

Residential Finance Survey: 2001 - Midwest

Table 4-3c. 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^^

	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties@4		
1-housing-unit properties with traditional first mortgage	914	92	7	18	37	94	666
PROPERTY CHARACTERISTICS	599	49	7	14	7	77	445
Property Location by Geographic Area							
Inside MAs							
In central cities	316	16	7	6	7	43	237
Not in central cities	284	34	0	8	0	34	208
Outside MAs	314	43	0	4	30	17	220
Manner of Acquisition	861	87	7	18	29	94	626
By purchase							
Placed one new mortgage	762	70	7	18	29	87	551
Placed two or more new mortgages	26	0	0	0	0	0	26
Assumed mortgage(s) already on property	53	11	0	0	0	7	35
Assumed mortgage(s) already on property and placed new mortgage	0	0	0	0	0	0	0
Borrowed using assets other than this property as collateral	5	0	0	0	0	0	5
Paid all cash-no borrowing	9	5	0	0	0	0	4
Other manner	5	0	0	0	0	0	5
By inheritance or gift	0	0	0	0	0	0	0
By divorce	0	0	0	0	0	0	0
By tax free exchange of other property	0	0	0	0	0	0	0
By foreclosure or assignment	8	0	0	0	8	0	0
By some other manner	26	5	0	0	0	0	21
Not reported	19	0	0	0	0	0	19
Source of Downpayment@1	541	76	0	18	20	69	357
Properties purchased 1995 to 2001 (part)							
Sale of stock or other partnership shares for this project	7	7	0	0	0	0	0
Sale of previously owned stocks, shares, or other securities	8	7	0	0	0	0	1
Sale of land or other real estate	43	0	0	0	0	9	33
Owner's cash, bank deposits, share accounts, or bonds	316	47	0	11	8	27	224

Borrowing from a retirement plan	12	0	0	0	0	7	5
Borrowing using assets other than this property as collateral	27	16	0	0	0	0	11
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	0	0	0	0	0	0	0
From parents or relatives	24	0	0	0	0	0	24
Other cash source	19	0	0	0	0	0	19
Non-cash source	0	0	0	0	0	0	0
No downpayment required	88	4	0	8	12	18	45
Not reported	39	13	0	0	0	0	26
Other properties	359	16	7	0	17	24	295
Not reported	13	0	0	0	0	0	13
Year Property Acquired	258	54	0	6	20	44	133
1999 to 2001 (part)							
1997 and 1998	154	22	0	0	0	15	118
1995 and 1996	157	0	0	12	0	10	135
1990 to 1994	135	6	0	0	9	13	108
1985 to 1989	109	5	7	0	8	7	82
1980 to 1984	34	0	0	0	0	4	30
1975 to 1979	32	0	0	0	0	0	32
1970 to 1974	16	5	0	0	0	0	11
1969 or earlier	19	0	0	0	0	0	19
Building and Land Acquisition	864	82	7	14	37	90	634
Acquired at same time							
Not acquired at same time	18	5	0	4	0	0	9
Land not owned by building owner	10	5	0	0	0	0	5
Not reported	22	0	0	0	0	4	18
Property New or Previously Owned When Acquired	861	87	7	18	29	94	626
Acquired by purchase							
New	78	5	0	0	0	9	64
Previously owned	774	74	7	18	29	85	561
As residential property	773	74	7	18	29	85	560
Converted from nonresidential use	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	9	7	0	0	0	0	1
Other properties	34	5	0	0	8	0	21
Not reported	19	0	0	0	0	0	19
Year Structure Built	48	0	0	0	0	24	23
1999 to March 2000							
1997 and 1998	28	0	0	0	0	8	21
1995 and 1996	29	0	0	0	0	10	19
1990 to 1994	21	0	0	0	0	0	21
1980 to 1989	55	5	0	0	14	0	36
1970 to 1979	83	14	7	0	0	13	48
1960 to 1969	84	17	0	0	0	4	62
1950 to 1959	200	0	0	6	0	24	170
1940 to 1949	116	19	0	8	8	11	70
1939 or earlier	250	36	0	4	15	0	195
	388	76	0	6	20	59	226

