

Residential Finance Survey: 2001 - South

Table 3-2d. 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	112	91	8	13	0
PROPERTY CHARACTERISTICS	111	91	8	12	0
Manner of Acquisition					
By purchase					
Placed one new mortgage	98	80	8	9	0
Placed two or more new mortgages	8	6	0	2	0
Assumed mortgage(s) already on property	1	0	0	1	0
Assumed mortgage(s) already on property and placed new mortgage	2	2	0	0	0
Borrowed using assets other than this property as collateral	3	3	0	0	0
Paid all cash-no borrowing	0	0	0	0	0
Other manner	0	0	0	0	0
By inheritance or gift	0	0	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
Source of Downpayment@1	60	46	5	9	0
Properties purchased 1995 to 2001 (part)					
Sale of previous home	17	15	0	2	0
Sale of other real property or other investments	3	3	0	0	0
Savings	31	25	3	3	0
Borrowing from a retirement plan	0	0	0	0	0
Borrowing using assets other than this property as collateral	0	0	0	0	0
Proceeds from an insurance policy	0	0	0	0	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	12	7	0	5	0
Other	0	0	0	0	0
No downpayment required	4	1	2	2	0
Not reported	2	2	0	0	0
Other properties	52	45	3	4	0
Not reported	0	0	0	0	0
Year Property Acquired	35	26	4	5	0
1999 to 2001 (part)					
1997 and 1998	21	17	0	4	0
1995 and 1996	4	3	1	0	0
1990 to 1994	24	19	1	3	0
1985 to 1989	13	11	2	0	0
1980 to 1984	2	2	0	0	0
1975 to 1979	9	9	0	0	0

1970 to 1974	1	1	0	0	0
1969 or earlier	3	3	0	0	0
Property New or Previously Occupied When Acquired	111	91	8	12	0
Acquired by purchase					
New	16	11	0	5	0
Previously occupied by someone else	95	80	8	7	0
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	0	0	0	0	0
Not reported	0	0	0	0	0
Year Structure Built	9	7	2	0	0
1999 to March 2000					
1997 and 1998	7	3	0	4	0
1995 and 1996	1	1	0	0	0
1990 to 1994	8	7	0	2	0
1980 to 1989	21	18	0	3	0
1970 to 1979	20	16	3	0	0
1960 to 1969	6	2	2	2	0
1950 to 1959	12	12	0	0	0
1940 to 1949	9	8	1	0	0
1939 or earlier	18	16	0	3	0
Purchase Price Per Housing Unit@8	56	43	4	9	0
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	2	2	0	0	0
\$20,000 to \$39,999	23	14	2	7	0
\$40,000 to \$59,999	14	14	0	0	0
\$60,000 to \$79,999	9	9	0	0	0
\$80,000 to \$99,999	4	2	2	0	0
\$100,000 to \$124,999	4	2	0	2	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 to \$499,999	0	0	0	0	0
\$500,000 or more	0	0	0	0	0
Median	44869	48394	39562	32832	20000-
Mean	48281	48491	54007	44938	0
Other properties	56	48	5	4	0
Value	0	0	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	6	4	2	0	0
\$40,000 to \$59,999	9	8	0	1	0
\$60,000 to \$79,999	15	13	2	0	0
\$80,000 to \$99,999	22	19	1	3	0
\$100,000 to \$124,999	11	10	1	0	0
\$125,000 to \$149,999	25	22	0	3	0
\$150,000 to \$174,999	6	4	0	2	0
\$175,000 to \$199,999	2	2	0	0	0
\$200,000 to \$249,999	4	4	0	0	0
\$250,000 to \$299,999	9	4	2	4	0

