

Residential Finance Survey: 2001 - Northeast

Table 5-3b. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit 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 Per Housing Unit, 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 cooperatively owned apartments^^ 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
2- to 4-housing-unit properties with traditional first mortgage	257	19	0	0	0	26	211
PROPERTY CHARACTERISTICS	211	15	0	0	0	24	171
Property Location by Geographic Area							
Inside MAs							
In central cities	90	13	0	0	0	11	65
Not in central cities	121	2	0	0	0	13	106
Outside MAs	46	4	0	0	0	2	40
Number of Housing Units	171	12	0	0	0	16	144
2 housing units							
3 housing units	57	5	0	0	0	8	43
4 housing units	29	2	0	0	0	2	25
Manner of Acquisition	248	19	0	0	0	22	207
By purchase							
Placed one new mortgage	224	13	0	0	0	19	191
Placed two or more new mortgages	15	6	0	0	0	0	9
Assumed mortgage(s) already on property	6	0	0	0	0	0	6
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	3	0	0	0	0	3	0
Paid all cash-no borrowing	0	0	0	0	0	0	0
Other manner	0	0	0	0	0	0	0
By inheritance or gift	2	0	0	0	0	2	0
By divorce	0	0	0	0	0	0	0
By tax free exchange of other property	0	0	0	0	0	0	0
By foreclosure or assignment	0	0	0	0	0	0	0
By some other manner	2	0	0	0	0	0	2
Not reported	5	0	0	0	0	2	2
Source of Downpayment@1	139	11	0	0	0	11	117
Properties purchased 1995 to 2001 (part)							

Sale of stock or other partnership shares for this project	7	0	0	0	0	3	4
Sale of previously owned stocks, shares, or other securities	11	0	0	0	0	0	11
Sale of land or other real estate	13	0	0	0	0	0	13
Owner's cash, bank deposits, share accounts, or bonds	88	10	0	0	0	11	66
Borrowing from a retirement plan	3	0	0	0	0	0	3
Borrowing using assets other than this property as collateral	12	0	0	0	0	0	12
Proceeds from an insurance policy	0	0	0	0	0	0	0
From a state or local government source	4	4	0	0	0	0	0
From a non-profit organization	4	0	0	0	0	0	4
Proceeds from sale of tax credits	0	0	0	0	0	0	0
From parents or relatives	1	0	0	0	0	0	1
Other cash source	3	0	0	0	0	0	3
Non-cash source	0	0	0	0	0	0	0
No downpayment required	14	1	0	0	0	0	13
Not reported	1	0	0	0	0	0	1
Other properties	115	8	0	0	0	13	94
Not reported	2	0	0	0	0	2	0
Year Property Acquired	73	4	0	0	0	5	64
1999 to 2001 (part)							
1997 and 1998	37	7	0	0	0	5	25
1995 and 1996	31	0	0	0	0	4	27
1990 to 1994	53	5	0	0	0	6	43
1985 to 1989	31	3	0	0	0	2	26
1980 to 1984	13	0	0	0	0	1	12
1975 to 1979	12	0	0	0	0	4	8
1970 to 1974	5	0	0	0	0	0	5
1969 or earlier	1	0	0	0	0	0	1
Building and Land Acquisition	244	18	0	0	0	26	200
Acquired at same time							
Not acquired at same time	2	1	0	0	0	0	1
Land not owned by building owner	1	0	0	0	0	0	1
Not reported	9	0	0	0	0	0	9
Property New or Previously Owned When Acquired	248	19	0	0	0	22	207
Acquired by purchase							
New	20	1	0	0	0	0	19
Previously owned	224	18	0	0	0	22	183
As residential property	218	18	0	0	0	22	178
Converted from nonresidential use	6	0	0	0	0	0	6
Other	1	0	0	0	0	0	1
Not reported	3	0	0	0	0	0	3
Other properties	4	0	0	0	0	2	2
Not reported	5	0	0	0	0	2	2
Year Structure Built	1	1	0	0	0	0	0
1999 to March 2000							
1997 and 1998	4	0	0	0	0	0	4
1995 and 1996	0	0	0	0	0	0	0
1990 to 1994	10	0	0	0	0	0	10
1980 to 1989	10	0	0	0	0	0	10

