

Residential Finance Survey: 2001 - United States

Table 4-4. Holder of First Mortgage, Rental and Vacant 1-Housing-Unit Mortgaged Properties

*Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.

For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text.

Value, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Monthly Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half the units in rental market during all of the year preceding survey and cooperatively owned properties**

	Holder of First Mortgage														
	Total	Commercial bank or trust company	Savings and loan association	Mutual savings bank	Life insurance company	Mortgage banker or mortgage company	Federally-sponsored agency or mortgage pool	Conventional mortgage pool	Other federal agency	Real estate investment trust (REIT)	Pension fund or retirement fund	Credit union	Finance company	State or municipal government or housing finance agency	Individual or individual estate
1-housing-unit properties with a traditional first mortgage	4129	819	460	97	77	278	1635	52	161	7	6	125	86	178	
PROPERTY CHARACTERISTICS	3259	540	408	68	62	253	1308	52	132	7	6	94	68	148	
Property Location by Geographic Area															
Inside MAs															
In central cities	1293	214	159	34	6	81	538	31	43	0	6	42	29	72	
Not in central cities	1966	326	248	34	55	172	770	22	88	7	0	52	39	76	
Outside MAs	870	280	52	29	16	25	327	0	30	0	0	30	18	30	
Year Structure Built	138	38	0	5	2	7	60	0	5	0	0	0	0	20	
1999 to March 2000															
1997 and 1998	152	26	6	0	0	0	93	8	0	0	0	5	7		
1995 and 1996	124	19	8	0	10	7	53	0	4	0	0	5	13		
1990 to 1994	265	48	21	0	12	29	82	0	28	0	0	18	0	15	
1980 to 1989	554	89	120	0	14	29	226	0	24	0	0	22	6	7	
1970 to 1979	676	107	30	22	19	43	313	8	36	7	0	24	41	23	
1960 to 1969	472	92	55	12	14	44	134	5	25	0	0	39	10	14	
1950 to 1959	695	146	91	31	0	65	261	8	21	0	6	6	12	23	
1940 to 1949	415	101	32	28	0	32	148	17	8	0	0	0	6	13	
1939 or earlier	637	153	97	0	6	22	265	6	10	0	0	11	0	44	
Purchase Price	1560	329	143	41	33	68	645	37	62	0	0	21	39	79	
Properties acquired by purchase 1997 to 2001 (part)															
Less than \$20,000	115	33	6	0	0	0	43	0	11	0	0	0	0	13	
\$20,000 to \$39,999	226	59	30	0	0	6	100	13	6	0	0	0	12	0	
\$40,000 to \$59,999	204	43	25	0	0	7	98	0	7	0	0	0	11	7	
\$60,000 to \$79,999	228	50	0	10	8	11	103	0	9	0	0	7	0	7	
\$80,000 to \$99,999	163	67	26	0	0	4	44	8	8	0	0	0	0	7	
\$100,000 to \$124,999	125	21	16	0	0	15	33	8	8	0	0	6	0	6	
\$125,000 to \$149,999	169	11	6	6	7	8	116	8	7	0	0	0	0	0	
\$150,000 to \$174,999	48	15	9	0	0	6	5	0	0	0	0	7	5	0	
\$175,000 to \$199,999	96	19	7	0	16	6	40	0	0	0	0	0	0	0	
\$200,000 to \$249,999	88	9	0	0	0	0	31	0	0	0	0	0	5	39	
\$250,000 to \$299,999	44	2	7	6	0	0	24	0	5	0	0	0	0	0	
\$300,000 to \$499,999	27	1	9	8	2	6	1	0	0	0	0	0	0	0	
\$500,000 or more	27	0	2	11	0	0	8	0	0	0	0	0	6	0	
Median	80933	71830	88294	290673	177822	111715	75843	94200	73692	0	0	112486	53874	123747	762
Mean	106508	78988	112658	292515	155059	127752	101052	82723	81027	0	0	122070	156350	131506	869
