

Residential Finance Survey: 2001 - United States

Table 4-3a. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant 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. @4Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of year preceding survey and cooperatively owned apartments^^

	Properties with government-insured or guaranteed first mortgage						
	Total mortgaged properties	FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties@4	Properties with privately-insured first mortgage	Not insured
1-housing-unit properties with traditional first mortgage	4129	359	73	91	166	451	2989
PROPERTY CHARACTERISTICS	3259	288	66	53	101	394	2357
Property Location by Geographic Area							
Inside MAs							
In central cities	1293	126	24	25	42	124	953
Not in central cities	1966	163	42	28	59	270	1404
Outside MAs	870	71	7	39	65	57	632
Manner of Acquisition	3799	335	73	85	143	430	2733
By purchase							
Placed one new mortgage	3373	290	41	85	138	382	2437
Placed two or more new mortgages	73	6	0	0	0	16	50
Assumed mortgage(s) already on property	267	28	32	0	5	18	184
Assumed mortgage(s) already on property and placed new mortgage	7	0	0	0	0	0	7
Borrowed using assets other than this property as collateral	25	0	0	0	0	7	17
Paid all cash-no borrowing	32	11	0	0	0	0	21
Other manner	23	0	0	0	0	6	17
By inheritance or gift	96	0	0	6	5	4	81
By divorce	6	0	0	0	0	0	6
By tax free exchange of other property	8	0	0	0	0	0	8
By foreclosure or assignment	21	0	0	0	8	0	13
By some other manner	50	7	0	0	0	0	43
Not reported	148	17	0	0	10	18	104
Source of Downpayment@1	2043	192	12	57	68	294	1419
Properties purchased 1995 to 2001 (part)							
Sale of stock or other partnership shares for this project	29	7	0	0	0	0	21
Sale of previously owned stocks, shares, or other securities	46	16	0	0	0	0	30
Sale of land or other real estate	191	0	0	0	0	41	149
Owner's cash, bank deposits, share accounts, or bonds	1137	117	7	30	40	144	801

Borrowing from a retirement plan	55	0	0	0	0	7	48
Borrowing using assets other than this property as collateral	126	16	6	0	1	24	80
Proceeds from an insurance policy	13	0	0	0	0	8	5
From a state or local government source	0	0	0	0	0	0	0
From a non-profit organization	0	0	0	0	0	0	0
Proceeds from sale of tax credits	6	0	0	0	0	6	0
From parents or relatives	101	23	0	0	0	8	70
Other cash source	61	0	0	0	0	7	54
Non-cash source	23	7	0	0	0	0	16
No downpayment required	247	4	0	14	21	39	168
Not reported	167	31	0	13	8	27	88
Other properties	1981	156	60	34	88	146	1496
Not reported	106	11	0	0	10	11	74
Year Property Acquired	1069	98	6	33	59	155	719
1999 to 2001 (part)							
1997 and 1998	647	73	7	6	15	77	470
1995 and 1996	509	32	0	18	4	73	382
1990 to 1994	720	83	18	14	29	56	521
1985 to 1989	575	21	13	1	30	67	443
1980 to 1984	227	34	18	0	8	23	144
1975 to 1979	204	0	5	14	17	0	167
1970 to 1974	107	17	6	0	5	0	79
1969 or earlier	70	0	0	6	0	0	65
Building and Land Acquisition	3759	324	73	74	158	409	2720
Acquired at same time							
Not acquired at same time	196	6	0	4	8	21	157
Land not owned by building owner	47	11	0	0	0	8	28
Not reported	128	19	0	13	0	14	83
Property New or Previously Owned When Acquired	3799	335	73	85	143	430	2733
Acquired by purchase							
New	567	28	0	0	20	50	468
Previously owned	3148	288	73	85	110	374	2217
As residential property	3141	282	73	85	110	374	2216
Converted from nonresidential use	7	6	0	0	0	0	0
Other	20	0	0	0	0	5	14
Not reported	65	18	0	0	13	0	34
Other properties	182	7	0	6	13	4	151
Not reported	148	17	0	0	10	18	104
Year Structure Built	138	5	0	0	2	57	73
1999 to March 2000							
1997 and 1998	152	11	0	7	0	16	118
1995 and 1996	124	5	0	0	4	28	88
1990 to 1994	265	16	0	0	0	34	215
1980 to 1989	554	50	18	8	30	53	396
1970 to 1979	676	72	49	26	57	64	408
1960 to 1969	472	45	5	32	20	53	318
1950 to 1959	695	26	0	7	25	73	564
1940 to 1949	415	54	0	8	9	55	289
1939 or earlier	637	75	0	4	20	18	521
	1560	164	12	39	68	222	1055

