63	4	18	2
Properties with capital improvements between 1998 and 2000					
Less than \$500	5	3	0	3	0
\$500 to \$999	0	0	0	0	0
\$1,000 to \$2,499	17	14	2	1	0
\$2,500 to \$4,999	17	13	0	2	2
\$5,000 to \$7,499	16	8	0	8	0
\$7,500 to \$9,999	7	7	0	0	0
\$10,000 to \$14,999	10	5	0	5	0
\$15,000 to \$19,999	5	5	0	0	0
\$20,000 to \$29,999	6	5	1	0	0
\$30,000 or more	5	5	0	0	0
Median	5736	5760	2212	6195	3750
Mean	8941	9908	10795	5879	3500

Properties with no capital improvements between 1998 and 2000	50	41	0	9	0
Capital improvements not reported	0	0	0	0	0
Age Restrictions	7	7	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	129	98	4	25	2
Not reported	2	0	0	2	0
Neighborhood Composition	9	5	0	4	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	92	65	4	21	2
Don't know or not reported	36	34	0	2	0
Type of Property Benefits@1	6	6	0	0	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	0	0	0	0	0
Property tax relief	20	12	0	6	2
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	90	70	4	17	0
Not reported	21	17	0	4	0
Source of Property Benefits@1	26	18	0	6	2
With property benefits					
Federal government	6	6	0	0	0
State government	6	3	0	3	0
Local government	14	9	0	3	2
Non-profit corporation	0	0	0	0	0
Not reported	0	0	0	0	0
With no property benefits	90	70	4	17	0
Not reported	21	17	0	4	0
Reason for Benefits@1	26	18	0	6	2
With property benefits					
Occupied by low- or moderate-income individuals	3	0	0	3	0
Occupied by elderly or disabled individuals	2	2	0	0	0
A historic structure	0	0	0	0	0
Located in a community development or economic development area	3	3	0	0	0
Covered by a Homestead Exemption	15	10	0	3	2
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	0	0	0	0	0
Not reported	3	3	0	0	0
With no property benefits	90	70	4	17	0
Not reported	21	17	0	4	0
OWNER CHARACTERISTICS	72	56	2	14	0
Owner Status					

1 owner					
2 owners	63	47	1	13	2
3 or more owners	2	2	0	0	0
Age of Owner	3	3	0	0	0
Under 25					
25 to 34	19	10	0	8	0
35 to 44	30	23	0	7	0
45 to 54	39	29	2	5	2
55 to 64	24	18	1	4	0
65 to 74	12	12	0	0	0
75 and over	4	2	0	2	0
Not reported	7	7	0	0	0
Median	48	49	53	41	50
Race of Owner	102	81	4	17	0
White alone					
Black or African American alone	26	17	0	7	2
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	3	1	0	2	0
Native Hawaiian or Other Pacific Islander alone	3	3	0	0	0
Two or more races	3	3	0	0	0
Sex of Owner	92	69	1	19	2
Male/Male and female co-owners					
Female	45	35	2	8	0
Hispanic/Latino Origin	26	16	2	5	2
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	111	89	1	21	0
Veteran Status@1	29	23	0	7	0
Veteran					
Active member of Reserves or National Guard for at least 6 years	0	0	0	0	0
Persian Gulf War or after (August 1990 to present)	3	0	0	3	0
Vietnam or after (August 1964 to July 1990)	14	12	0	2	0
Korean conflict or after (July 1950 to July 1964)	7	5	0	2	0
World War II or after (September 1940 to June 1950)	5	5	0	0	0
Nonveteran	100	74	4	20	2
Not reported	8	8	0	0	0
Income	14	12	0	2	0
Less than \$5,000					
\$5,000 to \$9,999	5	3	2	0	0
\$10,000 to \$14,999	2	2	0	0	0
\$15,000 to \$19,999	7	7	0	0	0
\$20,000 to \$24,999	8	5	0	3	0
\$25,000 to \$29,999	5	0	1	4	0
\$30,000 to \$34,999	11	6	0	4	0
\$35,000 to \$39,999	10	8	0	2	0
\$40,000 to \$49,999	21	14	0	4	2
\$50,000 to \$59,999	12	9	0	3	0