Purchase Price							
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	51	12	0	0	0	8	32
\$20,000 to \$39,999	46	8	0	0	8	7	23
\$40,000 to \$59,999	99	4	0	6	7	0	82
\$60,000 to \$79,999	51	18	0	0	6	0	28
\$80,000 to \$99,999	52	17	0	0	0	22	13
\$100,000 to \$124,999	7	7	0	0	0	0	0
\$125,000 to \$149,999	28	0	0	0	0	8	20
\$150,000 to \$174,999	24	9	0	0	0	5	9
\$175,000 to \$199,999	13	0	0	0	0	0	13
\$200,000 to \$249,999	15	0	0	0	0	9	5
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 to \$499,999	1	0	0	0	0	0	1
\$500,000 or more	0	0	0	0	0	0	0
Median	59389	75196	0	50000	46112	93142	54310
Mean	75616	73880	0	49795	52564	103566	71639
Other properties	525	16	7	12	17	34	439
Value	49	5	0	0	0	18	26
Less than \$20,000							
\$20,000 to \$39,999	109	20	0	0	0	4	85
\$40,000 to \$59,999	170	0	0	11	16	0	143
\$60,000 to \$79,999	197	14	7	8	9	21	139
\$80,000 to \$99,999	146	6	0	0	7	14	120
\$100,000 to \$124,999	42	13	0	0	6	8	15
\$125,000 to \$149,999	76	21	0	0	0	15	40
\$150,000 to \$174,999	50	13	0	0	0	5	32
\$175,000 to \$199,999	31	0	0	0	0	0	31
\$200,000 to \$249,999	26	0	0	0	0	9	17
\$250,000 to \$299,999	9	0	0	0	0	0	9
\$300,000 to \$499,999	7	0	0	0	0	0	7
\$500,000 or more	1	0	0	0	0	0	1
Median	73086	103153	70000	57601	65052	86483	71260
Mean	84505	88058	70000	54907	66782	93190	84751
Purchase Price as Percent of Value@8	861	87	7	18	29	94	626
Acquired by purchase							
Purchased 1997 to 2001 (part)	388	76	0	6	20	59	226
Less than 60 percent	38	9	0	0	7	7	16
60 to 69 percent	19	0	0	0	0	0	19
70 to 79 percent	57	24	0	0	6	0	27
80 to 99 percent	161	24	0	0	8	45	84
100 percent or more	114	19	0	6	0	7	81
Median	90	84	0	4651	76	90	92
Purchased 1990 to 1996 (part)	288	6	0	12	9	23	238
Less than 40 percent	43	0	0	4	0	0	39
40 to 59 percent	54	6	0	0	0	0	48
60 to 79 percent	108	0	0	8	0	4	96
80 to 99 percent	42	0	0	0	9	0	34
100 percent or more	40	0	0	0	0	19	22
Median	69	50	0	65	90	3906	67
Purchased 1989 or earlier	185	5	7	0	0	11	161
Less than 20 percent	12	5	0	0	0	0	6
20 to 39 percent	26	0	0	0	0	0	26

40 to 59 percent	31	0	0	0	0	0	31
60 to 79 percent	66	0	7	0	0	0	58
80 to 99 percent	6	0	0	0	0	0	6
100 percent or more	44	0	0	0	0	11	33
Median	67	10	70	0	0	3176	66
Not acquired by purchase	53	5	0	0	8	0	40
Value of Capital Improvements	439	47	0	18	20	28	325
Properties with capital improvements between 1998 and 2000							
Less than \$500	12	0	0	0	0	4	8
\$500 to \$999	31	0	0	0	0	0	31
\$1,000 to \$2,499	84	0	0	6	6	7	65
\$2,500 to \$4,999	79	22	0	0	0	0	57
\$5,000 to \$7,499	119	12	0	12	8	17	69
\$7,500 to \$9,999	49	6	0	0	0	0	43
\$10,000 to \$14,999	21	0	0	0	0	0	21
\$15,000 to \$19,999	23	0	0	0	7	0	17
\$20,000 to \$29,999	14	7	0	0	0	0	6
\$30,000 or more	8	0	0	0	0	0	8
Median	5300	5319	0	5582	6399	5448	5083
Mean	6566	7589	0	4023	7131	4345	6722
Properties with no capital improvements between 1998 and 2000	398	40	7	0	17	59	275
Capital improvements not reported	77	5	0	0	0	7	65
Monthly Rental Receipts	775	37	7	18	31	64	616
Acquired before 2000							
Less than \$100	14	0	0	0	0	0	14
\$100 to \$199	58	0	0	0	0	10	48
\$200 to \$299	35	0	0	0	0	0	35
\$300 to \$399	92	0	0	0	8	4	80
\$400 to \$499	128	0	0	4	8	0	116
\$500 to \$599	105	0	0	0	0	12	93
\$600 to \$799	128	6	0	14	0	9	99
\$800 to \$999	50	17	0	0	7	8	19
\$1000 or more	99	10	0	0	0	15	75
No rental receipts	67	5	7	0	9	7	39
Median	527	926	0	672	440	665	497
Mean	1255	899	0	620	357	768	1406
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49
Rental Receipts as Percent of Value@8	775	37	7	18	31	64	616
Acquired before 2000							
Less than 5 percent	51	0	0	0	0	0	51
5 to 9 percent	245	15	0	0	8	0	222
10 to 14 percent	333	12	0	18	15	53	235
15 to 19 percent	26	0	0	0	0	4	22
20 to 24 percent	24	6	0	0	0	0	18
25 to 29 percent	6	0	0	0	0	0	6
30 to 39 percent	0	0	0	0	0	0	0
40 percent or more	9	0	0	0	0	0	9
Median	11	10	0	13	11	13	10
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49
Rental Vacancy Losses as Percent	775	37	7	18	31	64	616

