

Residential Finance Survey: 2001 - West

Table 4-3e. 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	1214	115	16	7	30	170	877
PROPERTY CHARACTERISTICS	1053	107	16	7	24	154	744
Property Location by Geographic Area							
Inside MAs							
In central cities	412	52	4	7	8	52	289
Not in central cities	640	55	12	1	16	102	455
Outside MAs	161	8	0	0	5	16	133
Manner of Acquisition	1140	106	16	7	25	163	824
By purchase							
Placed one new mortgage	1000	90	12	7	19	148	724
Placed two or more new mortgages	22	0	0	0	0	9	13
Assumed mortgage(s) already on property	89	16	4	0	5	0	64
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	0	0	0	0	0	0	0
Paid all cash-no borrowing	10	0	0	0	0	0	10
Other manner	12	0	0	0	0	6	6
By inheritance or gift	33	0	0	0	5	4	24
By divorce	0	0	0	0	0	0	0
By tax free exchange of other property	8	0	0	0	0	0	8
By foreclosure or assignment	0	0	0	0	0	0	0
By some other manner	4	3	0	0	0	0	2
Not reported	28	6	0	0	0	3	19
Source of Downpayment@1	528	47	0	0	8	106	367
Properties purchased 1995 to 2001 (part)							
Sale of stock or other partnership shares for this project	14	0	0	0	0	0	14
Sale of previously owned stocks, shares, or other securities	8	0	0	0	0	0	8
Sale of land or other real estate	63	0	0	0	0	18	45
Owner's cash, bank deposits, share accounts, or bonds	316	36	0	0	8	61	212

Borrowing from a retirement plan	8	0	0	0	0	0	8
Borrowing using assets other than this property as collateral	25	0	0	0	1	10	14
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	6	0	0	0	0	6	0
From parents or relatives	30	9	0	0	0	2	19
Other cash source	12	0	0	0	0	7	5
Non-cash source	5	0	0	0	0	0	5
No downpayment required	42	0	0	0	0	11	31
Not reported	47	7	0	0	0	7	33
Other properties	676	67	16	7	22	61	503
Not reported	10	0	0	0	0	3	7
Year Property Acquired	275	22	0	0	1	54	198
1999 to 2001 (part)							
1997 and 1998	169	17	0	0	7	29	115
1995 and 1996	111	8	0	0	0	26	77
1990 to 1994	220	38	6	0	0	23	153
1985 to 1989	196	12	0	1	0	37	147
1980 to 1984	74	6	10	0	0	1	58
1975 to 1979	96	0	0	7	17	0	73
1970 to 1974	55	12	0	0	5	0	38
1969 or earlier	18	0	0	0	0	0	18
Building and Land Acquisition	1127	108	16	7	22	151	824
Acquired at same time							
Not acquired at same time	54	1	0	0	8	16	30
Land not owned by building owner	5	0	0	0	0	0	5
Not reported	28	6	0	0	0	3	18
Property New or Previously Owned When Acquired	1140	106	16	7	25	163	824
Acquired by purchase							
New	182	23	0	0	8	16	135
Previously owned	930	77	16	7	17	146	667
As residential property	930	77	16	7	17	146	667
Converted from nonresidential use	0	0	0	0	0	0	0
Other	12	0	0	0	0	0	12
Not reported	16	6	0	0	0	0	10
Other properties	45	3	0	0	5	4	34
Not reported	28	6	0	0	0	3	19
Year Structure Built	25	5	0	0	0	7	13
1999 to March 2000							
1997 and 1998	46	0	0	0	0	2	44
1995 and 1996	34	0	0	0	0	18	16
1990 to 1994	93	16	0	0	0	20	56
1980 to 1989	196	26	6	0	0	10	154
1970 to 1979	263	28	10	7	24	40	155
1960 to 1969	124	12	0	0	0	13	100
1950 to 1959	130	0	0	1	0	35	95
1940 to 1949	165	6	0	0	1	20	139
1939 or earlier	137	21	0	0	5	6	106
	417	39	0	0	8	80	290