\$60,000 to \$79,999	15	13	0	2	0
\$80,000 to \$99,999	13	13	0	0	0
\$100,000 to \$119,999	11	9	0	3	0
\$120,000 or more	3	3	0	0	0
Median	43179	46082	9042	36400	45000
Mean	48196	50833	14487	43123	40000
Owned Home Previously	69	57	1	9	2
Previously owned home					
Never owned home before	62	42	2	18	0
Not reported	5	5	0	0	0
<b>MORTGAGE CHARACTERISTICS</b>	0	0	0	0	0
<b>Method of Loan Application</b>					
By computer over the Internet or by e-mail					
By telephone or FAX	13	12	0	1	0
By regular mail	0	0	0	0	0
By personal visit	76	59	4	12	2
Through third party (such as real estate agent or builder)	36	24	0	12	0
Some other way	0	0	0	0	0
Not reported	11	10	0	2	0
Not available	0	0	0	0	0
Origin of First Mortgage	91	67	2	19	2
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	46	37	1	7	0
Refinanced mortgage	38	30	0	7	0
Same lender	11	7	0	5	0
Different lender	26	24	0	2	0
Mortgage placed on property owned free and clear of debt	9	7	1	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	46	37	1	7	0
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	25	22	0	3	0
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	0	0	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	16	10	1	4	0
Other reason	4	4	0	0	0
Not reported	2	2	0	0	0
Other properties	91	67	2	19	2
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	23	16	1	5	0

Properties on which cash received					
Less than \$20,000	17	13	0	5	0
\$20,000 to \$39,999	2	2	0	0	0
\$40,000 to \$59,999	0	0	0	0	0
\$60,000 to \$79,999	0	0	0	0	0
\$80,000 to \$99,999	0	0	0	0	0
\$100,000 to \$124,999	3	2	1	0	0
\$125,000 to \$149,999	0	0	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	20000-	20000-	112500	20000-	20000-
Mean	25719	23980	100000	10738	0
Properties that refinanced and did not receive cash back	22	21	0	1	0
Properties that refinanced and did not report if received cash back	2	0	0	2	0
Properties that did not refinance	91	67	2	19	2
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	23	16	1	5	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	11	9	0	2	0
To consolidate debts	17	11	1	5	0
For investment in other real estate	3	0	0	3	0
For other types of investments	0	0	0	0	0
For educational or medical expenses	0	0	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	3	3	0	0	0
To purchase an automobile, truck, or other vehicle	4	4	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	22	21	0	1	0
Properties that refinanced and did not report if received cash back	2	0	0	2	0
Properties that did not refinance	91	67	2	19	2
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	55	41	4	11	0
1999 to 2001 (part)					
1997 and 1998	30	23	0	7	0
1995 and 1996	18	10	0	5	2
1990 to 1994	25	25	0	0	0
1985 to 1989	3	3	0	1	0
1980 to 1984	5	3	0	3	0

1979 or earlier	0	0	0	0	0
<b>First Mortgage Insurance Status</b>	8	6	0	2	0
<b>FHA-insured first mortgage</b>					
VA-guaranteed first mortgage	1	1	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	0	0	0	0	0
Other federal, state, or local government-insured or guaranteed first mortgage	1	1	0	0	0
<b>Insured conventional first mortgage</b>	15	12	0	3	0
<b>Uninsured conventional first mortgage</b>	112	84	4	22	2
Not reported	0	0	0	0	0
<b>Traditional First Mortgage Loan</b>	10	5	0	5	0
<b>Less than \$20,000</b>					
\$20,000 to \$29,999	2	0	0	2	0
\$30,000 to \$39,999	10	8	0	3	0
\$40,000 to \$49,999	9	8	0	1	0
\$50,000 to \$59,999	11	11	0	0	0
\$60,000 to \$79,999	32	23	2	6	0
\$80,000 to \$99,999	26	23	0	4	0
\$100,000 to \$149,999	20	14	1	3	2
\$150,000 to \$199,999	12	9	0	4	0
\$200,000 to \$249,999	5	5	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Not reported	0	0	0	0	0
Median	76974	77804	76171	70308	125000
Mean	84017	86046	77738	73786	120000
<b>Total Mortgage Loan</b>	10	5	0	5	0
<b>Less than \$20,000</b>					
\$20,000 to \$29,999	2	0	0	2	0
\$30,000 to \$39,999	10	8	0	3	0
\$40,000 to \$49,999	6	5	0	1	0
\$50,000 to \$59,999	11	11	0	0	0
\$60,000 to \$79,999	35	26	2	6	0
\$80,000 to \$99,999	20	20	0	1	0
\$100,000 to \$149,999	24	15	1	6	2
\$150,000 to \$199,999	12	9	0	4	0
\$200,000 to \$249,999	7	7	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Not reported	0	0	0	0	0
Median	77229	78048	76171	70308	125000
Mean	88048	90594	77738	76694	120000
<b>Traditional First Mortgage Outstanding Debt</b>	8	5	0	3	0
<b>Less than \$10,000</b>					
\$10,000 to \$19,999	6	2	0	4	0
\$20,000 to \$29,999	3	3	0	0	0
\$30,000 to \$39,999	13	10	0	3	0
\$40,000 to \$49,999	14	14	0	0	0
\$50,000 to \$59,999	5	5	0	0	0
\$60,000 to \$79,999	39	30	2	7	0
\$80,000 to \$99,999	16	12	1	3	0
\$100,000 to \$149,999	16	11	0	3	2