Other properties	2569	490	317	56	44	210	990	15	99	7	6	104	47	99	
Value	120	25	8	0	0	6	43	0	18	0	0	0	0	13	
Less than \$20,000															
\$20,000 to \$39,999	322	111	31	7	6	0	125	0	12	0	0	6	0	13	
\$40,000 to \$59,999	510	112	47	16	6	12	185	21	25	0	0	34	22	17	
\$60,000 to \$79,999	633	167	68	14	13	38	229	7	16	0	0	16	22	7	
\$80,000 to \$99,999	542	124	36	16	14	27	230	0	14	0	0	13	25	22	
\$100,000 to \$124,999	469	105	60	6	0	38	176	8	6	7	6	18	0	18	
\$125,000 to \$149,999	284	21	38	0	6	23	141	16	6	0	0	0	0	27	

\$150,000 to \$174,999	268	37	50	0	7	17	113	0	25	0	0	5	5	0	
\$175,000 to \$199,999	196	19	17	8	4	31	88	0	8	0	0	14	0	8	
\$200,000 to \$249,999	286	43	45	6	11	14	94	0	9	0	0	11	5	40	
\$250,000 to \$299,999	147	22	15	0	0	0	79	0	13	0	0	0	0	6	
\$300,000 to \$499,999	248	23	44	6	8	58	91	0	0	0	0	7	0	5	
\$500,000 or more	106	10	2	19	0	15	41	0	8	0	0	0	6	3	
Median	97746	79355	116735	95854	98496	145301	100700	74122	93192	112500	112500	88425	78419	125476	761
Mean	133045	103071	139278	200246	141512	204292	134215	86867	136078	103300	100000	114217	122395	139590	882
Value of Capital Improvements	1829	368	205	56	40	123	730	10	78	7	6	50	30	63	
Properties with capital improvements between 1998 and 2000															
Less than \$500	40	22	4	0	0	0	7	0	0	0	0	0	0	7	
\$500 to \$999	70	9	18	0	0	0	22	0	0	0	0	6	0	0	
\$1,000 to \$2,499	335	94	34	6	7	25	92	0	17	0	6	6	12	20	
\$2,500 to \$4,999	399	47	47	0	14	18	191	0	29	0	0	13	13	8	
\$5,000 to \$7,499	428	81	41	22	0	32	199	0	16	7	0	0	6	10	
\$7,500 to \$9,999	106	40	0	6	0	16	32	10	0	0	0	0	0	3	
\$10,000 to \$14,999	121	19	17	10	7	9	51	0	8	0	0	0	0	0	
\$15,000 to \$19,999	93	6	9	0	0	7	55	0	0	0	0	14	0	0	
\$20,000 to \$29,999	106	27	12	6	0	6	44	0	0	0	0	0	0	11	
\$30,000 or more	130	22	23	6	13	10	35	0	7	0	0	11	0	3	
Median	5411	5358	5015	7471	4967	6442	5646	8750	4370	6250	1750	4999	3172	3873	24
Mean	9814	9584	10327	13482	28261	9406	7993	8000	22874	5300	2000	14243	3045	8729	27
Properties with no capital improvements between 1998 and 2000	1750	347	187	42	12	117	728	42	42	0	0	40	45	87	
Capital improvements not reported	550	104	68	0	25	37	177	0	41	0	0	34	10	28	
Monthly Rental Receipts	3528	665	406	79	63	248	1427	45	137	7	6	102	80	136	
Acquired before 2000															
Less than \$100	86	15	8	0	0	0	50	0	6	0	0	0	0	7	
\$100 to \$199	112	35	12	6	0	0	40	0	0	0	0	6	7	7	
\$200 to \$299	122	30	6	7	0	0	62	0	11	0	0	0	0	0	
\$300 to \$399	295	96	16	0	6	9	92	5	13	0	0	20	6	8	
\$400 to \$499	364	101	40	22	7	19	96	10	22	0	0	16	17	4	
\$500 to \$599	365	72	36	18	7	19	124	7	12	0	0	10	22	20	
\$600 to \$799	624	99	80	6	13	26	294	0	18	0	6	10	11	22	
\$800 to \$999	360	60	46	0	7	21	190	8	0	7	0	6	0	0	
\$1000 or more	928	98	119	14	16	137	392	8	38	0	0	28	10	54	
No rental receipts	272	59	42	7	6	16	88	6	16	0	0	6	7	15	
Median	691	537	758	505	727	1572926	741	557	565	900	700	561	532	737	6
Mean	1708	803	1741	900	810	1425	1003	606	18013	938	600	842	617	997	9
Acquired 2000 and 2001 (part)	602	154	54	18	14	30	208	8	24	0	0	22	6	41	
Rental Receipts as Percent of Value@8	3528	665	406	79	63	248	1427	45	137	7	6	102	80	136	
