

Residential Finance Survey: 2001 - West

Table 3-2e. 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>	134	106	1	26	2
<b>PROPERTY CHARACTERISTICS</b>	130	102	1	26	2
<b>Manner of Acquisition</b>					
<b>By purchase</b>					
Placed one new mortgage	111	90	1	18	2
Placed two or more new mortgages	5	2	0	3	0
Assumed mortgage(s) already on property	5	2	0	2	0
Assumed mortgage(s) already on property and placed new mortgage	3	3	0	0	0
Borrowed using assets other than this property as collateral	2	2	0	0	0
Paid all cash-no borrowing	5	3	0	2	0
Other manner	0	0	0	0	0
By inheritance or gift	2	2	0	0	0
By divorce	2	2	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>	69	55	0	14	0
<b>Properties purchased 1995 to 2001 (part)</b>					
Sale of previous home	14	10	0	4	0
Sale of other real property or other investments	7	7	0	0	0
Savings	39	29	0	10	0
Borrowing from a retirement plan	5	5	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	12	0	0	0
Other	0	0	0	0	0
No downpayment required	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	65	51	1	11	2
Not reported	0	0	0	0	0
<b>Year Property Acquired</b>	42	36	0	6	0
<b>1999 to 2001 (part)</b>					
1997 and 1998	16	11	0	5	0
1995 and 1996	14	11	0	3	0
1990 to 1994	23	20	1	2	0
1985 to 1989	11	9	0	2	0
1980 to 1984	9	7	0	2	0
1975 to 1979	7	5	0	2	0

1970 to 1974	4	2	0	0	2
1969 or earlier	8	5	0	3	0
<b>Property New or Previously Occupied When Acquired</b>	<b>130</b>	<b>102</b>	<b>1</b>	<b>26</b>	<b>2</b>
<b>Acquired by purchase</b>					
New	13	9	0	4	0
Previously occupied by someone else	117	93	1	22	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	4	4	0	0	0
Not reported	0	0	0	0	0
<b>Year Structure Built</b>	<b>4</b>	<b>4</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	1	1	0	0	0
1990 to 1994	6	6	0	0	0
1980 to 1989	28	21	1	6	0
1970 to 1979	10	10	0	0	0
1960 to 1969	5	5	0	0	0
1950 to 1959	23	16	0	5	2
1940 to 1949	9	7	0	3	0
1939 or earlier	46	35	0	11	0
<b>Purchase Price Per Housing Unit@8</b>	<b>55</b>	<b>43</b>	<b>0</b>	<b>11</b>	<b>0</b>
<b>Properties acquired by purchase 1997 to 2001 (part)</b>					
Less than \$20,000	0	0	0	0	0
\$20,000 to \$39,999	7	7	0	0	0
\$40,000 to \$59,999	6	6	0	0	0
\$60,000 to \$79,999	11	8	0	2	0
\$80,000 to \$99,999	2	2	0	0	0
\$100,000 to \$124,999	6	6	0	0	0
\$125,000 to \$149,999	4	4	0	0	0
\$150,000 to \$174,999	5	2	0	3	0
\$175,000 to \$199,999	1	1	0	0	0
\$200,000 to \$249,999	3	2	0	2	0
\$250,000 to \$299,999	4	4	0	0	0
\$300,000 to \$499,999	4	2	0	2	0
\$500,000 or more	2	0	0	2	0
Median	107713	79966	20000-	205971	20000-
Mean	151898	121155	0	268486	0
Other properties	79	62	1	14	2
<b>Value</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Less than \$20,000					
\$20,000 to \$39,999	0	0	0	0	0
\$40,000 to \$59,999	0	0	0	0	0
\$60,000 to \$79,999	10	10	0	0	0
\$80,000 to \$99,999	9	6	0	3	0
\$100,000 to \$124,999	9	8	1	0	0
\$125,000 to \$149,999	4	4	0	0	0
\$150,000 to \$174,999	7	7	0	0	0
\$175,000 to \$199,999	12	6	0	5	2
\$200,000 to \$249,999	21	14	0	7	0
\$250,000 to \$299,999	2	2	0	0	0