Purchase Price							
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	115	16	0	0	0	19	80
\$20,000 to \$39,999	226	15	7	13	14	14	165
\$40,000 to \$59,999	204	13	6	13	7	6	160
\$60,000 to \$79,999	228	35	0	0	13	10	169
\$80,000 to \$99,999	163	23	0	0	7	50	82
\$100,000 to \$124,999	125	21	0	0	3	21	79
\$125,000 to \$149,999	169	22	0	13	15	30	90
\$150,000 to \$174,999	48	13	0	0	0	11	23
\$175,000 to \$199,999	96	0	0	0	7	18	71
\$200,000 to \$249,999	88	5	0	0	0	29	54
\$250,000 to \$299,999	44	0	0	0	2	0	42
\$300,000 to \$499,999	27	1	0	0	1	0	26
\$500,000 or more	27	0	0	0	0	14	14
Median	80933	82849	39023	50217	81538	114527	74615
Mean	106508	86815	42435	74758	96303	137899	105565
Other properties	2569	195	60	52	98	230	1934
Value	120	16	0	8	0	22	74
Less than \$20,000							
\$20,000 to \$39,999	322	40	0	13	11	38	220
\$40,000 to \$59,999	510	19	21	23	25	0	421
\$60,000 to \$79,999	633	65	19	22	29	27	472
\$80,000 to \$99,999	542	31	16	13	19	71	391
\$100,000 to \$124,999	469	52	0	0	32	59	327
\$125,000 to \$149,999	284	32	6	13	13	46	174
\$150,000 to \$174,999	268	52	5	0	7	38	166
\$175,000 to \$199,999	196	20	6	0	0	21	150
\$200,000 to \$249,999	286	24	0	0	20	49	192
\$250,000 to \$299,999	147	3	0	0	0	13	131
\$300,000 to \$499,999	248	1	0	0	8	42	197
\$500,000 or more	106	5	0	1	2	26	72
Median	97746	104077	75618	62343	98675	129991	95700
Mean	133045	115889	87688	70383	117897	171028	133234
Purchase Price as Percent of Value@8	3799	335	73	85	143	430	2733
Acquired by purchase							
Purchased 1997 to 2001 (part)	1560	164	12	39	68	222	1055
Less than 60 percent	231	13	7	0	14	39	159
60 to 69 percent	171	12	0	7	0	17	134
70 to 79 percent	236	38	0	6	13	20	158
80 to 99 percent	549	74	0	0	30	82	363
100 percent or more	373	27	6	26	11	64	240
Median	85	85	57	2333	85	89	84
Purchased 1990 to 1996 (part)	1163	108	18	26	29	122	860
Less than 40 percent	106	12	0	4	6	0	83
40 to 59 percent	201	22	0	8	14	21	136
60 to 79 percent	416	16	6	8	0	52	335
80 to 99 percent	247	34	12	0	9	23	170
100 percent or more	193	24	0	6	0	26	136
Median	73	82	85	63	52	75	73
Purchased 1989 or earlier	1075	62	43	20	46	86	818
Less than 20 percent	121	17	0	6	0	0	98
20 to 39 percent	151	4	0	0	4	14	129

40 to 59 percent	285	13	17	0	13	27	215
60 to 79 percent	253	16	11	8	25	13	180
80 to 99 percent	122	0	14	1	5	14	88
100 percent or more	143	11	0	7	0	17	107
Median	59	54	67	72	65	62	57
Not acquired by purchase	331	24	0	6	23	22	256
Value of Capital Improvements	1829	151	30	46	78	178	1346
Properties with capital improvements between 1998 and 2000							
Less than \$500	40	0	0	0	0	11	29
\$500 to \$999	70	0	6	0	0	0	64
\$1,000 to \$2,499	335	36	0	13	18	36	231
\$2,500 to \$4,999	399	55	12	14	12	13	293
\$5,000 to \$7,499	428	22	13	18	28	59	289
\$7,500 to \$9,999	106	12	0	0	7	6	82
\$10,000 to \$14,999	121	7	0	0	0	25	89
\$15,000 to \$19,999	93	6	0	0	7	6	73
\$20,000 to \$29,999	106	7	0	0	6	0	93
\$30,000 or more	130	5	0	0	0	23	102
Median	5411	4284	4484	4206	5747	6270	5477
Mean	9814	7361	3941	3779	6108	9596	10669
Properties with no capital improvements between 1998 and 2000	1750	157	37	27	56	199	1274
Capital improvements not reported	550	51	6	19	32	74	369
Monthly Rental Receipts	3528	290	73	72	132	343	2618
Acquired before 2000							
Less than \$100	86	6	0	14	0	0	66
\$100 to \$199	112	6	0	0	5	10	91
\$200 to \$299	122	16	7	0	0	0	99
\$300 to \$399	295	22	5	6	22	18	221
\$400 to \$499	364	24	21	10	19	13	278
\$500 to \$599	365	23	0	0	0	25	316
\$600 to \$799	624	36	23	26	15	48	475
\$800 to \$999	360	67	0	0	23	31	238
\$1000 or more	928	66	11	7	20	167	658
No rental receipts	272	24	7	8	28	30	175
Median	691	799	603	611	676	661326	663
Mean	1708	1107	571	514	530	1315	1950
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371
Rental Receipts as Percent of Value@8	3528	290	73	72	132	343	2618
Acquired before 2000							
Less than 5 percent	304	13	0	0	22	10	260
5 to 9 percent	1161	115	33	0	51	99	862
10 to 14 percent	1489	116	26	37	31	175	1104
15 to 19 percent	98	0	7	13	0	18	61
20 to 24 percent	49	6	0	0	0	8	35
25 to 29 percent	23	6	0	0	0	0	17
30 to 39 percent	5	5	0	0	0	0	0
40 percent or more	41	0	0	0	0	4	37
Median	10	10	10	13	8	11	10
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371
Rental Vacancy Losses as Percent	3528	290	73	72	132	343	2618