1970 to 1979	22	0	0	0	0	0	22
1960 to 1969	3	1	0	0	0	0	2
1950 to 1959	22	0	0	0	0	0	22
1940 to 1949	24	0	0	0	0	0	24
1939 or earlier	161	18	0	0	0	26	118
Purchase Price Per Housing Unit@8	108	11	0	0	0	8	90
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	6	0	0	0	0	0	6
\$20,000 to \$39,999	39	6	0	0	0	8	25
\$40,000 to \$59,999	15	5	0	0	0	0	10
\$60,000 to \$79,999	25	0	0	0	0	0	25
\$80,000 to \$99,999	9	0	0	0	0	0	9
\$100,000 to \$124,999	10	0	0	0	0	0	10
\$125,000 to \$149,999	1	0	0	0	0	0	1
\$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	1	0	0	0	0	0	1
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 to \$499,999	3	0	0	0	0	0	3
\$500,000 or more	0	0	0	0	0	0	0
Median	52905	38908	0	0	0	30000	63171
Mean	64152	42880	0	0	0	29874	69652
Other properties	148	8	0	0	0	18	122
Value	0	0	0	0	0	0	0
Less than \$20,000							
\$20,000 to \$39,999	7	0	0	0	0	0	7
\$40,000 to \$59,999	19	0	0	0	0	0	19
\$60,000 to \$79,999	34	3	0	0	0	0	30
\$80,000 to \$99,999	8	1	0	0	0	0	7
\$100,000 to \$124,999	46	8	0	0	0	13	25
\$125,000 to \$149,999	19	4	0	0	0	4	10
\$150,000 to \$174,999	21	1	0	0	0	2	18
\$175,000 to \$199,999	16	0	0	0	0	0	16
\$200,000 to \$249,999	29	1	0	0	0	0	28
\$250,000 to \$299,999	15	0	0	0	0	0	15
\$300,000 to \$499,999	27	2	0	0	0	3	22
\$500,000 or more	16	0	0	0	0	3	12
Median	144914	117810	0	0	0	124699	159248
Mean	186205	132321	0	0	0	209914	188218
Value Per Housing Unit@8	13	0	0	0	0	0	13
Less than \$20,000							
\$20,000 to \$39,999	64	5	0	0	0	4	55
\$40,000 to \$59,999	49	9	0	0	0	11	29
\$60,000 to \$79,999	31	4	0	0	0	4	22
\$80,000 to \$99,999	27	0	0	0	0	0	27
\$100,000 to \$124,999	27	2	0	0	0	0	26
\$125,000 to \$149,999	17	0	0	0	0	3	14
\$150,000 to \$174,999	9	0	0	0	0	0	9
\$175,000 to \$199,999	7	0	0	0	0	0	7
\$200,000 to \$249,999	4	0	0	0	0	0	4
\$250,000 to \$299,999	5	0	0	0	0	3	1
\$300,000 to \$499,999	5	0	0	0	0	0	5
\$500,000 or more	0	0	0	0	0	0	0

Median	62183	51737	0	0	0	56092	68303
Mean	78797	52897	0	0	0	88236	80005
Purchase Price as Percent of Value@8	248	19	0	0	0	22	207
Acquired by purchase							
Purchased 1997 to 2001 (part)	108	11	0	0	0	8	90
Less than 60 percent	16	0	0	0	0	8	9
60 to 69 percent	5	0	0	0	0	0	5
70 to 79 percent	16	2	0	0	0	0	14
80 to 99 percent	39	9	0	0	0	0	30
100 percent or more	32	0	0	0	0	0	32
Median	89	87	0	0	0	30	92
Purchased 1990 to 1996 (part)	82	5	0	0	0	9	68
Less than 40 percent	15	0	0	0	0	0	15
40 to 59 percent	9	2	0	0	0	0	7
60 to 79 percent	25	0	0	0	0	7	18
80 to 99 percent	3	1	0	0	0	0	1
100 percent or more	31	2	0	0	0	3	26
Median	74	93	0	0	0	74	73
Purchased 1989 or earlier	58	3	0	0	0	5	50
Less than 20 percent	6	0	0	0	0	5	1
20 to 39 percent	11	0	0	0	0	0	11
40 to 59 percent	16	3	0	0	0	0	13
60 to 79 percent	9	0	0	0	0	0	9
80 to 99 percent	4	0	0	0	0	0	4
100 percent or more	12	0	0	0	0	0	12
Median	55	50	0	0	0	10	60
Not acquired by purchase	8	0	0	0	0	4	4
Value of Capital Improvements	160	13	0	0	0	19	129
Properties with capital improvements between 1998 and 2000							
Less than \$500	6	0	0	0	0	0	6
\$500 to \$999	2	0	0	0	0	0	2
\$1,000 to \$2,499	28	0	0	0	0	2	26
\$2,500 to \$4,999	21	0	0	0	0	3	18
\$5,000 to \$7,499	28	9	0	0	0	3	16
\$7,500 to \$9,999	11	0	0	0	0	0	11
\$10,000 to \$14,999	25	2	0	0	0	0	24
\$15,000 to \$19,999	22	0	0	0	0	9	13
\$20,000 to \$29,999	16	2	0	0	0	3	11
\$30,000 or more	1	0	0	0	0	0	1
Median	7129	6854	0	0	0	16147	6909
Mean	8710	9120	0	0	0	13564	7963
Properties with no capital improvements between 1998 and 2000	56	6	0	0	0	7	43
Capital improvements not reported	40	1	0	0	0	0	39
Value of Capital Improvements Per Unit	160	13	0	0	0	19	129
Properties with capital improvements between 1998 and 2000							
Less than \$500	13	0	0	0	0	0	13
\$500 to \$999	11	0	0	0	0	2	10
\$1,000 to \$2,499	43	1	0	0	0	6	36

