

Residential Finance Survey: 2001 - West

Table 5-3e. 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	279	20	1	5	8	30	214
PROPERTY CHARACTERISTICS	244	20	1	5	4	20	194
Property Location by Geographic Area							
Inside MAs							
In central cities	121	12	1	5	2	10	91
Not in central cities	124	8	0	0	2	10	103
Outside MAs	34	0	0	0	4	10	20
Number of Housing Units	181	12	0	3	4	24	138
2 housing units							
3 housing units	40	3	0	0	4	3	30
4 housing units	57	5	1	2	0	3	46
Manner of Acquisition	259	20	1	5	8	27	197
By purchase							
Placed one new mortgage	221	18	0	3	6	27	167
Placed two or more new mortgages	11	0	0	1	0	0	10
Assumed mortgage(s) already on property	22	3	1	0	2	0	16
Assumed mortgage(s) already on property and placed new mortgage	3	0	0	0	0	0	3
Borrowed using assets other than this property as collateral	0	0	0	0	0	0	0
Paid all cash-no borrowing	2	0	0	1	0	0	2
Other manner	0	0	0	0	0	0	0
By inheritance or gift	7	0	0	0	0	0	7
By divorce	0	0	0	0	0	0	0
By tax free exchange of other property	10	0	0	0	0	3	7
By foreclosure or assignment	0	0	0	0	0	0	0
By some other manner	0	0	0	0	0	0	0
Not reported	3	0	0	0	0	0	3
Source of Downpayment@1	104	11	1	0	2	14	76
Properties purchased 1995 to 2001 (part)							

Sale of stock or other partnership shares for this project	0	0	0	0	0	0	0
Sale of previously owned stocks, shares, or other securities	6	0	0	0	0	1	5
Sale of land or other real estate	10	0	0	0	0	1	9
Owner's cash, bank deposits, share accounts, or bonds	63	8	1	0	2	12	41
Borrowing from a retirement plan	0	0	0	0	0	0	0
Borrowing using assets other than this property as collateral	5	0	0	0	0	2	3
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	7	0	0	0	0	0	7
Other cash source	4	0	0	0	0	0	4
Non-cash source	0	0	0	0	0	0	0
No downpayment required	6	0	0	0	0	0	6
Not reported	10	4	0	0	0	0	6
Other properties	172	9	0	5	7	16	135
Not reported	3	0	0	0	0	0	3
Year Property Acquired	63	3	0	0	0	7	53
1999 to 2001 (part)							
1997 and 1998	25	8	0	0	0	8	9
1995 and 1996	30	0	1	0	2	2	25
1990 to 1994	43	0	0	1	0	4	38
1985 to 1989	49	3	0	0	0	3	43
1980 to 1984	31	4	0	0	2	6	19
1975 to 1979	16	2	0	3	4	0	7
1970 to 1974	15	0	0	0	0	0	15
1969 or earlier	6	0	0	1	0	0	6
Building and Land Acquisition	251	20	1	5	4	30	191
Acquired at same time							
Not acquired at same time	17	0	0	0	4	0	13
Land not owned by building owner	0	0	0	0	0	0	0
Not reported	10	0	0	0	0	0	10
Property New or Previously Owned When Acquired	259	20	1	5	8	27	197
Acquired by purchase							
New	27	3	0	0	4	0	20
Previously owned	229	16	1	5	4	27	176
As residential property	219	16	1	5	4	27	166
Converted from nonresidential use	10	0	0	0	0	0	10
Other	0	0	0	0	0	0	0
Not reported	3	2	0	0	0	0	1
Other properties	17	0	0	0	0	3	14
Not reported	3	0	0	0	0	0	3
Year Structure Built	6	0	0	0	0	0	6
1999 to March 2000							
1997 and 1998	3	0	0	0	0	3	0
1995 and 1996	10	0	0	0	0	0	10
1990 to 1994	13	0	0	0	2	0	11
1980 to 1989	33	3	0	0	0	6	24

