

Residential Finance Survey: 2001 - South

Table 4-3d. 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	1527	108	50	66	91	115	1098
PROPERTY CHARACTERISTICS	1201	94	43	31	61	90	882
Property Location by Geographic Area							
Inside MAs							
In central cities	454	58	13	12	19	7	346
Not in central cities	747	36	30	19	42	83	536
Outside MAs	326	15	7	35	30	25	216
Manner of Acquisition	1390	97	50	60	81	108	995
By purchase							
Placed one new mortgage	1257	91	22	60	81	90	914
Placed two or more new mortgages	24	6	0	0	0	7	11
Assumed mortgage(s) already on property	96	0	28	0	0	11	57
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	0	0	0	0	0	0	0
Paid all cash-no borrowing	7	0	0	0	0	0	7
Other manner	5	0	0	0	0	0	5
By inheritance or gift	41	0	0	6	0	0	35
By divorce	6	0	0	0	0	0	6
By tax free exchange of other property	0	0	0	0	0	0	0
By foreclosure or assignment	7	0	0	0	0	0	7
By some other manner	20	0	0	0	0	0	20
Not reported	63	11	0	0	10	7	36
Source of Downpayment@1	747	49	12	39	31	70	546
Properties purchased 1995 to 2001 (part)							
Sale of stock or other partnership shares for this project	2	0	0	0	0	0	2
Sale of previously owned stocks, shares, or other securities	7	0	0	0	0	0	7
Sale of land or other real estate	64	0	0	0	0	0	64
Owner's cash, bank deposits, share accounts, or bonds	404	29	7	19	15	33	301

Borrowing from a retirement plan	18	0	0	0	0	0	18
Borrowing using assets other than this property as collateral	30	0	6	0	0	0	24
Proceeds from an insurance policy	0	0	0	0	0	0	0
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	47	14	0	0	0	5	27
Other cash source	30	0	0	0	0	0	30
Non-cash source	18	7	0	0	0	0	11
No downpayment required	107	0	0	6	9	11	81
Not reported	68	5	0	13	8	20	22
Other properties	737	49	37	27	50	45	529
Not reported	44	11	0	0	10	0	24
Year Property Acquired	408	15	6	26	29	37	294
1999 to 2001 (part)							
1997 and 1998	217	20	7	6	7	12	165
1995 and 1996	195	24	0	6	4	21	140
1990 to 1994	286	16	12	14	20	20	204
1985 to 1989	217	4	6	0	22	7	178
1980 to 1984	102	29	9	0	8	18	38
1975 to 1979	55	0	5	8	0	0	42
1970 to 1974	30	0	6	0	0	0	24
1969 or earlier	18	0	0	6	0	0	13
Building and Land Acquisition	1355	95	50	53	91	108	959
Acquired at same time							
Not acquired at same time	96	0	0	0	0	0	96
Land not owned by building owner	13	0	0	0	0	0	13
Not reported	63	13	0	13	0	7	30
Property New or Previously Owned When Acquired	1390	97	50	60	81	108	995
Acquired by purchase							
New	260	0	0	0	13	20	228
Previously owned	1083	93	50	60	56	83	742
As residential property	1083	93	50	60	56	83	742
Converted from nonresidential use	0	0	0	0	0	0	0
Other	8	0	0	0	0	5	2
Not reported	40	5	0	0	13	0	23
Other properties	74	0	0	6	0	0	68
Not reported	63	11	0	0	10	7	36
Year Structure Built	43	0	0	0	0	12	30
1999 to March 2000							
1997 and 1998	70	11	0	7	0	6	46
1995 and 1996	56	5	0	0	4	0	47
1990 to 1994	138	0	0	0	0	7	131
1980 to 1989	254	8	12	8	16	35	176
1970 to 1979	302	23	32	19	33	11	183
1960 to 1969	211	15	5	32	20	20	119
1950 to 1959	256	26	0	0	18	6	206
1940 to 1949	88	8	0	0	0	10	70
1939 or earlier	110	12	0	0	0	6	91
	566	29	12	32	31	49	413