of							
Potential Receipts							
Acquired before 2000							
Less than 1.0 percent	1291	113	31	0	61	97	988
1.0 to 2.9 percent	12	5	0	0	0	0	7
3.0 to 4.9 percent	15	5	0	0	4	0	6
5.0 to 6.9 percent	24	6	0	0	0	0	18
7.0 to 8.9 percent	96	0	0	0	0	0	96
9.0 to 10.9 percent	26	0	0	0	0	0	26
11.0 to 12.9 percent	34	0	0	0	0	15	19
13.0 to 14.9 percent	25	0	0	0	0	0	25
15.0 percent or more	282	6	7	20	13	21	216
Not reported or not computed	1723	155	35	51	54	211	1217
Median	0.7	0.6	0.6	57.5	0.6	0.7	0.7
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371
Age Restrictions	403	45	0	4	32	31	290
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	3559	292	73	69	126	406	2592
Not reported	168	22	0	18	8	14	106
Type of Property Benefits@1	19	0	9	4	0	0	7
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	73	12	0	6	0	0	54
Government grant	13	6	0	0	0	0	7
Property tax relief	32	0	0	0	0	0	32
Federal income tax credit for low-income, old or historic properties	0	0	0	0	0	0	0
Accelerated federal income tax depreciation for low- and moderate-income properties	0	0	0	0	0	0	0
Subsidy from a non-profit corporation	8	0	0	0	0	0	8
None of the above benefits	3588	282	58	75	158	395	2621
Not reported	397	60	6	6	8	56	260
Source of Property Benefits@1	144	18	9	10	0	0	108
With property benefits							
Federal government	55	11	9	6	0	0	28
State government	50	6	0	10	0	0	34
Local government	42	0	0	6	0	0	36
Non-profit corporation	8	0	0	0	0	0	8
Not reported	5	0	0	0	0	0	5
With no property benefits	3588	282	58	75	158	395	2621
Not reported	397	60	6	6	8	56	260
Reason for Benefits@1	144	18	9	10	0	0	108
With property benefits							
Occupied by low- or moderate-income individuals	76	18	0	10	0	0	48
Occupied by elderly or disabled individuals	6	0	0	0	0	0	6
A historic structure	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Located in a community development or economic development area							
Covered by a Homestead Exemption	0	0	0	0	0	0	0
Covered by a Community Land Trust	0	0	0	0	0	0	0
Covered by disaster relief	7	0	0	0	0	0	7
Other reason	44	0	9	0	0	0	36
Not reported	11	0	0	0	0	0	11
With no property benefits	3588	282	58	75	158	395	2621
Not reported	397	60	6	6	8	56	260
OWNER CHARACTERISTICS	3491	307	61	86	130	396	2511
Type of Owner							
Individual investor(s)							
Limited partnership	236	11	6	6	12	36	164
Joint venture	30	0	0	0	6	0	24
General partnership	50	0	6	0	0	0	45
Life insurance company	14	11	0	0	0	0	3
Depository institution	0	0	0	0	0	0	0
Public real estate investment trust	11	4	0	0	0	0	7
Private real estate investment trust	5	0	0	0	0	0	5
Corporation - other than real estate investment trust	177	6	0	0	15	7	150
Housing cooperative organization	5	5	0	0	0	0	0
Non-profit or church-related institution	54	0	0	0	3	0	51
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	57	15	0	0	0	12	30
MORTGAGE CHARACTERISTICS	3696	330	66	82	152	413	2654
Number of Mortgages							
1 mortgage							
2 mortgages	369	29	7	10	14	37	272
3 or more mortgages	64	0	0	0	0	2	62
Form of Debt of First Mortgage	4129	359	73	91	166	451	2989
Mortgage or deed of trust							
Contract to purchase	0	0	0	0	0	0	0
Some other loan secured by this property	0	0	0	0	0	0	0
Method of Loan Application	31	0	0	0	0	6	25
By computer over the Internet or by e-mail							
By telephone or FAX	466	15	6	19	25	49	353
By regular mail	114	14	7	0	0	14	80
By personal visit	2390	203	10	46	113	252	1765
Through third party (such as real estate agent or builder)	557	70	19	0	13	66	389
Some other way	55	14	0	0	7	14	20
Not reported	309	31	12	19	8	38	201
Not available	207	11	20	6	0	13	157
Origin of First Mortgage	3032	272	36	75	133	385	2132

Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	292	27	32	6	0	18	209
Mortgage placed later than acquisition of property	805	60	5	11	33	48	648
Refinanced mortgage	696	49	5	11	20	41	571
Same lender	184	5	0	0	13	13	153
Different lender	512	44	5	11	7	28	418
Mortgage placed on property owned free and clear of debt	109	11	0	0	13	7	77
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	805	60	5	11	33	48	648
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	428	24	5	7	14	34	343
Increase payment period for mortgage	13	0	0	0	0	7	6
Reduce payment period for mortgage	0	0	0	0	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	10	0	0	0	0	0	10
Receive cash or increase outstanding balance of loan	230	31	0	4	13	7	174
Other reason	89	5	0	0	5	0	79
Not reported	35	0	0	0	0	0	35
Other properties	3324	299	68	81	133	403	2341
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	325	35	5	4	25	13	242
Properties on which cash received							
Less than \$20,000	135	19	5	4	0	0	107
\$20,000 to \$39,999	76	6	0	0	20	0	51
\$40,000 to \$59,999	49	10	0	0	0	7	31
\$60,000 to \$79,999	34	0	0	0	0	6	28
\$80,000 to \$99,999	11	0	0	0	5	0	6
\$100,000 to \$124,999	20	0	0	0	0	0	20
\$125,000 to \$149,999	0	0	0	0	0	0	0
\$150,000 to \$174,999	0	0	0	0	0	0	0
\$175,000 to \$199,999	0	0	0	0	0	0	0
\$200,000 to \$249,999	0	0	0	0	0	0	0
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 or more	0	0	0	0	0	0	0
Median	27203	18343	10000	10000	32518	58242	25657
Mean	32949	27851	2000	15000	41318	53554	32606
Properties that refinanced and did not receive cash back	362	19	0	7	8	29	300
Properties that refinanced and did not report if received cash back	118	6	0	0	0	6	106