of							
Potential Receipts							
Acquired before 2000							
Less than 1.0 percent	308	16	0	0	15	16	262
1.0 to 2.9 percent	0	0	0	0	0	0	0
3.0 to 4.9 percent	7	5	0	0	0	0	2
5.0 to 6.9 percent	0	0	0	0	0	0	0
7.0 to 8.9 percent	22	0	0	0	0	0	22
9.0 to 10.9 percent	0	0	0	0	0	0	0
11.0 to 12.9 percent	18	0	0	0	0	9	9
13.0 to 14.9 percent	1	0	0	0	0	0	1
15.0 percent or more	67	0	0	8	8	0	51
Not reported or not computed	350	17	7	11	9	39	268
Median	0.7	0.7	0.0	57.5	0.8	0.8	0.7
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49
Age Restrictions	105	9	0	4	6	10	76
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	789	82	7	14	31	84	570
Not reported	20	0	0	0	0	0	20
Type of Property Benefits@1	4	0	0	4	0	0	0
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	41	6	0	0	0	0	36
Government grant	0	0	0	0	0	0	0
Property tax relief	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
None of the above benefits	784	63	7	14	37	82	580
Not reported	84	23	0	0	0	12	50
Source of Property Benefits@1	46	6	0	4	0	0	36
With property benefits							
Federal government	14	6	0	0	0	0	9
State government	11	0	0	4	0	0	7
Local government	20	0	0	0	0	0	20
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	784	63	7	14	37	82	580
Not reported	84	23	0	0	0	12	50
Reason for Benefits@1	46	6	0	4	0	0	36
With property benefits							
Occupied by low- or moderate-income individuals	46	6	0	4	0	0	36
Occupied by elderly or disabled individuals	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
Other reason	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	784	63	7	14	37	82	580
Not reported	84	23	0	0	0	12	50
OWNER CHARACTERISTICS	781	82	7	18	37	68	569
Type of Owner							
Individual investor(s)							
Limited partnership	57	0	0	0	0	26	31
Joint venture	5	0	0	0	0	0	5
General partnership	6	0	0	0	0	0	6
Life insurance company	3	0	0	0	0	0	3
Depository institution	0	0	0	0	0	0	0
Public real estate investment trust	4	4	0	0	0	0	0
Private real estate investment trust	5	0	0	0	0	0	5
Corporation - other than real estate investment trust	42	6	0	0	0	0	36
Housing cooperative organization	0	0	0	0	0	0	0
Non-profit or church-related institution	11	0	0	0	0	0	11
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
MORTGAGE CHARACTERISTICS	787	79	0	14	37	94	563
Number of Mortgages							
1 mortgage							
2 mortgages	100	13	7	4	0	0	76
3 or more mortgages	27	0	0	0	0	0	27
Form of Debt of First Mortgage	914	92	7	18	37	94	666
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	6	0	0	0	0	0	6
By computer over the Internet or by e-mail							
By telephone or FAX	68	9	0	0	0	0	59
By regular mail	13	0	0	0	0	8	5
By personal visit	656	52	0	18	30	75	480
Through third party (such as real estate agent or builder)	68	0	7	0	0	4	57
Some other way	11	5	0	0	7	0	0
Not reported	45	15	0	0	0	0	30
Not available	47	11	0	0	0	7	29
Origin of First Mortgage	695	66	7	14	29	87	492

Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	52	16	0	0	0	7	29
Mortgage placed later than acquisition of property	167	9	0	4	8	0	145
Refinanced mortgage	138	4	0	4	0	0	129
Same lender	40	0	0	0	0	0	40
Different lender	98	4	0	4	0	0	90
Mortgage placed on property owned free and clear of debt	29	5	0	0	8	0	16
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	167	9	0	4	8	0	145
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	59	4	0	0	0	0	55
Increase payment period for mortgage	0	0	0	0	0	0	0
Reduce payment period for mortgage	0	0	0	0	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	0	0	0	0	0	0	0
Receive cash or increase outstanding balance of loan	76	0	0	4	8	0	64
Other reason	15	5	0	0	0	0	10
Not reported	16	0	0	0	0	0	16
Other properties	747	82	7	14	29	94	520
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	87	5	0	4	8	0	70
Properties on which cash received							
Less than \$20,000	46	0	0	4	0	0	41
\$20,000 to \$39,999	28	0	0	0	8	0	20
\$40,000 to \$59,999	7	5	0	0	0	0	2
\$60,000 to \$79,999	0	0	0	0	0	0	0
\$80,000 to \$99,999	0	0	0	0	0	0	0
\$100,000 to \$124,999	6	0	0	0	0	0	6
\$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	19170	50000	0	10000	30000	0	16864
Mean	26084	55000	0	15000	34000	0	23691
Properties that refinanced and did not receive cash back	41	4	0	0	0	0	37
Properties that refinanced and did not report if received cash back	39	0	0	0	0	0	39