\$300,000 to \$499,999	2	2	0	0	0
\$500,000 or more	0	0	0	0	0
Median	107444	104389	84099	145126	20000-
Mean	121163	115752	107795	169126	0
Value Per Housing Unit@8	6	4	2	0	0
Less than \$20,000					
\$20,000 to \$39,999	32	28	3	1	0
\$40,000 to \$59,999	38	29	1	7	0
\$60,000 to \$79,999	21	21	0	0	0
\$80,000 to \$99,999	1	1	0	0	0
\$100,000 to \$124,999	3	3	0	0	0
\$125,000 to \$149,999	9	4	2	4	0
\$150,000 to \$174,999	0	0	0	0	0
\$175,000 to \$199,999	2	2	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	49161	49063	33615	53945	20000-
Mean	55443	53559	49498	72997	0
Value of Capital Improvements	51	41	2	8	0
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	13	13	0	0	0
\$2,500 to \$4,999	5	3	0	2	0
\$5,000 to \$7,499	13	9	0	3	0
\$7,500 to \$9,999	5	5	0	0	0
\$10,000 to \$14,999	9	7	2	0	0
\$15,000 to \$19,999	0	0	0	0	0
\$20,000 to \$29,999	0	0	0	0	0
\$30,000 or more	6	4	0	3	0
Median	6504	6234	12500	6604	500-
Mean	11252	9091	10000	22445	0
Properties with no capital improvements between 1998 and 2000	43	36	5	3	0
Capital improvements not reported	17	14	2	2	0
Value of Capital Improvements Per Unit	51	41	2	8	0
Properties with capital improvements between 1998 and 2000					
Less than \$500	3	3	0	0	0
\$500 to \$999	5	5	0	0	0
\$1,000 to \$2,499	15	10	0	5	0
\$2,500 to \$4,999	14	14	0	0	0
\$5,000 to \$7,499	8	6	2	0	0
\$7,500 to \$9,999	1	1	0	0	0
\$10,000 to \$14,999	1	1	0	0	0
\$15,000 to \$19,999	0	0	0	0	0
\$20,000 to \$29,999	0	0	0	0	0
\$30,000 or more	4	1	0	3	0
Median	3030	3078	6250	2166	500-
Mean	4959	3823	5000	10689	0

Properties with no capital improvements between 1998 and 2000	43	36	5	3	0
Capital improvements not reported	17	14	2	2	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	106	87	6	13	0
Not reported	5	3	2	0	0
Neighborhood Composition	15	15	0	0	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	74	56	6	11	0
Don't know or not reported	23	20	2	1	0
Type of Property Benefits@1	4	4	0	0	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	0	0	0	0	0
Property tax relief	7	7	0	0	0
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	81	64	6	11	0
Not reported	20	16	2	2	0
Source of Property Benefits@1	11	11	0	0	0
With property benefits					
Federal government	4	4	0	0	0
State government	5	5	0	0	0
Local government	0	0	0	0	0
Non-profit corporation	0	0	0	0	0
Not reported	2	2	0	0	0
With no property benefits	81	64	6	11	0
Not reported	20	16	2	2	0
Reason for Benefits@1	11	11	0	0	0
With property benefits					
Occupied by low- or moderate-income individuals	2	2	0	0	0
Occupied by elderly or disabled individuals	0	0	0	0	0
A historic structure	0	0	0	0	0
Located in a community development or economic development area	0	0	0	0	0
Covered by a Homestead Exemption	7	7	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	2	2	0	0	0
Not reported	2	2	0	0	0
With no property benefits	81	64	6	11	0
Not reported	20	16	2	2	0
OWNER CHARACTERISTICS	44	32	5	7	0
Owner Status					

