

Residential Finance Survey: 2001 - South

Table 5-3d. 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	253	15	10	11	9	16	191
PROPERTY CHARACTERISTICS	207	14	10	11	5	12	154
Property Location by Geographic Area							
Inside MAs							
In central cities	117	9	4	9	0	2	93
Not in central cities	90	5	6	3	5	11	61
Outside MAs	46	2	0	0	4	4	37
Number of Housing Units	183	9	8	11	9	12	133
2 housing units							
3 housing units	21	4	2	0	0	1	14
4 housing units	48	2	0	0	0	3	43
Manner of Acquisition	241	12	10	11	9	14	184
By purchase							
Placed one new mortgage	201	11	7	0	9	14	159
Placed two or more new mortgages	18	2	0	5	0	0	11
Assumed mortgage(s) already on property	8	0	0	3	0	0	4
Assumed mortgage(s) already on property and placed new mortgage	8	0	2	0	0	0	6
Borrowed using assets other than this property as collateral	0	0	0	0	0	0	0
Paid all cash-no borrowing	3	0	0	0	0	0	3
Other manner	3	0	0	3	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	3	3	0	0	0	0	0
By some other manner	0	0	0	0	0	0	0
Not reported	7	0	0	0	0	0	7
Source of Downpayment@1	122	2	2	9	4	6	99
Properties purchased 1995 to 2001 (part)							

Sale of stock or other partnership shares for this project	7	0	0	0	0	0	7
Sale of previously owned stocks, shares, or other securities	7	0	2	0	0	0	5
Sale of land or other real estate	7	0	0	0	0	0	7
Owner's cash, bank deposits, share accounts, or bonds	59	0	2	3	4	4	46
Borrowing from a retirement plan	2	0	0	0	0	0	2
Borrowing using assets other than this property as collateral	26	0	2	0	0	0	23
Proceeds from an insurance policy	0	0	0	0	0	0	0
From a state or local government source	0	0	0	0	0	0	0
From a non-profit organization	0	0	0	0	0	0	0
Proceeds from sale of tax credits	0	0	0	0	0	0	0
From parents or relatives	1	0	0	0	0	0	1
Other cash source	4	0	0	0	0	0	4
Non-cash source	0	0	0	0	0	0	0
No downpayment required	18	2	0	0	0	2	14
Not reported	5	0	0	5	0	0	0
Other properties	130	13	7	3	5	10	90
Not reported	2	0	0	0	0	0	2
Year Property Acquired	53	5	0	5	0	5	37
1999 to 2001 (part)							
1997 and 1998	38	0	0	0	0	2	36
1995 and 1996	39	0	2	3	4	1	28
1990 to 1994	33	4	0	3	0	6	20
1985 to 1989	43	2	3	0	0	2	35
1980 to 1984	17	0	2	0	0	0	15
1975 to 1979	17	2	0	0	3	0	12
1970 to 1974	8	2	2	0	3	0	1
1969 or earlier	7	0	0	0	0	0	7
Building and Land Acquisition	220	15	10	9	5	14	167
Acquired at same time							
Not acquired at same time	21	0	0	3	0	2	16
Land not owned by building owner	1	0	0	0	0	0	1
Not reported	11	0	0	0	4	0	7
Property New or Previously Owned When Acquired	241	12	10	11	9	14	184
Acquired by purchase							
New	40	2	0	3	4	3	28
Previously owned	196	10	10	9	5	11	151
As residential property	185	10	10	9	5	9	142
Converted from nonresidential use	11	0	0	0	0	2	9
Other	0	0	0	0	0	0	0
Not reported	4	0	0	0	0	0	4
Other properties	5	3	0	0	0	2	0
Not reported	7	0	0	0	0	0	7
Year Structure Built	7	3	0	0	0	2	2
1999 to March 2000							
1997 and 1998	2	0	0	0	0	0	2
1995 and 1996	10	0	0	0	4	0	6
1990 to 1994	6	0	0	3	0	0	3
1980 to 1989	60	0	4	5	0	10	41