Acquired before 2000															
Less than 5 percent	304	56	39	23	0	25	104	0	0	0	0	13	7	9	
5 to 9 percent	1161	201	129	29	21	77	506	14	46	0	6	13	25	46	
10 to 14 percent	1489	278	151	14	35	124	604	25	49	7	0	70	42	56	
15 to 19 percent	98	27	21	0	0	0	47	0	0	0	0	0	0	3	
20 to 24 percent	49	23	2	7	0	0	8	0	5	0	0	0	0	0	
25 to 29 percent	23	0	2	0	0	6	0	0	6	0	0	0	0	0	
30 to 39 percent	5	5	0	0	0	0	0	0	0	0	0	0	0	0	
40 percent or more	41	0	13	0	0	0	20	0	7	0	0	0	0	0	
Median	10	11	10	7	11	11	10	11	11	13	8	12	11	10	
Acquired 2000 and 2001 (part)	602	154	54	18	14	30	208	8	24	0	0	22	6	41	
Rental Vacancy Losses as Percent of Potential Receipts	3528	665	406	79	63	248	1427	45	137	7	6	102	80	136	

Acquired before 2000															
Less than 1.0 percent	1291	240	159	58	20	72	523	26	30	0	0	25	40	36	
1.0 to 2.9 percent	12	5	0	0	0	0	7	0	0	0	0	0	0	0	
3.0 to 4.9 percent	15	0	0	0	0	0	11	0	0	0	0	0	0	3	
5.0 to 6.9 percent	24	6	0	0	0	0	18	0	0	0	0	0	0	0	
7.0 to 8.9 percent	96	0	6	0	0	16	58	0	14	0	0	0	0	3	
9.0 to 10.9 percent	26	7	0	0	0	0	10	0	8	0	0	0	0	0	
11.0 to 12.9 percent	34	6	0	0	0	6	22	0	0	0	0	0	0	0	
13.0 to 14.9 percent	25	0	1	0	0	0	18	0	0	0	6	0	0	0	
15.0 percent or more	282	71	41	0	6	12	87	5	6	0	0	19	7	10	
Not reported or not computed	1723	330	198	21	37	142	673	13	79	7	0	59	33	83	
Median	0.7	0.7	0.7	0.5	0.6	0.7	0.7	0.6	1.0	0.0	14.0	0.9	0.6	0.7	
Acquired 2000 and 2001 (part)	602	154	54	18	14	30	208	8	24	0	0	22	6	41	
Age Restrictions	403	93	48	12	0	36	148	0	13	0	0	0	10	30	
Property restricted to people age 55 or older															
Property not restricted to people age 55 or older	3559	687	401	86	64	235	1426	52	142	0	6	113	66	148	
Not reported	168	39	11	0	13	7	61	0	6	7	0	12	10	0	
OWNER CHARACTERISTICS	3491	671	375	92	58	241	1400	52	136	7	6	106	71	147	
Type of Owner															
Individual investor (s)															
Limited partnership	236	40	32	0	6	14	100	0	7	0	0	15	6	14	
Joint venture	30	0	17	0	0	0	13	0	0	0	0	0	0	0	
General partnership	50	0	12	0	0	0	33	0	5	0	0	0	0	0	
Life insurance company	14	0	0	0	0	0	6	0	0	0	0	0	5	3	
Depository institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Public real estate investment trust	11	0	0	0	0	0	11	0	0	0	0	0	0	0	
Private real estate investment trust	5	0	0	0	0	0	0	0	0	0	0	0	5	0	
Corporation - other than real estate investment trust	177	77	8	6	8	5	41	0	13	0	0	0	0	14	
Housing cooperative organization	5	0	0	0	0	0	0	0	0	0	0	5	0	0	
Non-profit or church-related institution	54	29	3	0	0	0	12	0	0	0	0	0	0	0	
Pension fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fraternal organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	57	3	12	0	5	18	19	0	0	0	0	0	0	0	
MORTGAGE CHARACTERISTICS	3696	743	432	90	62	247	1444	44	143	7	0	109	74	166	
Number of Mortgages															
1 mortgage															
2 mortgages	369	63	20	7	13	31	168	8	18	0	0	12	12	12	
3 or more mortgages	64	13	8	0	2	0	22	0	0	0	6	4	0	0	
Form of Debt of First Mortgage	4129	819	460	97	77	278	1635	52	161	7	6	125	86	178	