\$300,000 to \$499,999	29	26	0	3	0
\$500,000 or more	30	22	0	9	0
Median	236527	238737	112500	241891	187500
Mean	360515	353570	120000	409486	175000
Value Per Housing Unit@8	0	0	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	11	10	1	0	0
\$40,000 to \$59,999	17	14	0	3	0
\$60,000 to \$79,999	11	11	0	0	0
\$80,000 to \$99,999	17	10	0	5	2
\$100,000 to \$124,999	21	14	0	7	0
\$125,000 to \$149,999	5	4	0	1	0
\$150,000 to \$174,999	9	9	0	0	0
\$175,000 to \$199,999	12	9	0	3	0
\$200,000 to \$249,999	6	6	0	0	0
\$250,000 to \$299,999	1	1	0	0	0
\$300,000 to \$499,999	16	10	0	6	0
\$500,000 or more	10	8	0	2	0
Median	114421	113742	30000	120945	90000
Mean	164888	158526	30000	200293	87500
Value of Capital Improvements	84	65	0	19	0
Properties with capital improvements between 1998 and 2000					
Less than \$500	0	0	0	0	0
\$500 to \$999	2	1	0	1	0
\$1,000 to \$2,499	16	9	0	6	0
\$2,500 to \$4,999	14	11	0	3	0
\$5,000 to \$7,499	16	12	0	4	0
\$7,500 to \$9,999	2	1	0	1	0
\$10,000 to \$14,999	8	6	0	2	0
\$15,000 to \$19,999	4	4	0	0	0
\$20,000 to \$29,999	6	6	0	0	0
\$30,000 or more	16	14	0	2	0
Median	6637	7232	500-	4865	500-
Mean	17030	19990	0	6917	0
Properties with no capital improvements between 1998 and 2000	44	34	1	7	2
Capital improvements not reported	6	6	0	0	0
Value of Capital Improvements Per Unit	84	65	0	19	0
Properties with capital improvements between 1998 and 2000					
Less than \$500	3	1	0	1	0
\$500 to \$999	6	6	0	0	0
\$1,000 to \$2,499	26	17	0	8	0
\$2,500 to \$4,999	18	13	0	5	0
\$5,000 to \$7,499	7	4	0	2	0
\$7,500 to \$9,999	4	4	0	0	0
\$10,000 to \$14,999	5	5	0	0	0
\$15,000 to \$19,999	4	2	0	2	0
\$20,000 to \$29,999	4	4	0	0	0
\$30,000 or more	7	7	0	0	0
Median	3555	3999	500-	2473	500-
Mean	7599	8817	0	3440	0

Properties with no capital improvements between 1998 and 2000	44	34	1	7	2
Capital improvements not reported	6	6	0	0	0
Age Restrictions	6	6	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	126	97	1	26	2
Not reported	3	3	0	0	0
Neighborhood Composition	8	5	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	89	70	1	16	2
Don't know or not reported	37	30	0	7	0
Type of Property Benefits@1	2	2	0	0	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	0	0	0	0	0
Property tax relief	2	2	0	0	0
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	109	85	1	22	2
Not reported	21	17	0	4	0
Source of Property Benefits@1	4	4	0	0	0
With property benefits					
Federal government	0	0	0	0	0
State government	2	2	0	0	0
Local government	2	2	0	0	0
Non-profit corporation	0	0	0	0	0
Not reported	0	0	0	0	0
With no property benefits	109	85	1	22	2
Not reported	21	17	0	4	0
Reason for Benefits@1	4	4	0	0	0
With property benefits					
Occupied by low- or moderate-income individuals	0	0	0	0	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	0	0	0	0	0
Covered by a Homestead Exemption	0	0	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	0	0	0	0	0
Not reported	2	2	0	0	0
With no property benefits	109	85	1	22	2
Not reported	21	17	0	4	0
OWNER CHARACTERISTICS	51	41	0	8	2
Owner Status					