1 owner					
2 owners	68	59	3	6	0
3 or more owners	0	0	0	0	0
Age of Owner	2	2	0	0	0
Under 25					
25 to 34	19	17	0	2	0
35 to 44	25	21	0	4	0
45 to 54	24	18	2	4	0
55 to 64	23	18	3	3	0
65 to 74	5	5	0	0	0
75 and over	5	3	2	0	0
Not reported	8	6	2	0	0
Median	47	45	60	47	25
Race of Owner	99	78	8	13	0
White alone					
Black or African American alone	13	13	0	0	0
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	0	0	0	0	0
Native Hawaiian or Other Pacific Islander alone	0	0	0	0	0
Two or more races	0	0	0	0	0
Sex of Owner	80	67	6	6	0
Male/Male and female co-owners					
Female	32	24	2	7	0
Hispanic/Latino Origin	24	16	1	7	0
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	87	75	7	6	0
Veteran Status@1	13	11	1	1	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)	0	0	0	0	0
Vietnam or after (August 1964 to July 1990)	9	6	1	1	0
Korean conflict or after (July 1950 to July 1964)	4	4	0	0	0
World War II or after (September 1940 to June 1950)	2	2	0	0	0
Nonveteran	92	76	5	11	0
Not reported	6	4	2	0	0
Income	11	9	0	2	0
Less than \$5,000					
\$5,000 to \$9,999	0	0	0	0	0
\$10,000 to \$14,999	3	3	0	0	0
\$15,000 to \$19,999	4	3	1	0	0
\$20,000 to \$24,999	11	6	4	2	0
\$25,000 to \$29,999	4	4	0	0	0
\$30,000 to \$34,999	5	5	0	0	0
\$35,000 to \$39,999	15	13	0	2	0
\$40,000 to \$49,999	13	11	0	2	0
\$50,000 to \$59,999	14	10	0	4	0

\$60,000 to \$79,999	11	11	0	0	0
\$80,000 to \$99,999	4	4	0	0	0
\$100,000 to \$119,999	10	6	2	2	0
\$120,000 or more	7	5	1	0	0
Median	41148	41628	23631	44370	5000-
Mean	56841	58203	57646	46444	0
Owned Home Previously	55	41	3	11	0
Previously owned home					
Never owned home before	47	42	3	2	0
Not reported	10	8	2	0	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	7	6	1	0	0
By regular mail	5	5	0	0	0
By personal visit	67	55	3	9	0
Through third party (such as real estate agent or builder)	26	22	2	2	0
Some other way	0	0	0	0	0
Not reported	7	3	2	2	0
Not available	0	0	0	0	0
Origin of First Mortgage	80	64	6	9	0
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	3	2	0	1	0
Mortgage placed later than acquisition of property	29	25	2	2	0
Refinanced mortgage	27	23	2	2	0
Same lender	7	7	0	0	0
Different lender	20	16	2	2	0
Mortgage placed on property owned free and clear of debt	2	2	0	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	29	25	2	2	0
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	20	16	2	2	0
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	2	2	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	7	7	0	0	0
Other reason	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	83	66	6	10	0
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	11	9	0	2	0

Properties on which cash received					
Less than \$20,000	7	5	0	2	0
\$20,000 to \$39,999	4	4	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	0	0	0	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-	20000-	20000-	20000-
Mean	17266	19102	0	10000	0
Properties that refinanced and did not receive cash back	15	13	2	0	0
Properties that refinanced and did not report if received cash back	3	3	0	0	0
Properties that did not refinance	83	66	6	10	0
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	11	9	0	2	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	8	7	0	0	0
To consolidate debts	4	2	0	2	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	2	2	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	2	2	0	0	0
To pay taxes	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	2	2	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0
Other	2	2	0	0	0
Not reported	0	0	0	0	0
Properties that refinanced and did not receive cash back	15	13	2	0	0
Properties that refinanced and did not report if received cash back	3	3	0	0	0
Properties that did not refinance	83	66	6	10	0
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	45	34	4	8	0
1999 to 2001 (part)					
1997 and 1998	27	25	0	2	0
1995 and 1996	8	5	3	0	0
1990 to 1994	22	17	1	3	0
1985 to 1989	4	4	0	0	0
1980 to 1984	4	4	0	0	0