Mortgage or deed of trust															
Contract to purchase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Some other loan secured by this property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Type of First Mortgage Instrument	2965	489	285	62	34	242	1315	26	114	0	0	92	67	144	

1999 to 2001 (part)																			
1997 and 1998	758	171	34	8	12	70	334	23	31	0	6	0	17	12					
1995 and 1996	515	97	58	7	18	42	213	0	11	0	0	18	6	25					
1990 to 1994	669	88	99	12	7	49	266	0	33	0	0	59	4	29					
1985 to 1989	352	84	57	15	7	7	106	5	15	7	0	6	5	18					
1980 to 1984	118	19	12	9	0	0	70	0	0	0	0	0	0	0					
1979 or earlier	189	46	13	0	6	6	67	0	19	0	0	10	18	0					
Traditional First Mortgage Loan	353	87	38	0	0	6	151	0	25	0	0	0	6	22					
Less than \$20,000																			
\$20,000 to \$29,999	361	88	23	27	6	0	120	5	26	0	0	16	11	13					
\$30,000 to \$39,999	416	92	34	0	0	12	167	10	20	0	0	25	29	6					
\$40,000 to \$49,999	374	79	49	24	14	21	122	13	15	0	0	8	17	7					
\$50,000 to \$59,999	432	82	49	6	19	34	178	0	12	0	0	11	0	18					
\$60,000 to \$79,999	560	121	70	5	0	43	272	8	4	0	6	13	0	7					
\$80,000 to \$99,999	396	83	51	0	0	44	147	8	6	0	0	15	0	35					
\$100,000 to \$149,999	624	91	55	8	30	63	266	8	32	0	0	20	5	17					
\$150,000 to \$199,999	307	60	53	6	0	37	93	0	14	0	0	0	5	27					
\$200,000 to \$249,999	120	9	29	12	2	6	37	0	0	7	0	7	0	10					
\$250,000 to \$299,999	39	0	0	8	0	7	8	0	5	0	0	0	0	11					
\$300,000 or more	54	10	0	0	0	6	29	0	0	0	0	0	6	3					
Not reported	94	18	9	0	6	0	46	0	0	0	0	9	6	0					
Median	62896	56745	69175	48877	58043	90345	64170	48348	45627	225000	70000	58257	37801	88718	555				
Mean	80652	71783	85283	96338	81733	106920	78875	61837	71746	225000	62000	73868	75357	101490	638				
Traditional First Mortgage Outstanding Debt	212	37	13	0	0	6	108	0	12	0	0	4	6	12					
Less than \$10,000																			
\$10,000 to \$19,999	353	98	44	14	0	0	113	5	18	0	0	12	19	11					
\$20,000 to \$29,999	428	116	25	22	12	0	166	0	31	0	0	19	10	13					
\$30,000 to \$39,999	424	79	40	6	14	23	149	16	27	0	0	21	16	6					
\$40,000 to \$49,999	421	87	68	16	6	27	149	7	12	0	0	4	13	25					
\$50,000 to \$59,999	322	42	35	0	7	41	166	0	0	0	6	0	0	0					
\$60,000 to \$79,999	527	120	57	13	0	35	227	8	10	0	0	29	0	28					
\$80,000 to \$99,999	464	89	60	0	0	56	191	8	8	0	0	13	0	27					
\$100,000 to \$149,999	485	69	52	0	30	53	193	8	31	0	0	7	10	17					
\$150,000 to \$199,999	257	55	34	12	2	20	78	0	7	7	0	0	0	30					
\$200,000 to \$249,999	66	0	22	6	0	6	20	0	0	0	0	7	0	5					
\$250,000 to \$299,999	39	4	0	8	0	7	15	0	5	0	0	0	0	0					
\$300,000 or more	43	6	0	0	0	6	22	0	0	0	0	0	6	3					
Not reported	88	18	9	0	6	0	40	0	0	0	0	9	6	0					
Median	55683	48141	59920	44344	54748	82571	56830	47061	37487	175000	55000	45300	33368	75800	482				
Mean	72296	64273	76172	87351	73873	95478	70889	58594	65142	173342	55242	63031	70507	92243	541				
Total Mortgage Outstanding Debt	197	37	8	0	0	6	103	0	12	0	0	0	6	12					
Less than \$10,000																			
\$10,000 to \$19,999	346	103	44	14	0	0	101	5	18	0	0	12	19	11					