Purchase Price							
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	11	5	0	0	0	0	7
\$20,000 to \$39,999	24	0	0	0	0	0	24
\$40,000 to \$59,999	7	0	0	0	0	0	7
\$60,000 to \$79,999	54	11	0	0	0	4	39
\$80,000 to \$99,999	33	6	0	0	0	14	13
\$100,000 to \$124,999	50	6	0	0	0	14	31
\$125,000 to \$149,999	54	6	0	0	0	10	37
\$150,000 to \$174,999	24	5	0	0	0	6	14
\$175,000 to \$199,999	68	0	0	0	7	18	43
\$200,000 to \$249,999	30	0	0	0	0	6	24
\$250,000 to \$299,999	24	0	0	0	0	0	24
\$300,000 to \$499,999	16	1	0	0	1	0	14
\$500,000 or more	22	0	0	0	0	8	14
Median	138636	92485	0	0	188447	145699	141809
Mean	164464	96503	0	0	196820	178760	168846
Other properties	797	75	16	7	22	90	587
Value	12	6	0	0	0	0	7
Less than \$20,000							
\$20,000 to \$39,999	0	0	0	0	0	0	0
\$40,000 to \$59,999	35	5	0	0	0	0	30
\$60,000 to \$79,999	56	6	0	7	0	0	43
\$80,000 to \$99,999	140	19	4	0	5	18	94
\$100,000 to \$124,999	171	18	0	0	4	8	141
\$125,000 to \$149,999	116	11	6	0	0	24	76
\$150,000 to \$174,999	87	15	0	0	0	15	57
\$175,000 to \$199,999	113	12	6	0	0	21	75
\$200,000 to \$249,999	141	20	0	0	12	34	75
\$250,000 to \$299,999	104	3	0	0	0	13	89
\$300,000 to \$499,999	160	1	0	0	8	25	126
\$500,000 or more	78	0	0	1	0	12	65
Median	171896	132260	142096	70826	222717	199937	170867
Mean	204795	139921	144274	133300	203046	225412	211000
Purchase Price as Percent of Value@8	1140	106	16	7	25	163	824
Acquired by purchase							
Purchased 1997 to 2001 (part)	417	39	0	0	8	80	290
Less than 60 percent	77	5	0	0	0	10	62
60 to 69 percent	77	4	0	0	0	11	62
70 to 79 percent	53	0	0	0	0	15	38
80 to 99 percent	151	30	0	0	7	12	102
100 percent or more	59	1	0	0	1	32	26
Median	80	87	0	0	91	86	76
Purchased 1990 to 1996 (part)	319	43	6	0	0	49	222
Less than 40 percent	18	6	0	0	0	0	12
40 to 59 percent	54	4	0	0	0	0	50
60 to 79 percent	129	8	6	0	0	33	82
80 to 99 percent	71	13	0	0	0	16	42
100 percent or more	48	12	0	0	0	0	35
Median	74	86	70	0	0	75	72
Purchased 1989 or earlier	404	24	10	7	17	34	312
Less than 20 percent	63	12	0	0	0	0	50
20 to 39 percent	89	0	0	0	4	6	79

40 to 59 percent	139	6	6	0	13	15	99
60 to 79 percent	55	0	4	0	0	6	44
80 to 99 percent	12	0	0	1	0	6	6
100 percent or more	46	6	0	7	0	0	33
Median	47	19	57	2922	47	54	45
Not acquired by purchase	74	8	0	0	5	7	53
Value of Capital Improvements	562	41	6	7	12	96	399
Properties with capital improvements between 1998 and 2000							
Less than \$500	7	0	0	0	0	0	7
\$500 to \$999	14	0	0	0	0	0	14
\$1,000 to \$2,499	68	4	0	1	0	16	47
\$2,500 to \$4,999	151	21	0	7	12	6	106
\$5,000 to \$7,499	138	10	6	0	0	41	81
\$7,500 to \$9,999	25	6	0	0	0	6	13
\$10,000 to \$14,999	35	0	0	0	0	16	19
\$15,000 to \$19,999	19	0	0	0	0	0	19
\$20,000 to \$29,999	41	0	0	0	0	0	41
\$30,000 or more	64	0	0	0	0	11	53
Median	5737	4464	6250	3647	3750	6574	5807
Mean	10442	4062	5000	4309	2884	9911	11656
Properties with no capital improvements between 1998 and 2000	527	66	4	0	12	58	387
Capital improvements not reported	125	7	6	0	5	16	91
Monthly Rental Receipts	1058	109	16	7	29	123	774
Acquired before 2000							
Less than \$100	0	0	0	0	0	0	0
\$100 to \$199	12	0	0	0	0	0	12
\$200 to \$299	6	0	0	0	0	0	6
\$300 to \$399	40	0	0	0	0	0	40
\$400 to \$499	25	13	0	0	0	0	12
\$500 to \$599	56	7	0	0	0	1	49
\$600 to \$799	218	18	10	0	0	12	178
\$800 to \$999	160	23	0	0	9	10	118
\$1000 or more	460	30	6	7	15	90	313
No rental receipts	82	19	0	0	5	11	47
Median	965	863	756	5000500	1905465	3752516	914
Mean	1137	810	926	1547	885	1409	1150
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103
Rental Receipts as Percent of Value@8	1058	109	16	7	29	123	774
Acquired before 2000							
Less than 5 percent	147	7	0	0	0	4	136
5 to 9 percent	480	35	10	0	24	58	352
10 to 14 percent	325	42	6	1	0	46	231
15 to 19 percent	12	0	0	7	0	0	6
20 to 24 percent	2	0	0	0	0	0	2
25 to 29 percent	6	6	0	0	0	0	0
30 to 39 percent	0	0	0	0	0	0	0
40 percent or more	4	0	0	0	0	4	0
Median	9	10	9	17	8	9	8
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103
Rental Vacancy Losses as Percent	1058	109	16	7	29	123	774