1970 to 1979	51	7	0	0	4	4	36
1960 to 1969	45	3	0	0	0	7	35
1950 to 1959	46	5	1	0	0	7	33
1940 to 1949	22	1	0	0	0	0	21
1939 or earlier	50	3	0	5	2	2	38
Purchase Price Per Housing Unit@8	76	11	0	0	0	12	53
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	3	3	0	0	0	0	0
\$20,000 to \$39,999	23	1	0	0	0	8	13
\$40,000 to \$59,999	14	0	0	0	0	1	13
\$60,000 to \$79,999	8	0	0	0	0	2	7
\$80,000 to \$99,999	10	4	0	0	0	0	6
\$100,000 to \$124,999	8	0	0	0	0	1	7
\$125,000 to \$149,999	3	0	0	0	0	0	3
\$150,000 to \$174,999	6	1	0	0	0	0	4
\$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	1	1	0	0	0	0	0
Median	58440	87194	0	0	0	34723	61044
Mean	77817	128293	0	0	0	44043	74702
Other properties	203	9	1	5	8	19	161
Value	1	0	0	0	0	0	1
Less than \$20,000							
\$20,000 to \$39,999	0	0	0	0	0	0	0
\$40,000 to \$59,999	5	0	0	0	0	0	5
\$60,000 to \$79,999	7	0	0	0	0	0	7
\$80,000 to \$99,999	17	5	1	0	0	7	4
\$100,000 to \$124,999	21	0	0	0	0	1	20
\$125,000 to \$149,999	21	1	0	0	4	7	8
\$150,000 to \$174,999	29	2	0	0	0	11	16
\$175,000 to \$199,999	25	2	0	0	0	2	21
\$200,000 to \$249,999	45	3	0	0	2	0	40
\$250,000 to \$299,999	23	0	0	0	2	0	21
\$300,000 to \$499,999	38	4	0	2	0	1	30
\$500,000 or more	48	3	0	3	0	1	41
Median	215194	200619	90000	139199578	148494	150078	231380
Mean	288252	344336	90000	859827	173262	152893	294574
Value Per Housing Unit@8	3	0	0	0	0	0	3
Less than \$20,000							
\$20,000 to \$39,999	21	1	1	0	0	5	14
\$40,000 to \$59,999	45	9	0	0	0	5	31
\$60,000 to \$79,999	51	0	0	0	7	14	31
\$80,000 to \$99,999	31	0	0	1	2	6	21
\$100,000 to \$124,999	37	4	0	1	0	0	33
\$125,000 to \$149,999	30	0	0	0	0	0	30
\$150,000 to \$174,999	23	5	0	0	0	1	17
\$175,000 to \$199,999	7	0	0	0	0	0	7
\$200,000 to \$249,999	7	0	0	0	0	0	7
\$250,000 to \$299,999	2	0	0	0	0	0	2
\$300,000 to \$499,999	18	0	0	0	0	0	18
\$500,000 or more	4	1	0	3	0	0	0

Median	92606	59783	30000	14307512	72811	68781	104713
Mean	116166	119317	22500	389126	68839	67273	118887
Purchase Price as Percent of Value@8	259	20	1	5	8	27	197
Acquired by purchase							
Purchased 1997 to 2001 (part)	76	11	0	0	0	12	53
Less than 60 percent	16	6	0	0	0	1	8
60 to 69 percent	6	0	0	0	0	5	2
70 to 79 percent	14	1	0	0	0	1	11
80 to 99 percent	20	1	0	0	0	4	15
100 percent or more	20	3	0	0	0	1	16
Median	82	52	0	0	0	72	87
Purchased 1990 to 1996 (part)	69	0	1	1	2	7	58
Less than 40 percent	13	0	0	0	0	2	11
40 to 59 percent	29	0	0	1	0	3	24
60 to 79 percent	11	0	1	0	0	0	10
80 to 99 percent	6	0	0	0	0	0	6
100 percent or more	10	0	0	0	2	1	7
Median	55	70	70	50	5051	47	55
Purchased 1989 or earlier	114	9	0	3	7	9	86
Less than 20 percent	26	0	0	0	0	0	26
20 to 39 percent	30	5	0	1	0	0	24
40 to 59 percent	20	0	0	0	4	3	12
60 to 79 percent	19	2	0	0	2	0	15
80 to 99 percent	6	3	0	0	0	0	4
100 percent or more	13	0	0	3	0	6	5
Median	41	38	0	2554	55	1557	34
Not acquired by purchase	20	0	0	0	0	3	17
Value of Capital Improvements	124	8	0	0	0	8	108
Properties with capital improvements between 1998 and 2000							
Less than \$500	0	0	0	0	0	0	0
\$500 to \$999	5	0	0	0	0	0	5
\$1,000 to \$2,499	45	6	0	0	0	4	34
\$2,500 to \$4,999	9	2	0	0	0	0	7
\$5,000 to \$7,499	25	0	0	0	0	2	23
\$7,500 to \$9,999	3	0	0	0	0	0	3
\$10,000 to \$14,999	8	0	0	0	0	0	8
\$15,000 to \$19,999	12	0	0	0	0	0	12
\$20,000 to \$29,999	7	0	0	0	0	0	7
\$30,000 or more	9	0	0	0	0	1	8
Median	5244	2003	0	0	0	2276	5771
Mean	8241	2014	0	0	0	7271	8784
Properties with no capital improvements between 1998 and 2000	121	8	1	5	7	23	78
Capital improvements not reported	33	4	0	0	2	0	28
Value of Capital Improvements Per Unit	124	8	0	0	0	8	108
Properties with capital improvements between 1998 and 2000							
Less than \$500	13	0	0	0	0	2	11
\$500 to \$999	21	6	0	0	0	2	13
\$1,000 to \$2,499	30	2	0	0	0	2	26