\$20,000 to \$29,999	435	108	30	22	18	0	177	0	31	0	0	19	10	13					
\$30,000 to \$39,999	415	87	40	6	14	23	132	16	27	0	0	21	16	6					
\$40,000 to \$49,999	410	73	62	16	6	21	159	7	12	0	0	8	13	25					
\$50,000 to \$59,999	328	42	41	0	7	41	172	0	0	0	0	0	0	0					
\$60,000 to \$79,999	513	129	49	13	0	41	212	8	10	0	0	24	0	28					
\$80,000 to \$99,999	472	81	69	0	0	56	195	0	8	0	6	17	0	27					
\$100,000 to \$149,999	524	81	52	0	30	53	203	16	31	0	0	7	10	17					
\$150,000 to \$199,999	262	55	34	12	0	20	85	0	7	7	0	0	0	30					
\$200,000 to \$249,999	51	0	14	6	0	6	20	0	0	0	0	0	0	5					
\$250,000 to \$299,999	30	4	6	8	0	0	7	0	5	0	0	0	0	0					
\$300,000 or more	69	6	2	0	2	12	30	0	0	0	0	7	6	3					
Not reported	76	12	9	0	0	0	40	0	0	0	0	9	6	0					
Median	56822	49330	59931	44344	50607	82571	57289	47061	37487	175000	90000	47630	33368	75800	482				
Mean	74793	64702	77601	87351	80798	99823	74176	65099	65142	173342	81748	74599	65459	92336	541				
Current Interest Rate on First	1606	336	166	21	57	13	666	0	90	0	6	57	51	81					

Mortgage														
Less than 6.0 percent														
6.0 percent	27	0	0	0	0	0	14	0	0	0	0	7	0	0
6.1 to 6.4 percent	54	0	12	8	0	0	23	0	0	0	0	4	0	0
6.5 to 6.9 percent	165	45	8	5	7	40	44	5	0	0	0	11	0	0
7.0 percent	282	76	36	0	0	38	110	0	0	0	0	0	0	7
7.1 to 7.4 percent	221	38	28	0	0	37	91	0	0	0	0	19	0	0
7.5 to 7.9 percent	262	42	4	6	0	46	151	0	0	0	0	0	0	6
8.0 percent	132	14	0	0	0	31	55	10	12	0	0	0	0	0
8.1 to 8.4 percent	119	30	30	10	0	13	30	0	0	0	0	0	7	0
8.5 to 8.9 percent	176	34	10	7	0	34	55	8	0	7	0	0	5	0
9.0 percent	70	9	7	0	0	6	20	8	6	0	0	14	0	0
9.1 to 9.4 percent	86	45	7	0	0	7	21	0	6	0	0	0	0	0
9.5 to 9.9 percent	51	24	0	0	0	0	17	0	6	0	0	0	0	4
10.0 percent	22	6	0	0	0	0	7	0	0	0	0	0	0	0
10.1 to 10.4 percent	27	6	6	0	0	0	7	0	0	0	0	0	0	8
10.5 to 10.9 percent	23	6	0	0	0	0	4	7	0	0	0	5	0	0
11.0 percent	81	22	6	12	0	0	16	6	12	0	0	0	0	7
11.1 to 12.9 percent	78	5	36	9	0	7	13	8	0	0	0	0	0	0
13.0 percent	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.1 percent or more	648	80	104	20	13	6	292	0	29	0	0	7	23	64
Not reported	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median	7.1	7.0	7.2	8.5	4.1	7.6	7.1	9.0	5.4	8.8	3.0	6.1	5.0	7.5
Points Paid as Interest on First Mortgage	3888	791	413	83	77	267	1532	52	155	7	6	114	80	162
With mortgage placed														
No points	752	225	68	43	0	108	183	8	22	0	0	35	7	6
Less than 1 point	41	10	0	0	0	10	22	0	0	0	0	0	0	0
1 point	32	13	8	0	0	0	5	0	0	0	0	0	0	0
1.1 to 1.9 points	47	4	3	0	0	33	6	0	0	0	0	0	0	0
2 points	15	0	0	0	0	7	8	0	0	0	0	0	0	0
2.1 to 2.9 points	26	0	6	0	0	14	5	0	0	0	0	0	0	0
3 points	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3.1 to 3.9 points	15	0	0	0	0	15	0	0	0	0	0	0	0	0
4 points	7	0	0	0	0	0	7	0	0	0	0	0	0	0
4.1 to 4.9 points	17	0	0	0	0	7	10	0	0	0	0	0	0	0
5 points	5	5	0	0	0	0	0	0	0	0	0	0	0	0
5.1 to 5.9 points	7	0	0	0	0	7	0	0	0	0	0	0	0	0
6 points or more	33	0	0	0	0	26	0	0	0	0	0	0	0	6
Not reported or don't know	2891	534	327	40	77	39	1287	44	133	7	6	79	74	150
With mortgage assumed	242	28	47	14	0	11	103	0	6	0	0	11	5	15