\$2,500 to \$4,999	40	9	0	0	0	0	30
\$5,000 to \$7,499	21	2	0	0	0	0	18
\$7,500 to \$9,999	23	0	0	0	0	11	12
\$10,000 to \$14,999	9	0	0	0	0	0	9
\$15,000 to \$19,999	0	0	0	0	0	0	0
\$20,000 to \$29,999	0	0	0	0	0	0	0
\$30,000 or more	0	0	0	0	0	0	0
Median	3290	3929	0	0	0	7934	2931
Mean	3710	3612	0	0	0	5965	3392
Properties with no capital improvements between 1998 and 2000	56	6	0	0	0	7	43
Capital improvements not reported	40	1	0	0	0	0	39
Monthly Rental Receipts Per Housing Unit	215	15	0	0	0	21	179
Acquired before 2000							
Less than \$100	3	1	0	0	0	0	2
\$100 to \$199	19	0	0	0	0	5	14
\$200 to \$299	25	1	0	0	0	3	21
\$300 to \$399	25	0	0	0	0	5	21
\$400 to \$499	30	6	0	0	0	4	21
\$500 to \$599	25	3	0	0	0	4	17
\$600 to \$799	8	0	0	0	0	0	8
\$800 to \$999	50	4	0	0	0	0	45
\$1000 or more	19	0	0	0	0	1	19
No rental receipts	11	0	0	0	0	0	11
Median	498	503	0	0	0	364	527
Mean	540	538	0	0	0	433	552
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33
Rental Receipts as Percent of Value@8	215	15	0	0	0	21	179
Acquired before 2000							
Less than 5 percent	27	1	0	0	0	8	19
5 to 9 percent	54	2	0	0	0	0	52
10 to 14 percent	89	7	0	0	0	13	68
15 to 19 percent	20	5	0	0	0	0	15
20 to 24 percent	8	0	0	0	0	0	8
25 to 29 percent	6	0	0	0	0	0	6
30 to 39 percent	0	0	0	0	0	0	0
40 percent or more	0	0	0	0	0	0	0
Median	11	13	0	0	0	11	11
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33
Rental Vacancy Losses as Percent of Potential Receipts	215	15	0	0	0	21	179
Acquired before 2000							
Less than 1.0 percent	81	4	0	0	0	4	72
1.0 to 2.9 percent	6	0	0	0	0	0	6
3.0 to 4.9 percent	10	0	0	0	0	4	7
5.0 to 6.9 percent	1	0	0	0	0	0	1
7.0 to 8.9 percent	11	0	0	0	0	3	8
9.0 to 10.9 percent	3	0	0	0	0	0	3
11.0 to 12.9 percent	4	1	0	0	0	0	3
13.0 to 14.9 percent	0	0	0	0	0	0	0
15.0 percent or more	32	2	0	0	0	8	22
Not reported or not computed	67	8	0	0	0	2	56

Median	0.9	0.8	0.0	0.0	0.0	7.8	0.8
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33
Age Restrictions	51	3	0	0	0	3	44
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	201	16	0	0	0	22	163
Not reported	4	0	0	0	0	0	4
Type of Property Benefits@1	11	1	0	0	0	0	10
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	16	0	0	0	0	0	16
Government grant	0	0	0	0	0	0	0
Property tax relief	0	0	0	0	0	0	0
Federal income tax credit for low-income, old or historic properties	0	0	0	0	0	0	0
Accelerated federal income tax depreciation for low- and moderate-income properties	0	0	0	0	0	0	0
Subsidy from a non-profit corporation	0	0	0	0	0	0	0
None of the above benefits	211	18	0	0	0	26	168
Not reported	23	1	0	0	0	0	22
Source of Property Benefits@1	23	1	0	0	0	0	22
With property benefits							
Federal government	16	0	0	0	0	0	16
State government	7	1	0	0	0	0	6
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	211	18	0	0	0	26	168
Not reported	23	1	0	0	0	0	22
Reason for Benefits@1	23	1	0	0	0	0	22
With property benefits							
Occupied by low- or moderate-income individuals	22	1	0	0	0	0	21
Occupied by elderly or disabled individuals	1	0	0	0	0	0	1
A historic structure	0	0	0	0	0	0	0
Located in a community development or economic development area	0	0	0	0	0	0	0
Covered by a Homestead Exemption	0	0	0	0	0	0	0
Covered by a Community Land Trust	0	0	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0	0	0
Other reason	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	211	18	0	0	0	26	168
Not reported	23	1	0	0	0	0	22
OWNER CHARACTERISTICS	236	19	0	0	0	26	191
Type of Owner							

Individual investor(s)							
Limited partnership	6	0	0	0	0	0	6
Joint venture	4	0	0	0	0	0	4
General partnership	0	0	0	0	0	0	0
Life insurance company	1	0	0	0	0	0	1
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	7	0	0	0	0	0	7
Housing cooperative organization	0	0	0	0	0	0	0
Non-profit or church-related institution	0	0	0	0	0	0	0
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	3	0	0	0	0	0	3
MORTGAGE CHARACTERISTICS	209	14	0	0	0	21	173
Number of Mortgages							
1 mortgage							
2 mortgages	45	5	0	0	0	4	36
3 or more mortgages	3	0	0	0	0	0	3
Form of Debt of First Mortgage	257	19	0	0	0	26	211
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	0	0	0	0	0	0	0
By computer over the Internet or by e-mail							
By telephone or FAX	28	1	0	0	0	4	23
By regular mail	6	0	0	0	0	3	3
By personal visit	160	12	0	0	0	17	131
Through third party (such as real estate agent or builder)	36	6	0	0	0	0	29
Some other way	8	0	0	0	0	0	8
Not reported	16	0	0	0	0	2	14
Not available	3	0	0	0	0	0	3
Origin of First Mortgage	208	19	0	0	0	15	175
Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	3	0	0	0	0	0	3
Mortgage placed later than acquisition of property	45	1	0	0	0	11	33
Refinanced mortgage	39	1	0	0	0	11	27
Same lender	10	1	0	0	0	3	7
Different lender	28	0	0	0	0	8	20
Mortgage placed on property owned free and clear of debt	6	0	0	0	0	0	6
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed	45	1	0	0	0	11	33

Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	26	1	0	0	0	3	22
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	2	0	0	0	0	0	2
Receive cash or increase outstanding balance of loan	14	0	0	0	0	8	6
Other reason	0	0	0	0	0	0	0
Not reported	3	0	0	0	0	0	3
Other properties	212	19	0	0	0	15	178
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	20	0	0	0	0	8	11
Properties on which cash received							
Less than \$20,000	6	0	0	0	0	4	2
\$20,000 to \$39,999	4	0	0	0	0	4	0
\$40,000 to \$59,999	3	0	0	0	0	0	3
\$60,000 to \$79,999	6	0	0	0	0	0	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	37145	0	0	0	0	21601	61499
Mean	41412	0	0	0	0	25609	52866
Properties that refinanced and did not receive cash back	25	1	0	0	0	3	22
Properties that refinanced and did not report if received cash back	0	0	0	0	0	0	0
Properties that did not refinance	212	19	0	0	0	15	178
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	20	0	0	0	0	8	11
Properties on which cash received@1							
For additions, improvements or repairs to this property	3	0	0	0	0	0	3
To consolidate debts	8	0	0	0	0	0	8
For investment in other real estate	8	0	0	0	0	8	0
For other types of investments	0	0	0	0	0	0	0

For educational or medical expenses	6	0	0	0	0	0	6
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	3	0	0	0	0	0	3
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Properties that refinanced and did not receive cash back	25	1	0	0	0	3	22
Properties that refinanced and did not report if received cash back	0	0	0	0	0	0	0
Properties that did not refinance	212	19	0	0	0	15	178
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	16	1	0	0	0	0	16
Properties with second mortgage							
Provide funds for the purchase of this property	8	1	0	0	0	0	8
Provide funds for additions, improvements or repairs to this property	5	0	0	0	0	0	5
Provide funds for consolidation of debts	0	0	0	0	0	0	0
Provide funds for investment in other real estate	0	0	0	0	0	0	0
Provide funds for other types of investments	0	0	0	0	0	0	0
Provide funds for educational or medical expenses	0	0	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0	0	0
Provide funds to pay taxes	0	0	0	0	0	0	0
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0	0	0
Other reasons	0	0	0	0	0	0	0
Not reported	3	0	0	0	0	0	3
Other properties	240	19	0	0	0	26	196
Purpose of Home Equity Line of Credit	35	4	0	0	0	4	26
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	14	3	0	0	0	4	6
Provide funds for consolidation of debts	3	0	0	0	0	0	3
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	6	0	0	0	0	0	6
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	12	1	0	0	0	0	11
Other properties	222	15	0	0	0	21	185
Year First Mortgage Made or Assumed	104	5	0	0	0	18	81
1999 to 2001 (part)							
1997 and 1998	48	7	0	0	0	0	41
1995 and 1996	33	0	0	0	0	4	29
1990 to 1994	37	4	0	0	0	3	30
1985 to 1989	23	3	0	0	0	0	20
1980 to 1984	7	0	0	0	0	1	6
1979 or earlier	5	0	0	0	0	0	5
Traditional First Mortgage Loan	3	0	0	0	0	0	3
Less than \$20,000							
\$20,000 to \$29,999	3	0	0	0	0	0	3
\$30,000 to \$39,999	9	0	0	0	0	0	9
\$40,000 to \$49,999	33	0	0	0	0	5	29
\$50,000 to \$59,999	19	0	0	0	0	2	17
\$60,000 to \$79,999	55	7	0	0	0	7	42
\$80,000 to \$99,999	26	0	0	0	0	4	22
\$100,000 to \$149,999	58	11	0	0	0	5	42
\$150,000 to \$199,999	28	2	0	0	0	3	23
\$200,000 to \$249,999	11	0	0	0	0	0	11
\$250,000 to \$299,999	4	0	0	0	0	0	4
\$300,000 or more	4	0	0	0	0	0	4
Not reported	2	0	0	0	0	0	2
Median	83465	113727	0	0	0	79525	81557
Mean	101242	103886	0	0	0	92265	102110
Total Mortgage Loan	3	0	0	0	0	0	3
Less than \$20,000							
\$20,000 to \$29,999	3	0	0	0	0	0	3
\$30,000 to \$39,999	9	0	0	0	0	0	9
\$40,000 to \$49,999	30	0	0	0	0	5	25
\$50,000 to \$59,999	23	0	0	0	0	2	21
\$60,000 to \$79,999	49	7	0	0	0	7	36
\$80,000 to \$99,999	26	0	0	0	0	4	22
\$100,000 to \$149,999	57	10	0	0	0	5	42
\$150,000 to \$199,999	32	2	0	0	0	3	26
\$200,000 to \$249,999	11	0	0	0	0	0	11
\$250,000 to \$299,999	7	0	0	0	0	0	7
\$300,000 or more	4	0	0	0	0	0	4
Not reported	2	0	0	0	0	0	2
Median	87877	114617	0	0	0	79525	86887