Purchase Price							
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	39	0	0	0	0	4	35
\$20,000 to \$39,999	137	7	7	13	6	6	99
\$40,000 to \$59,999	84	8	6	7	0	0	63
\$60,000 to \$79,999	85	0	0	0	8	6	71
\$80,000 to \$99,999	58	0	0	0	7	14	37
\$100,000 to \$124,999	45	0	0	0	3	7	35
\$125,000 to \$149,999	58	9	0	13	7	5	23
\$150,000 to \$174,999	0	0	0	0	0	0	0
\$175,000 to \$199,999	15	0	0	0	0	0	15
\$200,000 to \$249,999	23	5	0	0	0	5	12
\$250,000 to \$299,999	12	0	0	0	0	0	12
\$300,000 to \$499,999	11	0	0	0	0	0	11
\$500,000 or more	0	0	0	0	0	0	0
Median	65370	58809	39023	50418	86179	90701	62578
Mean	82670	96835	42435	79719	84081	90041	82151
Other properties	961	80	37	33	60	66	685
Value	59	6	0	8	0	4	41
Less than \$20,000							
\$20,000 to \$39,999	163	14	0	13	11	20	105
\$40,000 to \$59,999	236	14	21	12	9	0	179
\$60,000 to \$79,999	339	32	12	7	20	6	262
\$80,000 to \$99,999	192	6	12	13	7	33	121
\$100,000 to \$124,999	195	14	0	0	22	28	132
\$125,000 to \$149,999	73	0	0	13	13	7	40
\$150,000 to \$174,999	79	17	5	0	0	11	46
\$175,000 to \$199,999	28	0	0	0	0	0	28
\$200,000 to \$249,999	77	5	0	0	8	5	59
\$250,000 to \$299,999	33	0	0	0	0	0	33
\$300,000 to \$499,999	50	0	0	0	0	0	50
\$500,000 or more	4	0	0	0	0	0	4
Median	78024	72472	65869	60593	93250	96447	77111
Mean	99676	85778	72461	67889	99046	93839	104846
Purchase Price as Percent of Value@8	1390	97	50	60	81	108	995
Acquired by purchase							
Purchased 1997 to 2001 (part)	566	29	12	32	31	49	413
Less than 60 percent	70	0	7	0	6	0	58
60 to 69 percent	66	0	0	7	0	6	53
70 to 79 percent	91	8	0	6	0	0	76
80 to 99 percent	172	14	0	0	15	18	126
100 percent or more	167	7	6	19	10	25	100
Median	87	89	57	1560	93	315	83
Purchased 1990 to 1996 (part)	442	36	12	14	20	34	327
Less than 40 percent	39	0	0	0	6	0	33
40 to 59 percent	74	6	0	8	14	12	34
60 to 79 percent	142	8	0	0	0	7	126
80 to 99 percent	123	21	12	0	0	7	83
100 percent or more	65	0	0	6	0	8	51
Median	75	83	90	58	46	73	75
Purchased 1989 or earlier	381	33	26	13	30	25	255
Less than 20 percent	15	0	0	6	0	0	9
20 to 39 percent	28	4	0	0	0	0	24

40 to 59 percent	109	7	11	0	0	12	78
60 to 79 percent	115	16	0	8	25	7	61
80 to 99 percent	83	0	14	0	5	0	64
100 percent or more	31	6	0	0	0	6	19
Median	67	66	82	63	72	61	65
Not acquired by purchase	137	11	0	6	10	7	104
Value of Capital Improvements	577	46	24	20	38	32	417
Properties with capital improvements between 1998 and 2000							
Less than \$500	14	0	0	0	0	7	7
\$500 to \$999	25	0	6	0	0	0	19
\$1,000 to \$2,499	122	32	0	6	13	6	64
\$2,500 to \$4,999	136	6	12	8	0	7	103
\$5,000 to \$7,499	113	0	7	6	12	0	88
\$7,500 to \$9,999	29	0	0	0	7	0	21
\$10,000 to \$14,999	40	7	0	0	0	0	33
\$15,000 to \$19,999	28	0	0	0	0	6	22
\$20,000 to \$29,999	45	0	0	0	6	0	40
\$30,000 or more	25	0	0	0	0	5	19
Median	4858	2071	3850	3772	6280	3479	5425
Mean	9069	3150	3675	3361	6815	9175	10502
Properties with no capital improvements between 1998 and 2000	646	31	26	27	25	32	505
Capital improvements not reported	305	31	0	19	27	51	177
Monthly Rental Receipts	1288	99	50	46	72	90	932
Acquired before 2000							
Less than \$100	67	6	0	14	0	0	47
\$100 to \$199	31	0	0	0	5	0	26
\$200 to \$299	65	16	7	0	0	0	42
\$300 to \$399	141	22	5	6	14	8	86
\$400 to \$499	149	5	21	6	11	5	102
\$500 to \$599	149	4	0	0	0	13	131
\$600 to \$799	222	12	13	12	15	12	158
\$800 to \$999	128	21	0	0	7	14	86
\$1000 or more	246	13	5	0	5	25	198
No rental receipts	89	0	0	8	14	12	55
Median	598	523	463	379	488	807	605
Mean	737	649	542	309	462	697	803
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167
Rental Receipts as Percent of Value@8	1288	99	50	46	72	90	932
Acquired before 2000							
Less than 5 percent	64	0	0	0	22	5	37
5 to 9 percent	348	38	23	0	19	18	249
10 to 14 percent	641	55	20	18	16	46	486
15 to 19 percent	45	0	7	6	0	8	24
20 to 24 percent	5	0	0	0	0	0	5
25 to 29 percent	9	0	0	0	0	0	9
30 to 39 percent	0	0	0	0	0	0	0
40 percent or more	20	0	0	0	0	0	20
Median	11	11	11	13	7	12	11
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167
Rental Vacancy Losses as Percent	1288	99	50	46	72	90	932