Properties that did not refinance	3324	299	68	81	133	403	2341
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	325	35	5	4	25	13	242
Properties on which cash received@1							
For additions, improvements or repairs to this property	91	5	0	4	8	0	73
To consolidate debts	88	6	5	0	0	0	76
For investment in other real estate	91	24	0	0	8	7	52
For other types of investments	31	0	0	0	5	0	26
For educational or medical expenses	7	0	0	0	0	0	7
To start a business	0	0	0	0	0	0	0
To settle a divorce	8	0	0	0	0	0	8
To pay taxes	6	0	0	0	0	0	6
To purchase an automobile, truck, or other vehicle	8	0	0	0	0	0	8
To purchase consumer product other than automobile, truck, or other vehicle	6	0	0	0	0	0	6
Other	54	0	0	0	7	6	41
Not reported	5	0	0	0	5	0	0
Properties that refinanced and did not receive cash back	362	19	0	7	8	29	300
Properties that refinanced and did not report if received cash back	118	6	0	0	0	6	106
Properties that did not refinance	3324	299	68	81	133	403	2341
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	276	11	0	4	14	32	214
Properties with second mortgage							
Provide funds for the purchase of this property	44	0	0	0	0	14	30
Provide funds for additions, improvements or repairs to this property	85	0	0	4	14	10	57
Provide funds for consolidation of debts	38	4	0	0	0	0	33
Provide funds for investment in other real estate	5	0	0	0	0	0	5
Provide funds for other types of investments	0	0	0	0	0	0	0
Provide funds for educational or medical expenses	0	0	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0	0	0
Provide funds to pay taxes	6	0	0	0	0	0	6
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0	0	0

Other reasons	21	0	0	0	0	0	21
Not reported	78	7	0	0	0	9	62
Other properties	3854	348	73	87	152	419	2775
Purpose of Home Equity Line of Credit	222	18	7	6	0	8	183
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	74	0	7	6	0	0	61
Provide funds for consolidation of debts	19	7	0	0	0	0	12
Provide funds for investment in other real estate	29	11	0	0	0	0	18
Provide funds for other types of investments	0	0	0	0	0	0	0
Provide funds for educational or medical expenses	0	0	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0	0	0
Provide funds to pay taxes	0	0	0	0	0	0	0
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0	0	0
Other reasons	16	0	0	0	0	0	16
Not reported	83	0	0	0	0	8	75
Other properties	3908	341	66	86	166	443	2806
Year First Mortgage Made or Assumed	1527	127	6	33	59	199	1104
1999 to 2001 (part)							
1997 and 1998	758	88	7	6	42	81	534
1995 and 1996	515	34	6	25	4	66	381
1990 to 1994	669	62	12	14	34	55	493
1985 to 1989	352	21	13	1	15	41	262
1980 to 1984	118	15	18	0	8	9	67
1979 or earlier	189	12	11	13	4	0	148
Traditional First Mortgage Loan	353	46	6	17	8	50	226
Less than \$20,000							
\$20,000 to \$29,999	361	38	17	19	17	18	252
\$30,000 to \$39,999	416	29	12	14	18	0	343
\$40,000 to \$49,999	374	12	16	15	13	23	296
\$50,000 to \$59,999	432	46	0	0	23	38	325
\$60,000 to \$79,999	560	44	6	7	22	90	391
\$80,000 to \$99,999	396	58	0	0	19	57	262
\$100,000 to \$149,999	624	59	6	13	24	87	436
\$150,000 to \$199,999	307	23	5	0	23	65	191
\$200,000 to \$249,999	120	0	0	0	0	10	109
\$250,000 to \$299,999	39	0	0	0	1	0	39
\$300,000 or more	54	0	0	0	0	6	48
Not reported	94	5	6	6	0	7	70
Median	62896	62796	38884	34470	64511	81093	60844
Mean	80652	70635	51710	42943	78755	95302	81507
Total Mortgage Loan	332	46	6	13	8	50	209