1970 to 1979	33	4	0	0	3	3	23
1960 to 1969	27	3	3	0	0	1	20
1950 to 1959	36	2	2	0	3	0	30
1940 to 1949	26	2	0	0	0	0	25
1939 or earlier	45	2	0	3	0	0	40
Purchase Price Per Housing Unit@8	83	2	0	5	0	5	71
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	19	0	0	0	0	3	15
\$20,000 to \$39,999	31	0	0	0	0	2	29
\$40,000 to \$59,999	22	2	0	5	0	0	14
\$60,000 to \$79,999	12	0	0	0	0	0	12
\$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 to \$499,999	0	0	0	0	0	0	0
\$500,000 or more	0	0	0	0	0	0	0
Median	34826	50000	0	50000	0	16307	33667
Mean	40242	49250	0	59000	0	22959	39792
Other properties	170	13	10	6	9	11	120
Value	0	0	0	0	0	0	0
Less than \$20,000							
\$20,000 to \$39,999	27	0	2	0	3	2	21
\$40,000 to \$59,999	25	0	3	3	0	1	17
\$60,000 to \$79,999	31	2	0	0	0	3	25
\$80,000 to \$99,999	46	2	0	0	0	3	41
\$100,000 to \$124,999	50	6	2	5	3	0	34
\$125,000 to \$149,999	23	0	0	3	0	0	20
\$150,000 to \$174,999	7	0	0	0	4	0	3
\$175,000 to \$199,999	12	2	2	0	0	0	8
\$200,000 to \$249,999	9	0	0	0	0	5	4
\$250,000 to \$299,999	3	2	0	0	0	0	1
\$300,000 to \$499,999	12	2	0	0	0	0	10
\$500,000 or more	9	0	0	0	0	2	7
Median	98915	115396	58548	111065	118256	93036	95519
Mean	137381	171269	89982	98365	109576	291671	127424
Value Per Housing Unit@8	35	0	2	0	3	3	28
Less than \$20,000							
\$20,000 to \$39,999	76	4	3	3	0	4	61
\$40,000 to \$59,999	72	2	2	5	0	4	59
\$60,000 to \$79,999	40	6	0	3	7	0	25
\$80,000 to \$99,999	11	0	2	0	0	0	9
\$100,000 to \$124,999	5	0	0	0	0	3	2
\$125,000 to \$149,999	2	2	0	0	0	0	0
\$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	3	2	0	0	0	0	1
\$250,000 to \$299,999	4	0	0	0	0	0	4
\$300,000 to \$499,999	0	0	0	0	0	0	0
\$500,000 or more	4	0	0	0	0	2	2

Median	44302	65114	38548	48852	66201	44889	42355
Mean	58663	75292	43993	49182	54788	138271	51953
Purchase Price as Percent of Value@8	241	12	10	11	9	14	184
Acquired by purchase							
Purchased 1997 to 2001 (part)	83	2	0	5	0	5	71
Less than 60 percent	14	0	0	0	0	2	13
60 to 69 percent	0	0	0	0	0	0	0
70 to 79 percent	16	0	0	0	0	0	16
80 to 99 percent	25	0	0	0	0	3	22
100 percent or more	28	2	0	5	0	0	21
Median	89	4651	0	4651	0	84	87
Purchased 1990 to 1996 (part)	71	4	2	6	4	7	48
Less than 40 percent	12	2	0	0	0	0	10
40 to 59 percent	7	3	0	0	0	0	4
60 to 79 percent	27	0	0	6	4	4	12
80 to 99 percent	17	0	2	0	0	3	12
100 percent or more	10	0	0	0	0	0	10
Median	73	43	90	70	70	77	76
Purchased 1989 or earlier	86	6	7	0	5	2	65
Less than 20 percent	4	2	0	0	0	0	2
20 to 39 percent	24	0	2	0	3	0	19
40 to 59 percent	21	0	0	0	3	0	19
60 to 79 percent	12	0	0	0	0	0	12
80 to 99 percent	6	2	0	0	0	0	4
100 percent or more	19	2	5	0	0	2	10
Median	54	94	1780	0	39	3176	52
Not acquired by purchase	12	3	0	0	0	2	7
Value of Capital Improvements	133	4	6	3	7	10	103
Properties with capital improvements between 1998 and 2000							
Less than \$500	0	0	0	0	0	0	0
\$500 to \$999	10	0	0	0	0	0	10
\$1,000 to \$2,499	17	0	2	0	0	1	13
\$2,500 to \$4,999	34	2	0	3	4	0	25
\$5,000 to \$7,499	33	0	0	0	0	7	26
\$7,500 to \$9,999	9	0	3	0	0	0	5
\$10,000 to \$14,999	11	0	0	0	3	0	8
\$15,000 to \$19,999	10	0	0	0	0	2	8
\$20,000 to \$29,999	7	0	0	0	0	0	7
\$30,000 or more	3	2	0	0	0	0	1
Median	5451	4625	7919	3750	4672	6443	5361
Mean	7040	18824	5206	2500	5972	7310	6868
Properties with no capital improvements between 1998 and 2000	81	6	0	3	3	6	64
Capital improvements not reported	39	6	4	5	0	0	24
Value of Capital Improvements Per Unit	133	4	6	3	7	10	103
Properties with capital improvements between 1998 and 2000							
Less than \$500	10	0	0	0	0	0	10
\$500 to \$999	18	0	2	0	0	1	15
\$1,000 to \$2,499	47	2	0	3	4	2	35