of							
Potential Receipts							
Acquired before 2000							
Less than 1.0 percent	461	60	0	0	20	40	341
1.0 to 2.9 percent	7	0	0	0	0	0	7
3.0 to 4.9 percent	8	0	0	0	4	0	3
5.0 to 6.9 percent	10	6	0	0	0	0	4
7.0 to 8.9 percent	28	0	0	0	0	0	28
9.0 to 10.9 percent	10	0	0	0	0	0	10
11.0 to 12.9 percent	10	0	0	0	0	6	4
13.0 to 14.9 percent	11	0	0	0	0	0	11
15.0 percent or more	50	0	0	0	0	14	36
Not reported or not computed	464	43	16	7	5	63	329
Median	0.6	0.5	0.0	0.0	0.6	0.7	0.7
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103
Age Restrictions	111	25	0	0	9	16	60
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	1090	83	16	7	20	153	811
Not reported	12	6	0	0	0	0	6
Type of Property Benefits@1	7	0	0	0	0	0	7
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	6	0	0	0	0	0	6
Government grant	0	0	0	0	0	0	0
Property tax relief	8	0	0	0	0	0	8
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	1111	108	16	7	29	160	792
Not reported	81	7	0	0	1	10	64
Source of Property Benefits@1	21	0	0	0	0	0	21
With property benefits							
Federal government	13	0	0	0	0	0	13
State government	8	0	0	0	0	0	8
Local government	0	0	0	0	0	0	0
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	1111	108	16	7	29	160	792
Not reported	81	7	0	0	1	10	64
Reason for Benefits@1	21	0	0	0	0	0	21
With property benefits							
Occupied by low- or moderate-income individuals	0	0	0	0	0	0	0
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	8	0	0	0	0	0	8
Not reported	0	0	0	0	0	0	0
With no property benefits	1111	108	16	7	29	160	792
Not reported	81	7	0	0	1	10	64
OWNER CHARACTERISTICS	1056	106	10	7	30	141	762
Type of Owner							
Individual investor(s)							
Limited partnership	64	6	0	0	0	10	47
Joint venture	13	0	0	0	0	0	13
General partnership	23	0	6	0	0	0	17
Life insurance company	0	0	0	0	0	0	0
Depository institution	0	0	0	0	0	0	0
Public real estate investment trust	0	0	0	0	0	0	0
Private real estate investment trust	0	0	0	0	0	0	0
Corporation - other than real estate investment trust	13	0	0	0	0	7	6
Housing cooperative organization	0	0	0	0	0	0	0
Non-profit or church-related institution	6	0	0	0	0	0	6
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	39	3	0	0	0	12	25
MORTGAGE CHARACTERISTICS	1077	104	16	7	30	150	770
Number of Mortgages							
1 mortgage							
2 mortgages	110	10	0	0	0	18	82
3 or more mortgages	27	0	0	0	0	2	25
Form of Debt of First Mortgage	1214	115	16	7	30	170	877
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	19	0	0	0	0	6	12
By computer over the Internet or by e-mail							
By telephone or FAX	140	0	0	7	0	23	110
By regular mail	43	0	0	0	0	0	43
By personal visit	614	70	0	0	29	88	427
Through third party (such as real estate agent or builder)	272	41	6	0	0	40	186
Some other way	3	3	0	0	1	0	0
Not reported	76	1	6	1	0	14	55
Not available	47	0	4	0	0	0	43
Origin of First Mortgage	789	84	12	1	12	142	539

Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	92	11	4	0	0	0	78
Mortgage placed later than acquisition of property	332	20	0	7	18	28	260
Refinanced mortgage	285	20	0	7	13	28	218
Same lender	83	0	0	0	13	6	64
Different lender	202	20	0	7	0	22	153
Mortgage placed on property owned free and clear of debt	47	0	0	0	5	0	42
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	332	20	0	7	18	28	260
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	187	8	0	7	8	21	144
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	0	0	0	0	0	0	0
Receive cash or increase outstanding balance of loan	80	12	0	0	5	0	63
Other reason	33	0	0	0	5	0	28
Not reported	19	0	0	0	0	0	19
Other properties	881	95	16	1	12	142	617
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	108	12	0	0	10	0	86
Properties on which cash received							
Less than \$20,000	25	6	0	0	0	0	19
\$20,000 to \$39,999	29	6	0	0	5	0	19
\$40,000 to \$59,999	15	0	0	0	0	0	15
\$60,000 to \$79,999	22	0	0	0	0	0	22
\$80,000 to \$99,999	11	0	0	0	5	0	6
\$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	39670	19041	0	0	39809	0	47622
Mean	43049	19497	0	0	54662	0	44951
Properties that refinanced and did not receive cash back	182	8	0	7	8	23	137
Properties that refinanced and did not report if received cash back	42	0	0	0	0	6	37