1979 or earlier	2	2	0	0	0
First Mortgage Insurance Status	22	19	0	3	0
FHA-insured first mortgage					
VA-guaranteed first mortgage	2	2	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	1	1	0	0	0
Other federal, state, or local government-insured or guaranteed first mortgage	3	1	2	0	0
Insured conventional first mortgage	6	4	0	2	0
Uninsured conventional first mortgage	79	64	6	8	0
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	4	4	0	0	0
Less than \$20,000					
\$20,000 to \$29,999	14	12	2	0	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	4	2	0	2	0
\$50,000 to \$59,999	17	13	3	1	0
\$60,000 to \$79,999	12	12	0	0	0
\$80,000 to \$99,999	25	20	1	5	0
\$100,000 to \$149,999	22	20	0	2	0
\$150,000 to \$199,999	4	1	2	2	0
\$200,000 to \$249,999	2	0	0	2	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	75229	70821	56891	95746	20000-
Mean	76031	71910	74725	106738	0
Total Mortgage Loan	4	4	0	0	0
Less than \$20,000					
\$20,000 to \$29,999	14	12	2	0	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	4	2	0	2	0
\$50,000 to \$59,999	14	9	3	1	0
\$60,000 to \$79,999	10	10	0	0	0
\$80,000 to \$99,999	27	21	1	5	0
\$100,000 to \$149,999	21	20	0	2	0
\$150,000 to \$199,999	6	2	2	2	0
\$200,000 to \$249,999	2	0	0	2	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	1	1	0	0	0
Not reported	0	0	0	0	0
Median	81340	78555	56891	95746	20000-
Mean	85625	83201	74725	110334	0
Traditional First Mortgage Outstanding Debt	1	1	0	0	0
Less than \$10,000					
\$10,000 to \$19,999	5	5	0	0	0
\$20,000 to \$29,999	16	15	2	0	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	7	2	3	2	0
\$50,000 to \$59,999	11	10	0	1	0
\$60,000 to \$79,999	15	15	0	0	0
\$80,000 to \$99,999	25	18	1	6	0
\$100,000 to \$149,999	21	17	2	2	0

\$150,000 to \$199,999	2	0	0	2	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	68991	65590	46891	91591	10000-
Mean	69404	65588	63840	100703	0
Total Mortgage Outstanding Debt	1	1	0	0	0
Less than \$10,000					
\$10,000 to \$19,999	5	5	0	0	0
\$20,000 to \$29,999	16	15	2	0	0
\$30,000 to \$39,999	8	8	0	0	0
\$40,000 to \$49,999	7	2	3	2	0
\$50,000 to \$59,999	8	7	0	1	0
\$60,000 to \$79,999	15	15	0	0	0
\$80,000 to \$99,999	24	16	1	6	0
\$100,000 to \$149,999	22	18	2	2	0
\$150,000 to \$199,999	2	2	0	0	0
\$200,000 to \$249,999	2	0	0	2	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	1	1	0	0	0
Not reported	0	0	0	0	0
Median	72920	69625	46891	91591	10000-
Mean	78930	76849	63840	103907	0
Current Interest Rate on First Mortgage	36	29	5	2	0
Less than 6.0 percent					
6.0 percent	0	0	0	0	0
6.1 to 6.4 percent	1	1	0	0	0
6.5 to 6.9 percent	3	3	0	0	0
7.0 percent	13	11	0	2	0
7.1 to 7.4 percent	13	10	2	2	0
7.5 to 7.9 percent	4	4	0	0	0
8.0 percent	3	3	0	0	0
8.1 to 8.4 percent	0	0	0	0	0
8.5 to 8.9 percent	3	3	0	0	0
9.0 percent	0	0	0	0	0
9.1 to 9.4 percent	4	2	0	3	0
9.5 to 9.9 percent	0	0	0	0	0
10.0 percent	2	0	2	0	0
10.1 to 10.4 percent	3	3	0	0	0
10.5 to 10.9 percent	3	3	0	0	0
11.0 percent	6	6	0	0	0
11.1 to 12.9 percent	4	4	0	0	0
13.0 percent	0	0	0	0	0
13.1 percent or more	15	10	0	5	0
Not reported	0	0	0	0	0
Median	7.2	7.1	5.4	9.3	0.0
Type of Interest Rate Buydown	2	2	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	2	2	0	0	0
	36	30	4	2	0