\$2,500 to \$4,999	33	0	3	0	0	5	24
\$5,000 to \$7,499	8	0	0	0	3	0	5
\$7,500 to \$9,999	8	0	0	0	0	2	6
\$10,000 to \$14,999	8	0	0	0	0	0	8
\$15,000 to \$19,999	0	0	0	0	0	0	0
\$20,000 to \$29,999	2	2	0	0	0	0	0
\$30,000 or more	0	0	0	0	0	0	0
Median	2251	2275	2919	1750	2303	3574	2156
Mean	3155	9020	2603	1250	2986	3404	3004
Properties with no capital improvements between 1998 and 2000	81	6	0	3	3	6	64
Capital improvements not reported	39	6	4	5	0	0	24
Monthly Rental Receipts Per Housing Unit	223	10	10	6	9	13	174
Acquired before 2000							
Less than \$100	8	0	0	0	3	0	6
\$100 to \$199	27	0	2	0	4	2	19
\$200 to \$299	48	3	3	3	0	1	38
\$300 to \$399	54	2	0	3	3	5	42
\$400 to \$499	29	4	0	0	0	0	25
\$500 to \$599	17	0	0	0	0	2	15
\$600 to \$799	12	0	2	0	0	0	9
\$800 to \$999	13	0	2	0	0	3	8
\$1000 or more	4	2	0	0	0	0	2
No rental receipts	10	0	0	0	0	0	10
Median	342	422	293	291	146	374	345
Mean	364	481	426	294	169	484	357
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17
Rental Receipts as Percent of Value@8	223	10	10	6	9	13	174
Acquired before 2000							
Less than 5 percent	24	4	0	0	4	2	14
5 to 9 percent	40	0	0	3	0	2	36
10 to 14 percent	99	2	7	3	0	7	79
15 to 19 percent	24	2	2	0	0	0	20
20 to 24 percent	16	2	0	0	3	0	11
25 to 29 percent	0	0	0	0	0	0	0
30 to 39 percent	0	0	0	0	0	0	0
40 percent or more	3	0	0	0	0	2	1
Median	12	13	13	10	4	12	12
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17
Rental Vacancy Losses as Percent of Potential Receipts	223	10	10	6	9	13	174
Acquired before 2000							
Less than 1.0 percent	57	4	5	0	3	0	46
1.0 to 2.9 percent	7	0	0	0	0	0	7
3.0 to 4.9 percent	12	2	0	0	0	3	7
5.0 to 6.9 percent	7	0	0	0	0	0	7
7.0 to 8.9 percent	15	0	0	0	0	2	13
9.0 to 10.9 percent	7	0	0	0	0	0	7
11.0 to 12.9 percent	3	0	0	0	0	0	3
13.0 to 14.9 percent	1	0	0	0	0	0	1
15.0 percent or more	31	0	2	3	4	4	19
Not reported or not computed	81	4	3	3	3	4	64

Median	4.1	0.7	0.7	57.5	29.4	8.3	3.7
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17
Age Restrictions	52	4	7	3	0	2	35
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	191	8	2	8	9	14	150
Not reported	9	3	0	0	0	0	6
Type of Property Benefits@1	0	0	0	0	0	0	0
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	9	0	0	0	0	0	9
Government grant	0	0	0	0	0	0	0
Property tax relief	9	4	0	0	0	0	5
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	218	11	8	11	7	16	164
Not reported	16	0	2	0	3	0	12
Source of Property Benefits@1	18	4	0	0	0	0	14
With property benefits							
Federal government	7	0	0	0	0	0	7
State government	6	3	0	0	0	0	3
Local government	6	2	0	0	0	0	4
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	218	11	8	11	7	16	164
Not reported	16	0	2	0	3	0	12
Reason for Benefits@1	18	4	0	0	0	0	14
With property benefits							
Occupied by low- or moderate-income individuals	10	3	0	0	0	0	8
Occupied by elderly or disabled individuals	3	3	0	0	0	0	0
A historic structure	0	0	0	0	0	0	0
Located in a community development or economic development area	2	0	0	0	0	0	2
Covered by a Homestead Exemption	5	2	0	0	0	0	3
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	2	0	0	0	0	0	2
Not reported	0	0	0	0	0	0	0
With no property benefits	218	11	8	11	7	16	164
Not reported	16	0	2	0	3	0	12
OWNER CHARACTERISTICS	207	8	6	11	9	13	159
Type of Owner							

Individual investor(s)							
Limited partnership	14	2	3	0	0	0	9
Joint venture	0	0	0	0	0	0	0
General partnership	4	3	0	0	0	1	0
Life insurance company	0	0	0	0	0	0	0
Depository institution	2	0	0	0	0	2	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	18	0	0	0	0	0	18
Housing cooperative organization	0	0	0	0	0	0	0
Non-profit or church-related institution	8	2	0	0	0	0	6
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	214	14	10	6	9	14	161
Number of Mortgages							
1 mortgage							
2 mortgages	39	2	0	5	0	2	30
3 or more mortgages	0	0	0	0	0	0	0
Form of Debt of First Mortgage	253	15	10	11	9	16	191
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	15	0	0	0	3	0	12
By regular mail	0	0	0	0	0	0	0
By personal visit	178	6	6	3	6	12	145
Through third party (such as real estate agent or builder)	23	6	4	0	0	4	9
Some other way	4	0	0	3	0	0	1
Not reported	23	3	0	5	0	0	14
Not available	10	0	0	0	0	0	10
Origin of First Mortgage	197	14	7	5	7	15	149
Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	16	0	2	3	0	0	10
Mortgage placed later than acquisition of property	40	2	0	3	3	2	31
Refinanced mortgage	26	2	0	3	0	2	20
Same lender	8	0	0	0	0	2	7
Different lender	18	2	0	3	0	0	13
Mortgage placed on property owned free and clear of debt	14	0	0	0	3	0	11
Not available	0	0	0	0	0	0	0
Purpose of First Mortgage Placed	40	2	0	3	3	2	31

Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	10	2	0	3	0	0	6
Increase payment period for mortgage	0	0	0	0	0	0	0
Reduce payment period for mortgage	0	0	0	0	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	0	0	0	0	0	0	0
Receive cash or increase outstanding balance of loan	16	0	0	0	3	0	13
Other reason	13	0	0	0	0	2	11
Not reported	2	0	0	0	0	0	2
Other properties	213	14	10	9	7	15	160
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	0	0	0	3	2	14
Properties on which cash received							
Less than \$20,000	8	0	0	0	3	2	3
\$20,000 to \$39,999	0	0	0	0	0	0	0
\$40,000 to \$59,999	8	0	0	0	0	0	8
\$60,000 to \$79,999	0	0	0	0	0	0	0
\$80,000 to \$99,999	2	0	0	0	0	0	2
\$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	1	0	0	0	0	0	1
\$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	44222	0	0	0	10000	10000	49470
Mean	43355	0	0	0	16000	15000	51818
Properties that refinanced and did not receive cash back	13	2	0	3	0	0	9
Properties that refinanced and did not report if received cash back	8	0	0	0	0	0	8
Properties that did not refinance	213	14	10	9	7	15	160
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	0	0	0	3	2	14
Properties on which cash received@1							
For additions, improvements or repairs to this property	4	0	0	0	0	0	4
To consolidate debts	6	0	0	0	3	2	2
For investment in other real estate	7	0	0	0	0	0	7
For other types of investments	0	0	0	0	0	0	0

For educational or medical expenses	0	0	0	0	0	0	0
To start a business	6	0	0	0	0	0	6
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	3	0	0
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	13	2	0	3	0	0	9
Properties that refinanced and did not report if received cash back	8	0	0	0	0	0	8
Properties that did not refinance	213	14	10	9	7	15	160
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	22	2	0	0	0	0	20
Properties with second mortgage							
Provide funds for the purchase of this property	14	0	0	0	0	0	14
Provide funds for additions, improvements or repairs to this property	3	0	0	0	0	0	3
Provide funds for consolidation of debts	2	2	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	3	0	0	0	0	0	3
Not reported	0	0	0	0	0	0	0
Other properties	231	14	10	11	9	16	170
Purpose of Home Equity Line of Credit	17	0	0	5	0	2	9
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	2	0	0	0	0	2	0
Provide funds for consolidation of debts	3	0	0	0	0	0	3
Provide funds for investment in other real estate	4	0	0	0	0	0	4

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	7	0	0	5	0	0	2
Other properties	236	15	10	6	9	14	181
Year First Mortgage Made or Assumed	80	7	0	5	3	7	58
1999 to 2001 (part)							
1997 and 1998	50	0	0	3	0	2	45
1995 and 1996	44	0	2	3	4	4	30
1990 to 1994	30	6	3	0	0	3	17
1985 to 1989	30	0	0	0	0	0	30
1980 to 1984	10	0	2	0	0	0	8
1979 or earlier	10	2	2	0	3	0	3
Traditional First Mortgage Loan	6	0	0	0	3	0	3
Less than \$20,000							
\$20,000 to \$29,999	24	0	0	3	0	0	20
\$30,000 to \$39,999	23	0	3	0	0	1	19
\$40,000 to \$49,999	40	0	5	0	3	3	30
\$50,000 to \$59,999	20	0	0	0	0	0	20
\$60,000 to \$79,999	46	4	0	5	4	5	27
\$80,000 to \$99,999	24	5	0	3	0	0	17
\$100,000 to \$149,999	42	2	0	0	0	5	35
\$150,000 to \$199,999	7	0	0	0	0	0	7
\$200,000 to \$249,999	7	2	0	0	0	0	5
\$250,000 to \$299,999	3	0	0	0	0	0	3
\$300,000 or more	9	2	0	0	0	2	5
Not reported	2	0	2	0	0	0	0
Median	65404	93515	41261	68852	47303	75979	62221
Mean	94593	162798	40247	67125	44235	195939	86674
Total Mortgage Loan	6	0	0	0	3	0	3
Less than \$20,000							
\$20,000 to \$29,999	24	0	0	3	0	0	20
\$30,000 to \$39,999	23	0	3	0	0	1	19
\$40,000 to \$49,999	33	0	5	0	3	3	22
\$50,000 to \$59,999	22	0	0	0	0	0	22
\$60,000 to \$79,999	46	4	0	5	4	5	27
\$80,000 to \$99,999	28	5	0	3	0	0	20
\$100,000 to \$149,999	40	2	0	0	0	5	32
\$150,000 to \$199,999	11	0	0	0	0	0	11
\$200,000 to \$249,999	5	0	0	0	0	0	5
\$250,000 to \$299,999	5	2	0	0	0	0	3
\$300,000 or more	9	2	0	0	0	2	5
Not reported	2	0	2	0	0	0	0
Median	67729	93515	41261	68852	47303	75979	66146