Properties that did not refinance	881	95	16	1	12	142	617
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	108	12	0	0	10	0	86
Properties on which cash received@1							
For additions, improvements or repairs to this property	18	0	0	0	0	0	18
To consolidate debts	27	0	0	0	0	0	27
For investment in other real estate	25	12	0	0	0	0	13
For other types of investments	25	0	0	0	5	0	20
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	8	0	0	0	0	0	8
To pay taxes	0	0	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	6	0	0	0	0	0	6
To purchase consumer product other than automobile, truck, or other vehicle	6	0	0	0	0	0	6
Other	12	0	0	0	0	0	12
Not reported	5	0	0	0	5	0	0
Properties that refinanced and did not receive cash back	182	8	0	7	8	23	137
Properties that refinanced and did not report if received cash back	42	0	0	0	0	6	37
Properties that did not refinance	881	95	16	1	12	142	617
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	99	4	0	0	0	20	75
Properties with second mortgage							
Provide funds for the purchase of this property	15	0	0	0	0	7	8
Provide funds for additions, improvements or repairs to this property	30	0	0	0	0	4	25
Provide funds for consolidation of debts	16	4	0	0	0	0	12
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	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	34	0	0	0	0	9	25
Other properties	1115	110	16	7	30	150	802
Purpose of Home Equity Line of Credit	65	6	0	0	0	2	57
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	31	0	0	0	0	0	31
Provide funds for consolidation of debts	6	0	0	0	0	0	6
Provide funds for investment in other real estate	6	6	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	8	0	0	0	0	0	8
Not reported	14	0	0	0	0	2	11
Other properties	1149	109	16	7	30	168	820
Year First Mortgage Made or Assumed	400	22	0	0	1	67	310
1999 to 2001 (part)							
1997 and 1998	234	23	0	0	20	33	158
1995 and 1996	136	16	6	7	0	26	82
1990 to 1994	280	29	0	0	5	25	221
1985 to 1989	72	12	0	1	0	19	41
1980 to 1984	29	0	10	0	0	0	19
1979 or earlier	63	12	0	0	4	0	47
Traditional First Mortgage Loan	50	12	0	0	0	8	31
Less than \$20,000							
\$20,000 to \$29,999	26	0	4	0	0	0	22
\$30,000 to \$39,999	86	5	6	0	0	0	76
\$40,000 to \$49,999	75	6	0	0	5	0	64
\$50,000 to \$59,999	91	0	0	0	0	4	87
\$60,000 to \$79,999	175	40	0	7	4	27	97
\$80,000 to \$99,999	176	20	0	0	5	36	115
\$100,000 to \$149,999	285	23	6	0	0	60	196
\$150,000 to \$199,999	153	9	0	0	15	28	101
\$200,000 to \$249,999	31	0	0	0	0	2	29
\$250,000 to \$299,999	28	0	0	0	1	0	28
\$300,000 or more	37	0	0	0	0	6	31
Not reported	0	0	0	0	0	0	0
Median	91788	77245	36839	70000	151687	109187	90797
Mean	106535	84968	61469	70381	118463	120774	107291
Total Mortgage Loan	45	12	0	0	0	8	25

Less than \$20,000							
\$20,000 to \$29,999	26	0	4	0	0	0	22
\$30,000 to \$39,999	86	5	6	0	0	0	75
\$40,000 to \$49,999	75	6	0	0	5	0	64
\$50,000 to \$59,999	91	0	0	0	0	4	87
\$60,000 to \$79,999	155	36	0	7	4	27	82
\$80,000 to \$99,999	185	24	0	0	5	29	127
\$100,000 to \$149,999	281	23	6	0	0	53	199
\$150,000 to \$199,999	173	9	0	0	15	42	108
\$200,000 to \$249,999	18	0	0	0	0	0	18
\$250,000 to \$299,999	25	0	0	0	1	0	24
\$300,000 or more	54	0	0	0	0	8	46
Not reported	0	0	0	0	0	0	0
Median	94005	79217	36839	70000	151687	116679	93239
Mean	115518	85683	61469	70381	118463	129452	117952
Traditional First Mortgage Outstanding Debt	41	12	4	0	0	0	24
Less than \$10,000							
\$10,000 to \$19,999	75	0	6	0	0	8	61
\$20,000 to \$29,999	43	0	0	0	4	0	39
\$30,000 to \$39,999	75	11	0	0	5	0	59
\$40,000 to \$49,999	113	0	0	0	0	4	108
\$50,000 to \$59,999	64	6	0	0	0	10	49
\$60,000 to \$79,999	165	36	0	7	0	35	87
\$80,000 to \$99,999	201	24	0	0	5	35	137
\$100,000 to \$149,999	216	18	6	0	8	48	137
\$150,000 to \$199,999	142	9	0	0	7	22	104
\$200,000 to \$249,999	19	0	0	0	1	2	16
\$250,000 to \$299,999	23	0	0	0	0	0	23
\$300,000 or more	37	0	0	0	0	6	31
Not reported	0	0	0	0	0	0	0
Median	83170	75965	16839	70000	103289	96381	81467
Mean	96443	76689	43106	65804	106059	112088	96872
Total Mortgage Outstanding Debt	35	12	4	0	0	0	19
Less than \$10,000							
\$10,000 to \$19,999	68	0	6	0	0	8	55
\$20,000 to \$29,999	49	0	0	0	4	0	45
\$30,000 to \$39,999	75	11	0	0	5	0	59
\$40,000 to \$49,999	107	0	0	0	0	4	103
\$50,000 to \$59,999	64	6	0	0	0	10	49
\$60,000 to \$79,999	151	32	0	7	0	35	78
\$80,000 to \$99,999	205	28	0	0	5	29	143
\$100,000 to \$149,999	232	18	6	0	8	48	152
\$150,000 to \$199,999	149	9	0	0	7	29	104
\$200,000 to \$249,999	11	0	0	0	1	0	10
\$250,000 to \$299,999	14	0	0	0	0	0	14
\$300,000 or more	54	0	0	0	0	8	46
Not reported	0	0	0	0	0	0	0
Median	85607	78015	16839	70000	103289	100236	84400
Mean	104840	77372	43106	65804	106059	120235	106828
Current Interest Rate on First Mortgage	466	6	0	1	16	74	369
Less than 6.0 percent							
6.0 percent	12	0	0	0	0	0	12