1 owner					
2 owners	69	52	1	17	0
3 or more owners	13	12	0	1	0
Age of Owner	0	0	0	0	0
Under 25					
25 to 34	11	11	0	0	0
35 to 44	31	25	0	6	0
45 to 54	36	26	0	10	0
55 to 64	28	23	0	3	2
65 to 74	18	12	1	5	0
75 and over	6	6	0	0	0
Not reported	5	2	0	3	0
Median	51	51	70	50	60
Race of Owner	112	89	1	21	2
White alone					
Black or African American alone	5	3	0	2	0
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	11	9	0	2	0
Native Hawaiian or Other Pacific Islander alone	5	5	0	0	0
Two or more races	0	0	0	0	0
Sex of Owner	112	89	1	23	0
Male/Male and female co-owners					
Female	22	17	0	3	2
Hispanic/Latino Origin	34	29	0	4	2
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	99	77	1	22	0
Veteran Status@1	40	35	1	5	0
Veteran					
Active member of Reserves or National Guard for at least 6 years	4	4	0	0	0
Persian Gulf War or after (August 1990 to present)	5	2	0	2	0
Vietnam or after (August 1964 to July 1990)	21	16	1	5	0
Korean conflict or after (July 1950 to July 1964)	9	9	0	0	0
World War II or after (September 1940 to June 1950)	4	4	0	0	0
Nonveteran	86	68	0	16	2
Not reported	7	2	0	5	0
Income	9	7	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	7	7	1	0	0
\$20,000 to \$24,999	10	7	0	1	2
\$25,000 to \$29,999	3	3	0	0	0
\$30,000 to \$34,999	5	0	0	5	0
\$35,000 to \$39,999	8	5	0	2	0
\$40,000 to \$49,999	9	7	0	2	0
\$50,000 to \$59,999	17	14	0	4	0

\$60,000 to \$79,999	24	23	0	1	0
\$80,000 to \$99,999	12	10	0	2	0
\$100,000 to \$119,999	8	5	0	3	0
\$120,000 or more	18	15	0	3	0
Median	57146	59560	17500	51796	22500
Mean	74379	74517	15076	79182	24340
Owned Home Previously	82	63	0	19	0
Previously owned home					
Never owned home before	49	42	1	4	2
Not reported	3	1	0	3	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	19	15	0	5	0
By regular mail	3	0	0	3	0
By personal visit	66	58	0	7	2
Through third party (such as real estate agent or builder)	27	23	1	4	0
Some other way	0	0	0	0	0
Not reported	15	10	0	5	0
Not available	3	1	0	2	0
Origin of First Mortgage	85	69	1	15	0
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	5	2	0	2	0
Mortgage placed later than acquisition of property	44	34	0	8	2
Refinanced mortgage	44	34	0	8	2
Same lender	5	5	0	1	0
Different lender	39	29	0	7	2
Mortgage placed on property owned free and clear of debt	0	0	0	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	44	34	0	8	2
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	24	17	0	5	2
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	1	1	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	19	16	0	3	0
Other reason	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	89	71	1	18	0
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	14	0	5	0

Properties on which cash received					
Less than \$20,000	2	1	0	1	0
\$20,000 to \$39,999	9	7	0	2	0
\$40,000 to \$59,999	3	3	0	0	0
\$60,000 to \$79,999	2	0	0	2	0
\$80,000 to \$99,999	0	0	0	0	0
\$100,000 to \$124,999	4	4	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	36590	37640	20000-	32369	20000-
Mean	46765	48947	0	40742	0
Properties that refinanced and did not receive cash back	19	16	0	3	0
Properties that refinanced and did not report if received cash back	6	4	0	0	2
Properties that did not refinance	89	71	1	18	0
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	14	0	5	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	7	5	0	2	0
To consolidate debts	10	9	0	1	0
For investment in other real estate	7	4	0	4	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	1	0	0	1	0
To pay taxes	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	0	0	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	19	16	0	3	0
Properties that refinanced and did not report if received cash back	6	4	0	0	2
Properties that did not refinance	89	71	1	18	0
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	59	50	0	9	0
1999 to 2001 (part)					
1997 and 1998	21	18	0	3	0
1995 and 1996	15	13	0	3	0
1990 to 1994	34	23	1	9	2
1985 to 1989	0	0	0	0	0
1980 to 1984	2	0	0	2	0