Properties that did not refinance	747	82	7	14	29	94	520
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	87	5	0	4	8	0	70
Properties on which cash received@1							
For additions, improvements or repairs to this property	48	0	0	4	8	0	36
To consolidate debts	29	0	0	0	0	0	29
For investment in other real estate	27	5	0	0	8	0	14
For other types of investments	0	0	0	0	0	0	0
For educational or medical expenses	0	0	0	0	0	0	0
To start a business	0	0	0	0	0	0	0
To settle a divorce	0	0	0	0	0	0	0
To pay taxes	6	0	0	0	0	0	6
To purchase an automobile, truck, or other vehicle	2	0	0	0	0	0	2
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0	0	0
Other	6	0	0	0	0	0	6
Not reported	0	0	0	0	0	0	0
Properties that refinanced and did not receive cash back	41	4	0	0	0	0	37
Properties that refinanced and did not report if received cash back	39	0	0	0	0	0	39
Properties that did not refinance	747	82	7	14	29	94	520
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	70	7	0	4	0	0	59
Properties with second mortgage							
Provide funds for the purchase of this property	15	0	0	0	0	0	15
Provide funds for additions, improvements or repairs to this property	15	0	0	4	0	0	11
Provide funds for consolidation of debts	0	0	0	0	0	0	0
Provide funds for investment in other real estate	0	0	0	0	0	0	0
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	6	0	0	0	0	0	6
Not reported	35	7	0	0	0	0	27
Other properties	844	84	7	14	37	94	607
Purpose of Home Equity Line of Credit	84	5	7	0	0	0	71
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	32	0	7	0	0	0	24
Provide funds for consolidation of debts	7	0	0	0	0	0	7
Provide funds for investment in other real estate	18	5	0	0	0	0	13
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	0	0	0	0	0	0	0
Not reported	27	0	0	0	0	0	27
Other properties	830	87	0	18	37	94	594
Year First Mortgage Made or Assumed	395	59	0	6	20	61	249
1999 to 2001 (part)							
1997 and 1998	179	22	0	0	8	8	140
1995 and 1996	135	0	0	12	0	10	113
1990 to 1994	69	6	0	0	9	4	51
1985 to 1989	81	5	7	0	0	7	61
1980 to 1984	24	0	0	0	0	4	20
1979 or earlier	32	0	0	0	0	0	32
Traditional First Mortgage Loan	98	22	0	4	0	10	61
Less than \$20,000							
\$20,000 to \$29,999	125	13	7	0	0	12	93
\$30,000 to \$39,999	113	0	0	8	8	0	97
\$40,000 to \$49,999	116	6	0	0	0	12	98
\$50,000 to \$59,999	97	5	0	0	9	7	76
\$60,000 to \$79,999	114	4	0	0	6	24	80
\$80,000 to \$99,999	50	16	0	0	7	0	28
\$100,000 to \$149,999	89	16	0	0	0	8	65
\$150,000 to \$199,999	62	9	0	0	8	15	31
\$200,000 to \$249,999	14	0	0	0	0	0	14
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 or more	6	0	0	0	0	0	6
Not reported	30	0	0	6	0	7	17
Median	49140	58778	25000	32453	66592	62225	47439
Mean	65534	69256	23000	30570	84138	72669	64118
Total Mortgage Loan	88	22	0	0	0	10	56

Less than \$20,000							
\$20,000 to \$29,999	117	13	7	4	0	12	80
\$30,000 to \$39,999	119	0	0	8	8	0	103
\$40,000 to \$49,999	110	6	0	0	0	12	93
\$50,000 to \$59,999	96	5	0	0	9	7	75
\$60,000 to \$79,999	124	4	0	0	6	24	90
\$80,000 to \$99,999	43	9	0	0	7	0	28
\$100,000 to \$149,999	89	16	0	0	0	8	65
\$150,000 to \$199,999	78	16	0	0	8	15	39
\$200,000 to \$249,999	14	0	0	0	0	0	14
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 or more	6	0	0	0	0	0	6
Not reported	30	0	0	6	0	7	17
Median	50869	58778	25000	32453	66592	62225	49260
Mean	67914	74141	23000	32628	84138	72669	66631
Traditional First Mortgage Outstanding Debt	38	5	0	0	0	0	33
Less than \$10,000							
\$10,000 to \$19,999	114	17	7	4	0	22	63
\$20,000 to \$29,999	115	13	0	0	0	0	102
\$30,000 to \$39,999	125	6	0	8	17	4	90
\$40,000 to \$49,999	113	0	0	0	0	15	99
\$50,000 to \$59,999	75	5	0	0	0	0	69
\$60,000 to \$79,999	93	4	0	0	6	24	59
\$80,000 to \$99,999	65	16	0	0	7	0	42
\$100,000 to \$149,999	88	25	0	0	0	13	50
\$150,000 to \$199,999	46	0	0	0	8	9	29
\$200,000 to \$249,999	5	0	0	0	0	0	5
\$250,000 to \$299,999	1	0	0	0	0	0	1
\$300,000 or more	6	0	0	0	0	0	6
Not reported	30	0	0	6	0	7	17
Median	44404	58778	15000	32453	66592	62225	43641
Mean	59824	67038	18262	28521	74451	69243	57755
Total Mortgage Outstanding Debt	34	5	0	0	0	0	29
Less than \$10,000							
\$10,000 to \$19,999	114	17	7	4	0	22	63
\$20,000 to \$29,999	112	13	0	0	0	0	99
\$30,000 to \$39,999	125	6	0	8	17	4	90
\$40,000 to \$49,999	112	0	0	0	0	15	97
\$50,000 to \$59,999	80	5	0	0	0	0	75
\$60,000 to \$79,999	93	4	0	0	6	24	59
\$80,000 to \$99,999	57	9	0	0	7	0	42
\$100,000 to \$149,999	104	32	0	0	0	13	59
\$150,000 to \$199,999	46	0	0	0	8	9	29
\$200,000 to \$249,999	5	0	0	0	0	0	5
\$250,000 to \$299,999	1	0	0	0	0	0	1
\$300,000 or more	6	0	0	0	0	0	6
Not reported	25	0	0	6	0	7	12
Median	45343	58778	15000	32453	66592	62225	44710
Mean	60075	71391	18262	19482	74451	64192	58722
Current Interest Rate on First Mortgage	329	17	0	11	6	19	277
Less than 6.0 percent							
6.0 percent	0	0	0	0	0	0	0