\$2,500 to \$4,999	28	0	0	0	0	0	28
\$5,000 to \$7,499	12	0	0	0	0	0	12
\$7,500 to \$9,999	9	0	0	0	0	0	9
\$10,000 to \$14,999	6	0	0	0	0	1	5
\$15,000 to \$19,999	3	0	0	0	0	0	3
\$20,000 to \$29,999	0	0	0	0	0	0	0
\$30,000 or more	0	0	0	0	0	0	0
Median	2360	834	0	0	0	856	2844
Mean	3265	824	0	0	0	2443	3509
Properties with no capital improvements between 1998 and 2000	121	8	1	5	7	23	78
Capital improvements not reported	33	4	0	0	2	0	28
Monthly Rental Receipts Per Housing Unit	231	17	1	5	8	27	173
Acquired before 2000							
Less than \$100	2	0	0	0	0	0	2
\$100 to \$199	6	4	0	0	0	0	2
\$200 to \$299	18	0	0	0	4	1	12
\$300 to \$399	30	0	1	0	2	8	19
\$400 to \$499	36	5	0	0	0	6	25
\$500 to \$599	49	4	0	1	0	7	37
\$600 to \$799	22	3	0	0	2	5	12
\$800 to \$999	30	0	0	1	0	0	29
\$1000 or more	37	1	0	3	0	0	33
No rental receipts	1	0	0	0	0	0	1
Median	547	503	350	139630	294	475	568
Mean	732	770	313	3436	339	474	714
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41
Rental Receipts as Percent of Value@8	231	17	1	5	8	27	173
Acquired before 2000							
Less than 5 percent	46	4	0	0	4	1	36
5 to 9 percent	100	3	0	1	4	18	73
10 to 14 percent	72	10	0	3	0	6	53
15 to 19 percent	12	0	1	0	0	2	9
20 to 24 percent	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0
Median	8	11	18	11	5	8	8
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41
Rental Vacancy Losses as Percent of Potential Receipts	231	17	1	5	8	27	173
Acquired before 2000							
Less than 1.0 percent	96	2	0	3	0	20	72
1.0 to 2.9 percent	2	0	0	0	0	1	1
3.0 to 4.9 percent	15	3	0	0	0	0	12
5.0 to 6.9 percent	7	0	0	0	0	1	6
7.0 to 8.9 percent	12	0	0	0	0	3	9
9.0 to 10.9 percent	5	0	0	0	0	1	3
11.0 to 12.9 percent	5	0	1	0	2	0	2
13.0 to 14.9 percent	0	0	0	0	0	0	0
15.0 percent or more	24	5	0	0	0	1	17
Not reported or not computed	66	7	0	2	7	0	50

Median	0.9	21.7	12.0	0.5	12.0	0.7	0.9
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41
Age Restrictions	54	1	0	1	0	8	44
Property restricted to people age 55 or older							
Property not restricted to people age 55 or older	224	19	1	4	8	22	169
Not reported	1	0	0	0	0	0	1
Type of Property Benefits@1	3	0	0	0	0	2	1
Government-sponsored below-market interest rate mortgage loan							
Government rental subsidy	19	6	0	0	0	2	10
Government grant	1	0	0	0	0	0	1
Property tax relief	4	0	0	0	0	0	4
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	233	11	1	5	8	28	180
Not reported	22	3	0	0	0	0	19
Source of Property Benefits@1	24	6	0	0	0	2	16
With property benefits							
Federal government	9	0	0	0	0	2	7
State government	9	0	0	0	0	0	9
Local government	9	6	0	0	0	0	2
Non-profit corporation	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
With no property benefits	233	11	1	5	8	28	180
Not reported	22	3	0	0	0	0	19
Reason for Benefits@1	24	6	0	0	0	2	16
With property benefits							
Occupied by low- or moderate-income individuals	20	6	0	0	0	2	12
Occupied by elderly or disabled individuals	5	3	0	0	0	0	3
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	4	0	0	0	0	0	4
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	233	11	1	5	8	28	180
Not reported	22	3	0	0	0	0	19
OWNER CHARACTERISTICS	255	18	1	2	8	27	198
Type of Owner							

Individual investor(s)							
Limited partnership	6	0	0	0	0	0	6
Joint venture	0	0	0	0	0	0	0
General partnership	4	0	0	0	0	3	1
Life insurance company	4	0	0	0	0	0	4
Depository institution	0	0	0	0	0	0	0
Public real estate investment trust	1	0	0	0	0	0	1
Private real estate investment trust	0	0	0	0	0	0	0
Corporation - other than real estate investment trust	8	3	0	3	0	0	3
Housing cooperative organization	0	0	0	0	0	0	0
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	254	20	1	5	8	29	191
Number of Mortgages							
1 mortgage							
2 mortgages	23	0	0	0	0	1	22
3 or more mortgages	2	0	0	0	0	0	2
Form of Debt of First Mortgage	279	20	1	5	8	30	214
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	4	0	0	0	0	2	3
By computer over the Internet or by e-mail							
By telephone or FAX	21	4	0	0	0	0	18
By regular mail	6	0	0	0	0	0	6
By personal visit	163	12	0	2	8	25	115
Through third party (such as real estate agent or builder)	55	4	0	3	0	3	45
Some other way	0	0	0	0	0	0	0
Not reported	20	0	0	0	0	0	20
Not available	8	1	1	0	0	0	7
Origin of First Mortgage	180	12	0	5	6	25	132
Mortgage made at time property acquired							
Mortgage assumed at the time property acquired	15	1	1	0	0	0	13
Mortgage placed later than acquisition of property	85	8	0	0	2	5	69
Refinanced mortgage	79	8	0	0	2	5	64
Same lender	26	6	0	0	0	0	20
Different lender	53	2	0	0	2	5	44
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	85	8	0	0	2	5	69

Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	47	6	0	0	0	2	38
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	4	0	0	0	0	0	4
Receive cash or increase outstanding balance of loan	25	2	0	0	2	0	22
Other reason	6	0	0	0	0	0	6
Not reported	3	0	0	0	0	3	0
Other properties	194	13	1	5	6	25	145
Not available	0	0	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	48	0	0	0	2	2	44
Properties on which cash received							
Less than \$20,000	11	0	0	0	0	0	11
\$20,000 to \$39,999	12	0	0	0	2	0	10
\$40,000 to \$59,999	8	0	0	0	0	2	6
\$60,000 to \$79,999	1	0	0	0	0	0	1
\$80,000 to \$99,999	0	0	0	0	0	0	0
\$100,000 to \$124,999	5	0	0	0	0	0	5
\$125,000 to \$149,999	0	0	0	0	0	0	0
\$150,000 to \$174,999	9	0	0	0	0	0	9
\$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	1	0	0	0	0	0	1
\$300,000 or more	0	0	0	0	0	0	0
Median	42005	30000	0	0	30000	50000	42608
Mean	64940	31745	0	0	20877	54000	67697
Properties that refinanced and did not receive cash back	33	6	0	0	0	3	24
Properties that refinanced and did not report if received cash back	3	1	0	0	0	0	2
Properties that did not refinance	194	13	1	5	6	25	145
Not available	0	0	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	48	0	0	0	2	2	44
Properties on which cash received@1							
For additions, improvements or repairs to this property	12	0	0	0	2	0	10
To consolidate debts	19	0	0	0	0	0	19
For investment in other real estate	13	0	0	0	0	0	13
For other types of investments	2	0	0	0	0	2	0

For educational or medical expenses	2	0	0	0	0	0	2
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	5	0	0	0	0	0	5
Not reported	0	0	0	0	0	0	0
Properties that refinanced and did not receive cash back	33	6	0	0	0	3	24
Properties that refinanced and did not report if received cash back	3	1	0	0	0	0	2
Properties that did not refinance	194	13	1	5	6	25	145
Not available	0	0	0	0	0	0	0
Purpose of Second Mortgage	14	0	0	0	0	1	13
Properties with second mortgage							
Provide funds for the purchase of this property	4	0	0	0	0	0	4
Provide funds for additions, improvements or repairs to this property	6	0	0	0	0	1	5
Provide funds for consolidation of debts	2	0	0	0	0	0	2
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	2	0	0	0	0	0	2
Not reported	0	0	0	0	0	0	0
Other properties	264	20	1	5	8	29	201
Purpose of Home Equity Line of Credit	10	0	0	0	0	0	10
Properties with home equity line of credit							
Provide funds for additions, improvements or repairs to this property	8	0	0	0	0	0	8
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	3	0	0	0	0	0	3
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	0	0	0	0	0	0	0
Other properties	268	20	1	5	8	30	204
Year First Mortgage Made or Assumed	93	5	0	0	0	8	81
1999 to 2001 (part)							
1997 and 1998	42	10	0	0	0	9	23
1995 and 1996	25	0	1	0	2	1	20
1990 to 1994	67	3	0	1	2	6	55
1985 to 1989	25	3	0	0	0	0	22
1980 to 1984	11	0	0	0	0	6	5
1979 or earlier	16	0	0	3	4	0	8
Traditional First Mortgage Loan	6	0	0	0	0	0	6
Less than \$20,000							
\$20,000 to \$29,999	9	3	0	0	0	0	6
\$30,000 to \$39,999	8	0	1	0	0	2	6
\$40,000 to \$49,999	15	0	0	0	0	5	10
\$50,000 to \$59,999	10	0	0	1	4	0	5
\$60,000 to \$79,999	13	0	0	0	0	7	5
\$80,000 to \$99,999	61	9	0	0	2	6	44
\$100,000 to \$149,999	68	2	0	0	2	9	55
\$150,000 to \$199,999	41	4	0	1	0	0	36
\$200,000 to \$249,999	13	0	0	0	0	1	12
\$250,000 to \$299,999	12	0	0	0	0	0	12
\$300,000 or more	24	3	0	3	0	0	17
Not reported	1	0	0	0	0	0	1
Median	113524	96912	35000	139027332	59398	84165	122914
Mean	140200	166366	30000	522274	74154	84843	139995
Total Mortgage Loan	3	0	0	0	0	0	3
Less than \$20,000							
\$20,000 to \$29,999	9	3	0	0	0	0	6
\$30,000 to \$39,999	8	0	1	0	0	2	6
\$40,000 to \$49,999	15	0	0	0	0	5	10
\$50,000 to \$59,999	13	0	0	1	4	0	8
\$60,000 to \$79,999	11	0	0	0	0	6	5
\$80,000 to \$99,999	59	9	0	0	2	7	42
\$100,000 to \$149,999	67	2	0	0	2	9	54
\$150,000 to \$199,999	45	4	0	1	0	0	39
\$200,000 to \$249,999	13	0	0	0	0	1	12
\$250,000 to \$299,999	12	0	0	0	0	0	12
\$300,000 or more	24	3	0	3	0	0	17
Not reported	1	0	0	0	0	0	1
Median	115598	96912	35000	139027332	59398	86977	125738