Mean	97886	168198	40247	67125	44235	195939	90578
Traditional First Mortgage Outstanding Debt	14	0	4	0	0	0	10
Less than \$10,000							
\$10,000 to \$19,999	21	0	3	0	5	0	12
\$20,000 to \$29,999	28	0	0	3	0	0	25
\$30,000 to \$39,999	20	0	0	0	0	1	19
\$40,000 to \$49,999	30	2	2	0	0	3	23
\$50,000 to \$59,999	25	3	0	0	4	3	16
\$60,000 to \$79,999	38	2	0	5	0	5	25
\$80,000 to \$99,999	33	5	0	3	0	2	24
\$100,000 to \$149,999	19	0	0	0	0	0	19
\$150,000 to \$199,999	6	0	0	0	0	0	6
\$200,000 to \$249,999	7	2	0	0	0	0	6
\$250,000 to \$299,999	1	0	0	0	0	0	1
\$300,000 or more	9	2	0	0	0	2	5
Not reported	0	0	0	0	0	0	0
Median	55097	84001	12547	68852	18576	64111	53876
Mean	81857	145974	14517	61644	33603	178103	75318
Total Mortgage Outstanding Debt	11	0	4	0	0	0	7
Less than \$10,000							
\$10,000 to \$19,999	22	0	3	0	5	0	13
\$20,000 to \$29,999	28	0	0	3	0	0	25
\$30,000 to \$39,999	18	0	0	0	0	1	16
\$40,000 to \$49,999	27	2	2	0	0	3	20
\$50,000 to \$59,999	31	3	0	0	4	3	21
\$60,000 to \$79,999	40	2	0	5	0	5	27
\$80,000 to \$99,999	32	5	0	3	0	2	22
\$100,000 to \$149,999	19	0	0	0	0	0	19
\$150,000 to \$199,999	9	0	0	0	0	0	9
\$200,000 to \$249,999	6	0	0	0	0	0	6
\$250,000 to \$299,999	3	2	0	0	0	0	1
\$300,000 or more	9	2	0	0	0	2	5
Not reported	0	0	0	0	0	0	0
Median	56920	84001	12547	68852	18576	64111	56795
Mean	84557	150845	14517	61644	33603	178103	78521
Current Interest Rate on First Mortgage	94	5	0	8	5	5	71
Less than 6.0 percent							
6.0 percent	0	0	0	0	0	0	0
6.1 to 6.4 percent	3	0	0	0	0	0	3
6.5 to 6.9 percent	12	0	0	0	0	0	12
7.0 percent	18	0	3	0	0	0	15
7.1 to 7.4 percent	5	2	0	0	0	0	3
7.5 to 7.9 percent	18	2	0	0	0	1	15
8.0 percent	9	0	0	0	0	0	9
8.1 to 8.4 percent	12	0	0	0	0	3	8
8.5 to 8.9 percent	13	0	0	0	0	2	11
9.0 percent	2	0	2	0	0	0	0
9.1 to 9.4 percent	2	0	2	0	0	0	0
9.5 to 9.9 percent	2	0	0	0	0	0	2
10.0 percent	13	0	2	0	0	1	10
10.1 to 10.4 percent	5	5	0	0	0	0	0
10.5 to 10.9 percent	6	0	0	0	0	0	6
11.0 percent	5	2	0	0	0	0	2

11.1 to 12.9 percent	4	0	0	0	0	0	4
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	30	0	0	3	4	4	19
Not reported	0	0	0	0	0	0	0
Median	7.1	7.8	9.1	4.2	5.1	8.4	7.1
Type of Interest Rate Buydown	2	0	2	0	0	0	0
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	2	0	2	0	0	0	0
Properties without interest rate buydown	96	2	3	0	0	5	85
Not reported	155	14	5	11	9	11	106
Term of First Mortgage	10	0	0	0	0	0	10
Less than 5 years							
5 years	10	0	0	0	0	0	10
6 to 9 years	0	0	0	0	0	0	0
10 years	1	0	0	0	0	0	1
11 to 14 years	3	0	0	0	0	0	3
15 years	12	2	0	0	0	1	9
16 to 19 years	1	0	0	0	0	0	1
20 years	18	0	0	0	0	0	18
21 to 24 years	2	0	2	0	0	0	0
25 years	5	0	0	0	0	0	5
26 to 29 years	0	0	0	0	0	0	0
30 years	59	14	8	0	0	6	31
More than 30 years	1	0	0	0	0	0	1
No stated term	131	0	0	11	9	9	101
Median	26	30	30	0	0	30	21
Unexpired Term of First Mortgage	28	0	4	0	0	0	24
Less than 5 years							
5 to 9 years	17	4	0	0	0	0	13
10 to 14 years	10	0	0	0	0	1	9
15 to 19 years	16	3	0	0	0	0	13
20 to 24 years	14	2	3	0	0	0	9
25 to 29 years	27	4	2	0	0	6	15
30 or more years	10	3	0	0	0	0	7
No stated term or not computed	131	0	0	11	9	9	101
Median	17	23	21	0	0	27	14
Holder of First Mortgage	54	2	0	0	0	3	48
Commercial bank or trust company							
Savings and loan association, federal savings bank	44	4	0	0	0	0	40
Mutual savings bank	2	0	0	0	0	2	0
Life insurance company	6	0	0	0	0	0	6
Mortgage banker or mortgage company	16	0	0	0	0	2	13
Federally-sponsored secondary market agency or pool	90	7	7	9	0	9	57
Conventional mortgage pool	0	0	0	0	0	0	0
Other federal agency	8	0	2	0	3	0	4

Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	3	0	0	0	0	0	3
Finance company	0	0	0	0	0	0	0
State or municipal government or housing finance agency	15	0	0	3	3	0	9
Individual or individual's estate	8	0	0	0	0	0	8
Other	8	3	0	0	4	0	2
Servicer of First Mortgage	61	2	2	0	0	6	51
Commercial bank or trust company							
Savings and loan association, federal savings bank	47	4	0	0	0	0	43
Mutual savings bank	2	0	0	0	0	2	0
Life insurance company	6	0	0	0	0	0	6
Mortgage banker or mortgage company	95	7	6	9	0	8	65
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	8	0	2	0	3	0	4
Real estate investment trust	0	0	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0	0	0
Credit union	3	0	0	0	0	0	3
Finance company	0	0	0	0	0	0	0
State or municipal government or housing finance agency	15	0	0	3	3	0	9
Individual or individual's estate	8	0	0	0	0	0	8
Other	8	3	0	0	4	0	2
Holder's Acquisition of First Mortgage	156	6	3	6	3	10	128
Originated directly from borrower							
Purchased from present servicer	55	9	2	0	4	5	35
Purchased from someone else	42	0	4	5	3	1	29
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	201	11	10	9	7	12	153
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	2	0	0	0	0	0	2
40 to 49 percent	2	0	2	0	0	0	0
50 to 59 percent	5	0	0	0	0	0	5
60 to 69 percent	24	0	0	5	4	2	13
70 to 79 percent	27	0	3	0	0	1	23
80 to 89 percent	26	2	0	0	0	1	24
90 to 94 percent	16	0	0	0	0	3	13
95 to 99 percent	8	4	0	0	0	0	4
100 percent or more	89	5	2	3	3	5	71
Not reported	2	0	2	0	0	0	0
Median	94	99	75	68	69	93	94
Other properties	52	5	0	3	3	4	38
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent	201	11	10	9	7	12	153

of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3	0	0	0	0	0	3
40 to 49 percent	2	0	2	0	0	0	0
50 to 59 percent	6	0	0	0	0	0	6
60 to 69 percent	48	0	0	5	4	3	36
70 to 79 percent	38	0	0	0	0	0	38
80 to 89 percent	26	0	0	0	0	5	21
90 to 94 percent	7	0	0	0	0	1	6
95 to 99 percent	4	4	0	0	0	0	0
100 percent or more	63	6	6	3	3	3	42
Not reported	2	0	2	0	0	0	0
Median	81	1790	3083	68	69	86	78
Other properties	52	5	0	3	3	4	38
Not available	0	0	0	0	0	0	0
First Mortgage Risk	13	0	0	0	0	0	13
Subprime loan							
Not subprime loan	240	15	10	11	9	16	178
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	201	11	10	9	7	12	153
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3	0	0	0	0	0	3
40 to 49 percent	2	0	2	0	0	0	0
50 to 59 percent	0	0	0	0	0	0	0
60 to 69 percent	19	0	0	5	4	2	8
70 to 79 percent	18	0	3	0	0	1	13
80 to 89 percent	22	2	0	0	0	1	19
90 to 94 percent	19	0	0	0	0	3	16
95 to 99 percent	16	4	0	0	0	0	12
100 percent or more	99	5	2	3	3	5	81
Not reported	2	0	2	0	0	0	0
Median	100	99	75	68	69	93	5658
Other properties	52	5	0	3	3	4	38
Not available	0	0	0	0	0	0	0
Total Mortgage Loan as Percent of Value	201	11	10	9	7	12	153
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	23	2	2	0	3	0	16
40 to 49 percent	18	0	2	0	4	0	12
50 to 59 percent	31	3	0	0	0	6	22
60 to 69 percent	27	0	0	9	0	1	17
70 to 79 percent	25	0	3	0	0	0	22
80 to 89 percent	22	2	0	0	0	3	17
90 to 94 percent	17	0	0	0	0	0	17
95 to 99 percent	8	0	0	0	0	0	8
100 percent or more	28	4	0	0	0	2	22
Not reported	2	0	2	0	0	0	0