Less than \$20,000							
\$20,000 to \$29,999	357	38	17	23	17	18	244
\$30,000 to \$39,999	421	29	12	14	18	0	348
\$40,000 to \$49,999	352	12	16	15	13	23	275
\$50,000 to \$59,999	421	46	0	0	9	38	328
\$60,000 to \$79,999	562	40	6	7	22	90	397
\$80,000 to \$99,999	398	55	0	0	19	50	274
\$100,000 to \$149,999	643	59	6	13	38	80	447
\$150,000 to \$199,999	338	30	5	0	23	73	207
\$200,000 to \$249,999	103	0	0	0	0	14	89
\$250,000 to \$299,999	36	0	0	0	1	0	35
\$300,000 or more	80	0	0	0	0	8	72
Not reported	88	5	6	6	0	7	64
Median	64894	63081	38884	34470	77430	81237	62959
Mean	85010	72130	51710	43235	83010	99079	86522
Traditional First Mortgage Outstanding Debt	212	27	15	13	8	6	142
Less than \$10,000							
\$10,000 to \$19,999	353	23	13	4	4	55	253
\$20,000 to \$29,999	428	58	15	19	27	6	303
\$30,000 to \$39,999	424	16	13	14	29	10	341
\$40,000 to \$49,999	421	8	0	15	14	39	346
\$50,000 to \$59,999	322	44	0	0	0	29	249
\$60,000 to \$79,999	527	47	6	7	18	106	343
\$80,000 to \$99,999	464	63	0	13	19	65	304
\$100,000 to \$149,999	485	54	11	0	31	75	314
\$150,000 to \$199,999	257	14	0	0	15	37	192
\$200,000 to \$249,999	66	0	0	0	1	10	55
\$250,000 to \$299,999	39	0	0	0	0	0	39
\$300,000 or more	43	0	0	0	0	6	37
Not reported	88	5	0	6	0	7	70
Median	55683	60208	25367	34470	60971	74537	52963
Mean	72296	65417	38127	40368	70803	86867	72780
Total Mortgage Outstanding Debt	197	27	15	13	8	6	127
Less than \$10,000							
\$10,000 to \$19,999	346	23	13	4	4	55	246
\$20,000 to \$29,999	435	58	15	19	27	6	310
\$30,000 to \$39,999	415	16	13	14	29	10	333
\$40,000 to \$49,999	410	8	0	15	0	39	349
\$50,000 to \$59,999	328	44	0	0	0	29	255
\$60,000 to \$79,999	513	43	6	7	32	99	327
\$80,000 to \$99,999	472	60	0	13	19	65	315
\$100,000 to \$149,999	524	61	11	0	31	75	347
\$150,000 to \$199,999	262	14	0	0	15	43	189
\$200,000 to \$249,999	51	0	0	0	1	8	42
\$250,000 to \$299,999	30	0	0	0	0	0	30
\$300,000 or more	69	0	0	0	0	8	61
Not reported	76	5	0	6	0	7	58
Median	56822	60228	25367	34470	69391	75543	53939
Mean	74793	65912	38127	37702	73166	88953	75840
Current Interest Rate on First Mortgage	1606	38	5	51	72	161	1278
Less than 6.0 percent							
6.0 percent	27	0	0	0	0	0	27

6.1 to 6.4 percent	54	9	0	0	0	0	45
6.5 to 6.9 percent	165	7	0	0	17	34	107
7.0 percent	282	41	4	0	19	30	187
7.1 to 7.4 percent	221	26	6	0	8	15	167
7.5 to 7.9 percent	262	44	0	0	0	52	165
8.0 percent	132	28	12	0	4	13	75
8.1 to 8.4 percent	119	0	0	0	0	11	108
8.5 to 8.9 percent	176	13	12	0	0	28	123
9.0 percent	70	0	0	0	0	13	57
9.1 to 9.4 percent	86	21	0	6	0	0	59
9.5 to 9.9 percent	51	16	18	0	0	0	18
10.0 percent	22	0	0	0	0	0	22
10.1 to 10.4 percent	27	27	0	0	0	0	0
10.5 to 10.9 percent	23	10	0	0	0	7	5
11.0 percent	81	20	0	0	6	12	42
11.1 to 12.9 percent	78	18	9	0	6	12	34
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	648	41	7	34	35	62	470
Not reported	0	0	0	0	0	0	0
Median	7.1	8.0	8.9	5.4	6.8	7.1	7.0
Type of Interest Rate Buydown	41	0	7	0	0	5	29
Properties with interest rate buydown							
Constant payment	0	0	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0	0	0
Other	5	0	0	0	0	5	0
Not reported	35	0	7	0	0	0	29
Properties without interest rate buydown	1489	122	42	6	30	183	1106
Not reported	2599	237	24	85	136	263	1854
Term of First Mortgage	37	0	0	0	0	4	33
Less than 5 years							
5 years	49	0	0	0	0	0	49
6 to 9 years	22	0	0	0	0	0	22
10 years	69	0	0	0	0	6	62
11 to 14 years	18	0	0	0	0	0	18
15 years	314	8	0	0	9	19	278
16 to 19 years	4	0	0	0	0	0	4
20 years	89	0	0	0	8	21	60
21 to 24 years	5	0	0	0	0	0	5
25 years	27	0	0	0	0	0	27
26 to 29 years	9	0	0	0	0	0	9
30 years	1301	344	73	0	17	178	689
More than 30 years	25	7	0	6	0	0	12
No stated term	2161	0	0	85	132	223	1721
Median	30	30	31	65	30	30	30
Unexpired Term of First Mortgage	117	6	6	0	0	4	101
Less than 5 years							
5 to 9 years	193	12	20	0	9	6	147
10 to 14 years	305	23	4	0	0	23	255
15 to 19 years	226	28	32	0	8	21	137
20 to 24 years	232	56	11	0	4	24	137
25 to 29 years	747	173	0	0	13	138	423
30 or more years	149	62	0	6	0	13	68
No stated term or not computed	2161	0	0	85	132	223	1721