Mean	143204	166366	30000	522274	74154	85409	143832
Traditional First Mortgage Outstanding Debt	7	3	0	1	0	0	4
Less than \$10,000							
\$10,000 to \$19,999	11	0	0	0	0	0	11
\$20,000 to \$29,999	9	3	1	0	0	2	4
\$30,000 to \$39,999	17	0	0	0	4	5	8
\$40,000 to \$49,999	5	0	0	0	0	0	5
\$50,000 to \$59,999	8	0	0	0	0	3	5
\$60,000 to \$79,999	54	5	0	0	2	10	37
\$80,000 to \$99,999	41	3	0	0	2	0	36
\$100,000 to \$149,999	45	0	0	1	0	9	34
\$150,000 to \$199,999	43	4	0	0	0	0	39
\$200,000 to \$249,999	12	0	0	0	0	1	11
\$250,000 to \$299,999	11	0	0	0	0	0	11
\$300,000 or more	15	3	0	3	0	0	9
Not reported	1	0	0	0	0	0	1
Median	93796	79803	25000	139027332	39398	70910	98829
Mean	120153	149891	27747	223422	57060	79019	123730
Total Mortgage Outstanding Debt	7	3	0	1	0	0	4
Less than \$10,000							
\$10,000 to \$19,999	8	0	0	0	0	0	8
\$20,000 to \$29,999	9	3	1	0	0	2	4
\$30,000 to \$39,999	16	0	0	0	4	5	7
\$40,000 to \$49,999	6	0	0	0	0	0	6
\$50,000 to \$59,999	11	0	0	0	0	3	8
\$60,000 to \$79,999	52	5	0	0	2	10	34
\$80,000 to \$99,999	41	3	0	0	2	0	36
\$100,000 to \$149,999	45	0	0	1	0	9	34
\$150,000 to \$199,999	45	4	0	0	0	0	42
\$200,000 to \$249,999	12	0	0	0	0	1	11
\$250,000 to \$299,999	9	0	0	0	0	0	9
\$300,000 or more	17	3	0	3	0	0	11
Not reported	1	0	0	0	0	0	1
Median	94972	79803	25000	139027332	39398	70910	100442
Mean	122298	149891	27747	223422	57060	79238	126474
Current Interest Rate on First Mortgage	131	3	0	5	7	19	99
Less than 6.0 percent							
6.0 percent	6	0	0	0	0	0	6
6.1 to 6.4 percent	0	0	0	0	0	0	0
6.5 to 6.9 percent	26	0	0	0	0	0	26
7.0 percent	6	0	0	0	0	5	1
7.1 to 7.4 percent	12	0	0	0	0	0	12
7.5 to 7.9 percent	19	2	0	0	0	2	15
8.0 percent	3	3	0	0	0	0	0
8.1 to 8.4 percent	14	0	0	0	0	1	13
8.5 to 8.9 percent	17	0	0	0	0	4	13
9.0 percent	7	4	0	0	0	0	3
9.1 to 9.4 percent	5	1	0	0	0	0	4
9.5 to 9.9 percent	0	0	0	0	0	0	0
10.0 percent	7	4	0	0	0	0	3
10.1 to 10.4 percent	0	0	0	0	0	0	0
10.5 to 10.9 percent	4	0	0	0	0	0	3
11.0 percent	2	0	0	0	0	0	2

