

Residential Finance Survey: 2001 - Northeast

Table 7-2b. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties

^Number of mortgaged properties.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.

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

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^{AA}

	Fixed rate mortgage				
	Total mortgaged properties	Amortized	Short term with balloon payment	Adjustable rate mortgage (ARM)	Other mortgage
50-or-more housing-unit properties with traditional first mortgage	13052	9620	1422	1809	202
PROPERTY CHARACTERISTICS	4430	2961	601	805	63
Number of Housing Units					
50 to 74 housing units					
75 to 99 housing units	2446	1819	325	275	27
100 to 149 housing units	2737	2075	266	361	35
150 to 199 housing units	1219	995	97	114	14
200 to 299 housing units	1277	1062	75	120	20
300 to 499 housing units	692	523	50	93	26
500 to 999 housing units	183	135	4	34	11
1,000 or more housing units	69	51	5	8	6
Manner of Acquisition	11644	8530	1321	1630	164
By purchase					
Placed one new mortgage	9043	6739	995	1186	124
Placed two or more new mortgages	582	417	61	96	8
Assumed mortgage(s) already on property	978	739	104	123	12
Assumed mortgage(s) already on property and placed new mortgage	393	182	102	101	8
Borrowed using assets other than this property as collateral	82	82	0	0	0
Paid all cash-no borrowing	340	203	21	107	10
Other manner	226	168	39	17	2
By inheritance or gift	167	115	10	33	9
By divorce	0	0	0	0	0
By tax free exchange of other property	51	42	2	7	0
By foreclosure or assignment	69	37	14	13	6
By some other manner	292	256	5	19	11
Not reported	828	641	70	106	12
Source of Downpayment@1	3243	2290	429	478	47
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	448	278	56	106	8
Sale of previously owned stocks, shares, or other securities	147	120	8	19	0
Sale of land or other real estate	119	97	0	12	10
Owner's cash, bank deposits, share accounts, or bonds	1288	860	184	227	16
Borrowing from a retirement plan	0	0	0	0	0
Borrowing using assets other than this property as collateral	125	85	20	20	0
Proceeds from an insurance policy	0	0	0	0	0

From a state or local government source	113	109	4	0	0
From a non-profit organization	19	16	3	0	0
Proceeds from sale of tax credits	143	95	10	37	1
From parents or relatives	127	118	3	0	6
Other cash source	306	229	27	49	1
Non-cash source	23	5	9	9	0
No downpayment required	204	168	13	15	8
Not reported	647	438	107	92	10
Other properties	9533	7107	962	1317	147
Not reported	277	224	31	14	8
Year Property Acquired	1599	1130	214	241	14
1999 to 2001 (part)					
1997 and 1998	1195	801	158	219	16
1995 and 1996	932	750	91	57	34
1990 to 1994	1213	879	108	224	2
1985 to 1989	2172	1676	268	179	49
1980 to 1984	2335	1753	223	335	24
1975 to 1979	1209	904	103	184	17
1970 to 1974	1131	884	91	135	21
1969 or earlier	1267	843	165	236	24
Property New or Previously Owned When Acquired	11644	8530	1321	1630	164
Acquired by purchase					
New	3845	3171	221	385	68
Previously owned	7577	5186	1080	1224	87
As residential property	7177	4865	1075	1156	81
Converted from nonresidential use	400	321	5	67	6
Other	65	63	0	2	0
Not reported	158	109	20	19	9
Other properties	580	450	30	73	26
Not reported	828	641	70	106	12
Year Structure Built	265	174	63	25	4
1999 to March 2000					
1997 and 1998	285	249	15	19	1
1995 and 1996	227	200	8	8	11
1990 to 1994	484	383	43	57	1
1980 to 1989	1882	1643	79	113	47
1970 to 1979	2693	1968	228	446	50
1960 to 1969	2338	1679	320	296	43
1950 to 1959	1241	968	138	128	7
1940 to 1949	790	543	115	121	10
1939 or earlier	2847	1813	412	595	28
Purchase Price Per Housing Unit@8	2424	1639	342	426	17
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	426	215	57	145	9
\$20,000 to \$39,999	927	586	170	168	4
\$40,000 to \$59,999	542	427	55	56	5
\$60,000 to \$79,999	170	116	21	33	0
\$80,000 to \$99,999	158	130	23	4	0
\$100,000 to \$124,999	78	60	10	9	0
\$125,000 to \$149,999	59	59	0	0	0
\$150,000 to \$174,999	7	7	0	0	0
\$175,000 to \$199,999	16	16	0	0	0