6.1 to 6.4 percent	6	0	0	0	0	0	6
6.5 to 6.9 percent	44	0	0	0	17	0	28
7.0 percent	67	7	0	0	0	8	51
7.1 to 7.4 percent	77	12	0	0	0	0	65
7.5 to 7.9 percent	75	9	0	0	0	9	57
8.0 percent	18	0	0	0	0	0	18
8.1 to 8.4 percent	22	0	0	0	0	0	22
8.5 to 8.9 percent	45	0	0	0	0	13	32
9.0 percent	34	0	0	0	0	7	27
9.1 to 9.4 percent	0	0	0	0	0	0	0
9.5 to 9.9 percent	8	5	0	0	0	0	3
10.0 percent	0	0	0	0	0	0	0
10.1 to 10.4 percent	0	0	0	0	0	0	0
10.5 to 10.9 percent	7	0	0	0	0	7	0
11.0 percent	17	14	0	0	0	0	3
11.1 to 12.9 percent	17	0	0	0	0	12	6
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	147	27	7	8	15	19	71
Not reported	0	0	0	0	0	0	0
Median	7.2	8.0	56.5	5.3	6.9	8.9	7.0
Type of Interest Rate Buydown	6	0	0	0	0	0	6
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	0	0	0	0	0	0	0
Not reported	6	0	0	0	0	0	6
Properties without interest rate buydown	368	30	0	0	17	39	282
Not reported	539	62	7	18	20	55	377
Term of First Mortgage	12	0	0	0	0	0	12
Less than 5 years							
5 years	22	0	0	0	0	0	22
6 to 9 years	6	0	0	0	0	0	6
10 years	28	0	0	0	0	0	28
11 to 14 years	12	0	0	0	0	0	12
15 years	81	0	0	0	9	0	72
16 to 19 years	0	0	0	0	0	0	0
20 years	46	0	0	0	8	8	30
21 to 24 years	0	0	0	0	0	0	0
25 years	1	0	0	0	0	0	1
26 to 29 years	0	0	0	0	0	0	0
30 years	298	92	7	0	0	48	151
More than 30 years	0	0	0	0	0	0	0
No stated term	408	0	0	18	20	38	332
Median	30	31	31	0	16	30	20
Unexpired Term of First Mortgage	44	0	0	0	0	0	44
Less than 5 years							
5 to 9 years	65	5	0	0	9	0	51
10 to 14 years	58	0	0	0	0	4	54
15 to 19 years	66	6	7	0	8	8	36
20 to 24 years	19	0	0	0	0	0	19
25 to 29 years	182	34	0	0	0	44	104
30 or more years	73	47	0	0	0	0	26
No stated term or not computed	408	0	0	18	20	38	332