11.1 to 12.9 percent	5	3	0	0	0	0	2
13.0 percent	0	0	0	0	0	0	0
13.1 percent or more	17	1	1	0	2	0	12
Not reported	0	0	0	0	0	0	0
Median	6.5	9.1	56.5	3.0	3.8	4.9	6.6
Type of Interest Rate Buydown	9	0	0	0	0	0	9
Properties with interest rate buydown							
Constant payment	3	0	0	0	0	0	3
3-2-1 buydown	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Not reported	6	0	0	0	0	0	6
Properties without interest rate buydown	91	6	0	0	0	8	76
Not reported	179	14	1	5	8	22	129
Term of First Mortgage	5	0	0	0	0	1	3
Less than 5 years							
5 years	0	0	0	0	0	0	0
6 to 9 years	0	0	0	0	0	0	0
10 years	0	0	0	0	0	0	0
11 to 14 years	0	0	0	0	0	0	0
15 years	11	0	0	0	0	0	11
16 to 19 years	0	0	0	0	0	0	0
20 years	2	0	0	0	0	0	2
21 to 24 years	0	0	0	0	0	0	0
25 years	3	0	0	0	0	0	3
26 to 29 years	0	0	0	0	0	0	0
30 years	116	20	1	0	0	7	87
More than 30 years	2	0	0	0	0	0	2
No stated term	141	0	0	5	8	22	105
Median	30	31	31	0	0	30	30
Unexpired Term of First Mortgage	6	0	0	0	0	1	4
Less than 5 years							
5 to 9 years	12	0	0	0	0	0	12
10 to 14 years	0	0	0	0	0	0	0
15 to 19 years	14	3	0	0	0	0	11
20 to 24 years	28	3	1	0	0	0	24
25 to 29 years	58	14	0	0	0	7	36
30 or more years	22	1	0	0	0	0	21
No stated term or not computed	141	0	0	5	8	22	105
Median	26	27	23	0	0	27	25
Holder of First Mortgage	26	0	0	3	2	7	13
Commercial bank or trust company							
Savings and loan association, federal savings bank	33	0	0	1	2	1	29
Mutual savings bank	4	0	0	0	0	0	4
Life insurance company	6	0	0	0	0	0	6
Mortgage banker or mortgage company	22	3	0	0	0	4	15
Federally-sponsored secondary market agency or pool	127	11	1	1	4	4	105
Conventional mortgage pool	5	0	0	0	0	2	3
Other federal agency	4	0	0	0	0	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	15	1	0	0	0	0	13
Finance company	3	0	0	0	0	0	3
State or municipal government or housing finance agency	22	4	0	0	0	11	8
Individual or individual's estate	10	0	0	0	0	1	9
Other	3	1	0	0	0	0	2
Servicer of First Mortgage	30	0	0	3	2	7	18
Commercial bank or trust company							
Savings and loan association, federal savings bank	35	0	0	1	2	1	31
Mutual savings bank	4	0	0	0	0	0	4
Life insurance company	6	0	0	0	0	0	6
Mortgage banker or mortgage company	148	14	1	1	4	10	117
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	4	0	0	0	0	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	19	1	0	0	0	0	18
Finance company	3	0	0	0	0	0	3
State or municipal government or housing finance agency	22	4	0	0	0	11	8
Individual or individual's estate	6	0	0	0	0	1	4
Other	1	1	0	0	0	0	0
Holder's Acquisition of First Mortgage	112	8	0	3	0	10	92
Originated directly from borrower							
Purchased from present servicer	87	10	0	1	7	7	61
Purchased from someone else	80	3	1	1	2	13	61
Not reported	0	0	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	178	13	1	5	6	22	131
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	4	0	0	0	2	0	2
40 to 49 percent	5	0	1	0	0	0	4
50 to 59 percent	12	0	0	1	0	3	8
60 to 69 percent	23	0	0	3	0	12	9
70 to 79 percent	27	0	0	0	0	1	26
80 to 89 percent	38	5	0	0	4	2	26
90 to 94 percent	12	0	0	0	0	1	11
95 to 99 percent	6	0	0	0	0	0	6
100 percent or more	50	7	0	1	0	3	38
Not reported	0	0	0	0	0	0	0
Median	85	13439	45	67	83	67	86
Other properties	101	8	0	0	2	9	83
Not available	0	0	0	0	0	0	0
First Mortgage Loan as a Percent	178	13	1	5	6	22	131

of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	6	0	0	0	2	0	4
40 to 49 percent	3	0	1	0	0	2	0
50 to 59 percent	4	0	0	1	0	0	4
60 to 69 percent	49	0	0	3	0	13	33
70 to 79 percent	39	0	0	0	0	1	38
80 to 89 percent	38	5	0	0	4	3	25
90 to 94 percent	5	0	0	0	0	0	5
95 to 99 percent	4	0	0	0	0	0	4
100 percent or more	29	7	0	1	0	3	18
Not reported	0	0	0	0	0	0	0
Median	77	1422	45	67	83	67	76
Other properties	101	8	0	0	2	9	83
Not available	0	0	0	0	0	0	0
First Mortgage Risk	13	0	1	0	0	3	9
Subprime loan							
Not subprime loan	266	20	0	5	8	27	205
Not reported	0	0	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	178	13	1	5	6	22	131
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	4	0	0	0	2	0	2
40 to 49 percent	5	0	1	0	0	0	4
50 to 59 percent	12	0	0	1	0	3	8
60 to 69 percent	18	0	0	3	0	11	4
70 to 79 percent	27	0	0	0	0	2	24
80 to 89 percent	40	5	0	0	4	2	28
90 to 94 percent	14	0	0	0	0	1	13
95 to 99 percent	6	0	0	0	0	0	6
100 percent or more	53	7	0	1	0	3	41
Not reported	0	0	0	0	0	0	0
Median	86	13439	45	67	83	67	88
Other properties	101	8	0	0	2	9	83
Not available	0	0	0	0	0	0	0
Total Mortgage Loan as Percent of Value	178	13	1	5	6	22	131
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	33	6	1	1	2	1	23
40 to 49 percent	31	0	0	1	4	11	15
50 to 59 percent	29	4	0	0	0	0	26
60 to 69 percent	36	1	0	3	0	6	26
70 to 79 percent	21	0	0	0	0	3	19
80 to 89 percent	12	2	0	0	0	0	10
90 to 94 percent	3	0	0	0	0	1	2
95 to 99 percent	2	0	0	0	0	0	2
100 percent or more	9	0	0	0	0	0	9
Not reported	0	0	0	0	0	0	0