\$150,000 to \$199,999	16	12	0	4	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
Not reported	0	0	0	0	0
Median	69693	68607	76171	69003	125000
Mean	75535	76162	75791	69951	110988
Total Mortgage Outstanding Debt	8	5	0	3	0
Less than \$10,000					
\$10,000 to \$19,999	6	2	0	4	0
\$20,000 to \$29,999	3	3	0	0	0
\$30,000 to \$39,999	12	9	0	3	0
\$40,000 to \$49,999	12	12	0	0	0
\$50,000 to \$59,999	5	5	0	0	0
\$60,000 to \$79,999	42	33	2	7	0
\$80,000 to \$99,999	10	9	1	0	0
\$100,000 to \$149,999	20	12	0	6	2
\$150,000 to \$199,999	15	11	0	4	0
\$200,000 to \$249,999	3	3	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Not reported	0	0	0	0	0
Median	70401	69608	76171	69003	125000
Mean	79243	80282	75791	72859	110988
Current Interest Rate on First Mortgage	42	33	2	5	2
Less than 6.0 percent					
6.0 percent	0	0	0	0	0
6.1 to 6.4 percent	0	0	0	0	0
6.5 to 6.9 percent	21	21	0	0	0
7.0 percent	16	8	0	8	0
7.1 to 7.4 percent	15	10	0	4	0
7.5 to 7.9 percent	12	9	0	3	0
8.0 percent	0	0	0	0	0
8.1 to 8.4 percent	3	2	0	2	0
8.5 to 8.9 percent	5	5	0	0	0
9.0 percent	0	0	0	0	0
9.1 to 9.4 percent	2	0	0	2	0
9.5 to 9.9 percent	5	3	1	1	0
10.0 percent	0	0	0	0	0
10.1 to 10.4 percent	3	3	0	0	0
10.5 to 10.9 percent	0	0	0	0	0
11.0 percent	0	0	0	0	0
11.1 to 12.9 percent	0	0	0	0	0
13.0 percent	0	0	0	0	0
13.1 percent or more	14	11	0	3	0
Not reported	0	0	0	0	0
Median	7.0	7.0	4.9	7.1	3.0
Type of Interest Rate Buydown	0	0	0	0	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
	76	58	1	16	0

Properties without interest rate buydown					
Not reported	61	46	2	11	2
Term of First Mortgage	0	0	0	0	0
Less than 5 years					
5 years	1	0	1	0	0
6 to 9 years	0	0	0	0	0
10 years	2	2	0	0	0
11 to 14 years	3	3	0	0	0
15 years	22	21	0	1	0
16 to 19 years	0	0	0	0	0
20 years	3	3	0	0	0
21 to 24 years	0	0	0	0	0
25 years	6	3	0	3	0
26 to 29 years	0	0	0	0	0
30 years	45	32	0	12	0
More than 30 years	0	0	0	0	0
No stated term	55	40	2	11	2
Median	30	30	5	30	5-
Unexpired Term of First Mortgage	6	5	0	1	0
Less than 5 years					
5 to 9 years	7	5	1	0	0
10 to 14 years	10	10	0	0	0
15 to 19 years	12	12	0	0	0
20 to 24 years	14	11	0	3	0
25 to 29 years	28	16	0	12	0
30 or more years	6	6	0	0	0
No stated term or not computed	55	40	2	11	2
Median	22	20	7	26	5-
Holder of First Mortgage	20	10	4	7	0
Commercial bank or trust company					
Savings and loan association, federal savings bank	15	13	0	3	0
Mutual savings bank	0	0	0	0	0
Life insurance company	2	2	0	0	0
Mortgage banker or mortgage company	14	7	0	6	0
Federally-sponsored secondary market agency or pool	50	48	0	3	0
Conventional mortgage pool	5	3	0	2	0
Other federal agency	4	2	0	0	2
Real estate investment trust	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0
Credit union	5	2	0	3	0
Finance company	3	3	0	0	0
State or municipal government or housing finance agency	16	13	0	3	0
Individual or individual's estate	3	3	0	0	0
Other	1	0	0	1	0
First Mortgage Loan as a Percent of Purchase Price	91	67	2	19	2
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	12	7	0	5	0
40 to 49 percent	2	2	0	0	0