Median	25	31	18	0	10	27	17
Holder of First Mortgage	216	30	0	8	14	8	156
Commercial bank or trust company							
Savings and loan association, federal savings bank	100	0	0	0	0	4	96
Mutual savings bank	20	6	7	0	0	0	7
Life insurance company	13	0	0	0	0	0	13
Mortgage banker or mortgage company	45	12	0	0	0	0	33
Federally-sponsored secondary market agency or pool	336	40	0	6	23	40	227
Conventional mortgage pool	33	0	0	0	0	23	10
Other federal agency	27	4	0	0	0	0	23
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	10	0	0	0	0	0	10
Finance company	38	0	0	0	0	10	29
State or municipal government or housing finance agency	43	0	0	4	0	9	29
Individual or individual's estate	24	0	0	0	0	0	24
Other	9	0	0	0	0	0	9
Servicer of First Mortgage	254	23	0	8	14	23	186
Commercial bank or trust company							
Savings and loan association, federal savings bank	106	0	0	0	9	11	86
Mutual savings bank	14	0	7	0	0	0	7
Life insurance company	13	0	0	0	0	0	13
Mortgage banker or mortgage company	382	65	0	6	15	46	250
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	27	4	0	0	0	0	23
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	10	0	0	0	0	0	10
Finance company	33	0	0	0	0	4	29
State or municipal government or housing finance agency	43	0	0	4	0	9	29
Individual or individual's estate	24	0	0	0	0	0	24
Other	9	0	0	0	0	0	9
Holder's Acquisition of First Mortgage	511	25	7	12	28	29	410
Originated directly from borrower							
Purchased from present servicer	183	25	0	0	9	33	117
Purchased from someone else	220	42	0	6	0	32	139
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	709	77	7	14	29	94	487
Properties acquired by purchase with first mortgage							

made or assumed at time of purchase							
Less than 40 percent	11	11	0	0	0	0	0
40 to 49 percent	21	0	0	0	0	7	14
50 to 59 percent	10	0	7	0	0	0	2
60 to 69 percent	72	0	0	0	0	0	72
70 to 79 percent	55	0	0	0	0	0	55
80 to 89 percent	135	12	0	0	9	32	82
90 to 94 percent	58	6	0	0	0	18	34
95 to 99 percent	53	12	0	0	0	4	37
100 percent or more	265	37	0	8	20	25	174
Not reported	30	0	0	6	0	7	17
Median	93	99	55	50050	28924	91	92
Other properties	205	14	0	4	8	0	178
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Value	709	77	7	14	29	94	487
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	15	11	0	0	0	0	5
40 to 49 percent	32	0	0	0	0	7	25
50 to 59 percent	7	0	7	0	0	0	0
60 to 69 percent	124	0	0	0	0	0	124
70 to 79 percent	149	0	0	0	9	23	118
80 to 89 percent	91	12	0	0	0	24	54
90 to 94 percent	35	0	0	0	0	5	30
95 to 99 percent	46	12	0	0	0	17	17
100 percent or more	179	43	0	8	20	10	98
Not reported	30	0	0	6	0	7	17
Median	81	1084	55	5050	2956	85	77
Other properties	205	14	0	4	8	0	178
Not available	0	0	0	0	0	0	0
First Mortgage Risk	79	0	0	0	8	23	47
Subprime loan							
Not subprime loan	835	92	7	18	29	71	618
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	709	77	7	14	29	94	487
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	11	11	0	0	0	0	0
40 to 49 percent	21	0	0	0	0	7	14
50 to 59 percent	10	0	7	0	0	0	2
60 to 69 percent	72	0	0	0	0	0	72
70 to 79 percent	42	0	0	0	0	0	42
80 to 89 percent	141	17	0	0	9	32	83
90 to 94 percent	52	0	0	0	0	18	34
95 to 99 percent	59	12	0	0	0	4	43
100 percent or more	271	37	0	8	20	25	180
Not reported	30	0	0	6	0	7	17
Median	94	99	55	50050	28924	91	93
Other properties	205	14	0	4	8	0	178
Not available	0	0	0	0	0	0	0

Total Mortgage Loan as Percent of Value	709	77	7	14	29	94	487
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	59	11	7	0	0	0	41
40 to 49 percent	54	10	0	0	0	7	37
50 to 59 percent	83	0	0	0	0	0	83
60 to 69 percent	122	16	0	8	0	4	94
70 to 79 percent	109	8	0	0	14	32	55
80 to 89 percent	103	0	0	0	15	12	76
90 to 94 percent	27	7	0	0	0	9	11
95 to 99 percent	13	9	0	0	0	4	1
100 percent or more	107	16	0	0	0	18	73
Not reported	30	0	0	6	0	7	17
Median	72	72	20	65	80	80	68
Other properties	205	14	0	4	8	0	178
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	18	6	0	0	0	0	13
Less than 20 percent							
20 to 29 percent	42	0	7	0	0	0	35
30 to 39 percent	73	16	0	4	0	7	46
40 to 49 percent	83	9	0	0	9	0	65
50 to 59 percent	171	12	0	0	0	4	155
60 to 69 percent	78	4	0	8	0	0	66
70 to 79 percent	165	12	0	0	14	36	103
80 to 89 percent	108	0	0	0	7	21	80
90 to 99 percent	44	16	0	0	0	0	28
100 percent or more	106	16	0	0	8	18	64
Not reported or not computed	25	0	0	6	0	7	12
Median	67	67	25	62	77	79	62
Index Used to Adjust Interest Rate on ARM	227	4	7	0	20	22	174
Properties with adjustable rate first mortgage							
Treasury security	76	0	0	0	8	0	67
Average cost of funds in bank district	7	0	0	0	0	0	7
National average cost of funds	4	0	0	0	0	0	4
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	41	0	0	0	0	15	26
No index used	5	0	0	0	0	0	5
Not reported	95	4	7	0	12	7	64
Other properties	687	87	0	18	17	72	492
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	227	4	7	0	20	22	174
Properties with adjustable rate first mortgage							
Monthly	13	0	0	0	0	0	13
Every 3 months	0	0	0	0	0	0	0
Every 6 months	22	0	0	0	0	15	7
Yearly	71	0	0	0	8	0	63