Type of Interest Rate Buydown														
Properties with interest rate buydown														
Constant payment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	5	0	0	0	0	0	5	0	0	0	0	0	0	0
Not reported	35	0	0	0	0	0	35	0	0	0	0	0	0	0
Properties without interest rate buydown	1489	319	160	63	7	247	474	52	34	7	0	44	12	12
Not reported	2599	500	300	34	70	32	1120	0	128	0	6	81	74	166
Term of First Mortgage														
Less than 5 years														
5 years	49	27	22	0	0	0	0	0	0	0	0	0	0	0
6 to 9 years	22	22	0	0	0	0	0	0	0	0	0	0	0	0
10 years	69	45	3	0	0	0	0	0	0	0	0	14	0	0
11 to 14 years	18	12	0	0	0	0	0	0	0	0	0	0	0	0
15 years	314	67	27	23	0	29	122	0	0	0	0	11	7	0
16 to 19 years	4	4	0	0	0	0	0	0	0	0	0	0	0	0
20 years	89	48	6	5	0	12	0	0	0	0	0	13	0	0
21 to 24 years	5	0	0	0	0	0	5	0	0	0	0	0	0	0
25 years	27	4	9	8	0	0	0	0	0	0	0	5	0	0
26 to 29 years	9	0	0	0	0	0	9	0	0	0	0	0	0	0
30 years	1301	133	156	34	7	237	575	52	43	7	0	22	10	18
More than 30 years	25	8	0	0	0	0	7	0	6	0	0	0	0	0

No stated term	2161	425	237	27	70	0	918	0	111	0	6	60	69	154
Median	30	16	30	26	31	30	30	31	31	31	0	21	30	30
Unexpired Term of First Mortgage	117	63	15	0	0	6	7	0	6	0	0	6	0	6
Less than 5 years														
5 to 9 years	193	69	23	9	0	4	61	0	0	0	0	0	0	0
10 to 14 years	305	86	45	31	0	25	73	5	0	0	0	31	7	0
15 to 19 years	226	52	10	25	7	19	68	0	0	7	0	13	0	0
20 to 24 years	232	19	44	0	0	51	88	0	10	0	0	15	0	4
25 to 29 years	747	73	79	6	0	156	346	47	15	0	0	0	10	14
30 or more years	149	31	6	0	0	18	75	0	19	0	0	0	0	0
No stated term or not computed	2161	425	237	27	70	0	918	0	111	0	6	60	69	154
Median	23	14	22	14	18	26	26	27	28	18	0	14	26	26
Servicer of First Mortgage	932	784	0	0	0	0	109	33	0	0	0	0	0	0
Commercial bank or trust company														
Savings and loan association, federal savings bank	461	0	438	0	0	0	16	0	0	7	0	0	0	0
Mutual savings bank	77	0	0	77	0	0	0	0	0	0	0	0	0	0
Life insurance company	77	0	0	0	77	0	0	0	0	0	0	0	0	0
Mortgage banker or mortgage company	1907	35	22	21	0	278	1505	19	16	0	0	0	5	6
Federally-sponsored secondary market agency or pool	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conventional mortgage pool	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other federal agency	145	0	0	0	0	0	0	0	145	0	0	0	0	0
Real estate investment trust	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pension or retirement fund	6	0	0	0	0	0	0	0	0	0	6	0	0	0
Credit union	130	0	0	0	0	0	5	0	0	0	0	125	0	0
Finance company	81	0	0	0	0	0	0	0	0	0	0	0	81	0
State or municipal government or housing finance agency	171	0	0	0	0	0	0	0	0	0	0	0	0	171
Individual or individual's estate	84	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	58	0	0	0	0	0	0	0	0	0	0	0	0	0
Holder's Acquisition of First Mortgage	2107	564	292	70	50	58	700	10	76	0	6	71	53	79
Originated directly from borrower														
Purchased from present servicer	1060	164	77	0	14	140	460	8	49	7	0	35	20	54
Purchased from someone else	962	92	91	27	13	81	476	34	36	0	0	18	12	44