Properties without interest rate buydown					
Not reported	74	58	5	11	0
Term of First Mortgage	4	0	4	0	0
Less than 5 years					
5 years	0	0	0	0	0
6 to 9 years	0	0	0	0	0
10 years	3	3	0	0	0
11 to 14 years	0	0	0	0	0
15 years	8	7	0	0	0
16 to 19 years	0	0	0	0	0
20 years	1	1	0	0	0
21 to 24 years	0	0	0	0	0
25 years	0	0	0	0	0
26 to 29 years	0	0	0	0	0
30 years	38	34	0	4	0
More than 30 years	0	0	0	0	0
No stated term	58	46	5	8	0
Median	30	30	5-	30	5-
Unexpired Term of First Mortgage	4	1	4	0	0
Less than 5 years					
5 to 9 years	3	3	0	0	0
10 to 14 years	8	7	0	0	0
15 to 19 years	1	1	0	0	0
20 to 24 years	5	3	0	2	0
25 to 29 years	24	21	0	3	0
30 or more years	9	9	0	0	0
No stated term or not computed	58	46	5	8	0
Median	26	26	5-	25	5-
Holder of First Mortgage	25	19	3	3	0
Commercial bank or trust company					
Savings and loan association, federal savings bank	4	2	0	2	0
Mutual savings bank	0	0	0	0	0
Life insurance company	0	0	0	0	0
Mortgage banker or mortgage company	6	6	0	0	0
Federally-sponsored secondary market agency or pool	60	53	2	5	0
Conventional mortgage pool	4	4	0	0	0
Other federal agency	5	5	0	0	0
Real estate investment trust	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0
Credit union	0	0	0	0	0
Finance company	3	0	3	0	0
State or municipal government or housing finance agency	4	1	0	3	0
Individual or individual's estate	0	0	0	0	0
Other	1	1	0	0	0
First Mortgage Loan as a Percent of Purchase Price	83	66	6	10	0
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	0	0	0	0	0
40 to 49 percent	2	2	0	0	0

50 to 59 percent	4	2	1	0	0
60 to 69 percent	12	8	2	2	0
70 to 79 percent	1	1	0	0	0
80 to 89 percent	12	9	2	2	0
90 to 94 percent	9	9	0	0	0
95 to 99 percent	8	7	0	1	0
100 percent or more	35	28	1	6	0
Not reported	0	0	0	0	0
Median	96	96	69	100+	40-
Other properties	29	25	2	2	0
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	83	66	6	10	0
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	2	2	0	0	0
40 to 49 percent	0	0	0	0	0
50 to 59 percent	3	0	3	0	0
60 to 69 percent	15	14	0	2	0
70 to 79 percent	3	2	0	2	0
80 to 89 percent	12	9	2	2	0
90 to 94 percent	10	10	0	0	0
95 to 99 percent	10	9	0	1	0
100 percent or more	26	20	1	4	0
Not reported	0	0	0	0	0
Median	92	93	80	96	40-
Other properties	29	25	2	2	0
Not available	0	0	0	0	0
First Mortgage Risk	13	11	0	2	0
Subprime loan					
Not subprime loan	99	80	8	11	0
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	13	0	0	13	0
Properties with adjustable rate first mortgage					
Treasury security	2	0	0	2	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	0	0	0	0	0
No index used	0	0	0	0	0
Not reported	11	0	0	11	0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	13	0	0	13	0
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	2	0	0	2	0
Every 3 years	0	0	0	0	0