Every 3 years	22	0	0	0	0	0	22
Every 5 years	9	0	0	0	0	0	9
Other	0	0	0	0	0	0	0
Not reported	89	4	7	0	12	7	59
Other properties	687	87	0	18	17	72	492
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	227	4	7	0	20	22	174
Properties with adjustable rate first mortgage							
Less than 1 percent	6	0	0	0	0	0	6
1 percent	4	0	0	0	0	0	4
1.1 to 1.9 percent	5	0	0	0	0	0	5
2 percent	76	0	0	0	8	0	68
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	19	0	0	0	0	15	4
No caps	27	0	0	0	0	0	27
Not reported	89	4	7	0	12	7	59
Other properties	687	87	0	18	17	72	492
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	227	4	7	0	20	22	174
Properties with adjustable rate first mortgage							
Less than 1 percent	6	0	0	0	0	0	6
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	109	0	0	0	8	15	86
No caps	22	0	0	0	0	0	22
Not reported	89	4	7	0	12	7	59
Other properties	687	87	0	18	17	72	492
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	227	4	7	0	20	22	174
Properties with adjustable rate first mortgage							
Yes, rate has changed	76	0	0	0	8	0	68
No change since mortgage made	62	0	0	0	0	15	47
Not reported	89	4	7	0	12	7	59
Other properties	687	87	0	18	17	72	492
Not reported	0	0	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	14	0	0	0	0	0	14
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	14	0	0	0	0	0	14
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	819	87	0	18	25	87	601
Not reported	81	4	7	0	12	7	50
First Mortgage Allows for Negative Amortization	14	0	0	0	0	0	14
Monthly payments can change (other than change in interest rate)							
Yes, unrestricted negative amortization	0	0	0	0	0	0	0
Yes, restricted negative amortization	0	0	0	0	0	0	0
No negative amortization allowed	14	0	0	0	0	0	14
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	819	87	0	18	25	87	601
Not reported	81	4	7	0	12	7	50
MORTGAGE PAYMENTS AND OTHER EXPENSES	890	92	7	18	37	94	642
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	890	92	7	18	37	94	642
Fully amortized	797	92	7	8	37	86	567
Not fully amortized	93	0	0	11	0	8	75
Interest only	0	0	0	0	0	0	0
No regular payments required	0	0	0	0	0	0	0
Not reported	24	0	0	0	0	0	24
Items Included in First Mortgage Payment@1	890	92	7	18	37	94	642
Regular monthly payments of both interest and principal							
Real estate taxes	208	30	0	0	0	33	146
Property insurance	168	30	0	0	0	33	106
Mortgage insurance	37	12	0	0	0	25	0
Other	59	10	0	0	0	15	34
No items included or not reported	671	62	7	18	37	54	492
No regular payments of interest and principal	24	0	0	0	0	0	24
Monthly Interest and Principal Payments on First Mortgage	890	92	7	18	37	94	642
Monthly payments of interest and/or principal							
Less than \$100	25	17	0	0	0	0	9
\$100 to \$199	92	0	0	4	0	18	70

\$200 to \$299	148	8	0	0	0	4	136
\$300 to \$399	136	17	0	6	8	4	99
\$400 to \$499	145	24	7	0	9	24	82
\$500 to \$599	82	0	0	8	0	8	67
\$600 to \$699	58	12	0	0	7	7	33
\$700 to \$799	18	0	0	0	0	0	18
\$800 to \$899	48	9	0	0	0	7	32
\$900 to \$999	19	4	0	0	0	0	15
\$1,000 to \$1,249	58	0	0	0	0	22	36
\$1,250 to \$1,499	8	0	0	0	8	0	0
\$1,500 or more	51	0	0	0	6	0	46
Median	430	414	450	380	628	488	409
Mean	555	408	471	378	914	611	554
No regular payments required	0	0	0	0	0	0	0
Not reported	24	0	0	0	0	0	24
Current First Mortgage Payment Status	914	92	7	18	37	94	666
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	435	30	0	0	17	56	333
Delinquent by 90 days or more	0	0	0	0	0	0	0
Legal proceedings have begun	0	0	0	0	0	0	0
Legal proceedings have not begun	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Not reported	479	62	7	18	20	38	333
Other properties	0	0	0	0	0	0	0
Monthly Interest and Principal Payments on Total Mortgages	890	92	7	18	37	94	642
Regular monthly payments of interest and/or principal							
Less than \$100	25	17	0	0	0	0	9
\$100 to \$199	82	0	0	0	0	18	64
\$200 to \$299	151	8	0	4	0	4	135
\$300 to \$399	136	17	0	6	8	4	100
\$400 to \$499	131	24	7	0	9	24	67
\$500 to \$599	88	0	0	8	0	8	72
\$600 to \$699	64	12	0	0	7	7	39
\$700 to \$799	18	0	0	0	0	0	18
\$800 to \$899	48	9	0	0	0	7	32
\$900 to \$999	11	4	0	0	0	0	6
\$1,000 to \$1,249	67	0	0	0	0	22	44
\$1,250 to \$1,499	17	0	0	0	8	0	9
\$1,500 or more	51	0	0	0	6	0	46
Median	438	414	450	380	628	488	419
Mean	570	408	471	405	914	611	574
No regular monthly payments required	24	0	0	0	0	0	24
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	751	37	7	18	31	64	592
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	17	4	0	0	0	0	13
20 to 29 percent	23	6	0	4	0	0	14