Median	70	85	47	65	41	61	74
Other properties	52	5	0	3	3	4	38
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	17	0	4	0	3	0	11
Less than 20 percent							
20 to 29 percent	13	0	3	0	0	0	10
30 to 39 percent	24	2	2	0	4	3	13
40 to 49 percent	32	3	0	0	3	2	25
50 to 59 percent	40	2	0	5	0	3	30
60 to 69 percent	26	2	0	3	0	3	17
70 to 79 percent	34	3	0	3	0	3	25
80 to 89 percent	26	0	0	0	0	0	26
90 to 99 percent	14	0	0	0	0	0	14
100 percent or more	25	4	0	0	0	2	19
Not reported or not computed	0	0	0	0	0	0	0
Median	60	69	23	61	35	61	64
Index Used to Adjust Interest Rate on ARM	69	2	0	5	3	6	53
Properties with adjustable rate first mortgage							
Treasury security	21	0	0	0	0	0	21
Average cost of funds in bank district	4	0	0	0	0	0	4
National average cost of funds	5	0	0	0	0	0	5
OTS contract mortgage rate	0	0	0	0	0	0	0
Other method	7	0	0	0	0	3	3
No index used	0	0	0	0	0	0	0
Not reported	33	2	0	5	3	3	20
Other properties	184	14	10	6	6	10	138
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	69	2	0	5	3	6	53
Properties with adjustable rate first mortgage							
Monthly	5	0	0	0	0	0	5
Every 3 months	2	0	0	0	0	0	2
Every 6 months	7	0	0	0	0	3	4
Yearly	23	0	0	0	0	0	23
Every 3 years	0	0	0	0	0	0	0
Every 5 years	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	32	2	0	5	3	3	19
Other properties	184	14	10	6	6	10	138
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	69	2	0	5	3	6	53
Properties with adjustable rate first mortgage							
Less than 1 percent	3	0	0	0	0	3	0
1 percent	2	0	0	0	0	0	2
1.1 to 1.9 percent	0	0	0	0	0	0	0
2 percent	21	0	0	0	0	0	21
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	6	0	0	0	0	0	6
No caps	4	0	0	0	0	0	4
Not reported	33	2	0	5	3	3	20
Other properties	184	14	10	6	6	10	138
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	69	2	0	5	3	6	53
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	34	0	0	0	0	3	31
No caps	4	0	0	0	0	0	4
Not reported	32	2	0	5	3	3	19
Other properties	184	14	10	6	6	10	138
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	69	2	0	5	3	6	53
Properties with adjustable rate first mortgage							
Yes, rate has changed	24	0	0	0	0	3	21
No change since mortgage made	11	0	0	0	0	0	11
Not reported	34	2	0	5	3	3	21
Other properties	184	14	10	6	6	10	138
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	218	14	10	6	6	13	168
Not reported	35	2	0	5	3	3	22
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	218	14	10	6	6	13	168
Not reported	35	2	0	5	3	3	22
MORTGAGE PAYMENTS AND OTHER EXPENSES	229	10	10	6	9	16	177
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	229	10	10	6	9	16	177
Fully amortized	196	9	8	6	9	16	148
Not fully amortized	33	2	2	0	0	0	29
Interest only	0	0	0	0	0	0	0
No regular payments required	6	0	0	0	0	0	6
Not reported	18	5	0	5	0	0	8
Items Included in First Mortgage Payment@1	229	10	10	6	9	16	177
Regular monthly payments of both interest and principal							
Real estate taxes	41	2	5	0	0	1	33
Property insurance	34	2	5	0	0	2	25
Mortgage insurance	3	0	0	0	0	3	0
Other	14	2	0	0	0	2	10
No items included or not reported	184	9	5	6	9	13	142
No regular payments of interest and principal	24	5	0	5	0	0	14
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	247	15	10	11	9	16	185
Regular monthly payments of interest and/or principal							
Less than \$100	13	0	2	0	3	0	8
\$100 to \$199	82	0	8	3	3	7	61
\$200 to \$299	48	4	0	0	0	7	36
\$300 to \$399	24	0	0	3	0	0	21
\$400 to \$499	25	2	0	0	0	0	23
\$500 to \$599	10	0	0	0	0	0	10
\$600 to \$699	10	0	0	0	0	0	10
\$700 to \$799	4	0	0	0	4	0	0
\$800 to \$899	5	2	0	0	0	0	3
\$900 to \$999	0	0	0	0	0	0	0
\$1,000 to \$1,249	2	2	0	0	0	0	0
\$1,250 to \$1,499	2	0	0	0	0	0	2
\$1,500 or more	5	0	0	0	0	2	3
Not reported	18	5	0	5	0	0	8
Median	240	437	140	191	170	212	253
Mean	348	562	135	252	386	495	335
No regular payments required	6	0	0	0	0	0	6
Current First Mortgage Payment	247	15	10	11	9	16	185