Mean	105268	105946	0	0	0	92265	106815
Traditional First Mortgage Outstanding Debt	14	0	0	0	0	3	11
Less than \$10,000							
\$10,000 to \$19,999	1	0	0	0	0	0	1
\$20,000 to \$29,999	3	0	0	0	0	0	3
\$30,000 to \$39,999	16	0	0	0	0	0	16
\$40,000 to \$49,999	41	3	0	0	0	6	31
\$50,000 to \$59,999	32	0	0	0	0	0	32
\$60,000 to \$79,999	28	3	0	0	0	4	21
\$80,000 to \$99,999	33	3	0	0	0	4	25
\$100,000 to \$149,999	57	8	0	0	0	5	44
\$150,000 to \$199,999	20	2	0	0	0	3	16
\$200,000 to \$249,999	0	0	0	0	0	0	0
\$250,000 to \$299,999	4	0	0	0	0	0	4
\$300,000 or more	4	0	0	0	0	0	4
Not reported	2	0	0	0	0	0	2
Median	73508	97807	0	0	0	79162	68660
Mean	87870	94827	0	0	0	81415	88028
Total Mortgage Outstanding Debt	14	0	0	0	0	3	11
Less than \$10,000							
\$10,000 to \$19,999	1	0	0	0	0	0	1
\$20,000 to \$29,999	3	0	0	0	0	0	3
\$30,000 to \$39,999	15	0	0	0	0	0	15
\$40,000 to \$49,999	39	3	0	0	0	6	29
\$50,000 to \$59,999	31	0	0	0	0	0	31
\$60,000 to \$79,999	27	3	0	0	0	4	20
\$80,000 to \$99,999	33	3	0	0	0	4	25
\$100,000 to \$149,999	59	7	0	0	0	5	46
\$150,000 to \$199,999	21	2	0	0	0	3	16
\$200,000 to \$249,999	3	0	0	0	0	0	3
\$250,000 to \$299,999	4	0	0	0	0	0	4
\$300,000 or more	4	0	0	0	0	0	4
Not reported	2	0	0	0	0	0	2
Median	77430	97807	0	0	0	79162	73630
Mean	90860	96886	0	0	0	81415	91467
Current Interest Rate on First Mortgage	57	0	0	0	0	3	54
Less than 6.0 percent							
6.0 percent	3	0	0	0	0	0	3
6.1 to 6.4 percent	0	0	0	0	0	0	0
6.5 to 6.9 percent	20	0	0	0	0	3	18
7.0 percent	31	4	0	0	0	3	24
7.1 to 7.4 percent	17	0	0	0	0	6	10
7.5 to 7.9 percent	27	2	0	0	0	8	17
8.0 percent	7	0	0	0	0	0	7
8.1 to 8.4 percent	4	0	0	0	0	0	4
8.5 to 8.9 percent	12	0	0	0	0	0	12
9.0 percent	4	0	0	0	0	0	4
9.1 to 9.4 percent	2	2	0	0	0	0	0
9.5 to 9.9 percent	3	2	0	0	0	0	1
10.0 percent	0	0	0	0	0	0	0
10.1 to 10.4 percent	2	0	0	0	0	0	2
10.5 to 10.9 percent	3	3	0	0	0	0	0
11.0 percent	6	0	0	0	0	0	6

11.1 to 12.9 percent	4	4	0	0	0	0	0
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	52	2	0	0	0	2	48
Not reported	0	0	0	0	0	0	0
Median	7.5	9.8	0.0	0.0	0.0	7.3	7.4
Type of Interest Rate Buydown	4	0	0	0	0	0	4
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	4	0	0	0	0	0	4
Properties without interest rate buydown	115	6	0	0	0	20	89
Not reported	138	13	0	0	0	5	119
Term of First Mortgage	4	0	0	0	0	2	2
Less than 5 years							
5 years	1	0	0	0	0	0	1
6 to 9 years	0	0	0	0	0	0	0
10 years	5	0	0	0	0	3	2
11 to 14 years	0	0	0	0	0	0	0
15 years	30	0	0	0	0	0	30
16 to 19 years	0	0	0	0	0	0	0
20 years	14	0	0	0	0	0	14
21 to 24 years	0	0	0	0	0	0	0
25 years	9	0	0	0	0	4	5
26 to 29 years	0	0	0	0	0	0	0
30 years	79	19	0	0	0	14	45
More than 30 years	0	0	0	0	0	0	0
No stated term	114	0	0	0	0	3	111
Median	30	31	0	0	0	30	21
Unexpired Term of First Mortgage	12	0	0	0	0	5	7
Less than 5 years							
5 to 9 years	14	0	0	0	0	0	14
10 to 14 years	26	0	0	0	0	0	26
15 to 19 years	19	3	0	0	0	0	15
20 to 24 years	23	4	0	0	0	4	14
25 to 29 years	44	11	0	0	0	9	24
30 or more years	5	1	0	0	0	5	0
No stated term or not computed	114	0	0	0	0	3	111
Median	20	26	0	0	0	26	16
Holder of First Mortgage	39	2	0	0	0	2	36
Commercial bank or trust company							
Savings and loan association, federal savings bank	25	0	0	0	0	3	22
Mutual savings bank	28	0	0	0	0	5	23
Life insurance company	3	0	0	0	0	0	3
Mortgage banker or mortgage company	11	0	0	0	0	11	0
Federally-sponsored secondary market agency or pool	100	15	0	0	0	3	82
Conventional mortgage pool	0	0	0	0	0	0	0
Other federal agency	11	1	0	0	0	0	10