of							
Potential Receipts							
Acquired before 2000							
Less than 1.0 percent	392	25	31	0	27	19	289
1.0 to 2.9 percent	0	0	0	0	0	0	0
3.0 to 4.9 percent	0	0	0	0	0	0	0
5.0 to 6.9 percent	14	0	0	0	0	0	14
7.0 to 8.9 percent	38	0	0	0	0	0	38
9.0 to 10.9 percent	14	0	0	0	0	0	14
11.0 to 12.9 percent	6	0	0	0	0	0	6
13.0 to 14.9 percent	13	0	0	0	0	0	13
15.0 percent or more	136	0	7	12	5	7	105
Not reported or not computed	674	74	12	34	40	64	452
Median	0.8	0.5	0.6	57.5	0.6	0.7	0.8
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167
Age Restrictions	130	10	0	0	18	0	102
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	1282	82	50	47	66	101	936
Not reported	116	16	0	18	8	14	60
Type of Property Benefits@1	9	0	9	0	0	0	0
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	19	0	0	6	0	0	13
Government grant	13	6	0	0	0	0	7
Property tax relief	4	0	0	0	0	0	4
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	1277	73	35	53	83	88	945
Not reported	207	30	6	6	8	27	130
Source of Property Benefits@1	44	6	9	6	0	0	23
With property benefits							
Federal government	27	6	9	6	0	0	7
State government	10	0	0	6	0	0	4
Local government	23	0	0	6	0	0	16
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	1277	73	35	53	83	88	945
Not reported	207	30	6	6	8	27	130
Reason for Benefits@1	44	6	9	6	0	0	23
With property benefits							
Occupied by low- or moderate-income individuals	24	6	0	6	0	0	13
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	19	0	9	0	0	0	11
Not reported	0	0	0	0	0	0	0
With no property benefits	1277	73	35	53	83	88	945
Not reported	207	30	6	6	8	27	130
OWNER CHARACTERISTICS	1257	80	44	60	54	115	903
Type of Owner							
Individual investor(s)							
Limited partnership	91	6	6	6	12	0	61
Joint venture	12	0	0	0	6	0	6
General partnership	16	0	0	0	0	0	16
Life insurance company	11	11	0	0	0	0	0
Depository institution	0	0	0	0	0	0	0
Public real estate investment trust	7	0	0	0	0	0	7
Private real estate investment trust	0	0	0	0	0	0	0
Corporation - other than real estate investment trust	95	0	0	0	15	0	80
Housing cooperative organization	5	5	0	0	0	0	0
Non-profit or church-related institution	28	0	0	0	3	0	25
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	7	7	0	0	0	0	0
MORTGAGE CHARACTERISTICS	1399	108	50	60	76	102	1002
Number of Mortgages							
1 mortgage							
2 mortgages	119	0	0	6	14	12	87
3 or more mortgages	10	0	0	0	0	0	10
Form of Debt of First Mortgage	1527	108	50	66	91	115	1098
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	7	0	0	0	0	0	7
By computer over the Internet or by e-mail							
By telephone or FAX	195	6	6	13	25	12	134
By regular mail	49	8	7	0	0	6	29
By personal visit	850	62	10	28	45	44	661
Through third party (such as real estate agent or builder)	162	10	6	0	13	15	118
Some other way	31	7	0	0	0	14	10
Not reported	150	16	6	19	8	18	84
Not available	83	0	16	6	0	6	56
Origin of First Mortgage	1166	88	17	60	84	90	827

Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	119	0	28	6	0	11	74
Mortgage placed later than acquisition of property	242	20	5	0	7	13	198
Refinanced mortgage	229	20	5	0	7	13	185
Same lender	48	0	0	0	0	7	42
Different lender	181	20	5	0	7	6	143
Mortgage placed on property owned free and clear of debt	13	0	0	0	0	0	13
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	242	20	5	0	7	13	198
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	163	7	5	0	7	13	131
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	53	13	0	0	0	0	40
Other reason	27	0	0	0	0	0	27
Not reported	0	0	0	0	0	0	0
Other properties	1285	88	45	66	84	102	901
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	95	13	5	0	7	6	64
Properties on which cash received							
Less than \$20,000	57	13	5	0	0	0	40
\$20,000 to \$39,999	19	0	0	0	7	0	12
\$40,000 to \$59,999	7	0	0	0	0	0	7
\$60,000 to \$79,999	12	0	0	0	0	6	6
\$80,000 to \$99,999	0	0	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0	0	0
\$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	16554	10000	10000	0	30000	70000	16241
Mean	22608	15987	2000	0	30000	70000	20271
Properties that refinanced and did not receive cash back	117	7	0	0	0	7	103
Properties that refinanced and did not report if received cash back	31	0	0	0	0	0	31

