

Residential Finance Survey: 2001 - Midwest

Table 5-3c. 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^^

	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties@4		
2- to 4-housing-unit properties with traditional first mortgage	330	29	12	5	10	18	256
PROPERTY CHARACTERISTICS	271	21	9	5	10	17	209
Property Location by Geographic Area							
Inside MAs							
In central cities	179	9	7	5	5	10	142
Not in central cities	92	12	2	0	4	7	67
Outside MAs	59	8	2	0	0	1	47
Number of Housing Units	243	23	9	5	3	11	192
2 housing units							
3 housing units	34	3	0	0	3	2	26
4 housing units	53	4	2	0	3	5	39
Manner of Acquisition	317	29	12	5	10	15	246
By purchase							
Placed one new mortgage	281	19	12	5	10	13	223
Placed two or more new mortgages	13	1	0	0	0	2	10
Assumed mortgage(s) already on property	18	6	0	0	0	0	12
Assumed mortgage(s) already on property and placed new mortgage	3	3	0	0	0	0	0
Borrowed using assets other than this property as collateral	1	0	0	0	0	0	1
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	8	0	0	0	0	3	5
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	1	0	0	0	0	0	1
Not reported	4	0	0	0	0	0	4
Source of Downpayment@1	173	16	8	0	3	14	131
Properties purchased 1995 to 2001 (part)							

Sale of stock or other partnership shares for this project	9	0	0	0	0	0	9
Sale of previously owned stocks, shares, or other securities	13	0	0	0	0	0	13
Sale of land or other real estate	18	3	0	0	0	3	13
Owner's cash, bank deposits, share accounts, or bonds	93	3	8	0	0	10	72
Borrowing from a retirement plan	3	0	0	0	0	3	0
Borrowing using assets other than this property as collateral	13	0	0	0	0	0	13
Proceeds from an insurance policy	0	0	0	0	0	0	0
From a state or local government source	3	0	3	0	0	0	0
From a non-profit organization	0	0	0	0	0	0	0
Proceeds from sale of tax credits	0	0	0	0	0	0	0
From parents or relatives	7	0	3	0	3	0	0
Other cash source	9	0	2	0	0	0	7
Non-cash source	4	0	0	0	0	0	4
No downpayment required	14	9	0	0	0	0	5
Not reported	9	1	0	0	0	1	6
Other properties	154	13	3	5	6	4	122
Not reported	3	0	0	0	0	0	3
Year Property Acquired	99	12	6	0	0	11	70
1999 to 2001 (part)							
1997 and 1998	50	0	3	0	0	3	44
1995 and 1996	30	4	0	0	3	2	20
1990 to 1994	68	4	1	0	0	0	63
1985 to 1989	43	9	0	0	2	0	33
1980 to 1984	22	0	0	3	3	0	16
1975 to 1979	12	0	0	2	1	1	8
1970 to 1974	5	0	2	0	0	0	3
1969 or earlier	0	0	0	0	0	0	0
Building and Land Acquisition	295	29	12	5	6	18	225
Acquired at same time							
Not acquired at same time	30	0	0	0	3	0	27
Land not owned by building owner	1	0	0	0	0	0	1
Not reported	3	0	0	0	0	0	3
Property New or Previously Owned When Acquired	317	29	12	5	10	15	246
Acquired by purchase							
New	42	6	2	0	3	0	31
Previously owned	258	23	6	5	6	15	202
As residential property	239	20	6	5	6	13	189
Converted from nonresidential use	19	4	0	0	0	2	13
Other	7	0	0	0	0	0	7
Not reported	9	0	3	0	0	0	6
Other properties	9	0	0	0	0	3	6
Not reported	4	0	0	0	0	0	4
Year Structure Built	5	1	0	0	0	0	4
1999 to March 2000							
1997 and 1998	8	0	0	0	0	0	8
1995 and 1996	2	0	0	0	0	0	2
1990 to 1994	20	0	0	0	0	5	15
1980 to 1989	31	9	0	0	3	0	19