Real estate investment trust	3	0	0	0	0	0	3
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	5	2	0	0	0	0	4
Finance company	5	0	0	0	0	2	3
State or municipal government or housing finance agency	14	0	0	0	0	0	14
Individual or individual's estate	7	0	0	0	0	0	7
Other	5	0	0	0	0	0	5
Servicer of First Mortgage	43	2	0	0	0	5	37
Commercial bank or trust company							
Savings and loan association, federal savings bank	28	0	0	0	0	3	25
Mutual savings bank	34	0	0	0	0	5	28
Life insurance company	3	0	0	0	0	0	3
Mortgage banker or mortgage company	110	16	0	0	0	13	81
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	10	0	0	0	0	0	10
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	5	2	0	0	0	0	4
Finance company	3	0	0	0	0	0	3
State or municipal government or housing finance agency	8	0	0	0	0	0	8
Individual or individual's estate	7	0	0	0	0	0	7
Other	5	0	0	0	0	0	5
Holder's Acquisition of First Mortgage	156	10	0	0	0	21	125
Originated directly from borrower							
Purchased from present servicer	48	5	0	0	0	5	38
Purchased from someone else	53	4	0	0	0	0	48
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	203	19	0	0	0	11	174
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	11	0	0	0	0	0	11
40 to 49 percent	6	0	0	0	0	0	6
50 to 59 percent	9	0	0	0	0	3	6
60 to 69 percent	23	1	0	0	0	0	22
70 to 79 percent	35	0	0	0	0	0	35
80 to 89 percent	25	1	0	0	0	0	24
90 to 94 percent	17	2	0	0	0	5	11
95 to 99 percent	2	0	0	0	0	0	2
100 percent or more	74	15	0	0	0	3	55
Not reported	2	0	0	0	0	0	2
Median	87	38391	0	0	0	93	83
Other properties	53	1	0	0	0	15	38
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent	203	19	0	0	0	11	174

of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	10	0	0	0	0	0	10
40 to 49 percent	0	0	0	0	0	0	0
50 to 59 percent	3	0	0	0	0	0	3
60 to 69 percent	42	1	0	0	0	0	42
70 to 79 percent	40	0	0	0	0	0	40
80 to 89 percent	33	1	0	0	0	5	27
90 to 94 percent	13	2	0	0	0	3	8
95 to 99 percent	6	4	0	0	0	0	2
100 percent or more	53	11	0	0	0	3	39
Not reported	2	0	0	0	0	0	2
Median	81	1481	0	0	0	91	78
Other properties	53	1	0	0	0	15	38
Not available	0	0	0	0	0	0	0
First Mortgage Risk	13	3	0	0	0	0	10
Subprime loan							
Not subprime loan	244	16	0	0	0	26	202
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	203	19	0	0	0	11	174
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	11	0	0	0	0	0	11
40 to 49 percent	1	0	0	0	0	0	1
50 to 59 percent	9	0	0	0	0	3	6
60 to 69 percent	21	0	0	0	0	0	21
70 to 79 percent	33	0	0	0	0	0	33
80 to 89 percent	20	1	0	0	0	0	19
90 to 94 percent	17	2	0	0	0	5	11
95 to 99 percent	6	0	0	0	0	0	6
100 percent or more	83	16	0	0	0	3	64
Not reported	2	0	0	0	0	0	2
Median	92	40964	0	0	0	93	87
Other properties	53	1	0	0	0	15	38
Not available	0	0	0	0	0	0	0
Total Mortgage Loan as Percent of Value	203	19	0	0	0	11	174
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	41	0	0	0	0	6	34
40 to 49 percent	15	0	0	0	0	5	10
50 to 59 percent	19	0	0	0	0	0	19
60 to 69 percent	36	5	0	0	0	0	30
70 to 79 percent	27	4	0	0	0	0	22
80 to 89 percent	19	3	0	0	0	0	16
90 to 94 percent	8	0	0	0	0	0	8
95 to 99 percent	14	4	0	0	0	0	10
100 percent or more	24	2	0	0	0	0	22
Not reported	2	0	0	0	0	0	2