Properties that did not refinance	1285	88	45	66	84	102	901
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	95	13	5	0	7	6	64
Properties on which cash received@1							
For additions, improvements or repairs to this property	13	0	0	0	0	0	13
To consolidate debts	32	6	5	0	0	0	21
For investment in other real estate	24	6	0	0	0	0	18
For other types of investments	6	0	0	0	0	0	6
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	0	0	0	0	0	0	0
To pay taxes	0	0	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	0	0	0	0	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0	0	0
Other	28	0	0	0	7	6	15
Not reported	0	0	0	0	0	0	0
Properties that refinanced and did not receive cash back	117	7	0	0	0	7	103
Properties that refinanced and did not report if received cash back	31	0	0	0	0	0	31
Properties that did not refinance	1285	88	45	66	84	102	901
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	92	0	0	0	14	12	66
Properties with second mortgage							
Provide funds for the purchase of this property	14	0	0	0	0	7	7
Provide funds for additions, improvements or repairs to this property	40	0	0	0	14	5	20
Provide funds for consolidation of debts	21	0	0	0	0	0	21
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	7	0	0	0	0	0	7
Not reported	10	0	0	0	0	0	10
Other properties	1435	108	50	66	76	102	1033
Purpose of Home Equity Line of Credit	46	0	0	6	0	0	41
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	11	0	0	6	0	0	5
Provide funds for consolidation of debts	0	0	0	0	0	0	0
Provide funds for investment in other real estate	6	0	0	0	0	0	6
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	7	0	0	0	0	0	7
Not reported	22	0	0	0	0	0	22
Other properties	1481	108	50	60	91	115	1057
Year First Mortgage Made or Assumed	570	29	6	26	29	43	436
1999 to 2001 (part)							
1997 and 1998	244	34	7	6	14	12	170
1995 and 1996	191	18	0	6	4	21	141
1990 to 1994	245	8	12	14	20	26	166
1985 to 1989	147	4	6	0	15	7	115
1980 to 1984	50	15	9	0	8	5	14
1979 or earlier	81	0	11	13	0	0	56
Traditional First Mortgage Loan	162	6	6	13	6	18	113
Less than \$20,000							
\$20,000 to \$29,999	186	18	5	19	17	6	120
\$30,000 to \$39,999	175	24	7	6	10	0	129
\$40,000 to \$49,999	118	0	16	15	8	5	75
\$50,000 to \$59,999	193	35	0	0	14	27	117
\$60,000 to \$79,999	232	0	6	0	12	26	188
\$80,000 to \$99,999	145	15	0	0	7	21	101
\$100,000 to \$149,999	146	5	0	13	16	5	106
\$150,000 to \$199,999	54	0	5	0	0	5	43
\$200,000 to \$249,999	50	0	0	0	0	0	50
\$250,000 to \$299,999	5	0	0	0	0	0	5
\$300,000 or more	7	0	0	0	0	0	7
Not reported	55	5	6	0	0	0	44
Median	54911	51026	42602	31289	53486	60349	57738
Mean	66669	51080	52953	42226	61947	65767	70803
Total Mortgage Loan	162	6	6	13	6	18	113

Less than \$20,000							
\$20,000 to \$29,999	184	18	5	19	17	6	118
\$30,000 to \$39,999	175	24	7	6	10	0	129
\$40,000 to \$49,999	110	0	16	15	8	5	67
\$50,000 to \$59,999	181	35	0	0	0	27	119
\$60,000 to \$79,999	237	0	6	0	12	26	193
\$80,000 to \$99,999	145	15	0	0	7	21	101
\$100,000 to \$149,999	168	5	0	13	31	5	115
\$150,000 to \$199,999	48	0	5	0	0	0	43
\$200,000 to \$249,999	46	0	0	0	0	5	41
\$250,000 to \$299,999	5	0	0	0	0	0	5
\$300,000 or more	16	0	0	0	0	0	16
Not reported	49	5	6	0	0	0	39
Median	55937	51026	42602	31289	68034	60349	58674
Mean	69695	51080	52953	42226	69742	67545	74142
Traditional First Mortgage Outstanding Debt	114	10	11	13	6	6	67
Less than \$10,000							
\$10,000 to \$19,999	114	0	0	0	4	12	98
\$20,000 to \$29,999	247	38	15	19	23	6	146
\$30,000 to \$39,999	160	0	13	6	8	5	128
\$40,000 to \$49,999	138	8	0	15	14	14	88
\$50,000 to \$59,999	165	28	0	0	0	19	118
\$60,000 to \$79,999	204	0	6	0	12	34	152
\$80,000 to \$99,999	136	15	0	13	7	7	94
\$100,000 to \$149,999	120	5	5	0	16	5	89
\$150,000 to \$199,999	41	0	0	0	0	5	36
\$200,000 to \$249,999	27	0	0	0	0	0	27
\$250,000 to \$299,999	12	0	0	0	0	0	12
\$300,000 or more	0	0	0	0	0	0	0
Not reported	49	5	0	0	0	0	44
Median	47568	44731	28933	31289	43486	57115	50037
Mean	59459	46612	39443	39772	55532	61114	63056
Total Mortgage Outstanding Debt	114	10	11	13	6	6	67
Less than \$10,000							
\$10,000 to \$19,999	114	0	0	0	4	12	98
\$20,000 to \$29,999	245	38	15	19	23	6	144
\$30,000 to \$39,999	160	0	13	6	8	5	128
\$40,000 to \$49,999	125	8	0	15	0	14	89
\$50,000 to \$59,999	165	28	0	0	0	19	118
\$60,000 to \$79,999	204	0	6	0	26	27	145
\$80,000 to \$99,999	148	15	0	13	7	13	99
\$100,000 to \$149,999	129	5	5	0	16	5	97
\$150,000 to \$199,999	39	0	0	0	0	5	33
\$200,000 to \$249,999	20	0	0	0	0	0	20
\$250,000 to \$299,999	12	0	0	0	0	0	12
\$300,000 or more	9	0	0	0	0	0	9
Not reported	43	5	0	0	0	0	39
Median	48693	44731	28933	31289	63733	57115	50289
Mean	60297	44638	39443	39772	59861	62441	63828
Current Interest Rate on First Mortgage	644	15	5	40	50	47	487
Less than 6.0 percent							
6.0 percent	15	0	0	0	0	0	15