50 to 59 percent	4	4	0	0	0
60 to 69 percent	6	6	0	0	0
70 to 79 percent	4	2	0	2	0
80 to 89 percent	13	7	2	3	0
90 to 94 percent	4	4	0	0	0
95 to 99 percent	12	10	0	3	0
100 percent or more	33	24	0	6	2
Not reported	0	0	0	0	0
Median	94	95	85	87	100+
Other properties	46	37	1	7	0
Not available	0	0	0	0	0
<b>First Mortgage Loan as a Percent of Value</b>	<b>91</b>	<b>67</b>	<b>2</b>	<b>19</b>	<b>2</b>
<b>Properties acquired by purchase with first mortgage made or assumed at time of purchase</b>					
Less than 40 percent	11	5	0	6	0
40 to 49 percent	5	5	0	0	0
50 to 59 percent	2	2	0	0	0
60 to 69 percent	16	15	0	2	0
70 to 79 percent	6	4	0	2	0
80 to 89 percent	11	6	2	3	0
90 to 94 percent	8	6	0	3	0
95 to 99 percent	8	6	0	2	0
100 percent or more	24	19	0	3	2
Not reported	0	0	0	0	0
Median	85	85	85	80	100+
Other properties	46	37	1	7	0
Not available	0	0	0	0	0
<b>First Mortgage Risk</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Subprime loan</b>					
Not subprime loan	128	101	4	22	2
Not reported	0	0	0	0	0
<b>Index Used to Adjust Interest Rate on ARM</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>2</b>
<b>Properties with adjustable rate first mortgage</b>					
Treasury security	11	0	0	11	0
Average cost of funds in bank district	1	0	0	1	0
National average cost of funds	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0
Other method	4	0	0	4	0
No index used	0	0	0	0	0
Not reported	13	0	0	11	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
<b>Frequency With Which Rate Can Be Adjusted</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>2</b>
<b>Properties with adjustable rate first mortgage</b>					
Monthly	1	0	0	1	0
Every 3 months	0	0	0	0	0
Every 6 months	2	0	0	2	0
Yearly	10	0	0	10	0
Every 3 years	1	0	0	1	0

Every 5 years	0	0	0	0	0
Other	3	0	0	3	0
Not reported	13	0	0	11	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
<b>Caps on Interest Rate Per Adjustment Period</b>	29	0	0	27	2
<b>Properties with adjustable rate first mortgage</b>					
Less than 1 percent	2	0	0	2	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	3	0	0	3	0
2 percent	9	0	0	9	0
2.1 to 2.9 percent	1	0	0	1	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	1	0	0	1	0
No caps	0	0	0	0	0
Not reported	14	0	0	12	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
<b>Caps on Interest Rate Over Life of ARM</b>	29	0	0	27	2
<b>Properties with adjustable rate first mortgage</b>					
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	1	0	0	1	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	14	0	0	14	0
No caps	0	0	0	0	0
Not reported	14	0	0	12	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
<b>Interest Rate Changed Since Mortgage Made</b>	29	0	0	27	2
<b>Properties with adjustable rate first mortgage</b>					
Yes, rate has changed	6	0	0	6	0
No change since mortgage made	10	0	0	10	0
Not reported	13	0	0	11	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
<b>Percentage of Margin Over Index on ARM</b>	29	0	0	27	2
<b>Properties with adjustable rate first mortgage</b>					
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	0	0	0	0	0
2.1 to 2.9 percent	11	0	0	11	0
3 percent	2	0	0	2	0
3.1 to 3.9 percent	1	0	0	1	0