1970 to 1979	29	0	4	0	0	0	25
1960 to 1969	44	7	1	0	1	3	32
1950 to 1959	32	4	0	0	3	3	22
1940 to 1949	21	0	3	0	0	1	18
1939 or earlier	136	8	3	5	2	6	111
Purchase Price Per Housing Unit@8	143	12	8	0	0	12	111
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	24	3	0	0	0	2	19
\$20,000 to \$39,999	49	5	3	0	0	4	36
\$40,000 to \$59,999	30	4	2	0	0	0	24
\$60,000 to \$79,999	21	0	3	0	0	0	18
\$80,000 to \$99,999	9	0	0	0	0	5	4
\$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	3	0	0	0	0	0	3
\$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	5	0	0	0	0	0	5
Median	39781	32316	53739	0	0	36903	40586
Mean	72948	30253	49527	0	0	55287	81238
Other properties	186	17	3	5	10	6	145
Value	1	0	0	0	0	0	1
Less than \$20,000							
\$20,000 to \$39,999	18	0	0	3	0	0	15
\$40,000 to \$59,999	38	7	2	0	3	2	23
\$60,000 to \$79,999	40	0	3	0	0	1	36
\$80,000 to \$99,999	35	5	0	0	0	3	27
\$100,000 to \$124,999	47	0	2	0	0	0	45
\$125,000 to \$149,999	47	5	3	0	0	3	35
\$150,000 to \$174,999	11	0	0	0	3	1	6
\$175,000 to \$199,999	25	3	0	0	0	5	16
\$200,000 to \$249,999	29	9	0	0	1	2	17
\$250,000 to \$299,999	14	0	0	0	0	0	14
\$300,000 to \$499,999	10	0	0	2	2	0	6
\$500,000 or more	16	0	1	0	0	0	15
Median	117570	136347	111356	37530	161948	144893	114414
Mean	163932	137515	135690	191787	169842	136214	169393
Value Per Housing Unit@8	36	4	2	3	3	4	20
Less than \$20,000							
\$20,000 to \$39,999	89	5	3	0	0	2	79
\$40,000 to \$59,999	59	4	2	0	1	5	47
\$60,000 to \$79,999	67	4	3	0	3	3	54
\$80,000 to \$99,999	32	3	0	0	2	5	21
\$100,000 to \$124,999	21	9	0	0	0	0	12
\$125,000 to \$149,999	11	0	0	0	0	0	11
\$150,000 to \$174,999	1	0	0	0	0	0	1
\$175,000 to \$199,999	0	0	0	0	0	0	0
\$200,000 to \$249,999	2	0	0	2	0	0	0
\$250,000 to \$299,999	4	0	1	0	0	0	3
\$300,000 to \$499,999	0	0	0	0	0	0	0
\$500,000 or more	9	0	0	0	0	0	9

Median	53606	65968	49085	17530	62581	56551	52291
Mean	71860	65347	65537	95894	56559	56885	74036
Purchase Price as Percent of Value@8	317	29	12	5	10	15	246
Acquired by purchase							
Purchased 1997 to 2001 (part)	143	12	8	0	0	12	111
Less than 60 percent	22	4	0	0	0	0	18
60 to 69 percent	3	0	0	0	0	0	3
70 to 79 percent	32	0	0	0	0	2	30
80 to 99 percent	70	7	8	0	0	9	46
100 percent or more	16	1	0	0	0	0	14
Median	84	86	90	0	0	88	82
Purchased 1990 to 1996 (part)	97	9	1	0	3	2	82
Less than 40 percent	7	3	0	0	0	2	2
40 to 59 percent	15	0	0	0	0	0	15
60 to 79 percent	52	4	0	0	3	0	45
80 to 99 percent	8	1	1	0	0	0	5
100 percent or more	14	0	0	0	0	0	14
Median	70	67	90	0	70	20	71
Purchased 1989 or earlier	77	9	2	5	6	1	53
Less than 20 percent	4	0	0	2	2	0	0
20 to 39 percent	17	0	0	0	0	0	17
40 to 59 percent	22	0	0	0	4	0	18
60 to 79 percent	9	0	0	0	0	0	9
80 to 99 percent	6	3	2	0	0	1	0
100 percent or more	18	6	0	3	0	0	9
Median	55	1738	90	860	45	90	50
Not acquired by purchase	13	0	0	0	0	3	10
Value of Capital Improvements	185	17	3	0	10	8	146
Properties with capital improvements between 1998 and 2000							
Less than \$500	7	3	0	0	0	0	5
\$500 to \$999	12	0	0	0	0	0	12
\$1,000 to \$2,499	36	0	3	0	0	0	33
\$2,500 to \$4,999	31	4	0	0	3	3	21
\$5,000 to \$7,499	44	4	0	0	6	0	34
\$7,500 to \$9,999	2	0	0	0	0	0	2
\$10,000 to \$14,999	29	4	0	0	0	0	25
\$15,000 to \$19,999	8	0	0	0	0	5	3
\$20,000 to \$29,999	8	3	0	0	0	0	5
\$30,000 or more	6	0	0	0	0	0	6
Median	5311	6326	1750	0	5607	16098	5175
Mean	7293	8412	1132	0	5156	12184	7162
Properties with no capital improvements between 1998 and 2000	88	5	2	3	0	9	69
Capital improvements not reported	57	7	6	2	0	0	41
Value of Capital Improvements Per Unit	185	17	3	0	10	8	146
Properties with capital improvements between 1998 and 2000							
Less than \$500	20	3	0	0	0	0	17
\$500 to \$999	15	0	3	0	0	0	12
\$1,000 to \$2,499	63	4	0	0	6	3	49