\$200,000 to \$249,999	28	18	5	5	0
\$250,000 to \$299,999	5	4	0	1	0
\$300,000 to \$499,999	6	1	0	4	0
\$500,000 or more	0	0	0	0	0
Median	36938	40889	33349	28046	19155
Mean	48003	51559	41826	40132	26870
Other properties	10629	7981	1080	1383	184
Value	469	316	57	86	9
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	1822	1296	187	314	24
\$2,000,000 to \$2,999,999	2077	1457	303	291	25
\$3,000,000 to \$3,999,999	1591	1033	178	357	23
\$4,000,000 to \$4,999,999	1079	732	149	178	20
\$5,000,000 to \$7,499,999	2324	1815	223	260	26
\$7,500,000 to \$9,999,999	954	760	92	90	11
\$10,000,000 to \$14,999,999	1243	980	118	123	24
\$15,000,000 to \$19,999,999	583	488	37	48	11
\$20,000,000 to \$29,999,999	420	341	46	23	10
\$30,000,000 to \$39,999,999	171	143	11	11	7
\$40,000,000 to \$49,999,999	107	94	6	7	1
\$50,000,000 or more	211	166	14	22	9
Median	4526511	4967240	3913648	3598611	4939122
Mean	7943265	8429783	6578529	5660523	14829647
Value Per Housing Unit@8	1538	1110	140	256	31
Less than \$20,000					
\$20,000 to \$39,999	4643	3313	527	734	69
\$40,000 to \$59,999	3365	2482	367	465	51
\$60,000 to \$79,999	1288	943	143	171	32
\$80,000 to \$99,999	801	629	86	83	2
\$100,000 to \$124,999	561	454	57	48	2
\$125,000 to \$149,999	253	218	22	12	1
\$150,000 to \$174,999	167	134	26	1	7
\$175,000 to \$199,999	104	71	21	10	2
\$200,000 to \$249,999	128	100	17	10	1
\$250,000 to \$299,999	81	57	14	8	1
\$300,000 to \$499,999	62	51	4	5	1
\$500,000 or more	62	59	0	3	0
Median	42055	43120	42419	37652	40234
Mean	56877	59050	55554	47039	50728
Value of Capital Improvements	8353	6298	865	1050	140
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	1771	1213	280	227	51
\$50,000 to \$99,999	1456	1063	132	253	9
\$100,000 to \$249,999	2415	1831	286	273	25
\$250,000 to \$499,999	1277	1074	88	101	13
\$500,000 to \$749,999	594	482	32	69	10
\$750,000 to \$999,999	204	167	10	25	1
\$1,000,000 to \$1,499,999	218	181	7	13	16
\$1,500,000 to \$1,999,999	105	78	11	15	1
\$2,000,000 to \$2,999,999	116	55	6	53	3
\$3,000,000 or more	197	154	12	21	10
Median	158934	171498	110486	125137	161810
Mean	438227	426745	254691	458088	1938020

Properties with no capital improvements between 1998 and 2000	2359	1590	294	438	38
Capital improvements not reported	2340	1733	263	321	24
Value of Capital Improvements Per Unit	8353	6298	865	1050	140
Properties with capital improvements between 1998 and 2000					
Less than \$500	1867	1362	222	228	56
\$500 to \$999	1734	1196	231	293	14
\$1,000 to \$2,499	2733	2160	238	298	38
\$2,500 to \$4,999	1194	939	135	109	10
\$5,000 to \$7,499	333	275	16	38	4
\$7,500 to \$9,999	108	92	2	8	6
\$10,000 to \$14,999	107	82	4	13	8
\$15,000 to \$19,999	88	84	4	0	0
\$20,000 to \$29,999	59	34	10	14	0
\$30,000 or more	130	73	3	50	4
Median	1316	1411	956	1022	1002
Mean	3101	2955	1870	4552	6380
Properties with no capital improvements between 1998 and 2000	2359	1590	294	438	38
Capital improvements not reported	2340	1733	263	321	24
Monthly Rental Receipts Per Housing Unit	12016	8851	1315	1657	194
Acquired before 2000					
Less than \$100	271	174	3	87	7
\$100 to \$199	174	117	37	19	1
\$200 to \$299	458	388	26	35	9
\$300 to \$399	838	596	101	118	23
\$400 to \$499	1517	1002	165	337	12
\$500 to \$599	2323	1773	255	280	15
\$600 to \$799	1930	1284	277	308	60
\$800 to \$999	2458	1899	258	273	28
\$1000 or more	1965	1568	179	183	35
No rental receipts	84	49	14	17	4
Median	640	655	646	580	694
Mean	749	755	736	648	1421
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Rental Receipts as Percent of Value@8	12016	8851	1315	1657	194
Acquired before 2000					
Less than 5 percent	400	278	28	89	6
5 to 9 percent	913	707	72	112	22
10 to 14 percent	2899	2207	356	304	32
15 to 19 percent	2481	1767	289	385	40
20 to 24 percent	2031	1412	253	327	38
25 to 29 percent	1066	830	90	133	13
30 to 39 percent	979	754	92	118	15
40 percent or more	1180	863	121	171	25
Median	19	18	18	19	20
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Rental Vacancy Losses as Percent of Potential Receipts	12016	8851	1315	1657	194
Acquired before 2000					
Less than 1.0 percent	2796	2150	311	285	50
1.0 to 2.9 percent	2699	2044	252	359	43