Every 5 years	0	0	0	0	0
Other	0	0	0	0	0
Not reported	11	0	0	11	0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	13	0	0	13	0
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	2	0	0	2	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	0	0	0	0	0
No caps	0	0	0	0	0
Not reported	11	0	0	11	0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	13	0	0	13	0
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	2	0	0	2	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	0	0	0	0	0
No caps	0	0	0	0	0
Not reported	11	0	0	11	0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	13	0	0	13	0
Properties with adjustable rate first mortgage					
Yes, rate has changed	2	0	0	2	0
No change since mortgage made	0	0	0	0	0
Not reported	11	0	0	11	0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	13	0	0	13	0
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	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	2	0	0	2	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	0	0	0	0	0
Not reported	11	0	0	11	0
Median	3.0	0.0	0.0	3.0	0.0
Other properties	99	91	8	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	13	0	0	13	0
Properties with adjustable rate first mortgage					
Can be converted	0	0	0	0	0
Cannot be converted	2	0	0	2	0
Not reported	11	0	0	11	0
Other properties	99	91	8	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	101	91	8	2	0
Not reported	11	0	0	11	0
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	101	91	8	2	0
Not reported	11	0	0	11	0
MORTGAGE PAYMENTS AND OTHER EXPENSES	106	89	6	11	0
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	106	89	6	11	0
Fully amortized	96	85	0	11	0
Not fully amortized	11	4	6	0	0
Interest only	0	0	0	0	0
No regular payments required	2	0	2	0	0
Not reported	3	2	0	2	0
Items Included in First Mortgage Payment@1	106	89	6	11	0

Regular monthly payments of both interest and principal					
Real estate taxes	33	32	0	2	0
Property insurance	29	28	0	2	0
Mortgage insurance	9	9	0	0	0
Other	12	12	0	0	0
No items included or not reported	73	57	6	9	0
No regular payments of interest and principal	5	2	2	2	0
Monthly Interest and Principal Payments on First Mortgage	106	89	6	11	0
Monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	6	6	0	0	0
\$200 to \$299	9	9	0	0	0
\$300 to \$399	15	12	3	0	0
\$400 to \$499	15	11	3	1	0
\$500 to \$599	6	6	0	0	0
\$600 to \$699	21	21	0	0	0
\$700 to \$799	7	5	0	3	0
\$800 to \$899	5	5	0	0	0
\$900 to \$999	11	9	0	2	0
\$1,000 to \$1,249	6	3	0	4	0
\$1,250 to \$1,499	5	3	0	2	0
\$1,500 or more	0	0	0	0	0
Median	609	604	401	991	100-
Mean	608	576	409	991	0
No regular payments required	2	0	2	0	0
Not reported	3	2	0	2	0
Current First Mortgage Payment Status	110	91	6	13	0
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	40	37	2	2	0
Delinquent by 90 days or more	0	0	0	0	0
Legal proceedings have begun	0	0	0	0	0
Legal proceedings have not begun	0	0	0	0	0
Not reported	0	0	0	0	0
Not reported	69	54	5	11	0
Other properties	2	0	2	0	0
Monthly Interest and Principal Payments on Total Mortgages	106	89	6	11	0
Regular monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	6	6	0	0	0
\$200 to \$299	9	9	0	0	0
\$300 to \$399	13	10	3	0	0
\$400 to \$499	15	11	3	1	0
\$500 to \$599	6	6	0	0	0
\$600 to \$699	20	20	0	0	0
\$700 to \$799	8	5	0	3	0
\$800 to \$899	4	4	0	0	0
\$900 to \$999	11	9	0	2	0
\$1,000 to \$1,249	5	2	0	4	0

\$1,250 to \$1,499	7	6	0	2	0
\$1,500 or more	1	1	0	0	0
Median	618	612	401	991	100-
Mean	835	847	409	991	0
No regular monthly payments required	5	2	2	2	0
Interest and Principal Payments on Total Mortgages as Percent of Income	106	89	6	11	0
Regular monthly payments of interest and/or principal					
Less than 5 percent	4	2	1	0	0
5 to 9 percent	18	18	0	0	0
10 to 14 percent	17	16	0	1	0
15 to 19 percent	27	20	2	4	0
20 to 24 percent	7	7	0	0	0
25 to 29 percent	11	6	3	2	0
30 to 34 percent	0	0	0	0	0
35 to 39 percent	5	3	0	2	0
40 to 49 percent	4	4	0	0	0
50 percent or more	3	1	0	2	0
Not reported or not computed	9	9	0	0	0
Median	16.7	15.7	25.1	25.2	4.5-
No regular monthly payments required	5	2	2	2	0