Not reported	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	3056	631	303	76	60	167	1238	42	123	0	0	85	67	148
Properties acquired by purchase with first mortgage made or assumed at time of purchase														
Less than 40 percent	72	7	6	11	6	0	24	0	14	0	0	0	0	0
40 to 49 percent	84	7	2	0	0	6	60	0	0	0	0	0	0	9
50 to 59 percent	112	15	12	7	0	0	54	5	5	0	0	0	0	10
60 to 69 percent	314	99	23	0	16	4	139	0	7	0	0	5	22	0
70 to 79 percent	357	50	46	13	11	29	159	0	6	0	0	14	0	20
80 to 89 percent	562	123	39	27	7	37	185	24	31	0	0	12	0	38
90 to 94 percent	209	6	46	6	6	25	73	0	8	0	0	15	17	0
95 to 99 percent	248	47	23	0	6	25	88	0	18	0	0	6	4	18
100 percent or more	1026	264	105	12	7	41	409	13	35	0	0	29	18	52
Not reported	70	13	0	0	0	0	46	0	0	0	0	5	6	0

Median	90	95	93	82	77	92	89	87	90	0	0	93	93	89
Other properties	1074	188	157	21	17	112	397	10	38	7	6	40	19	30
Not available	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Value	3056	631	303	76	60	167	1238	42	123	0	0	85	67	148
Properties acquired by purchase with first mortgage made or assumed at time of purchase														
Less than 40 percent	60	7	18	11	6	0	18	0	0	0	0	0	0	0
40 to 49 percent	108	11	7	0	0	6	62	0	0	0	0	6	7	9
50 to 59 percent	111	13	12	7	0	8	52	0	5	0	0	0	0	10
60 to 69 percent	547	159	43	0	16	30	201	11	15	0	0	18	15	0
70 to 79 percent	518	84	60	22	4	48	207	15	12	0	0	30	0	20
80 to 89 percent	553	132	54	18	14	27	193	16	31	0	0	6	0	38
90 to 94 percent	154	5	25	0	6	25	53	0	8	0	0	7	17	0
95 to 99 percent	228	38	21	0	6	21	95	0	18	0	0	6	4	18
100 percent or more	707	168	63	18	7	0	311	0	35	0	0	6	18	52
Not reported	70	13	0	0	0	0	46	0	0	0	0	5	6	0
Median	83	83	82	79	83	78	83	77	90	0	0	75	93	89
Other properties	1074	188	157	21	17	112	397	10	38	7	6	40	19	30
Not available	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Mortgage Risk	301	16	31	0	8	13	150	15	0	0	6	4	25	28
Subprime loan														
Not subprime loan	3828	804	429	97	69	265	1485	37	161	7	0	120	61	149
Not reported	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	260	69	20	5	0	22	95	0	22	0	0	7	6	6
Less than 20 percent														
20 to 29 percent	276	42	34	7	6	20	99	5	6	0	0	13	19	6
30 to 39 percent	314	41	45	12	12	21	152	0	0	0	0	9	0	17
40 to 49 percent	526	88	57	30	13	37	216	0	20	0	0	0	11	25
50 to 59 percent	758	115	93	24	20	47	327	0	56	0	0	42	27	6
60 to 69 percent	416	95	34	0	7	21	156	10	7	0	0	18	12	34
70 to 79 percent	621	135	56	19	16	59	209	28	14	0	0	7	0	41
80 to 89 percent	387	73	71	0	0	33	151	0	11	0	6	6	5	8
90 to 99 percent	211	36	25	0	0	7	100	8	12	0	0	0	0	22
100 percent or more	269	113	14	0	2	11	76	0	13	7	0	14	0	13
Not reported or not computed	90	12	9	0	0	0	54	0	0	0	0	9	6	0
Median	58	65	57	48	54	58	57	74	56	50050	85	57	52	68
Index Used to Adjust Interest Rate on ARM	888	247	140	29	24	36	253	26	26	7	0	27	6	34
Properties with adjustable rate first mortgage														
Treasury security	222	102	43	8	0	10	29	6	0	7	0	4	0	0
Average cost of funds in bank district	56	7	43	0	0	0	6	0	0	0	0	0	0	0
National average cost of funds	15	10	0	0	0	0	0	5	0	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other method	124	41	13	0	0	6	30	15	0	0	0	7	0	6