6.1 to 6.4 percent	16	0	0	0	0	0	16
6.5 to 6.9 percent	59	7	0	0	0	8	43
7.0 percent	115	12	4	0	5	8	86
7.1 to 7.4 percent	64	15	0	0	8	8	33
7.5 to 7.9 percent	99	16	0	0	0	31	52
8.0 percent	30	12	6	0	0	7	6
8.1 to 8.4 percent	53	0	0	0	0	7	46
8.5 to 8.9 percent	42	9	6	0	0	6	22
9.0 percent	14	0	0	0	0	0	14
9.1 to 9.4 percent	11	5	0	0	0	0	7
9.5 to 9.9 percent	4	4	0	0	0	0	0
10.0 percent	7	0	0	0	0	0	7
10.1 to 10.4 percent	6	6	0	0	0	0	0
10.5 to 10.9 percent	10	10	0	0	0	0	0
11.0 percent	26	0	0	0	0	6	20
11.1 to 12.9 percent	6	6	0	0	0	0	0
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	173	7	0	7	1	14	145
Not reported	0	0	0	0	0	0	0
Median	7.0	8.0	8.1	52.9	5.4	7.0	7.0
Type of Interest Rate Buydown	9	0	0	0	0	0	9
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	9	0	0	0	0	0	9
Properties without interest rate buydown	421	47	10	0	8	59	297
Not reported	784	67	6	7	22	111	571
Term of First Mortgage	6	0	0	0	0	0	6
Less than 5 years							
5 years	0	0	0	0	0	0	0
6 to 9 years	0	0	0	0	0	0	0
10 years	0	0	0	0	0	0	0
11 to 14 years	0	0	0	0	0	0	0
15 years	65	0	0	0	0	4	61
16 to 19 years	0	0	0	0	0	0	0
20 years	6	0	0	0	0	0	6
21 to 24 years	0	0	0	0	0	0	0
25 years	8	0	0	0	0	0	8
26 to 29 years	0	0	0	0	0	0	0
30 years	473	108	16	0	8	64	279
More than 30 years	7	7	0	0	0	0	0
No stated term	649	0	0	7	22	102	517
Median	30	31	31	0	31	30	30
Unexpired Term of First Mortgage	12	6	0	0	0	0	6
Less than 5 years							
5 to 9 years	30	7	6	0	0	0	18
10 to 14 years	54	0	4	0	0	4	46
15 to 19 years	43	12	0	0	0	0	31
20 to 24 years	126	31	6	0	0	11	78
25 to 29 years	277	59	0	0	8	46	164
30 or more years	22	0	0	0	0	6	16
No stated term or not computed	649	0	0	7	22	102	517