\$2,500 to \$4,999	47	4	0	0	3	3	37
\$5,000 to \$7,499	27	4	0	0	0	2	20
\$7,500 to \$9,999	0	0	0	0	0	0	0
\$10,000 to \$14,999	8	3	0	0	0	0	5
\$15,000 to \$19,999	0	0	0	0	0	0	0
\$20,000 to \$29,999	5	0	0	0	0	0	5
\$30,000 or more	0	0	0	0	0	0	0
Median	2369	3826	750	0	2128	3451	2334
Mean	3190	4131	566	0	1974	3825	3182
Properties with no capital improvements between 1998 and 2000	88	5	2	3	0	9	69
Capital improvements not reported	57	7	6	2	0	0	41
Monthly Rental Receipts Per Housing Unit	275	21	8	5	10	12	219
Acquired before 2000							
Less than \$100	11	0	0	0	0	0	11
\$100 to \$199	20	1	4	3	0	0	11
\$200 to \$299	31	0	3	0	0	1	27
\$300 to \$399	51	8	0	0	3	2	38
\$400 to \$499	38	0	0	0	3	5	29
\$500 to \$599	33	0	0	0	0	0	33
\$600 to \$799	33	3	0	0	0	0	30
\$800 to \$999	32	3	0	2	3	1	23
\$1000 or more	16	6	1	0	0	2	7
No rental receipts	10	0	0	0	0	0	10
Median	452	681	194	188	449	451	459
Mean	480	677	519	445	512	547	455
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37
Rental Receipts as Percent of Value@8	275	21	8	5	10	12	219
Acquired before 2000							
Less than 5 percent	20	0	2	0	0	0	18
5 to 9 percent	50	3	0	2	2	5	38
10 to 14 percent	140	14	6	3	4	2	111
15 to 19 percent	32	4	0	0	0	1	27
20 to 24 percent	13	0	0	0	3	0	9
25 to 29 percent	2	0	0	0	0	1	1
30 to 39 percent	3	0	0	0	0	0	3
40 percent or more	4	0	0	0	0	2	2
Median	12	13	12	11	13	12	12
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37
Rental Vacancy Losses as Percent of Potential Receipts	275	21	8	5	10	12	219
Acquired before 2000							
Less than 1.0 percent	97	6	2	0	3	7	78
1.0 to 2.9 percent	7	0	1	0	0	1	5
3.0 to 4.9 percent	0	0	0	0	0	0	0
5.0 to 6.9 percent	8	1	0	0	3	0	3
7.0 to 8.9 percent	18	0	0	2	0	1	15
9.0 to 10.9 percent	19	0	0	0	0	2	17
11.0 to 12.9 percent	10	0	0	0	0	0	10
13.0 to 14.9 percent	4	4	0	0	0	0	0
15.0 percent or more	46	4	0	3	2	0	37
Not reported or not computed	66	6	5	0	1	0	54

Median	5.1	13.3	0.8	25.5	5.6	0.8	2.7
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37
Age Restrictions	83	3	3	2	1	8	66
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	238	27	6	3	8	10	184
Not reported	9	0	3	0	0	0	6
Type of Property Benefits@1	2	0	0	0	0	2	0
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	15	0	0	0	0	2	13
Government grant	5	0	3	0	0	2	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	283	29	7	5	8	16	218
Not reported	28	0	2	0	1	0	25
Source of Property Benefits@1	18	0	3	0	0	2	13
With property benefits							
Federal government	4	0	0	0	0	2	2
State government	5	0	0	0	0	0	5
Local government	11	0	3	0	0	2	6
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	283	29	7	5	8	16	218
Not reported	28	0	2	0	1	0	25
Reason for Benefits@1	18	0	3	0	0	2	13
With property benefits							
Occupied by low- or moderate-income individuals	15	0	0	0	0	2	13
Occupied by elderly or disabled individuals	3	0	0	0	0	0	3
A historic structure	0	0	0	0	0	0	0
Located in a community development or economic development area	3	0	3	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	283	29	7	5	8	16	218
Not reported	28	0	2	0	1	0	25
OWNER CHARACTERISTICS	259	25	9	2	6	14	202
Type of Owner							

Individual investor(s)							
Limited partnership	38	1	0	3	3	0	31
Joint venture	5	3	0	0	0	2	0
General partnership	2	0	2	0	0	0	0
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	19	0	0	0	0	2	17
Housing cooperative organization	4	0	0	0	0	0	4
Non-profit or church-related institution	2	0	0	0	0	0	2
Pension fund	0	0	0	0	0	0	0
Fraternal organization	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
MORTGAGE CHARACTERISTICS	284	29	9	5	6	11	224
Number of Mortgages							
1 mortgage							
2 mortgages	41	0	3	0	3	5	30
3 or more mortgages	4	0	0	0	0	2	2
Form of Debt of First Mortgage	330	29	12	5	10	18	256
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	16	0	0	2	0	5	9
By regular mail	4	3	0	0	1	0	0
By personal visit	253	20	5	3	5	13	207
Through third party (such as real estate agent or builder)	30	5	6	0	3	0	16
Some other way	3	0	0	0	0	0	3
Not reported	15	1	0	0	0	0	13
Not available	8	0	0	0	0	0	8
Origin of First Mortgage	269	17	12	5	10	17	210
Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	19	6	0	0	0	0	13
Mortgage placed later than acquisition of property	41	7	0	0	0	1	33
Refinanced mortgage	41	7	0	0	0	1	33
Same lender	18	3	0	0	0	0	15
Different lender	24	4	0	0	0	1	18
Mortgage placed on property owned free and clear of debt	0	0	0	0	0	0	0
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed	41	7	0	0	0	1	33

Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	25	7	0	0	0	0	18
Increase payment period for mortgage	0	0	0	0	0	0	0
Reduce payment period for mortgage	5	0	0	0	0	1	4
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	6	0	0	0	0	0	6
Other reason	5	0	0	0	0	0	5
Not reported	0	0	0	0	0	0	0
Other properties	288	22	12	5	10	17	223
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	10	0	0	0	0	0	10
Properties on which cash received							
Less than \$20,000	8	0	0	0	0	0	8
\$20,000 to \$39,999	0	0	0	0	0	0	0
\$40,000 to \$59,999	2	0	0	0	0	0	2
\$60,000 to \$79,999	0	0	0	0	0	0	0
\$80,000 to \$99,999	0	0	0	0	0	0	0
\$100,000 to \$124,999	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	13051	0	0	0	0	0	13051
Mean	18852	0	0	0	0	0	18852
Properties that refinanced and did not receive cash back	26	7	0	0	0	1	18
Properties that refinanced and did not report if received cash back	5	0	0	0	0	0	5
Properties that did not refinance	288	22	12	5	10	17	223
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	10	0	0	0	0	0	10
Properties on which cash received@1							
For additions, improvements or repairs to this property	8	0	0	0	0	0	8
To consolidate debts	0	0	0	0	0	0	0
For investment in other real estate	2	0	0	0	0	0	2
For other types of investments	3	0	0	0	0	0	3

For educational or medical expenses	0	0	0	0	0	0	0
To start a business	0	0	0	0	0	0	0
To settle a divorce	0	0	0	0	0	0	0
To pay taxes	0	0	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	0	0	0	0	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0	0	0
Other	2	0	0	0	0	0	2
Not reported	0	0	0	0	0	0	0
Properties that refinanced and did not receive cash back	26	7	0	0	0	1	18
Properties that refinanced and did not report if received cash back	5	0	0	0	0	0	5
Properties that did not refinance	288	22	12	5	10	17	223
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	29	0	3	0	3	2	21
Properties with second mortgage							
Provide funds for the purchase of this property	14	0	3	0	0	2	10
Provide funds for additions, improvements or repairs to this property	8	0	0	0	3	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	6	0	0	0	0	0	6
Other properties	301	29	9	5	6	16	235
Purpose of Home Equity Line of Credit	16	0	0	0	0	5	11
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	3	0	0	0	0	0	3
Provide funds for consolidation of debts	0	0	0	0	0	0	0
Provide funds for investment in other real estate	2	0	0	0	0	0	2

Provide funds for other types of investments	0	0	0	0	0	0	0
Provide funds for educational or medical expenses	0	0	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0	0	0
Provide funds to pay taxes	0	0	0	0	0	0	0
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0	0	0
Other reasons	6	0	0	0	0	0	6
Not reported	5	0	0	0	0	5	0
Other properties	313	29	12	5	10	13	245
Year First Mortgage Made or Assumed	123	19	6	0	0	12	85
1999 to 2001 (part)							
1997 and 1998	68	0	3	0	0	2	63
1995 and 1996	34	3	0	0	3	2	26
1990 to 1994	59	7	1	0	0	0	51
1985 to 1989	23	0	0	0	2	0	21
1980 to 1984	12	0	0	3	3	0	6
1979 or earlier	11	0	2	2	1	1	4
Traditional First Mortgage Loan	25	0	0	0	0	2	23
Less than \$20,000							
\$20,000 to \$29,999	28	6	0	3	3	0	16
\$30,000 to \$39,999	34	1	0	0	0	0	33
\$40,000 to \$49,999	18	0	0	0	0	4	14
\$50,000 to \$59,999	23	4	3	0	0	0	17
\$60,000 to \$79,999	54	4	0	0	3	3	44
\$80,000 to \$99,999	42	4	2	0	0	2	34
\$100,000 to \$149,999	62	4	3	0	1	2	52
\$150,000 to \$199,999	20	6	0	0	2	5	7
\$200,000 to \$249,999	7	0	0	2	0	0	5
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 or more	13	0	1	0	0	0	11
Not reported	4	0	2	0	0	0	2
Median	72810	77676	98922	28765	69558	78301	71507
Mean	87738	84928	125873	115643	78832	92078	86122
Total Mortgage Loan	25	0	0	0	0	2	23
Less than \$20,000							
\$20,000 to \$29,999	24	6	0	3	0	0	16
\$30,000 to \$39,999	37	1	0	0	3	0	33
\$40,000 to \$49,999	16	0	0	0	0	4	12
\$50,000 to \$59,999	21	4	3	0	0	0	15
\$60,000 to \$79,999	56	4	0	0	3	3	46
\$80,000 to \$99,999	35	4	2	0	0	0	29
\$100,000 to \$149,999	67	4	3	0	1	2	57
\$150,000 to \$199,999	21	6	0	0	2	5	8
\$200,000 to \$249,999	10	0	0	2	0	2	6
\$250,000 to \$299,999	0	0	0	0	0	0	0
\$300,000 or more	13	0	1	0	0	0	11
Not reported	4	0	2	0	0	0	2
Median	73805	77676	98922	28765	69558	78301	72771