1979 or earlier	1	1	0	0	0
<b>First Mortgage Insurance Status</b>	12	12	0	0	0
<b>FHA-insured first mortgage</b>					
VA-guaranteed first mortgage	7	7	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	2	0	0	2	0
<b>Other federal, state, or local government-insured or guaranteed first mortgage</b>	1	1	0	0	0
Insured conventional first mortgage	23	19	0	3	0
Uninsured conventional first mortgage	89	66	1	20	2
Not reported	0	0	0	0	0
<b>Traditional First Mortgage Loan</b>	0	0	0	0	0
<b>Less than \$20,000</b>					
\$20,000 to \$29,999	0	0	0	0	0
\$30,000 to \$39,999	8	8	0	1	0
\$40,000 to \$49,999	1	1	0	0	0
\$50,000 to \$59,999	12	9	0	3	0
\$60,000 to \$79,999	15	9	1	5	0
\$80,000 to \$99,999	15	13	0	2	0
\$100,000 to \$149,999	18	15	0	1	2
\$150,000 to \$199,999	17	13	0	4	0
\$200,000 to \$249,999	10	8	0	2	0
\$250,000 to \$299,999	8	5	0	3	0
\$300,000 or more	27	21	0	6	0
Not reported	3	3	0	0	0
<b>Median</b>	141770	138914	70000	173258	125000
<b>Mean</b>	195380	183332	73400	253227	113000
<b>Total Mortgage Loan</b>	0	0	0	0	0
<b>Less than \$20,000</b>					
\$20,000 to \$29,999	0	0	0	0	0
\$30,000 to \$39,999	8	8	0	1	0
\$40,000 to \$49,999	1	1	0	0	0
\$50,000 to \$59,999	12	9	0	3	0
\$60,000 to \$79,999	15	9	1	5	0
\$80,000 to \$99,999	15	13	0	2	0
\$100,000 to \$149,999	16	13	0	1	2
\$150,000 to \$199,999	16	12	0	4	0
\$200,000 to \$249,999	12	10	0	2	0
\$250,000 to \$299,999	8	5	0	3	0
\$300,000 or more	29	23	0	6	0
Not reported	3	3	0	0	0
<b>Median</b>	146771	144604	70000	173258	125000
<b>Mean</b>	202176	188100	73400	268899	113000
<b>Traditional First Mortgage Outstanding Debt</b>	2	2	0	0	0
<b>Less than \$10,000</b>					
\$10,000 to \$19,999	0	0	0	0	0
\$20,000 to \$29,999	8	8	0	1	0
\$30,000 to \$39,999	0	0	0	0	0
\$40,000 to \$49,999	5	5	0	0	0
\$50,000 to \$59,999	10	7	0	3	0
\$60,000 to \$79,999	21	13	1	7	0
\$80,000 to \$99,999	12	10	0	1	2
\$100,000 to \$149,999	23	19	0	4	0

\$150,000 to \$199,999	8	8	0	0	0
\$200,000 to \$249,999	8	6	0	2	0
\$250,000 to \$299,999	9	6	0	3	0
\$300,000 or more	24	18	0	6	0
Not reported	3	3	0	0	0
Median	115368	117291	70000	123258	90000
Mean	181684	168658	64665	243317	99915
Total Mortgage Outstanding Debt	2	2	0	0	0
Less than \$10,000					
\$10,000 to \$19,999	0	0	0	0	0
\$20,000 to \$29,999	8	8	0	1	0
\$30,000 to \$39,999	0	0	0	0	0
\$40,000 to \$49,999	5	5	0	0	0
\$50,000 to \$59,999	10	7	0	3	0
\$60,000 to \$79,999	21	13	1	7	0
\$80,000 to \$99,999	11	8	0	1	2
\$100,000 to \$149,999	21	17	0	4	0
\$150,000 to \$199,999	9	9	0	0	0
\$200,000 to \$249,999	10	8	0	2	0
\$250,000 to \$299,999	8	5	0	3	0
\$300,000 or more	26	20	0	6	0
Not reported	3	3	0	0	0
Median	119490	122502	70000	123258	90000
Mean	183535	167932	64665	257281	99915
Current Interest Rate on First Mortgage	40	26	1	11	2
Less than 6.0 percent					
6.0 percent	1	1	0	0	0
6.1 to 6.4 percent	2	2	0	0	0
6.5 to 6.9 percent	5	3	0	2	0
7.0 percent	7	3	0	4	0
7.1 to 7.4 percent	15	15	0	0	0
7.5 to 7.9 percent	15	11	0	3	0
8.0 percent	0	0	0	0	0
8.1 to 8.4 percent	0	0	0	0	0
8.5 to 8.9 percent	9	9	0	0	0
9.0 percent	1	1	0	0	0
9.1 to 9.4 percent	2	2	0	0	0
9.5 to 9.9 percent	4	4	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	0	0	0	0	0
11.0 percent	0	0	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	29	24	0	5	0
Not reported	0	0	0	0	0
Median	7.4	7.6	3.0	7.0	3.0
Type of Interest Rate Buydown	3	3	0	0	0
Properties with interest rate buydown					
Constant payment	1	1	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
	48	42	0	6	0