6.1 to 6.4 percent	23	9	0	0	0	0	14
6.5 to 6.9 percent	29	0	0	0	0	5	23
7.0 percent	71	22	0	0	14	7	28
7.1 to 7.4 percent	71	0	6	0	0	6	59
7.5 to 7.9 percent	51	7	0	0	0	12	32
8.0 percent	74	8	7	0	4	6	49
8.1 to 8.4 percent	35	0	0	0	0	4	31
8.5 to 8.9 percent	39	4	6	0	0	0	29
9.0 percent	22	0	0	0	0	6	16
9.1 to 9.4 percent	67	16	0	6	0	0	44
9.5 to 9.9 percent	39	6	18	0	0	0	14
10.0 percent	14	0	0	0	0	0	14
10.1 to 10.4 percent	15	15	0	0	0	0	0
10.5 to 10.9 percent	5	0	0	0	0	0	5
11.0 percent	26	0	0	0	6	6	13
11.1 to 12.9 percent	29	0	9	0	6	0	15
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	259	6	0	19	11	14	209
Not reported	0	0	0	0	0	0	0
Median	7.1	8.0	9.6	4.9	5.4	7.1	7.0
Type of Interest Rate Buydown	25	0	7	0	0	5	13
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	20	0	7	0	0	0	13
Properties without interest rate buydown	491	27	32	6	6	42	378
Not reported	1011	82	12	59	85	67	707
Term of First Mortgage	13	0	0	0	0	4	9
Less than 5 years							
5 years	27	0	0	0	0	0	27
6 to 9 years	16	0	0	0	0	0	16
10 years	28	0	0	0	0	0	28
11 to 14 years	6	0	0	0	0	0	6
15 years	95	8	0	0	0	0	87
16 to 19 years	4	0	0	0	0	0	4
20 years	24	0	0	0	0	0	24
21 to 24 years	5	0	0	0	0	0	5
25 years	10	0	0	0	0	0	10
26 to 29 years	9	0	0	0	0	0	9
30 years	388	100	50	0	10	43	185
More than 30 years	18	0	0	6	0	0	12
No stated term	885	0	0	59	81	67	678
Median	30	30	31	65	31	30	26
Unexpired Term of First Mortgage	53	0	6	0	0	4	43
Less than 5 years							
5 to 9 years	82	0	14	0	0	0	68
10 to 14 years	115	23	0	0	0	0	91
15 to 19 years	76	4	25	0	0	0	47
20 to 24 years	67	12	5	0	4	13	33
25 to 29 years	202	54	0	0	6	30	112
30 or more years	47	15	0	6	0	0	26
No stated term or not computed	885	0	0	59	81	67	678