Median	23	27	16	65	20	26	20
Holder of First Mortgage	819	78	0	15	60	52	614
Commercial bank or trust company							
Savings and loan association, federal savings bank	460	12	0	15	23	13	396
Mutual savings bank	97	12	16	0	0	5	64
Life insurance company	77	0	0	0	8	17	53
Mortgage banker or mortgage company	278	43	0	0	0	90	145
Federally-sponsored secondary market agency or pool	1635	181	45	39	51	199	1120
Conventional mortgage pool	52	0	0	0	0	23	29
Other federal agency	161	12	6	6	11	14	111
Real estate investment trust	7	0	0	0	0	0	7
Pension or retirement fund	6	0	0	0	0	0	6
Credit union	125	5	6	6	0	0	109
Finance company	86	5	0	6	0	16	60
State or municipal government or housing finance agency	178	12	0	4	5	22	135
Individual or individual's estate	84	0	0	0	0	0	84
Other	64	0	0	0	8	0	56
Servicer of First Mortgage	932	75	7	15	60	74	702
Commercial bank or trust company							
Savings and loan association, federal savings bank	461	12	0	15	26	21	386
Mutual savings bank	77	0	7	0	0	5	64
Life insurance company	77	0	0	0	8	17	53
Mortgage banker or mortgage company	1907	238	54	39	52	283	1241
Federally-sponsored secondary market agency or pool	0	0	0	0	0	0	0
Conventional mortgage pool	0	0	0	0	0	0	0
Other federal agency	145	12	0	6	7	14	106
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	6	0	0	0	0	0	6
Credit union	130	5	6	6	0	5	109
Finance company	81	5	0	6	0	11	60
State or municipal government or housing finance agency	171	12	0	4	5	22	128
Individual or individual's estate	84	0	0	0	0	0	84
Other	58	0	0	0	8	0	50
Holder's Acquisition of First Mortgage	2107	144	13	51	71	191	1636
Originated directly from borrower							
Purchased from present servicer	1060	97	16	34	73	147	693
Purchased from someone else	962	118	44	6	21	113	659
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	3056	274	68	75	123	381	2134
Properties acquired by purchase with first mortgage							

made or assumed at time of purchase							
Less than 40 percent	72	11	6	1	2	13	40
40 to 49 percent	84	0	4	0	0	15	65
50 to 59 percent	112	8	13	0	0	7	84
60 to 69 percent	314	42	0	25	14	25	209
70 to 79 percent	357	28	5	0	15	32	277
80 to 89 percent	562	31	9	0	16	97	409
90 to 94 percent	209	26	0	0	7	82	95
95 to 99 percent	248	42	6	6	17	21	155
100 percent or more	1026	87	19	36	52	83	749
Not reported	70	0	6	6	0	7	51
Median	90	93	83	6436	97	90	89
Other properties	1074	85	5	17	43	70	855
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Value	3056	274	68	75	123	381	2134
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	60	11	0	1	2	5	42
40 to 49 percent	108	0	0	0	0	17	90
50 to 59 percent	111	7	7	0	0	0	97
60 to 69 percent	547	51	21	25	22	53	376
70 to 79 percent	518	34	15	0	16	74	380
80 to 89 percent	553	33	7	0	7	92	413
90 to 94 percent	154	14	0	0	7	64	69
95 to 99 percent	228	47	6	6	17	29	122
100 percent or more	707	78	7	36	52	40	493
Not reported	70	0	6	6	0	7	51
Median	83	91	72	728	97	84	81
Other properties	1074	85	5	17	43	70	855
Not available	0	0	0	0	0	0	0
First Mortgage Risk	301	22	0	6	23	34	217
Subprime loan							
Not subprime loan	3828	338	73	86	143	417	2772
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	3056	274	68	75	123	381	2134
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	71	11	10	1	2	13	35
40 to 49 percent	71	0	0	0	0	13	57
50 to 59 percent	106	8	13	0	0	7	78
60 to 69 percent	307	42	0	25	14	25	202
70 to 79 percent	334	28	5	0	15	26	260
80 to 89 percent	550	37	9	0	16	89	399
90 to 94 percent	191	20	0	0	7	69	95
95 to 99 percent	265	42	6	6	17	23	170
100 percent or more	1091	87	19	36	52	108	788
Not reported	70	0	6	6	0	7	51
Median	91	93	83	6436	97	91	91
Other properties	1074	85	5	17	43	70	855
Not available	0	0	0	0	0	0	0

Total Mortgage Loan as Percent of Value	3056	274	68	75	123	381	2134
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	347	36	28	6	8	37	232
40 to 49 percent	297	33	0	0	6	60	198
50 to 59 percent	436	31	0	8	19	53	324
60 to 69 percent	523	31	13	34	19	30	395
70 to 79 percent	473	59	0	6	19	80	309
80 to 89 percent	344	23	16	0	35	57	213
90 to 94 percent	158	14	0	0	0	23	121
95 to 99 percent	88	32	6	0	0	9	42
100 percent or more	320	16	0	14	17	24	249
Not reported	70	0	6	6	0	7	51
Median	68	71	62	66	75	71	67
Other properties	1074	85	5	17	43	70	855
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	260	16	21	6	8	17	192
Less than 20 percent							
20 to 29 percent	276	17	7	0	4	13	235
30 to 39 percent	314	42	0	12	7	60	194
40 to 49 percent	526	54	15	0	44	46	367
50 to 59 percent	758	41	6	20	18	100	574
60 to 69 percent	416	34	6	28	15	24	310
70 to 79 percent	621	73	7	6	33	87	415
80 to 89 percent	387	17	11	0	27	58	274
90 to 99 percent	211	40	0	13	3	20	135
100 percent or more	269	16	0	0	8	18	227
Not reported or not computed	90	11	0	6	0	7	66
Median	58	62	45	62	62	59	58
Index Used to Adjust Interest Rate on ARM	888	37	18	13	38	65	717
Properties with adjustable rate first mortgage							
Treasury security	222	4	5	0	8	7	198
Average cost of funds in bank district	56	0	0	0	0	0	56
National average cost of funds	15	0	0	0	0	6	9
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	124	0	0	0	0	15	109
No index used	18	0	0	0	0	7	11
Not reported	452	33	13	13	29	29	335
Other properties	3241	322	55	78	128	386	2271
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	888	37	18	13	38	65	717
Properties with adjustable rate first mortgage							
Monthly	93	0	0	0	0	6	87
Every 3 months	13	0	0	0	0	0	13
Every 6 months	45	0	0	0	0	15	30
Yearly	198	4	5	0	8	7	173