Median	58	52	20	61	43	49	61
Other properties	101	8	0	0	2	9	83
Not available	0	0	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	24	3	0	0	0	0	22
Less than 20 percent							
20 to 29 percent	42	0	0	3	6	2	31
30 to 39 percent	39	7	1	0	0	1	30
40 to 49 percent	43	0	0	1	2	12	28
50 to 59 percent	40	7	0	0	0	6	27
60 to 69 percent	35	1	0	0	0	7	27
70 to 79 percent	30	1	0	0	0	2	27
80 to 89 percent	11	1	0	0	0	1	9
90 to 99 percent	2	0	0	0	0	0	2
100 percent or more	10	0	0	0	0	0	10
Not reported or not computed	2	0	0	1	0	0	1
Median	48	51	35	28	27	51	48
Index Used to Adjust Interest Rate on ARM	60	4	0	0	2	9	45
Properties with adjustable rate first mortgage							
Treasury security	3	0	0	0	0	0	3
Average cost of funds in bank district	10	0	0	0	0	0	10
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	5	0	0	0	0	0	5
No index used	0	0	0	0	0	0	0
Not reported	39	4	0	0	2	9	24
Other properties	219	17	1	5	6	21	169
Not reported	0	0	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	60	4	0	0	2	9	45
Properties with adjustable rate first mortgage							
Monthly	14	0	0	0	0	0	14
Every 3 months	1	0	0	0	0	0	1
Every 6 months	3	0	0	0	0	0	3
Yearly	3	0	0	0	0	0	3
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	39	4	0	0	2	9	24
Other properties	219	17	1	5	6	21	169
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	60	4	0	0	2	9	45
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	3	0	0	0	0	0	3
2 percent	3	0	0	0	0	0	3
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	0	0	0	0	0	1
No caps	14	0	0	0	0	0	14
Not reported	36	4	0	0	2	9	22
Other properties	219	17	1	5	6	21	169
Not reported	0	0	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	60	4	0	0	2	9	45
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	1	0	0	0	0	0	1
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	15	0	0	0	0	0	15
No caps	8	0	0	0	0	0	8
Not reported	36	4	0	0	2	9	22
Other properties	219	17	1	5	6	21	169
Not reported	0	0	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	60	4	0	0	2	9	45
Properties with adjustable rate first mortgage							
Yes, rate has changed	24	0	0	0	0	0	24
No change since mortgage made	0	0	0	0	0	0	0
Not reported	36	4	0	0	2	9	22
Other properties	219	17	1	5	6	21	169
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	242	17	1	5	6	21	192
Not reported	37	4	0	0	2	9	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	242	17	1	5	6	21	192
Not reported	37	4	0	0	2	9	22
MORTGAGE PAYMENTS AND OTHER EXPENSES	270	20	1	5	8	29	207
Method of Payment of First Mortgage							
Regular payments of interest and/or principal							
Interest and principal	270	20	1	5	8	29	207
Fully amortized	249	20	1	2	4	25	197
Not fully amortized	21	0	0	3	4	4	9
Interest only	0	0	0	0	0	0	0
No regular payments required	5	0	0	0	0	1	4
Not reported	4	0	0	0	0	0	4
Items Included in First Mortgage Payment@1	270	20	1	5	8	29	207
Regular monthly payments of both interest and principal							
Real estate taxes	66	6	0	0	0	5	55
Property insurance	59	6	0	0	0	5	48
Mortgage insurance	6	0	0	0	0	3	3
Other	20	4	0	0	0	0	17
No items included or not reported	196	14	1	5	8	24	143
No regular payments of interest and principal	9	0	0	0	0	1	8
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	274	20	1	5	8	29	210
Regular monthly payments of interest and/or principal							
Less than \$100	19	3	0	1	0	2	14
\$100 to \$199	28	3	1	0	0	6	18
\$200 to \$299	43	5	0	0	2	1	35
\$300 to \$399	45	0	0	0	7	4	35
\$400 to \$499	50	3	0	1	0	13	33
\$500 to \$599	21	1	0	0	0	3	17
\$600 to \$699	32	0	0	0	0	0	32
\$700 to \$799	5	4	0	0	0	0	2
\$800 to \$899	10	0	0	0	0	0	10
\$900 to \$999	1	0	0	0	0	0	1
\$1,000 to \$1,249	4	1	0	0	0	0	3
\$1,250 to \$1,499	2	0	0	0	0	0	2
\$1,500 or more	9	1	0	3	0	0	5
Not reported	4	0	0	0	0	0	4
Median	400	298	150	140061	336	412	405
Mean	459	539	150	1489	317	334	452
No regular payments required	5	0	0	0	0	1	4
Current First Mortgage Payment	274	20	1	5	8	29	210