Mean	92496	84928	126371	115643	81217	107159	91042
Traditional First Mortgage Outstanding Debt	24	0	0	0	0	0	24
Less than \$10,000							
\$10,000 to \$19,999	27	3	0	3	0	4	18
\$20,000 to \$29,999	32	3	0	0	3	0	26
\$30,000 to \$39,999	27	6	0	0	0	0	22
\$40,000 to \$49,999	20	0	3	0	1	3	13
\$50,000 to \$59,999	39	0	0	0	3	0	36
\$60,000 to \$79,999	47	8	0	0	0	5	35
\$80,000 to \$99,999	22	4	2	0	0	0	15
\$100,000 to \$149,999	55	0	3	2	2	2	46
\$150,000 to \$199,999	16	6	0	0	0	5	5
\$200,000 to \$249,999	4	0	0	0	0	0	4
\$250,000 to \$299,999	3	0	0	0	0	0	3
\$300,000 or more	8	0	1	0	0	0	7
Not reported	4	0	2	0	0	0	2
Median	58215	68743	98922	18765	51291	70576	56706
Mean	76407	77196	119759	57806	59772	86917	74963
Total Mortgage Outstanding Debt	22	0	0	0	0	0	22
Less than \$10,000							
\$10,000 to \$19,999	29	3	0	3	0	4	20
\$20,000 to \$29,999	32	3	0	0	3	0	26
\$30,000 to \$39,999	27	6	0	0	0	0	22
\$40,000 to \$49,999	18	0	3	0	1	3	11
\$50,000 to \$59,999	39	0	0	0	3	0	36
\$60,000 to \$79,999	45	8	0	0	0	3	34
\$80,000 to \$99,999	19	4	2	0	0	0	12
\$100,000 to \$149,999	59	0	3	2	2	2	50
\$150,000 to \$199,999	18	6	0	0	0	5	7
\$200,000 to \$249,999	4	0	0	0	0	2	2
\$250,000 to \$299,999	3	0	0	0	0	0	3
\$300,000 or more	10	0	1	0	0	0	8
Not reported	4	0	2	0	0	0	2
Median	58744	68743	98922	18765	51291	78301	57282
Mean	79751	77196	97731	57806	60107	101999	78842
Current Interest Rate on First Mortgage	93	0	3	5	10	4	72
Less than 6.0 percent							
6.0 percent	3	0	0	0	0	0	3
6.1 to 6.4 percent	2	0	2	0	0	0	0
6.5 to 6.9 percent	19	6	0	0	0	5	8
7.0 percent	28	0	0	0	0	2	26
7.1 to 7.4 percent	9	0	0	0	0	0	9
7.5 to 7.9 percent	35	7	0	0	0	0	29
8.0 percent	16	0	0	0	0	0	16
8.1 to 8.4 percent	25	1	0	0	0	0	24
8.5 to 8.9 percent	8	0	0	0	0	0	8
9.0 percent	4	0	0	0	0	0	4
9.1 to 9.4 percent	7	0	0	0	0	1	6
9.5 to 9.9 percent	7	1	0	0	0	0	5
10.0 percent	8	0	0	0	0	3	6
10.1 to 10.4 percent	0	0	0	0	0	0	0
10.5 to 10.9 percent	0	0	0	0	0	0	0
11.0 percent	6	0	0	0	0	0	6

11.1 to 12.9 percent	15	7	6	0	0	0	1
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	43	7	0	0	0	3	34
Not reported	0	0	0	0	0	0	0
Median	7.6	9.8	11.2	3.0	3.0	7.0	7.7
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	126	12	0	0	0	9	104
Not reported	200	17	12	5	10	9	148
Term of First Mortgage	1	0	0	0	0	0	1
Less than 5 years							
5 years	6	0	0	0	0	0	6
6 to 9 years	2	0	0	0	0	0	2
10 years	5	1	0	0	0	0	3
11 to 14 years	6	0	0	0	0	0	6
15 years	33	6	0	0	0	0	28
16 to 19 years	0	0	0	0	0	0	0
20 years	9	0	0	0	0	1	8
21 to 24 years	0	0	0	0	0	0	0
25 years	6	0	0	0	0	0	6
26 to 29 years	0	0	0	0	0	0	0
30 years	109	22	9	0	0	8	69
More than 30 years	2	0	2	0	0	0	0
No stated term	151	0	0	5	10	9	127
Median	30	30	31	0	0	30	30
Unexpired Term of First Mortgage	15	0	0	0	0	0	15
Less than 5 years							
5 to 9 years	26	7	2	0	0	0	17
10 to 14 years	19	0	0	0	0	0	19
15 to 19 years	14	3	0	0	0	1	10
20 to 24 years	36	1	1	0	0	0	33
25 to 29 years	55	15	5	0	0	5	30
30 or more years	14	3	3	0	0	3	5
No stated term or not computed	151	0	0	5	10	9	127
Median	22	26	28	0	0	28	21
Holder of First Mortgage	61	0	0	0	4	1	55
Commercial bank or trust company							
Savings and loan association, federal savings bank	65	6	0	0	0	0	59
Mutual savings bank	11	0	0	0	0	0	11
Life insurance company	7	0	0	0	0	0	7
Mortgage banker or mortgage company	16	9	0	0	0	0	8
Federally-sponsored secondary market agency or pool	108	4	12	3	2	14	74
Conventional mortgage pool	4	0	0	0	0	0	4
Other federal agency	3	0	0	0	3	0	0