4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	2	0	0	2	0
Not reported	13	0	0	11	2
Median	2.7	0.0	0.0	2.7	0.0
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	29	0	0	27	2
Properties with adjustable rate first mortgage					
Can be converted	3	0	0	3	0
Cannot be converted	11	0	0	11	0
Not reported	15	0	0	12	2
Other properties	108	104	4	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	6	0	0	6	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	3	0	0	3	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	0	0	0	0	0
Other	3	0	0	3	0
Not reported	0	0	0	0	0
Monthly payments cannot change	118	104	4	10	0
Not reported	13	0	0	11	2
First Mortgage Allows for Negative Amortization	6	0	0	6	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	6	0	0	6	0
Not reported	0	0	0	0	0
Monthly payments cannot change	118	104	4	10	0
Not reported	13	0	0	11	2
MORTGAGE PAYMENTS AND OTHER EXPENSES	135	104	2	27	2
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	135	104	2	27	2
Fully amortized	131	102	0	27	2
Not fully amortized	4	2	2	0	0
Interest only	0	0	0	0	0
No regular payments required	1	0	1	0	0
Not reported	1	1	0	0	0
Items Included in First Mortgage Payment@1	135	104	2	27	2

<b>Regular monthly payments of both interest and principal</b>					
Real estate taxes	60	48	0	13	0
Property insurance	48	35	0	13	0
Mortgage insurance	14	11	0	3	0
Other	31	24	0	7	0
No items included or not reported	72	53	2	14	2
No regular payments of interest and principal	2	1	1	0	0
<b>Monthly Interest and Principal Payments on First Mortgage</b>	<b>135</b>	<b>104</b>	<b>2</b>	<b>27</b>	<b>2</b>
<b>Monthly payments of interest and/or principal</b>					
Less than \$100	0	0	0	0	0
\$100 to \$199	4	3	0	2	0
\$200 to \$299	9	8	0	1	0
\$300 to \$399	15	13	0	2	0
\$400 to \$499	11	8	0	3	0
\$500 to \$599	16	11	2	3	0
\$600 to \$699	12	9	0	3	0
\$700 to \$799	17	11	0	6	0
\$800 to \$899	16	16	0	0	0
\$900 to \$999	8	6	0	3	0
\$1,000 to \$1,249	10	4	0	6	0
\$1,250 to \$1,499	10	8	0	0	2
\$1,500 or more	6	6	0	0	0
Median	705	693	550	726	1375
Mean	741	740	500	716	1259
No regular payments required	1	0	1	0	0
Not reported	1	1	0	0	0
<b>Current First Mortgage Payment Status</b>	<b>136</b>	<b>104</b>	<b>2</b>	<b>27</b>	<b>2</b>
<b>Regular monthly payments of principal and/or interest</b>					
Up-to-date, ahead of schedule, or less than 90 days past due	70	54	0	16	0
Delinquent by 90 days or more	3	3	0	0	0
Legal proceedings have begun	0	0	0	0	0
Legal proceedings have not begun	3	3	0	0	0
Not reported	0	0	0	0	0
Not reported	63	48	2	11	2
Other properties	1	0	1	0	0
<b>Monthly Interest and Principal Payments on Total Mortgages</b>	<b>135</b>	<b>104</b>	<b>2</b>	<b>27</b>	<b>2</b>
<b>Regular monthly payments of interest and/or principal</b>					
Less than \$100	0	0	0	0	0
\$100 to \$199	4	3	0	2	0
\$200 to \$299	8	7	0	1	0
\$300 to \$399	15	13	0	2	0
\$400 to \$499	11	8	0	3	0
\$500 to \$599	17	12	2	3	0
\$600 to \$699	12	9	0	3	0
\$700 to \$799	9	7	0	3	0
\$800 to \$899	11	11	0	0	0
\$900 to \$999	16	10	0	6	0
\$1,000 to \$1,249	11	6	0	5	0

\$1,250 to \$1,499	12	8	0	2	2
\$1,500 or more	9	9	0	0	0
Median	710	693	550	759	1375
Mean	780	778	500	770	1259
No regular monthly payments required	2	1	1	0	0
Interest and Principal Payments on Total Mortgages as Percent of Income	135	104	2	27	2
Regular monthly payments of interest and/or principal					
Less than 5 percent	3	3	0	0	0
5 to 9 percent	13	9	0	4	0
10 to 14 percent	19	17	0	2	0
15 to 19 percent	27	23	0	4	0
20 to 24 percent	19	14	0	5	0
25 to 29 percent	13	13	0	0	0
30 to 34 percent	9	6	0	3	0
35 to 39 percent	9	2	0	4	2
40 to 49 percent	3	0	0	3	0
50 percent or more	8	5	2	1	0
Not reported or not computed	13	12	0	1	0
Median	19.7	18.6	49.5+	22.7	37.5
No regular monthly payments required	2	1	1	0	0