Every 3 years	50	0	0	0	0	0	50
Every 5 years	33	0	0	0	0	0	33
Other	8	0	0	0	0	0	8
Not reported	449	33	13	13	29	36	324
Other properties	3241	322	55	78	128	386	2271
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	888	37	18	13	38	65	717
Properties with adjustable rate first mortgage							
Less than 1 percent	20	0	0	0	0	0	20
1 percent	12	0	0	0	0	0	12
1.1 to 1.9 percent	18	0	0	0	0	0	18
2 percent	191	0	0	0	8	7	176
2.1 to 2.9 percent	3	0	0	0	0	0	3
3 percent	4	0	0	0	0	0	4
3.1 to 3.9 percent	4	4	0	0	0	0	0
4.0 percent or more	47	0	5	0	0	21	21
No caps	132	0	0	0	0	0	132
Not reported	456	33	13	13	29	36	331
Other properties	3241	322	55	78	128	386	2271
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	888	37	18	13	38	65	717
Properties with adjustable rate first mortgage							
Less than 1 percent	20	0	0	0	0	0	20
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0	0	0
2 percent	0	0	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0	0	0
3 percent	0	0	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0	0	0
4.0 percent or more	351	4	5	0	8	29	305
No caps	61	0	0	0	0	0	61
Not reported	456	33	13	13	29	36	331
Other properties	3241	322	55	78	128	386	2271
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	888	37	18	13	38	65	717
Properties with adjustable rate first mortgage							
Yes, rate has changed	305	4	5	0	8	14	274
No change since mortgage made	127	0	0	0	0	15	112
Not reported	456	33	13	13	29	36	331
Other properties	3241	322	55	78	128	386	2271
Not reported	0	0	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	31	0	0	0	0	0	31
Monthly payments can change (other than change in interest rate)							
Payments can change monthly	0	0	0	0	0	0	0

Payments can change every three months	0	0	0	0	0	0	0
Payments can change every six months	0	0	0	0	0	0	0
Payments can change yearly	31	0	0	0	0	0	31
Payments can change every 3 years	0	0	0	0	0	0	0
Payments can change every 5 years	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	3651	326	60	78	137	415	2635
Not reported	447	33	13	13	29	36	322
First Mortgage Allows for Negative Amortization	31	0	0	0	0	0	31
Monthly payments can change (other than change in interest rate)							
Yes, unrestricted negative amortization	2	0	0	0	0	0	2
Yes, restricted negative amortization	15	0	0	0	0	0	15
No negative amortization allowed	14	0	0	0	0	0	14
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	3651	326	60	78	137	415	2635
Not reported	447	33	13	13	29	36	322
MORTGAGE PAYMENTS AND OTHER EXPENSES	3883	321	73	72	153	441	2823
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	3870	321	73	72	153	441	2810
Fully amortized	3547	316	67	61	139	397	2566
Not fully amortized	323	5	6	11	13	44	243
Interest only	13	0	0	0	0	0	13
No regular payments required	13	0	0	0	0	0	13
Not reported	233	38	0	19	13	10	153
Items Included in First Mortgage Payment@1	3870	321	73	72	153	441	2810
Regular monthly payments of both interest and principal							
Real estate taxes	943	128	60	6	12	157	579
Property insurance	901	134	54	6	12	165	530
Mortgage insurance	190	65	7	0	0	108	9
Other	320	47	37	0	0	47	189
No items included or not reported	2860	187	13	66	141	269	2184
No regular payments of interest and principal	259	38	0	19	13	10	179
Monthly Interest and Principal Payments on First Mortgage	3883	321	73	72	153	441	2823
Monthly payments of interest and/or principal							
Less than \$100	113	34	0	0	0	13	65
\$100 to \$199	211	16	0	4	0	24	167