Median	20	26	16	65	26	26	16
Holder of First Mortgage	329	20	0	0	35	19	256
Commercial bank or trust company							
Savings and loan association, federal savings bank	152	0	0	15	9	7	121
Mutual savings bank	9	0	9	0	0	0	0
Life insurance company	30	0	0	0	8	0	22
Mortgage banker or mortgage company	74	13	0	0	0	19	42
Federally-sponsored secondary market agency or pool	631	58	30	32	23	63	426
Conventional mortgage pool	14	0	0	0	0	0	14
Other federal agency	59	0	6	6	4	0	43
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	72	5	6	6	0	0	56
Finance company	23	5	0	6	0	0	12
State or municipal government or housing finance agency	71	8	0	0	5	7	52
Individual or individual's estate	37	0	0	0	0	0	37
Other	26	0	0	0	8	0	19
Servicer of First Mortgage	365	20	7	0	35	19	284
Commercial bank or trust company							
Savings and loan association, federal savings bank	147	0	0	15	3	7	121
Mutual savings bank	0	0	0	0	0	0	0
Life insurance company	30	0	0	0	8	0	22
Mortgage banker or mortgage company	709	71	38	32	33	76	459
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	49	0	0	6	0	0	43
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	77	5	6	6	0	5	56
Finance company	23	5	0	6	0	0	12
State or municipal government or housing finance agency	71	8	0	0	5	7	52
Individual or individual's estate	37	0	0	0	0	0	37
Other	21	0	0	0	8	0	13
Holder's Acquisition of First Mortgage	770	52	6	33	26	58	595
Originated directly from borrower							
Purchased from present servicer	455	36	6	33	60	37	284
Purchased from someone else	302	20	38	0	5	19	220
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	1163	77	45	60	74	95	812
Properties acquired by purchase with first mortgage							

made or assumed at time of purchase							
Less than 40 percent	16	0	6	0	0	0	10
40 to 49 percent	14	0	0	0	0	0	14
50 to 59 percent	27	0	0	0	0	7	20
60 to 69 percent	163	36	0	25	14	8	81
70 to 79 percent	102	15	5	0	15	6	60
80 to 89 percent	211	9	9	0	7	18	167
90 to 94 percent	66	0	0	0	0	26	41
95 to 99 percent	99	12	0	6	10	0	70
100 percent or more	433	4	19	28	28	31	323
Not reported	31	0	6	0	0	0	25
Median	92	72	89	99	95	92	95
Other properties	364	31	5	6	17	20	286
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Value	1163	77	45	60	74	95	812
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	0	0	0	0	0	0	0
40 to 49 percent	18	0	0	0	0	4	14
50 to 59 percent	30	0	0	0	0	0	30
60 to 69 percent	277	38	11	25	22	15	167
70 to 79 percent	113	15	15	0	7	6	70
80 to 89 percent	261	18	7	0	7	38	192
90 to 94 percent	39	0	0	0	0	14	25
95 to 99 percent	78	7	0	6	10	0	55
100 percent or more	314	0	7	28	28	18	233
Not reported	31	0	6	0	0	0	25
Median	85	71	76	99	95	86	86
Other properties	364	31	5	6	17	20	286
Not available	0	0	0	0	0	0	0
First Mortgage Risk	124	15	0	6	15	8	81
Subprime loan							
Not subprime loan	1403	93	50	60	76	107	1017
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	1163	77	45	60	74	95	812
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	16	0	6	0	0	0	10
40 to 49 percent	14	0	0	0	0	0	14
50 to 59 percent	27	0	0	0	0	7	20
60 to 69 percent	156	36	0	25	14	8	74
70 to 79 percent	101	15	5	0	15	0	65
80 to 89 percent	201	9	9	0	7	17	159
90 to 94 percent	54	0	0	0	0	20	34
95 to 99 percent	106	12	0	6	10	7	70
100 percent or more	456	4	19	28	28	36	341
Not reported	31	0	6	0	0	0	25
Median	95	72	89	99	95	94	96
Other properties	364	31	5	6	17	20	286
Not available	0	0	0	0	0	0	0

Total Mortgage Loan as Percent of Value	1163	77	45	60	74	95	812
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	104	12	11	6	6	0	68
40 to 49 percent	71	0	0	0	6	24	41
50 to 59 percent	170	22	0	8	15	7	118
60 to 69 percent	228	15	7	26	12	14	155
70 to 79 percent	165	21	0	6	5	14	119
80 to 89 percent	118	0	16	0	12	17	74
90 to 94 percent	79	0	0	0	0	7	72
95 to 99 percent	50	7	6	0	0	5	32
100 percent or more	146	0	0	14	17	6	109
Not reported	31	0	6	0	0	0	25
Median	70	63	81	66	68	72	71
Other properties	364	31	5	6	17	20	286
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	87	4	11	6	6	0	60
Less than 20 percent							
20 to 29 percent	79	0	0	0	0	0	79
30 to 39 percent	114	14	0	8	7	18	66
40 to 49 percent	140	25	15	0	17	6	76
50 to 59 percent	309	20	0	20	18	28	223
60 to 69 percent	177	15	6	20	7	12	117
70 to 79 percent	222	12	7	6	19	13	164
80 to 89 percent	152	6	11	0	13	17	105
90 to 99 percent	106	7	0	6	3	20	69
100 percent or more	93	0	0	0	0	0	93
Not reported or not computed	50	5	0	0	0	0	46
Median	61	54	49	60	59	64	62
Index Used to Adjust Interest Rate on ARM	284	20	11	13	12	21	207
Properties with adjustable rate first mortgage							
Treasury security	65	0	5	0	0	7	53
Average cost of funds in bank district	14	0	0	0	0	0	14
National average cost of funds	5	0	0	0	0	0	5
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	37	0	0	0	0	0	37
No index used	0	0	0	0	0	0	0
Not reported	162	20	6	13	12	14	97
Other properties	1243	88	39	53	78	93	892
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	284	20	11	13	12	21	207
Properties with adjustable rate first mortgage							
Monthly	14	0	0	0	0	0	14
Every 3 months	0	0	0	0	0	0	0
Every 6 months	17	0	0	0	0	0	17
Yearly	58	0	5	0	0	7	45