Status							
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	94	2	5	0	0	8	80
Delinquent by 90 days or more	9	0	0	0	0	0	9
Legal proceedings have begun	2	0	0	0	0	0	2
Legal proceedings have not begun	4	0	0	0	0	0	4
Not reported	3	0	0	0	0	0	3
Not reported	144	14	5	11	9	9	96
Other properties	6	0	0	0	0	0	6
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	247	15	10	11	9	16	185
Regular monthly payments of interest and/or principal							
Less than \$100	29	5	2	5	3	0	14
\$100 to \$199	82	0	8	3	3	7	60
\$200 to \$299	42	4	0	0	0	7	30
\$300 to \$399	29	0	0	3	0	0	27
\$400 to \$499	28	2	0	0	0	0	26
\$500 to \$599	10	0	0	0	0	0	10
\$600 to \$699	6	0	0	0	0	0	6
\$700 to \$799	8	0	0	0	4	0	4
\$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	4	4	0	0	0	0	0
\$1,250 to \$1,499	2	0	0	0	0	0	2
\$1,500 or more	5	0	0	0	0	2	3
Not reported	0	0	0	0	0	0	0
Median	230	263	140	110	170	212	258
Mean	333	411	135	133	386	495	332
No regular payments required	6	0	0	0	0	0	6
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	209	8	10	6	9	13	163
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	1	0	0	0	0	0	1
20 to 29 percent	14	0	6	0	0	3	4
30 to 39 percent	3	0	0	0	0	0	3
40 to 49 percent	17	0	0	0	0	1	16
50 to 59 percent	24	2	3	3	3	2	11
60 to 69 percent	33	0	0	0	0	5	28
70 to 79 percent	13	0	0	0	0	0	13
80 to 89 percent	22	0	0	0	0	0	22
90 to 99 percent	8	0	0	0	0	0	8
100 percent or more	58	7	0	3	4	2	42
Not reported or not computed	16	0	0	0	3	0	13
Median	74	36033	28	59	17072	61	79
Other properties	44	7	0	5	0	3	28
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	212	8	10	6	9	13	166

Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	1	0	0	0	0	0	1
20 to 29 percent	11	0	6	0	0	3	2
30 to 39 percent	6	0	0	0	0	0	6
40 to 49 percent	17	0	0	0	0	1	16
50 to 59 percent	24	2	3	3	3	2	10
60 to 69 percent	31	0	0	0	0	5	26
70 to 79 percent	13	0	0	0	0	0	13
80 to 89 percent	24	0	0	0	0	0	24
90 to 99 percent	4	0	0	0	0	0	4
100 percent or more	65	7	0	3	4	2	50
Not reported or not computed	16	0	0	0	3	0	13
Median	77	36033	28	59	17072	61	81
Other properties	41	7	0	5	0	3	25
Real Estate Tax Per Housing Unit	223	10	10	6	9	13	174
Acquired before 2000							
Less than \$100	26	3	2	0	3	0	19
\$100 to \$199	14	0	0	0	0	0	14
\$200 to \$299	22	2	0	0	0	1	18
\$300 to \$399	41	5	3	3	0	4	24
\$400 to \$499	33	0	0	0	3	0	30
\$500 to \$599	20	0	0	0	0	3	17
\$600 to \$699	2	0	0	0	0	0	2
\$700 to \$799	20	0	0	3	4	2	11
\$800 to \$899	7	0	0	0	0	0	7
\$900 to \$999	14	0	0	0	0	0	14
\$1,000 to \$1,249	12	0	0	0	0	0	12
\$1,250 to \$1,499	4	0	2	0	0	0	2
\$1,500 to \$1,999	8	0	2	0	0	3	3
\$2,000 to \$2,499	0	0	0	0	0	0	0
\$2,500 or more	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Median	426	304	393	391	470	556	436
Mean	522	231	886	528	420	790	503
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17
Real Estate Tax Per \$1,000 Value	223	10	10	6	9	13	174
Acquired before 2000							
Less than \$5	38	6	2	0	3	2	26
\$5 to \$9	69	2	0	0	4	3	60
\$10 to \$14	34	2	0	6	0	3	23
\$15 to \$19	31	0	3	0	0	3	24
\$20 to \$24	19	0	2	0	0	0	17
\$25 to \$29	14	0	2	0	3	0	9
\$30 to \$39	17	0	0	0	0	2	15
\$40 to \$49	0	0	0	0	0	0	0
\$50 to \$59	0	0	0	0	0	0	0
\$60 or more	0	0	0	0	0	0	0
Not reported or not computed	0	0	0	0	0	0	0
Median	11	4	20	13	7	13	10
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17
Real Estate Tax as Percent of Rental Receipts	223	10	10	6	9	13	174
Acquired before 2000							

Less than 5 percent	19	7	2	0	0	0	11
5 to 9 percent	71	4	0	0	0	5	63
10 to 14 percent	52	0	3	3	3	3	40
15 to 19 percent	21	0	2	0	0	3	15
20 to 24 percent	17	0	2	3	0	0	12
25 to 29 percent	7	0	0	0	0	0	7
30 to 34 percent	3	0	0	0	0	0	3
35 to 39 percent	6	0	0	0	4	0	2
40 percent or more	10	0	0	0	0	2	8
Not reported or not computed	17	0	0	0	3	0	14
Median	11	4	15	15	36	13	11
Acquired 2000 and 2001 (part)	30	5	0	5	0	3	17