Median	25	25	13	0	28	27	25
Holder of First Mortgage	164	22	0	7	10	19	106
Commercial bank or trust company							
Savings and loan association, federal savings bank	154	6	0	0	15	2	131
Mutual savings bank	20	0	0	0	0	0	20
Life insurance company	29	0	0	0	0	17	12
Mortgage banker or mortgage company	121	12	0	0	0	48	62
Federally-sponsored secondary market agency or pool	543	70	16	1	5	58	394
Conventional mortgage pool	0	0	0	0	0	0	0
Other federal agency	52	0	0	0	0	14	39
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	6	0	0	0	0	0	6
Credit union	36	0	0	0	0	0	36
Finance company	25	0	0	0	0	6	19
State or municipal government or housing finance agency	32	4	0	0	0	6	22
Individual or individual's estate	15	0	0	0	0	0	15
Other	17	0	0	0	0	0	17
Servicer of First Mortgage	194	27	0	7	10	25	125
Commercial bank or trust company							
Savings and loan association, federal savings bank	148	6	0	0	15	2	125
Mutual savings bank	20	0	0	0	0	0	20
Life insurance company	29	0	0	0	0	17	12
Mortgage banker or mortgage company	652	77	16	1	5	100	455
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	47	0	0	0	0	14	33
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	6	0	0	0	0	0	6
Credit union	36	0	0	0	0	0	36
Finance company	25	0	0	0	0	6	19
State or municipal government or housing finance agency	26	4	0	0	0	6	15
Individual or individual's estate	15	0	0	0	0	0	15
Other	17	0	0	0	0	0	17
Holder's Acquisition of First Mortgage	596	49	0	7	15	69	456
Originated directly from borrower							
Purchased from present servicer	302	22	10	1	5	55	209
Purchased from someone else	315	43	6	0	9	46	212
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	840	86	16	1	12	134	591
Properties acquired by purchase with first mortgage							

made or assumed at time of purchase							
Less than 40 percent	38	0	0	1	0	8	29
40 to 49 percent	40	0	4	0	0	8	28
50 to 59 percent	69	8	6	0	0	0	56
60 to 69 percent	68	6	0	0	0	18	44
70 to 79 percent	120	6	0	0	0	17	97
80 to 89 percent	135	10	0	0	1	32	93
90 to 94 percent	59	6	0	0	7	32	14
95 to 99 percent	83	12	6	0	0	17	48
100 percent or more	228	39	0	0	4	4	181
Not reported	0	0	0	0	0	0	0
Median	86	98	57	20	94	85	84
Other properties	374	28	0	7	18	36	286
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Value	840	86	16	1	12	134	591
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	38	0	0	1	0	0	37
40 to 49 percent	41	0	0	0	0	6	35
50 to 59 percent	68	7	0	0	0	0	61
60 to 69 percent	114	13	10	0	0	32	60
70 to 79 percent	177	12	0	0	0	27	138
80 to 89 percent	106	4	0	0	0	15	87
90 to 94 percent	59	0	0	0	7	38	14
95 to 99 percent	91	22	6	0	0	12	51
100 percent or more	145	29	0	0	5	4	108
Not reported	0	0	0	0	0	0	0
Median	79	97	68	20	94	81	77
Other properties	374	28	0	7	18	36	286
Not available	0	0	0	0	0	0	0
First Mortgage Risk	72	0	0	0	0	3	69
Subprime loan							
Not subprime loan	1142	115	16	7	30	167	808
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	840	86	16	1	12	134	591
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	36	0	4	1	0	8	24
40 to 49 percent	26	0	0	0	0	6	20
50 to 59 percent	63	8	6	0	0	0	50
60 to 69 percent	68	6	0	0	0	18	44
70 to 79 percent	111	6	0	0	0	17	88
80 to 89 percent	135	10	0	0	1	25	99
90 to 94 percent	59	6	0	0	7	25	21
95 to 99 percent	79	12	6	0	0	12	48
100 percent or more	263	39	0	0	4	24	196
Not reported	0	0	0	0	0	0	0
Median	89	98	57	20	94	88	87
Other properties	374	28	0	7	18	36	286
Not available	0	0	0	0	0	0	0

Total Mortgage Loan as Percent of Value	840	86	16	1	12	134	591
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	150	13	10	1	0	24	104
40 to 49 percent	120	17	0	0	0	11	92
50 to 59 percent	141	1	0	0	4	34	103
60 to 69 percent	118	0	6	0	0	12	100
70 to 79 percent	120	10	0	0	0	19	90
80 to 89 percent	92	23	0	0	8	27	33
90 to 94 percent	39	6	0	0	0	7	26
95 to 99 percent	25	16	0	0	0	0	9
100 percent or more	33	0	0	0	0	0	33
Not reported	0	0	0	0	0	0	0
Median	61	81	33	20	82	60	60
Other properties	374	28	0	7	18	36	286
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	128	6	10	1	0	12	100
Less than 20 percent							
20 to 29 percent	119	12	0	0	4	4	100
30 to 39 percent	88	12	0	0	0	18	58
40 to 49 percent	230	13	0	0	18	27	173
50 to 59 percent	198	1	6	0	0	47	144
60 to 69 percent	101	8	0	0	0	12	81
70 to 79 percent	168	30	0	0	0	31	108
80 to 89 percent	102	10	0	0	8	20	64
90 to 99 percent	39	17	0	7	0	0	15
100 percent or more	33	0	0	0	0	0	33
Not reported or not computed	7	7	0	0	0	0	0
Median	52	71	16	95	46	55	51
Index Used to Adjust Interest Rate on ARM	253	7	0	0	5	15	225
Properties with adjustable rate first mortgage							
Treasury security	39	4	0	0	0	0	35
Average cost of funds in bank district	35	0	0	0	0	0	35
National average cost of funds	0	0	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	27	0	0	0	0	0	27
No index used	14	0	0	0	0	7	7
Not reported	139	3	0	0	5	8	122
Other properties	960	107	16	7	24	154	652
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	253	7	0	0	5	15	225
Properties with adjustable rate first mortgage							
Monthly	54	0	0	0	0	0	54
Every 3 months	7	0	0	0	0	0	7
Every 6 months	0	0	0	0	0	0	0
Yearly	43	4	0	0	0	0	39