Median	67	80	0	0	0	35	67
Other properties	53	1	0	0	0	15	38
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	18	0	0	0	0	4	15
Less than 20 percent							
20 to 29 percent	30	0	0	0	0	3	27
30 to 39 percent	22	0	0	0	0	3	19
40 to 49 percent	28	3	0	0	0	6	18
50 to 59 percent	45	2	0	0	0	4	39
60 to 69 percent	39	1	0	0	0	6	32
70 to 79 percent	21	3	0	0	0	0	17
80 to 89 percent	19	8	0	0	0	0	11
90 to 99 percent	19	0	0	0	0	0	19
100 percent or more	13	2	0	0	0	0	12
Not reported or not computed	2	0	0	0	0	0	2
Median	57	80	0	0	0	46	57
Index Used to Adjust Interest Rate on ARM	49	4	0	0	0	0	45
Properties with adjustable rate first mortgage							
Treasury security	16	0	0	0	0	0	16
Average cost of funds in bank district	2	0	0	0	0	0	2
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	6	1	0	0	0	0	5
No index used	0	0	0	0	0	0	0
Not reported	26	3	0	0	0	0	22
Other properties	207	15	0	0	0	26	167
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	49	4	0	0	0	0	45
Properties with adjustable rate first mortgage							
Monthly	3	0	0	0	0	0	3
Every 3 months	0	0	0	0	0	0	0
Every 6 months	0	0	0	0	0	0	0
Yearly	19	0	0	0	0	0	19
Every 3 years	2	0	0	0	0	0	2
Every 5 years	3	0	0	0	0	0	3
Other	1	1	0	0	0	0	0
Not reported	21	3	0	0	0	0	17
Other properties	207	15	0	0	0	26	167
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	49	4	0	0	0	0	45
Properties with adjustable rate first mortgage							
Less than 1 percent	3	0	0	0	0	0	3
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0	0	0
2 percent	14	0	0	0	0	0	14
2.1 to 2.9 percent	0	0	0	0	0	0	0

3 percent	2	0	0	0	0	0	2
3.1 to 3.9 percent	0	0	0	0	0	0	0
4.0 percent or more	1	1	0	0	0	0	0
No caps	10	0	0	0	0	0	10
Not reported	19	3	0	0	0	0	16
Other properties	207	15	0	0	0	26	167
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	49	4	0	0	0	0	45
Properties with adjustable rate first mortgage							
Less than 1 percent	3	0	0	0	0	0	3
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	1	1	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0	0	0
4.0 percent or more	16	0	0	0	0	0	16
No caps	9	0	0	0	0	0	9
Not reported	21	3	0	0	0	0	17
Other properties	207	15	0	0	0	26	167
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	49	4	0	0	0	0	45
Properties with adjustable rate first mortgage							
Yes, rate has changed	25	1	0	0	0	0	24
No change since mortgage made	6	0	0	0	0	0	6
Not reported	19	3	0	0	0	0	16
Other properties	207	15	0	0	0	26	167
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	236	16	0	0	0	26	194
Not reported	21	3	0	0	0	0	18
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	236	16	0	0	0	26	194
Not reported	21	3	0	0	0	0	18
MORTGAGE PAYMENTS AND OTHER EXPENSES	247	18	0	0	0	26	203
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	247	18	0	0	0	26	203
Fully amortized	232	18	0	0	0	23	192
Not fully amortized	15	1	0	0	0	3	11
Interest only	0	0	0	0	0	0	0
No regular payments required	3	0	0	0	0	0	3
Not reported	7	1	0	0	0	0	6
Items Included in First Mortgage Payment@1	247	18	0	0	0	26	203
Regular monthly payments of both interest and principal							
Real estate taxes	80	6	0	0	0	13	60
Property insurance	41	6	0	0	0	9	27
Mortgage insurance	15	5	0	0	0	10	0
Other	19	4	0	0	0	0	14
No items included or not reported	167	12	0	0	0	12	143
No regular payments of interest and principal	10	1	0	0	0	0	9
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	254	19	0	0	0	26	208
Regular monthly payments of interest and/or principal							
Less than \$100	2	0	0	0	0	0	2
\$100 to \$199	45	1	0	0	0	6	38
\$200 to \$299	53	2	0	0	0	5	45
\$300 to \$399	72	12	0	0	0	11	49
\$400 to \$499	24	1	0	0	0	1	23
\$500 to \$599	19	2	0	0	0	0	17
\$600 to \$699	21	1	0	0	0	3	17
\$700 to \$799	5	0	0	0	0	0	5
\$800 to \$899	0	0	0	0	0	0	0
\$900 to \$999	0	0	0	0	0	0	0
\$1,000 to \$1,249	3	0	0	0	0	0	3
\$1,250 to \$1,499	1	0	0	0	0	0	1
\$1,500 or more	3	0	0	0	0	0	3
Not reported	7	1	0	0	0	0	6
Median	333	351	0	0	0	314	332
Mean	371	354	0	0	0	301	381
No regular payments required	3	0	0	0	0	0	3
Current First Mortgage Payment	254	19	0	0	0	26	208