\$200 to \$299	441	43	28	14	17	18	322
\$300 to \$399	478	31	13	20	27	31	356
\$400 to \$499	519	63	16	7	23	33	378
\$500 to \$599	379	23	6	14	0	52	285
\$600 to \$699	288	28	0	0	7	60	193
\$700 to \$799	277	8	0	0	13	22	234
\$800 to \$899	202	28	6	0	0	44	124
\$900 to \$999	172	27	5	0	12	6	121
\$1,000 to \$1,249	298	15	0	13	18	71	182
\$1,250 to \$1,499	184	0	0	0	15	26	143
\$1,500 or more	322	5	0	1	21	40	254
Median	547	457	369	390	722	682	544
Mean	1402	512	427	494	5559	833	1416
No regular payments required	13	0	0	0	0	0	13
Not reported	233	38	0	19	13	10	153
Current First Mortgage Payment Status	4116	359	73	91	166	451	2975
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	1684	134	54	0	34	229	1233
Delinquent by 90 days or more	26	0	6	6	0	0	13
Legal proceedings have begun	12	0	6	6	0	0	0
Legal proceedings have not begun	5	0	0	0	0	0	5
Not reported	8	0	0	0	0	0	8
Not reported	2407	225	13	85	132	223	1729
Other properties	13	0	0	0	0	0	13
Monthly Interest and Principal Payments on Total Mortgages	3889	321	73	72	153	441	2829
Regular monthly payments of interest and/or principal							
Less than \$100	107	34	0	0	0	13	59
\$100 to \$199	195	16	0	0	0	24	155
\$200 to \$299	428	43	28	18	17	18	304
\$300 to \$399	486	31	13	20	27	31	364
\$400 to \$499	476	59	16	7	9	33	353
\$500 to \$599	381	23	6	14	0	52	287
\$600 to \$699	302	28	0	0	7	54	214
\$700 to \$799	269	12	0	0	13	22	221
\$800 to \$899	189	28	6	0	0	26	130
\$900 to \$999	178	27	5	0	26	6	113
\$1,000 to \$1,249	340	15	0	13	18	89	206
\$1,250 to \$1,499	199	0	0	0	15	28	156
\$1,500 or more	340	5	0	1	21	46	268
Median	567	461	369	390	917	692	563
Mean	1429	516	427	501	5602	860	1446
No regular monthly payments required	240	38	0	19	13	10	159
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	3316	253	73	60	125	336	2470
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	138	27	0	0	0	22	89
20 to 29 percent	108	17	6	5	0	2	78

30 to 39 percent	158	10	4	0	0	45	99
40 to 49 percent	308	29	0	7	4	31	237
50 to 59 percent	279	21	13	0	7	25	214
60 to 69 percent	374	33	5	6	4	37	288
70 to 79 percent	309	6	12	8	0	38	246
80 to 89 percent	285	18	5	12	16	33	201
90 to 99 percent	226	19	15	0	30	19	142
100 percent or more	786	49	6	0	35	54	643
Not reported or not computed	345	24	7	22	28	30	234
Median	74	63	74	72	96	67	75
Other properties	813	107	0	32	41	115	518
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	3323	253	73	60	125	336	2477
Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	132	27	0	0	0	22	83
20 to 29 percent	104	17	6	1	0	2	79
30 to 39 percent	151	10	4	0	0	38	99
40 to 49 percent	301	29	0	11	4	31	227
50 to 59 percent	278	21	13	0	7	25	212
60 to 69 percent	350	33	5	6	4	44	258
70 to 79 percent	258	2	12	8	0	31	205
80 to 89 percent	286	18	5	12	16	33	202
90 to 99 percent	235	19	15	0	30	19	152
100 percent or more	882	53	6	0	35	61	727
Not reported or not computed	345	24	7	22	28	30	234
Median	77	63	74	72	96	68	78
Other properties	807	107	0	32	41	115	512
Real Estate Tax	3528	290	73	72	132	343	2618
Acquired before 2000							
Less than \$100	130	6	6	0	3	10	105
\$100 to \$199	65	6	0	0	5	0	54
\$200 to \$299	77	8	0	14	0	0	55
\$300 to \$399	201	20	7	24	9	14	127
\$400 to \$499	210	13	0	0	8	13	176
\$500 to \$599	216	19	9	7	12	17	153
\$600 to \$699	195	20	0	0	13	12	150
\$700 to \$799	164	7	7	6	12	13	119
\$800 to \$899	257	28	0	0	20	0	209
\$900 to \$999	115	12	5	0	8	7	83
\$1,000 to \$1,249	468	24	23	6	0	62	353
\$1,250 to \$1,499	237	15	0	6	0	41	175
\$1,500 to \$1,999	433	50	11	8	14	49	300
\$2,000 to \$2,499	271	19	6	1	13	21	212
\$2,500 or more	449	39	0	0	15	84	310
Not reported	40	5	0	0	0	0	36
Median	1061	1038	1029	390	822	1395	1043
Mean	1391	1621	1002	683	1139	1902	1342
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371
Real Estate Tax Per \$1,000 Value	3528	290	73	72	132	343	2618
Acquired before 2000							
Less than \$5	297	11	6	8	21	18	233
\$5 to \$9	1545	145	13	35	40	161	1151

\$10 to \$14	646	52	35	0	37	50	471
\$15 to \$19	415	12	0	0	5	64	334
\$20 to \$24	217	34	7	14	15	24	124
\$25 to \$29	143	6	0	8	15	8	107
\$30 to \$39	214	21	12	6	0	19	156
\$40 to \$49	5	5	0	0	0	0	0
\$50 to \$59	0	0	0	0	0	0	0
\$60 or more	6	0	0	0	0	0	6
Not reported or not computed	40	5	0	0	0	0	36
Median	10	10	12	9	11	10	10
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371
Real Estate Tax as Percent of Rental Receipts	3528	290	73	72	132	343	2618
Acquired before 2000							
Less than 5 percent	206	15	6	1	8	12	165
5 to 9 percent	1038	95	6	29	21	138	750
10 to 14 percent	708	44	18	6	22	40	577
15 to 19 percent	474	48	7	8	17	66	328
20 to 24 percent	294	27	18	6	29	31	183
25 to 29 percent	181	13	12	0	0	8	148
30 to 34 percent	88	6	0	0	0	5	77
35 to 39 percent	44	0	0	0	8	0	36
40 percent or more	96	6	0	0	0	12	78
Not reported or not computed	399	34	7	22	28	30	277
Median	12	12	18	9	15	11	12
Acquired 2000 and 2001 (part)	602	69	0	20	34	108	371