Every 3 years	0	0	0	0	0	0	0
Every 5 years	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	148	3	0	0	5	15	124
Other properties	960	107	16	7	24	154	652
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	253	7	0	0	5	15	225
Properties with adjustable rate first mortgage							
Less than 1 percent	14	0	0	0	0	0	14
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	3	0	0	0	0	0	3
2 percent	32	0	0	0	0	0	32
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	4	4	0	0	0	0	0
4.0 percent or more	5	0	0	0	0	0	5
No caps	48	0	0	0	0	0	48
Not reported	148	3	0	0	5	15	124
Other properties	960	107	16	7	24	154	652
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	253	7	0	0	5	15	225
Properties with adjustable rate first mortgage							
Less than 1 percent	14	0	0	0	0	0	14
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	85	4	0	0	0	0	81
No caps	6	0	0	0	0	0	6
Not reported	148	3	0	0	5	15	124
Other properties	960	107	16	7	24	154	652
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	253	7	0	0	5	15	225
Properties with adjustable rate first mortgage							
Yes, rate has changed	95	4	0	0	0	0	91
No change since mortgage made	10	0	0	0	0	0	10
Not reported	148	3	0	0	5	15	124
Other properties	960	107	16	7	24	154	652
Not reported	0	0	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	9	0	0	0	0	0	9
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	9	0	0	0	0	0	9
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	1056	111	16	7	24	154	743
Not reported	148	3	0	0	5	15	124
First Mortgage Allows for Negative Amortization	9	0	0	0	0	0	9
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	7	0	0	0	0	0	7
No negative amortization allowed	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	1056	111	16	7	24	154	743
Not reported	148	3	0	0	5	15	124
MORTGAGE PAYMENTS AND OTHER EXPENSES	1188	114	16	7	30	167	855
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	1180	114	16	7	30	167	847
Fully amortized	1104	114	16	7	22	145	801
Not fully amortized	77	0	0	1	8	22	46
Interest only	7	0	0	0	0	0	7
No regular payments required	8	0	0	0	0	0	8
Not reported	18	1	0	0	0	3	14
Items Included in First Mortgage Payment@1	1180	114	16	7	30	167	847
Regular monthly payments of both interest and principal							
Real estate taxes	305	53	16	0	8	43	186
Property insurance	294	53	10	0	8	43	181
Mortgage insurance	80	35	0	0	0	39	5
Other	100	24	10	0	0	5	61
No items included or not reported	865	61	0	7	22	124	651
No regular payments of interest and principal	33	1	0	0	0	3	29
Monthly Interest and Principal Payments on First Mortgage	1188	114	16	7	30	167	855
Monthly payments of interest and/or principal							
Less than \$100	26	6	0	0	0	0	20
\$100 to \$199	28	6	0	0	0	0	22

\$200 to \$299	66	5	10	0	0	0	52
\$300 to \$399	77	6	0	0	9	4	58
\$400 to \$499	161	25	0	7	0	10	120
\$500 to \$599	101	13	0	0	0	19	69
\$600 to \$699	121	16	0	0	0	24	80
\$700 to \$799	125	0	0	0	5	16	105
\$800 to \$899	62	6	6	0	0	25	25
\$900 to \$999	82	16	0	0	0	0	66
\$1,000 to \$1,249	128	15	0	0	8	42	64
\$1,250 to \$1,499	80	0	0	0	7	13	61
\$1,500 or more	130	0	0	1	1	15	114
Median	712	574	281	454	1016	845	707
Mean	2540	626	482	538	839	1049	3200
No regular payments required	8	0	0	0	0	0	8
Not reported	18	1	0	0	0	3	14
Current First Mortgage Payment Status	1206	115	16	7	30	170	869
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	488	53	16	0	8	68	344
Delinquent by 90 days or more	8	0	0	0	0	0	8
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	8	0	0	0	0	0	8
Not reported	710	62	0	7	22	102	517
Other properties	8	0	0	0	0	0	8
Monthly Interest and Principal Payments on Total Mortgages	1188	114	16	7	30	167	855
Regular monthly payments of interest and/or principal							
Less than \$100	26	6	0	0	0	0	20
\$100 to \$199	28	6	0	0	0	0	22
\$200 to \$299	59	5	10	0	0	0	45
\$300 to \$399	77	6	0	0	9	4	58
\$400 to \$499	145	20	0	7	0	10	109
\$500 to \$599	91	13	0	0	0	19	59
\$600 to \$699	120	16	0	0	0	18	86
\$700 to \$799	130	4	0	0	5	16	105
\$800 to \$899	57	6	6	0	0	13	31
\$900 to \$999	82	16	0	0	0	0	66
\$1,000 to \$1,249	144	15	0	0	8	60	62
\$1,250 to \$1,499	85	0	0	0	7	13	65
\$1,500 or more	143	0	0	1	1	15	127
Median	737	604	281	454	1016	1018	728
Mean	2588	636	482	538	839	1087	3257
No regular monthly payments required	26	1	0	0	0	3	22
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	1036	109	16	7	29	123	752
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	36	6	0	0	0	4	26
20 to 29 percent	53	12	6	1	0	2	33