Real estate investment trust	1	1	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	13	4	0	2	0	3	4
Finance company	5	4	0	0	0	0	1
State or municipal government or housing finance agency	17	1	0	0	0	0	16
Individual or individual's estate	9	0	0	0	0	0	9
Other	9	0	0	0	0	0	9
Servicer of First Mortgage	80	0	0	0	4	1	74
Commercial bank or trust company							
Savings and loan association, federal savings bank	67	9	0	0	0	0	58
Mutual savings bank	11	0	0	0	0	0	11
Life insurance company	5	0	0	0	0	0	5
Mortgage banker or mortgage company	111	11	12	3	2	14	70
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	3	0	0	0	3	0	0
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	13	4	0	2	0	3	4
Finance company	5	4	0	0	0	0	1
State or municipal government or housing finance agency	17	1	0	0	0	0	16
Individual or individual's estate	9	0	0	0	0	0	9
Other	9	0	0	0	0	0	9
Holder's Acquisition of First Mortgage	173	6	10	5	1	9	141
Originated directly from borrower							
Purchased from present servicer	85	4	1	0	3	8	69
Purchased from someone else	72	19	0	0	5	1	46
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	276	22	12	5	10	14	214
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	12	0	0	0	0	0	12
60 to 69 percent	28	6	0	3	0	4	16
70 to 79 percent	37	5	0	0	3	0	29
80 to 89 percent	49	3	3	0	3	0	39
90 to 94 percent	34	0	2	0	0	5	27
95 to 99 percent	19	0	0	0	1	0	18
100 percent or more	82	9	4	2	2	5	60
Not reported	3	0	2	0	0	0	1
Median	90	83	93	69	85	93	90
Other properties	53	7	0	0	0	4	42
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent	276	22	12	5	10	14	214

of Value							
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	4	0	0	0	0	0	4
50 to 59 percent	15	0	0	0	0	0	15
60 to 69 percent	57	6	0	3	0	4	45
70 to 79 percent	36	5	0	0	3	0	28
80 to 89 percent	40	3	3	0	3	3	28
90 to 94 percent	20	0	2	0	0	5	13
95 to 99 percent	14	0	0	0	1	0	13
100 percent or more	76	9	4	2	2	2	57
Not reported	3	0	2	0	0	0	1
Median	83	83	93	69	85	90	81
Other properties	53	7	0	0	0	4	42
Not available	0	0	0	0	0	0	0
First Mortgage Risk	13	0	0	0	2	0	11
Subprime loan							
Not subprime loan	316	29	12	5	8	18	245
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	276	22	12	5	10	14	214
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	2	0	0	0	0	0	2
50 to 59 percent	9	0	0	0	0	0	9
60 to 69 percent	28	6	0	3	0	4	16
70 to 79 percent	30	5	0	0	0	0	25
80 to 89 percent	37	3	3	0	3	0	28
90 to 94 percent	39	0	2	0	0	5	31
95 to 99 percent	25	0	0	0	4	0	20
100 percent or more	92	9	4	2	2	5	71
Not reported	3	0	2	0	0	0	1
Median	92	83	93	69	97	93	92
Other properties	53	7	0	0	0	4	42
Not available	0	0	0	0	0	0	0
Total Mortgage Loan as Percent of Value	276	22	12	5	10	14	214
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	26	3	0	0	0	0	23
40 to 49 percent	42	0	0	0	6	2	33
50 to 59 percent	44	7	0	0	0	0	37
60 to 69 percent	50	6	0	5	3	1	35
70 to 79 percent	39	3	2	0	0	0	34
80 to 89 percent	46	4	7	0	0	8	26
90 to 94 percent	5	0	0	0	0	0	5
95 to 99 percent	5	0	0	0	0	0	5
100 percent or more	16	0	0	0	0	2	14
Not reported	3	0	2	0	0	0	1