Status							
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	129	6	0	0	0	23	100
Delinquent by 90 days or more	0	0	0	0	0	0	0
Legal proceedings have begun	0	0	0	0	0	0	0
Legal proceedings have not begun	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Not reported	125	13	0	0	0	3	108
Other properties	3	0	0	0	0	0	3
	254	19	0	0	0	26	208
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit							
Regular monthly payments of interest and/or principal							
Less than \$100	9	1	0	0	0	0	8
\$100 to \$199	43	1	0	0	0	6	36
\$200 to \$299	46	2	0	0	0	5	39
\$300 to \$399	76	12	0	0	0	11	53
\$400 to \$499	22	1	0	0	0	1	21
\$500 to \$599	25	2	0	0	0	0	23
\$600 to \$699	21	1	0	0	0	3	17
\$700 to \$799	2	0	0	0	0	0	2
\$800 to \$899	3	0	0	0	0	0	3
\$900 to \$999	0	0	0	0	0	0	0
\$1,000 to \$1,249	3	0	0	0	0	0	3
\$1,250 to \$1,499	1	0	0	0	0	0	1
\$1,500 or more	3	0	0	0	0	0	3
Not reported	0	0	0	0	0	0	0
Median	337	347	0	0	0	314	340
Mean	371	338	0	0	0	301	383
No regular payments required	3	0	0	0	0	0	3
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	206	15	0	0	0	21	170
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	1	0	0	0	0	1	0
20 to 29 percent	19	0	0	0	0	0	19
30 to 39 percent	9	0	0	0	0	0	9
40 to 49 percent	21	4	0	0	0	2	15
50 to 59 percent	28	0	0	0	0	4	23
60 to 69 percent	52	7	0	0	0	4	41
70 to 79 percent	11	0	0	0	0	0	11
80 to 89 percent	14	0	0	0	0	3	11
90 to 99 percent	8	1	0	0	0	5	3
100 percent or more	34	3	0	0	0	3	29
Not reported or not computed	10	0	0	0	0	0	10
Median	64	64	0	0	0	70	64
Other properties	50	4	0	0	0	5	41
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	206	15	0	0	0	21	170

Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	1	0	0	0	0	1	0
20 to 29 percent	17	0	0	0	0	0	17
30 to 39 percent	9	0	0	0	0	0	9
40 to 49 percent	18	4	0	0	0	2	12
50 to 59 percent	28	0	0	0	0	4	23
60 to 69 percent	50	7	0	0	0	4	39
70 to 79 percent	11	0	0	0	0	0	11
80 to 89 percent	13	0	0	0	0	3	10
90 to 99 percent	15	1	0	0	0	5	10
100 percent or more	34	3	0	0	0	3	29
Not reported or not computed	10	0	0	0	0	0	10
Median	65	64	0	0	0	70	65
Other properties	50	4	0	0	0	5	41
Real Estate Tax Per Housing Unit	215	15	0	0	0	21	179
Acquired before 2000							
Less than \$100	8	1	0	0	0	0	7
\$100 to \$199	0	0	0	0	0	0	0
\$200 to \$299	3	1	0	0	0	0	2
\$300 to \$399	7	0	0	0	0	0	7
\$400 to \$499	26	2	0	0	0	3	21
\$500 to \$599	4	0	0	0	0	2	2
\$600 to \$699	17	0	0	0	0	3	14
\$700 to \$799	18	0	0	0	0	4	14
\$800 to \$899	16	2	0	0	0	0	14
\$900 to \$999	22	0	0	0	0	0	22
\$1,000 to \$1,249	23	2	0	0	0	0	21
\$1,250 to \$1,499	22	4	0	0	0	5	13
\$1,500 to \$1,999	25	3	0	0	0	4	17
\$2,000 to \$2,499	13	0	0	0	0	0	13
\$2,500 or more	11	0	0	0	0	1	10
Not reported	1	0	0	0	0	0	1
Median	939	1255	0	0	0	784	933
Mean	1082	1043	0	0	0	1095	1084
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33
Real Estate Tax Per \$1,000 Value	215	15	0	0	0	21	179
Acquired before 2000							
Less than \$5	13	1	0	0	0	3	10
\$5 to \$9	47	5	0	0	0	0	42
\$10 to \$14	25	0	0	0	0	1	25
\$15 to \$19	29	1	0	0	0	8	20
\$20 to \$24	28	5	0	0	0	4	18
\$25 to \$29	30	0	0	0	0	5	25
\$30 to \$39	42	3	0	0	0	0	39
\$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	1	0	0	0	0	0	1
Median	19	21	0	0	0	19	18
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33
Real Estate Tax as Percent of Rental Receipts	215	15	0	0	0	21	179
Acquired before 2000							

Less than 5 percent	9	1	0	0	0	0	8
5 to 9 percent	41	3	0	0	0	1	38
10 to 14 percent	51	4	0	0	0	8	38
15 to 19 percent	31	3	0	0	0	3	25
20 to 24 percent	15	0	0	0	0	0	15
25 to 29 percent	21	3	0	0	0	4	13
30 to 34 percent	4	0	0	0	0	0	4
35 to 39 percent	1	0	0	0	0	0	1
40 percent or more	31	1	0	0	0	5	25
Not reported or not computed	12	0	0	0	0	0	12
Median	15	14	0	0	0	18	15
Acquired 2000 and 2001 (part)	42	4	0	0	0	5	33