30 to 39 percent	31	0	0	0	0	0	31
40 to 49 percent	98	9	0	0	0	0	89
50 to 59 percent	67	6	0	0	0	0	61
60 to 69 percent	86	7	0	6	0	21	50
70 to 79 percent	88	0	0	8	0	25	54
80 to 89 percent	52	0	0	0	7	0	46
90 to 99 percent	36	0	0	0	8	0	28
100 percent or more	172	0	0	0	8	10	154
Not reported or not computed	81	5	7	0	9	7	53
Median	72	47	0	68	96	73	72
Other properties	163	54	0	0	6	30	73
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	751	37	7	18	31	64	592
Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	17	4	0	0	0	0	13
20 to 29 percent	19	6	0	0	0	0	14
30 to 39 percent	25	0	0	0	0	0	25
40 to 49 percent	96	9	0	4	0	0	83
50 to 59 percent	60	6	0	0	0	0	54
60 to 69 percent	92	7	0	6	0	21	57
70 to 79 percent	91	0	0	8	0	25	58
80 to 89 percent	52	0	0	0	7	0	46
90 to 99 percent	30	0	0	0	8	0	22
100 percent or more	186	0	0	0	8	10	168
Not reported or not computed	81	5	7	0	9	7	53
Median	73	47	0	68	96	73	74
Other properties	163	54	0	0	6	30	73
Real Estate Tax	775	37	7	18	31	64	616
Acquired before 2000							
Less than \$100	30	0	0	0	0	10	21
\$100 to \$199	20	0	0	0	0	0	20
\$200 to \$299	15	0	0	0	0	0	15
\$300 to \$399	35	0	7	4	0	0	24
\$400 to \$499	82	0	0	0	8	13	61
\$500 to \$599	41	0	0	0	0	4	37
\$600 to \$699	22	0	0	0	0	0	22
\$700 to \$799	54	6	0	0	0	0	48
\$800 to \$899	35	5	0	0	0	0	30
\$900 to \$999	33	0	0	0	8	0	25
\$1,000 to \$1,249	112	4	0	0	0	7	101
\$1,250 to \$1,499	55	0	0	6	0	7	41
\$1,500 to \$1,999	73	5	0	8	7	0	54
\$2,000 to \$2,499	75	6	0	0	9	0	61
\$2,500 or more	81	12	0	0	0	22	47
Not reported	12	0	0	0	0	0	12
Median	1031	1875	350	1451	992	1171	999
Mean	1219	1837	352	1284	1301	1703	1134
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49
Real Estate Tax Per \$1,000 Value	775	37	7	18	31	64	616
Acquired before 2000							
Less than \$5	7	0	0	0	0	0	7
\$5 to \$9	254	6	7	4	0	23	213

\$10 to \$14	139	9	0	0	8	7	114
\$15 to \$19	154	0	0	0	0	16	137
\$20 to \$24	94	10	0	0	15	9	60
\$25 to \$29	63	0	0	8	9	8	38
\$30 to \$39	43	7	0	6	0	0	29
\$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	12	0	0	0	0	0	12
Median	14	22	8	28	23	15	14
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49
Real Estate Tax as Percent of Rental Receipts	775	37	7	18	31	64	616
Acquired before 2000							
Less than 5 percent	21	6	0	0	0	0	15
5 to 9 percent	168	0	0	4	0	23	141
10 to 14 percent	153	4	0	0	8	9	132
15 to 19 percent	101	9	0	8	0	7	76
20 to 24 percent	105	6	0	6	15	9	69
25 to 29 percent	55	7	0	0	0	8	40
30 to 34 percent	37	0	0	0	0	0	37
35 to 39 percent	21	0	0	0	0	0	21
40 percent or more	22	0	0	0	0	0	22
Not reported or not computed	92	5	7	0	9	7	64
Median	15	18	0	18	21	13	15
Acquired 2000 and 2001 (part)	139	54	0	0	6	30	49