Status							
Regular monthly payments of principal and/or interest							
Up-to-date, ahead of schedule, or less than 90 days past due	116	5	0	0	0	7	104
Delinquent by 90 days or more	2	0	0	0	0	0	2
Legal proceedings have begun	2	0	0	0	0	0	2
Legal proceedings have not begun	0	0	0	0	0	0	0
Not reported	0	0	0	0	0	0	0
Not reported	156	16	1	5	8	22	104
Other properties	5	0	0	0	0	1	4
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	274	20	1	5	8	29	210
Regular monthly payments of interest and/or principal							
Less than \$100	20	3	0	1	0	2	15
\$100 to \$199	28	3	1	0	0	6	18
\$200 to \$299	41	5	0	0	2	1	33
\$300 to \$399	49	0	0	0	7	4	38
\$400 to \$499	46	3	0	1	0	13	28
\$500 to \$599	21	1	0	0	0	3	17
\$600 to \$699	36	0	0	0	0	0	36
\$700 to \$799	5	4	0	0	0	0	2
\$800 to \$899	13	0	0	0	0	0	13
\$900 to \$999	1	0	0	0	0	0	1
\$1,000 to \$1,249	4	1	0	0	0	0	3
\$1,250 to \$1,499	2	0	0	0	0	0	2
\$1,500 or more	9	1	0	3	0	0	5
Not reported	0	0	0	0	0	0	0
Median	399	298	150	140061	336	412	402
Mean	463	539	150	1489	317	336	457
No regular payments required	5	0	0	0	0	1	4
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	222	17	1	5	8	26	165
Acquired before 2000 and regular payments of interest and/or princi							
Less than 20 percent	11	3	0	1	0	0	8
20 to 29 percent	15	0	0	0	0	2	13
30 to 39 percent	15	2	0	0	2	0	11
40 to 49 percent	33	3	1	3	0	1	25
50 to 59 percent	33	3	0	0	0	8	23
60 to 69 percent	27	3	0	0	0	5	19
70 to 79 percent	16	0	0	1	0	4	11
80 to 89 percent	24	0	0	0	0	6	18
90 to 99 percent	2	0	0	0	0	0	2
100 percent or more	45	4	0	0	7	0	35
Not reported or not computed	1	0	0	0	0	0	1
Median	61	53	45	47	36008	64	61
Other properties	57	3	0	0	0	4	49
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	225	17	1	5	8	26	168

Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	11	3	0	1	0	0	8
20 to 29 percent	15	0	0	0	0	2	13
30 to 39 percent	13	2	0	0	2	0	10
40 to 49 percent	35	3	1	3	0	0	28
50 to 59 percent	31	3	0	0	0	9	19
60 to 69 percent	31	3	0	0	0	5	23
70 to 79 percent	17	0	0	1	0	4	12
80 to 89 percent	24	0	0	0	0	6	18
90 to 99 percent	2	0	0	0	0	0	2
100 percent or more	45	4	0	0	7	0	35
Not reported or not computed	1	0	0	0	0	0	1
Median	62	53	45	47	36008	64	62
Other properties	54	3	0	0	0	4	46
Real Estate Tax Per Housing Unit	231	17	1	5	8	27	173
Acquired before 2000							
Less than \$100	12	0	0	0	0	2	10
\$100 to \$199	2	2	0	0	0	0	0
\$200 to \$299	12	0	1	0	2	2	7
\$300 to \$399	21	3	0	0	0	6	12
\$400 to \$499	23	0	0	1	0	1	22
\$500 to \$599	16	0	0	0	0	0	16
\$600 to \$699	24	0	0	0	0	3	21
\$700 to \$799	12	2	0	0	0	1	9
\$800 to \$899	11	0	0	1	0	0	9
\$900 to \$999	19	3	0	0	4	2	10
\$1,000 to \$1,249	36	3	0	0	2	9	23
\$1,250 to \$1,499	17	4	0	0	0	0	14
\$1,500 to \$1,999	13	0	0	0	0	1	12
\$2,000 to \$2,499	3	0	0	3	0	0	0
\$2,500 or more	9	1	0	0	0	0	7
Not reported	1	0	0	0	0	0	1
Median	747	972	250	2069	947	728	690
Mean	981	1111	278	1654	866	691	1005
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41
Real Estate Tax Per \$1,000 Value	231	17	1	5	8	27	173
Acquired before 2000							
Less than \$5	53	2	0	3	2	2	44
\$5 to \$9	93	11	0	1	0	12	69
\$10 to \$14	40	0	1	0	2	4	33
\$15 to \$19	30	2	0	0	4	9	15
\$20 to \$24	4	3	0	0	0	1	0
\$25 to \$29	5	0	0	0	0	0	5
\$30 to \$39	6	0	0	0	0	0	6
\$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	8	8	13	4	15	11	8
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41
Real Estate Tax as Percent of Rental Receipts	231	17	1	5	8	27	173
Acquired before 2000							

Less than 5 percent	28	2	0	3	0	4	20
5 to 9 percent	72	4	1	1	2	7	57
10 to 14 percent	56	5	0	1	0	8	41
15 to 19 percent	37	3	0	0	2	7	25
20 to 24 percent	7	0	0	0	0	1	6
25 to 29 percent	11	0	0	0	0	0	11
30 to 34 percent	4	0	0	0	0	0	4
35 to 39 percent	4	0	0	0	4	0	0
40 percent or more	9	4	0	0	0	0	6
Not reported or not computed	2	0	0	0	0	0	2
Median	11	13	8	4	35	12	11
Acquired 2000 and 2001 (part)	48	3	0	0	0	3	41