Median	65	62	84	65	48	84	64
Other properties	53	7	0	0	0	4	42
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	30	3	0	0	0	1	26
Less than 20 percent							
20 to 29 percent	23	0	0	2	1	0	19
30 to 39 percent	44	3	0	0	5	3	33
40 to 49 percent	39	5	0	0	3	2	29
50 to 59 percent	58	4	0	3	0	0	51
60 to 69 percent	35	9	0	0	0	0	27
70 to 79 percent	30	3	3	0	0	0	23
80 to 89 percent	47	4	6	0	0	9	28
90 to 99 percent	8	0	0	0	0	2	6
100 percent or more	11	0	0	0	0	0	11
Not reported or not computed	4	0	2	0	0	0	2
Median	55	61	82	51	37	82	54
Index Used to Adjust Interest Rate on ARM	92	3	0	2	3	0	84
Properties with adjustable rate first mortgage							
Treasury security	29	0	0	0	0	0	29
Average cost of funds in bank district	9	0	0	0	0	0	9
National average cost of funds	3	0	0	0	0	0	3
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	11	0	0	0	0	0	11
No index used	4	0	0	0	0	0	4
Not reported	35	3	0	2	3	0	27
Other properties	237	26	12	3	6	18	172
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	92	3	0	2	3	0	84
Properties with adjustable rate first mortgage							
Monthly	1	0	0	0	0	0	1
Every 3 months	3	0	0	0	0	0	3
Every 6 months	0	0	0	0	0	0	0
Yearly	36	0	0	0	0	0	36
Every 3 years	8	0	0	0	0	0	8
Every 5 years	7	0	0	0	0	0	7
Other	0	0	0	0	0	0	0
Not reported	36	3	0	2	3	0	28
Other properties	237	26	12	3	6	18	172
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	92	3	0	2	3	0	84
Properties with adjustable rate first mortgage							
Less than 1 percent	0	0	0	0	0	0	0
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	6	0	0	0	0	0	6
2 percent	26	0	0	0	0	0	26
2.1 to 2.9 percent	4	0	0	0	0	0	4

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	7	0	0	0	0	0	7
No caps	14	0	0	0	0	0	14
Not reported	35	3	0	2	3	0	27
Other properties	237	26	12	3	6	18	172
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	92	3	0	2	3	0	84
Properties with adjustable rate first mortgage							
Less than 1 percent	0	0	0	0	0	0	0
1 percent	0	0	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0	0	0
2 percent	0	0	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0	0	0
3 percent	0	0	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0	0	0
4.0 percent or more	38	0	0	0	0	0	38
No caps	19	0	0	0	0	0	19
Not reported	35	3	0	2	3	0	27
Other properties	237	26	12	3	6	18	172
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	92	3	0	2	3	0	84
Properties with adjustable rate first mortgage							
Yes, rate has changed	36	0	0	0	0	0	36
No change since mortgage made	21	0	0	0	0	0	21
Not reported	35	3	0	2	3	0	27
Other properties	237	26	12	3	6	18	172
Not reported	0	0	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	4	0	0	0	0	0	4
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	4	0	0	0	0	0	4
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	291	26	12	3	6	18	225
Not reported	35	3	0	2	3	0	27
First Mortgage Allows for Negative Amortization	4	0	0	0	0	0	4
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	4	0	0	0	0	0	4
Not reported	0	0	0	0	0	0	0
Monthly payments cannot change	291	26	12	3	6	18	225
Not reported	35	3	0	2	3	0	27
MORTGAGE PAYMENTS AND OTHER EXPENSES	317	29	12	5	10	18	244
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	317	29	12	5	10	18	244
Fully amortized	297	26	12	5	10	17	227
Not fully amortized	20	3	0	0	0	0	17
Interest only	0	0	0	0	0	0	0
No regular payments required	1	0	0	0	0	0	1
Not reported	11	0	0	0	0	0	11
Items Included in First Mortgage Payment@1	317	29	12	5	10	18	244
Regular monthly payments of both interest and principal							
Real estate taxes	95	14	0	0	0	8	73
Property insurance	74	14	0	0	0	8	52
Mortgage insurance	9	1	0	0	0	8	0
Other	21	5	0	0	0	5	11
No items included or not reported	222	15	12	5	10	10	171
No regular payments of interest and principal	12	0	0	0	0	0	12
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	328	29	12	5	10	18	255
Regular monthly payments of interest and/or principal							
Less than \$100	12	3	0	0	0	2	7
\$100 to \$199	82	7	2	3	3	1	66
\$200 to \$299	85	3	5	0	3	3	71
\$300 to \$399	53	0	0	0	2	6	44
\$400 to \$499	28	8	0	0	0	0	20
\$500 to \$599	27	9	0	0	0	5	13
\$600 to \$699	10	0	3	0	0	0	7
\$700 to \$799	2	0	0	0	0	0	2
\$800 to \$899	4	0	0	0	0	0	4
\$900 to \$999	0	0	0	0	0	0	0
\$1,000 to \$1,249	1	0	1	0	0	0	0
\$1,250 to \$1,499	8	0	0	2	0	0	6
\$1,500 or more	4	0	0	0	1	0	3
Not reported	11	0	0	0	0	0	11
Median	275	430	275	188	248	339	268
Mean	400	361	411	633	2165	328	335
No regular payments required	1	0	0	0	0	0	1
Current First Mortgage Payment	328	29	12	5	10	18	255