Every 3 years	20	0	0	0	0	0	20
Every 5 years	14	0	0	0	0	0	14
Other	0	0	0	0	0	0	0
Not reported	162	20	6	13	12	14	97
Other properties	1243	88	39	53	78	93	892
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	284	20	11	13	12	21	207
Properties with adjustable rate first mortgage							
Less than 1 percent	0	0	0	0	0	0	0
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	10	0	0	0	0	0	10
2 percent	60	0	0	0	0	7	53
2.1 to 2.9 percent	3	0	0	0	0	0	3
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	12	0	5	0	0	0	7
No caps	37	0	0	0	0	0	37
Not reported	162	20	6	13	12	14	97
Other properties	1243	88	39	53	78	93	892
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	284	20	11	13	12	21	207
Properties with adjustable rate first mortgage							
Less than 1 percent	0	0	0	0	0	0	0
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	5	0	0	7	97
No caps	13	0	0	0	0	0	13
Not reported	162	20	6	13	12	14	97
Other properties	1243	88	39	53	78	93	892
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	284	20	11	13	12	21	207
Properties with adjustable rate first mortgage							
Yes, rate has changed	78	0	5	0	0	7	66
No change since mortgage made	44	0	0	0	0	0	44
Not reported	162	20	6	13	12	14	97
Other properties	1243	88	39	53	78	93	892
Not reported	0	0	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
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	1365	88	44	53	78	101	1001
Not reported	162	20	6	13	12	14	97
First Mortgage Allows for Negative Amortization	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	1365	88	44	53	78	101	1001
Not reported	162	20	6	13	12	14	97
MORTGAGE PAYMENTS AND OTHER EXPENSES	1354	79	50	47	77	108	993
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	1354	79	50	47	77	108	993
Fully amortized	1227	79	44	47	72	94	892
Not fully amortized	127	0	6	0	6	14	101
Interest only	0	0	0	0	0	0	0
No regular payments required	6	0	0	0	0	0	6
Not reported	168	30	0	19	13	7	99
Items Included in First Mortgage Payment@1	1354	79	50	47	77	108	993
Regular monthly payments of both interest and principal							
Real estate taxes	297	27	44	6	4	36	180
Property insurance	333	33	44	6	4	43	202
Mortgage insurance	52	11	7	0	0	30	4
Other	121	7	27	0	0	14	74
No items included or not reported	1011	46	6	40	73	65	780
No regular payments of interest and principal	174	30	0	19	13	7	105
Monthly Interest and Principal Payments on First Mortgage	1354	79	50	47	77	108	993
Monthly payments of interest and/or principal							
Less than \$100	48	6	0	0	0	6	37
\$100 to \$199	67	4	0	0	0	0	63

\$200 to \$299	202	24	18	14	17	6	122
\$300 to \$399	215	8	13	14	10	22	148
\$400 to \$499	127	14	9	0	14	0	91
\$500 to \$599	167	9	6	6	0	20	125
\$600 to \$699	82	0	0	0	0	21	61
\$700 to \$799	112	8	0	0	7	7	90
\$800 to \$899	61	6	0	0	0	12	43
\$900 to \$999	50	0	5	0	12	0	33
\$1,000 to \$1,249	74	0	0	13	3	0	58
\$1,250 to \$1,499	76	0	0	0	0	5	70
\$1,500 or more	73	0	0	0	13	8	52
Median	511	373	355	368	482	596	528
Mean	1157	409	404	533	10057	651	645
No regular payments required	6	0	0	0	0	0	6
Not reported	168	30	0	19	13	7	99
Current First Mortgage Payment Status	1522	108	50	66	91	115	1093
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	537	33	38	0	10	47	409
Delinquent by 90 days or more	18	0	6	6	0	0	5
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	0	0	0	0	0	0	0
Not reported	966	76	6	59	81	67	678
Other properties	6	0	0	0	0	0	6
Monthly Interest and Principal Payments on Total Mortgages	1354	79	50	47	77	108	993
Regular monthly payments of interest and/or principal							
Less than \$100	43	6	0	0	0	6	31
\$100 to \$199	60	4	0	0	0	0	56
\$200 to \$299	192	24	18	14	17	6	113
\$300 to \$399	222	8	13	14	10	22	155
\$400 to \$499	123	14	9	0	0	0	100
\$500 to \$599	167	9	6	6	0	20	125
\$600 to \$699	83	0	0	0	0	21	62
\$700 to \$799	100	8	0	0	7	7	77
\$800 to \$899	55	6	0	0	0	5	43
\$900 to \$999	64	0	5	0	26	0	33
\$1,000 to \$1,249	91	0	0	13	3	0	75
\$1,250 to \$1,499	77	0	0	0	0	7	70
\$1,500 or more	78	0	0	0	13	13	52
Median	523	373	355	368	916	596	533
Mean	1186	409	404	533	10142	702	672
No regular monthly payments required	174	30	0	19	13	7	105
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	1145	70	50	34	64	83	845
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	54	6	0	0	0	6	42
20 to 29 percent	18	0	0	0	0	0	18