Properties without interest rate buydown					
Not reported	82	60	1	19	2
Term of First Mortgage	0	0	0	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	8	0	0	0
16 to 19 years	0	0	0	0	0
20 years	0	0	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	51	45	0	6	0
More than 30 years	0	0	0	0	0
No stated term	72	50	1	19	2
Median	30	30	5-	30	5-
Unexpired Term of First Mortgage	0	0	0	0	0
Less than 5 years					
5 to 9 years	5	5	0	0	0
10 to 14 years	6	6	0	0	0
15 to 19 years	0	0	0	0	0
20 to 24 years	15	13	0	3	0
25 to 29 years	30	26	0	3	0
30 or more years	6	6	0	0	0
No stated term or not computed	72	50	1	19	2
Median	25	25	5-	25	5-
Holder of First Mortgage	20	15	0	5	0
Commercial bank or trust company					
Savings and loan association, federal savings bank	21	8	0	13	0
Mutual savings bank	1	1	0	0	0
Life insurance company	3	1	1	0	2
Mortgage banker or mortgage company	13	13	0	0	0
Federally-sponsored secondary market agency or pool	51	45	0	6	0
Conventional mortgage pool	7	7	0	0	0
Other federal agency	3	3	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	4	1	0	2	0
State or municipal government or housing finance agency	5	5	0	0	0
Individual or individual's estate	6	6	0	0	0
Other	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	86	68	1	18	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	4	1	0	2	0
60 to 69 percent	8	6	0	3	0
70 to 79 percent	18	10	0	8	0
80 to 89 percent	14	14	0	0	0
90 to 94 percent	9	6	0	2	0
95 to 99 percent	3	3	0	0	0
100 percent or more	28	26	1	2	0
Not reported	0	0	0	0	0
Median	88	90	100+	74	40-
Other properties	48	38	0	8	2
Not available	0	0	0	0	0
<b>First Mortgage Loan as a Percent of Value</b>	<b>86</b>	<b>68</b>	<b>1</b>	<b>18</b>	<b>0</b>
<b>Properties acquired by purchase with first mortgage made or assumed at time of purchase</b>					
Less than 40 percent	2	2	0	0	0
40 to 49 percent	2	2	0	0	0
50 to 59 percent	7	4	0	3	0
60 to 69 percent	20	15	0	5	0
70 to 79 percent	13	6	0	7	0
80 to 89 percent	17	17	0	0	0
90 to 94 percent	4	4	0	0	0
95 to 99 percent	3	3	0	0	0
100 percent or more	17	15	1	2	0
Not reported	0	0	0	0	0
Median	79	83	100+	70	40-
Other properties	48	38	0	8	2
Not available	0	0	0	0	0
<b>First Mortgage Risk</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Subprime loan</b>					
Not subprime loan	122	94	1	26	2
Not reported	0	0	0	0	0
<b>Index Used to Adjust Interest Rate on ARM</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>2</b>
<b>Properties with adjustable rate first mortgage</b>					
Treasury security	2	0	0	2	0
Average cost of funds in bank district	5	0	0	5	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	22	0	0	19	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
<b>Frequency With Which Rate Can Be Adjusted</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>2</b>
<b>Properties with adjustable rate first mortgage</b>					
Monthly	5	0	0	5	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	22	0	0	19	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
<b>Caps on Interest Rate Per Adjustment Period</b>	28	0	0	26	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	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	3	0	0	3	0
Not reported	24	0	0	21	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
<b>Caps on Interest Rate Over Life of ARM</b>	28	0	0	26	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	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	5	0	0	5	0
No caps	1	0	0	1	0
Not reported	22	0	0	19	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
<b>Interest Rate Changed Since Mortgage Made</b>	28	0	0	26	2
<b>Properties with adjustable rate first mortgage</b>					
Yes, rate has changed	5	0	0	5	0
No change since mortgage made	2	0	0	2	0
Not reported	22	0	0	19	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
<b>Percentage of Margin Over Index on ARM</b>	28	0	0	26	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	2	0	0	2	0
2.1 to 2.9 percent	2	0	0	2	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	2	0	0	2	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	22	0	0	19	2
Median	2.6	0.0	0.0	2.6	0.0
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	28	0	0	26	2
Properties with adjustable rate first mortgage					
Can be converted	1	0	0	1	0
Cannot be converted	5	0	0	5	0
Not reported	22	0	0	19	2
Other properties	106	106	1	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	2	0	0	2	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	2	0	0	2	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	110	106	1	4	0
Not reported	22	0	0	19	2
First Mortgage Allows for Negative Amortization	2	0	0	2	0
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	0	0	0	0	0
Yes, restricted negative amortization	2	0	0	2	0
No negative amortization allowed	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	110	106	1	4	0
Not reported	22	0	0	19	2
MORTGAGE PAYMENTS AND OTHER EXPENSES	127	102	1	23	2
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	125	102	1	21	2
Fully amortized	109	89	0	18	2
Not fully amortized	16	13	1	3	0
Interest only	2	0	0	2	0
No regular payments required	0	0	0	0	0
Not reported	7	4	0	3	0
Items Included in First Mortgage Payment@1	125	102	1	21	2