30 to 39 percent	57	6	4	0	0	21	27
40 to 49 percent	125	12	0	7	4	22	81
50 to 59 percent	68	0	0	0	0	6	62
60 to 69 percent	135	12	0	0	0	9	113
70 to 79 percent	98	6	0	0	0	7	85
80 to 89 percent	85	10	0	0	5	18	52
90 to 99 percent	71	13	0	0	15	6	37
100 percent or more	234	13	6	0	0	17	198
Not reported or not computed	74	19	0	0	5	11	39
Median	71	68	36	45	92	61	72
Other properties	178	5	0	0	1	47	125
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	1036	109	16	7	29	123	752
Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	36	6	0	0	0	4	26
20 to 29 percent	47	12	6	1	0	2	27
30 to 39 percent	56	6	4	0	0	14	33
40 to 49 percent	125	12	0	7	4	22	81
50 to 59 percent	68	0	0	0	0	6	62
60 to 69 percent	128	12	0	0	0	16	100
70 to 79 percent	74	2	0	0	0	0	72
80 to 89 percent	86	10	0	0	5	18	53
90 to 99 percent	78	13	0	0	15	6	44
100 percent or more	264	17	6	0	0	24	216
Not reported or not computed	74	19	0	0	5	11	39
Median	73	68	36	45	92	65	74
Other properties	178	5	0	0	1	47	125
Real Estate Tax	1058	109	16	7	29	123	774
Acquired before 2000							
Less than \$100	32	0	6	0	0	0	26
\$100 to \$199	12	6	0	0	0	0	7
\$200 to \$299	7	0	0	0	0	0	7
\$300 to \$399	20	7	0	0	0	0	13
\$400 to \$499	22	4	0	0	0	0	18
\$500 to \$599	59	7	0	7	4	6	36
\$600 to \$699	48	0	0	0	13	4	32
\$700 to \$799	57	2	0	0	5	0	50
\$800 to \$899	104	17	0	0	0	0	88
\$900 to \$999	47	12	0	0	0	0	36
\$1,000 to \$1,249	152	11	10	0	0	26	105
\$1,250 to \$1,499	103	10	0	0	0	22	71
\$1,500 to \$1,999	167	21	0	0	0	28	118
\$2,000 to \$2,499	74	6	0	1	0	14	54
\$2,500 or more	154	8	0	0	7	23	116
Not reported	0	0	0	0	0	0	0
Median	1198	1028	1046	554	682	1559	1182
Mean	1504	1204	687	690	1176	2045	1496
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103
Real Estate Tax Per \$1,000 Value	1058	109	16	7	29	123	774
Acquired before 2000							
Less than \$5	144	11	6	1	13	10	104
\$5 to \$9	663	72	6	7	9	90	481

\$10 to \$14	208	20	4	0	7	11	166
\$15 to \$19	23	0	0	0	0	6	17
\$20 to \$24	6	6	0	0	0	0	0
\$25 to \$29	0	0	0	0	0	0	0
\$30 to \$39	14	0	0	0	0	7	7
\$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	0	0	0	0	0	0	0
Median	8	8	7	7	6	8	8
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103
Real Estate Tax as Percent of Rental Receipts	1058	109	16	7	29	123	774
Acquired before 2000							
Less than 5 percent	95	10	6	1	8	4	67
5 to 9 percent	396	51	6	7	9	60	264
10 to 14 percent	238	10	4	0	0	17	207
15 to 19 percent	132	13	0	0	7	23	89
20 to 24 percent	49	6	0	0	0	1	42
25 to 29 percent	19	0	0	0	0	0	19
30 to 34 percent	14	0	0	0	0	0	14
35 to 39 percent	6	0	0	0	0	0	6
40 percent or more	27	0	0	0	0	7	20
Not reported or not computed	82	19	0	0	5	11	47
Median	10	8	7	7	7	9	11
Acquired 2000 and 2001 (part)	156	5	0	0	1	47	103