30 to 39 percent	35	4	0	0	0	0	31
40 to 49 percent	58	8	0	0	0	0	50
50 to 59 percent	121	15	13	0	7	13	73
60 to 69 percent	127	7	5	0	4	7	105
70 to 79 percent	94	0	12	0	0	6	76
80 to 89 percent	106	8	5	12	5	0	77
90 to 99 percent	101	6	15	0	7	12	60
100 percent or more	280	16	0	0	27	27	211
Not reported or not computed	150	0	0	22	14	12	102
Median	79	62	76	85	7444	93	77
Other properties	382	39	0	32	26	32	254
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	1145	70	50	34	64	83	845
Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	48	6	0	0	0	6	37
20 to 29 percent	18	0	0	0	0	0	18
30 to 39 percent	35	4	0	0	0	0	31
40 to 49 percent	53	8	0	0	0	0	45
50 to 59 percent	132	15	13	0	7	13	84
60 to 69 percent	104	7	5	0	4	7	81
70 to 79 percent	72	0	12	0	0	6	55
80 to 89 percent	106	8	5	12	5	0	77
90 to 99 percent	109	6	15	0	7	12	68
100 percent or more	318	16	0	0	27	27	248
Not reported or not computed	150	0	0	22	14	12	102
Median	83	62	76	85	7444	93	83
Other properties	382	39	0	32	26	32	254
Real Estate Tax	1288	99	50	46	72	90	932
Acquired before 2000							
Less than \$100	67	6	0	0	3	0	58
\$100 to \$199	33	0	0	0	5	0	28
\$200 to \$299	55	8	0	14	0	0	33
\$300 to \$399	122	7	0	20	9	14	73
\$400 to \$499	89	9	0	0	0	0	80
\$500 to \$599	108	6	9	0	8	7	78
\$600 to \$699	98	20	0	0	0	0	78
\$700 to \$799	30	0	7	6	7	7	4
\$800 to \$899	105	0	0	0	20	0	85
\$900 to \$999	35	0	5	0	0	7	22
\$1,000 to \$1,249	144	8	13	6	0	13	103
\$1,250 to \$1,499	64	4	0	0	0	11	48
\$1,500 to \$1,999	123	18	11	0	7	7	80
\$2,000 to \$2,499	91	8	6	0	5	7	66
\$2,500 or more	104	0	0	0	8	17	79
Not reported	21	5	0	0	0	0	16
Median	830	656	1085	344	822	1190	831
Mean	1096	929	1196	439	1053	1357	1119
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167
Real Estate Tax Per \$1,000 Value	1288	99	50	46	72	90	932
Acquired before 2000							
Less than \$5	138	0	0	8	8	0	122
\$5 to \$9	525	54	0	24	31	28	388

\$10 to \$14	253	22	32	0	22	25	153
\$15 to \$19	141	6	0	0	5	25	105
\$20 to \$24	80	4	7	14	0	7	48
\$25 to \$29	56	0	0	0	6	0	49
\$30 to \$39	74	8	12	0	0	5	50
\$40 to \$49	0	0	0	0	0	0	0
\$50 to \$59	0	0	0	0	0	0	0
\$60 or more	0	0	0	0	0	0	0
Not reported or not computed	21	5	0	0	0	0	16
Median	10	9	14	8	10	13	9
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167
Real Estate Tax as Percent of Rental Receipts	1288	99	50	46	72	90	932
Acquired before 2000							
Less than 5 percent	74	0	0	0	0	0	74
5 to 9 percent	401	33	0	18	12	34	305
10 to 14 percent	236	23	14	6	14	7	172
15 to 19 percent	180	25	7	0	10	19	119
20 to 24 percent	106	8	18	0	14	7	60
25 to 29 percent	62	0	12	0	0	0	50
30 to 34 percent	25	0	0	0	0	5	20
35 to 39 percent	8	0	0	0	8	0	0
40 percent or more	19	0	0	0	0	5	14
Not reported or not computed	177	10	0	22	14	12	118
Median	12	13	21	8	17	13	11
Acquired 2000 and 2001 (part)	240	9	0	20	19	25	167