<b>Regular monthly payments of both interest and principal</b>					
Real estate taxes	26	26	0	0	0
Property insurance	24	24	0	0	0
Mortgage insurance	8	8	0	0	0
Other	8	8	0	0	0
No items included or not reported	99	75	1	21	2
No regular payments of interest and principal	9	4	0	5	0
<b>Monthly Interest and Principal Payments on First Mortgage</b>	<b>127</b>	<b>102</b>	<b>1</b>	<b>23</b>	<b>2</b>
<b>Monthly payments of interest and/or principal</b>					
Less than \$100	0	0	0	0	0
\$100 to \$199	0	0	0	0	0
\$200 to \$299	3	2	0	1	0
\$300 to \$399	7	7	0	0	0
\$400 to \$499	5	3	0	2	0
\$500 to \$599	12	9	0	2	0
\$600 to \$699	16	14	0	2	0
\$700 to \$799	1	0	1	0	0
\$800 to \$899	3	2	0	1	0
\$900 to \$999	7	7	0	0	0
\$1,000 to \$1,249	14	11	0	1	2
\$1,250 to \$1,499	11	8	0	3	0
\$1,500 or more	49	38	0	11	0
Median	1177	1138	750	1444	1125
Mean	2512	2668	716	1989	1122
No regular payments required	0	0	0	0	0
Not reported	7	4	0	3	0
<b>Current First Mortgage Payment Status</b>	<b>134</b>	<b>106</b>	<b>1</b>	<b>26</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	55	49	0	6	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	79	56	1	19	2
Other properties	0	0	0	0	0
<b>Monthly Interest and Principal Payments on Total Mortgages</b>	<b>129</b>	<b>103</b>	<b>1</b>	<b>23</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	0	0	0	0	0
\$200 to \$299	3	2	0	1	0
\$300 to \$399	9	9	0	0	0
\$400 to \$499	5	3	0	2	0
\$500 to \$599	12	9	0	2	0
\$600 to \$699	16	14	0	2	0
\$700 to \$799	1	0	1	0	0
\$800 to \$899	3	2	0	1	0
\$900 to \$999	5	5	0	0	0
\$1,000 to \$1,249	14	11	0	1	2

\$1,250 to \$1,499	12	9	0	3	0
\$1,500 or more	50	39	0	11	0
Median	1198	1165	750	1444	1125
Mean	2528	2660	716	2109	1122
No regular monthly payments required	5	3	0	3	0
Interest and Principal Payments on Total Mortgages as Percent of Income	129	103	1	23	2
Regular monthly payments of interest and/or principal					
Less than 5 percent	2	2	0	0	0
5 to 9 percent	7	7	0	0	0
10 to 14 percent	7	7	0	1	0
15 to 19 percent	16	13	0	3	0
20 to 24 percent	21	15	0	6	0
25 to 29 percent	13	10	0	3	0
30 to 34 percent	13	13	0	0	0
35 to 39 percent	13	13	0	0	0
40 to 49 percent	9	7	0	3	0
50 percent or more	18	11	1	4	2
Not reported or not computed	7	5	0	2	0
Median	27.4	27.4	49.5+	25.4	49.5+
No regular monthly payments required	5	3	0	3	0