Status							
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	144	14	0	0	0	9	122
Delinquent by 90 days or more	5	0	0	0	0	0	5
Legal proceedings have begun	5	0	0	0	0	0	5
Legal proceedings have not begun	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Not reported	179	15	12	5	10	9	129
Other properties	1	0	0	0	0	0	1
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	328	29	12	5	10	18	255
Regular monthly payments of interest and/or principal							
Less than \$100	23	3	0	0	0	2	18
\$100 to \$199	79	7	2	3	3	1	63
\$200 to \$299	86	3	5	0	3	3	72
\$300 to \$399	49	0	0	0	2	4	42
\$400 to \$499	24	8	0	0	0	2	14
\$500 to \$599	33	9	0	0	0	5	19
\$600 to \$699	15	0	3	0	0	0	12
\$700 to \$799	2	0	0	0	0	0	2
\$800 to \$899	4	0	0	0	0	0	4
\$900 to \$999	0	0	0	0	0	0	0
\$1,000 to \$1,249	1	0	1	0	0	0	0
\$1,250 to \$1,499	8	0	0	2	0	0	6
\$1,500 or more	4	0	0	0	1	0	3
Not reported	0	0	0	0	0	0	0
Median	271	430	275	188	248	357	264
Mean	396	361	414	633	2181	338	331
No regular payments required	1	0	0	0	0	0	1
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	262	21	8	5	10	12	207
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	11	0	0	0	0	2	9
20 to 29 percent	10	0	0	0	3	0	7
30 to 39 percent	22	6	0	0	3	1	12
40 to 49 percent	22	0	1	0	0	0	21
50 to 59 percent	62	8	0	0	0	2	51
60 to 69 percent	45	0	0	0	0	1	43
70 to 79 percent	11	0	0	0	0	0	11
80 to 89 percent	20	3	2	3	2	0	10
90 to 99 percent	5	0	0	0	0	0	5
100 percent or more	46	4	5	2	1	5	28
Not reported or not computed	10	0	0	0	0	0	10
Median	60	56	16279	89	35	65	60
Other properties	67	8	3	0	0	6	50
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	262	21	8	5	10	12	207

Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	11	0	0	0	0	2	9
20 to 29 percent	10	0	0	0	3	0	7
30 to 39 percent	19	6	0	0	0	1	12
40 to 49 percent	21	0	1	0	0	0	20
50 to 59 percent	60	8	0	0	3	0	48
60 to 69 percent	40	0	0	0	0	1	39
70 to 79 percent	9	0	0	0	0	2	7
80 to 89 percent	24	3	2	3	2	0	14
90 to 99 percent	8	0	0	0	0	0	8
100 percent or more	51	4	5	2	1	5	34
Not reported or not computed	10	0	0	0	0	0	10
Median	61	56	16279	89	55	76	61
Other properties	67	8	3	0	0	6	50
Real Estate Tax Per Housing Unit	275	21	8	5	10	12	219
Acquired before 2000							
Less than \$100	8	0	2	0	0	0	6
\$100 to \$199	15	0	0	3	0	0	12
\$200 to \$299	24	0	3	0	3	1	16
\$300 to \$399	15	1	0	0	0	0	13
\$400 to \$499	39	3	0	0	2	2	32
\$500 to \$599	2	0	0	0	0	0	2
\$600 to \$699	31	5	2	0	0	1	23
\$700 to \$799	15	0	0	0	0	0	15
\$800 to \$899	12	0	0	0	0	0	12
\$900 to \$999	19	0	0	0	0	0	19
\$1,000 to \$1,249	25	0	0	0	0	0	25
\$1,250 to \$1,499	12	3	0	0	0	0	9
\$1,500 to \$1,999	39	9	0	0	4	7	18
\$2,000 to \$2,499	11	0	1	0	0	0	10
\$2,500 or more	6	0	0	2	0	0	3
Not reported	2	0	0	0	0	0	2
Median	718	1365	272	188	477	1586	726
Mean	970	1140	559	1909	945	1191	936
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37
Real Estate Tax Per \$1,000 Value	275	21	8	5	10	12	219
Acquired before 2000							
Less than \$5	8	0	2	0	0	0	6
\$5 to \$9	65	0	4	3	2	0	56
\$10 to \$14	70	13	2	0	3	0	52
\$15 to \$19	52	7	0	0	0	8	37
\$20 to \$24	36	0	0	2	3	0	31
\$25 to \$29	24	0	0	0	1	2	21
\$30 to \$39	18	1	0	0	0	2	14
\$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	2	0	0	0	0	0	2
Median	15	14	8	9	14	19	14
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37
Real Estate Tax as Percent of Rental Receipts	275	21	8	5	10	12	219
Acquired before 2000							

Less than 5 percent	14	0	2	0	0	2	10
5 to 9 percent	63	0	4	3	5	1	50
10 to 14 percent	72	15	0	0	0	1	55
15 to 19 percent	52	4	0	0	3	0	44
20 to 24 percent	23	1	0	0	0	2	19
25 to 29 percent	15	0	2	0	1	0	11
30 to 34 percent	7	0	0	2	0	0	5
35 to 39 percent	5	0	0	0	0	5	0
40 percent or more	12	0	0	0	0	0	12
Not reported or not computed	12	0	0	0	0	0	12
Median	14	13	8	9	10	23	14
Acquired 2000 and 2001 (part)	55	8	3	0	0	6	37