No index used	18	5	0	0	0	14	0	0	0	0	0	0	0	0
Not reported	452	82	40	21	24	5	188	0	26	0	0	16	6	28
Other properties	3241	572	320	68	53	242	1382	26	135	0	6	97	80	144
Not reported	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	888	247	140	29	24	36	253	26	26	7	0	27	6	34
Properties with adjustable rate first mortgage														
Monthly	93	13	49	0	0	6	19	0	0	0	0	0	0	6
Every 3 months	13	0	0	0	0	0	0	0	0	0	0	7	0	0

of interest and/or princi																		
Less than 20 percent	138	10	13	5	0	75	18	0	16	0	0	0	0	0	0	0	0	0
20 to 29 percent	108	11	17	0	0	18	43	0	0	0	0	0	7	0	10			
30 to 39 percent	158	15	0	0	6	30	79	0	0	0	0	4	0	14				
40 to 49 percent	308	50	17	0	0	56	137	5	11	0	0	9	6	5				
50 to 59 percent	279	42	61	6	7	6	124	10	12	0	0	0	5	0				
60 to 69 percent	374	32	52	6	10	7	197	16	4	0	0	15	4	16				
70 to 79 percent	309	35	40	7	6	13	140	7	6	0	6	12	11	5				
80 to 89 percent	285	74	23	0	6	0	127	0	13	0	0	17	5	13				
90 to 99 percent	226	26	51	18	7	0	99	0	0	0	0	4	12	8				
100 percent or more	786	229	64	30	7	25	276	0	30	7	0	19	7	43				
Not reported or not computed	345	69	50	7	6	16	130	6	23	0	0	6	7	22				
Median	74	89	72	97	73	37	72	63	75	50050	75	77	78	85	9			
Other properties	813	226	70	18	22	32	264	8	45	0	0	32	29	41				
Real Estate Tax Per \$1,000 Value	3528	665	406	79	63	248	1427	45	137	7	6	102	80	136				
Acquired before 2000																		
Less than \$5	297	60	34	0	0	29	139	0	5	0	0	9	0	11				
\$5 to \$9	1545	284	179	35	44	121	599	8	68	0	6	46	39	76				
\$10 to \$14	646	88	55	15	5	24	312	5	17	0	0	27	20	28				
\$15 to \$19	415	99	43	7	7	54	143	17	5	0	0	10	10	9				
\$20 to \$24	217	37	34	6	6	6	83	6	14	0	0	0	5	9				
\$25 to \$29	143	44	19	10	0	6	45	8	0	0	0	0	0	3				
\$30 to \$39	214	40	32	7	0	8	87	0	27	7	0	6	0	0				
\$40 to \$49	5	0	0	0	0	0	5	0	0	0	0	0	0	0				
\$50 to \$59	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
\$60 or more	6	6	0	0	0	0	0	0	0	0	0	0	0	0				
Not reported or not computed	40	7	9	0	0	0	14	0	0	0	0	5	6	0				
Median	10	10	10	11	9	9	10	17	10	35	8	9	10	9				
Acquired 2000 and 2001 (part)	602	154	54	18	14	30	208	8	24	0	0	22	6	41				
Real Estate Tax as Percent of Rental Receipts	3528	665	406	79	63	248	1427	45	137	7	6	102	80	136				
Acquired before 2000																		
Less than 5 percent	206	24	35	0	0	31	94	0	13	0	0	9	0	0				
5 to 9 percent	1038	211	89	5	24	81	449	0	39	0	0	33	20	54				
10 to 14 percent	708	115	74	22	12	25	288	18	19	0	6	26	30	25				
15 to 19 percent	474	88	53	8	13	47	187	13	23	0	0	12	10	12				
20 to 24 percent	294	34	44	14	0	34	113	0	21	0	0	6	0	14				
25 to 29 percent	181	58	33	0	0	0	60	8	0	7	0	6	0	0				
30 to 34 percent	88	23	12	0	7	13	26	0	0	0	0	0	0	0				
35 to 39 percent	44	14	0	17	0	0	6	0	0	0	0	0	0	0				
40 percent or more	96	16	7	6	0	0	52	0	0	0	0	0	7	9				
Not reported or not computed	399	82	58	7	6	16	151	6	23	0	0	10	13	22				
Median	12	12	13	20	12	11	12	15	12	28	13	11	12	11				
Acquired 2000 and 2001 (part)	602	154	54	18	14	30	208	8	24	0	0	22	6	41				