3.0 to 4.9 percent	1408	999	148	246	15
5.0 to 6.9 percent	573	426	51	83	13
7.0 to 8.9 percent	327	233	22	73	0
9.0 to 10.9 percent	305	146	29	127	2
11.0 to 12.9 percent	101	86	4	11	1
13.0 to 14.9 percent	106	71	9	24	1
15.0 percent or more	277	193	15	60	10
Not reported or not computed	3422	2502	473	388	58
Median	2.1	2.0	1.9	2.9	1.8
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Age Restrictions	2257	1833	144	238	43
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	10290	7322	1243	1566	158
Not reported	505	466	35	5	0
Age Composition	1071	818	123	116	15
Over one-half the residents of the building age 55 or older					
Over one-half the residents of the building not age 55 or older	8734	6211	1021	1385	116
Not reported	3248	2592	278	308	70
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	969	781	83	97	9
Property provides meal service					
Charge included in rent	572	457	49	61	5
Charge not included in rent	149	134	6	7	2
Not reported	249	190	27	29	2
Property does not provide meal service	2410	1910	199	243	58
Not reported	9673	6929	1140	1469	135
Type of Property Benefits@1	1551	1215	84	210	42
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	4386	3450	325	520	91
Government grant	172	160	7	2	2
Property tax relief	1267	986	97	139	45
Federal income tax credit for low-income, old or historic properties	527	439	23	51	14
Accelerated federal income tax depreciation for low- and moderate-income properties	130	84	9	34	3
Subsidy from a non-profit corporation	79	63	11	5	0
None of the above benefits	5851	4096	785	900	70
Not reported	1519	1112	183	216	8
Source of Property Benefits@1	5683	4412	454	693	124
With property benefits					
Federal government	4072	3195	304	498	75
State government	1059	810	89	109	52
Local government	1580	1176	156	207	41
Non-profit corporation	79	63	11	5	0
Not reported	118	86	13	18	1
With no property benefits	5851	4096	785	900	70
Not reported	1519	1112	183	216	8

Reason for Benefits@1	5683	4412	454	693	124
With property benefits					
Occupied by low- or moderate-income individuals	4436	3432	322	584	98
Occupied by elderly or disabled individuals	2243	1800	146	246	52
A historic structure	152	104	6	41	1
Located in a community development or economic development area	177	156	7	5	10
Covered by a Homestead Exemption	7	4	0	3	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	5	5	0	0	0
Other reason	557	446	74	31	6
Not reported	237	181	27	20	9
With no property benefits	5851	4096	785	900	70
Not reported	1519	1112	183	216	8
Section 8 Rental Housing Certificates and Vouchers	6552	4739	615	1085	112
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	5301	3885	660	677	79
Not reported	1200	996	146	47	11
OWNER CHARACTERISTICS	980	689	106	181	4
Type of Owner					
Individual investor(s)					
Limited partnership	5054	3885	369	735	64
Joint venture	56	30	0	23	3
General partnership	1085	698	205	183	0
Life insurance company	35	22	13	0	0
Depository institution	0	0	0	0	0
Public real estate investment trust	76	76	0	0	0
Private real estate investment trust	0	0	0	0	0
Corporation - other than real estate investment trust	2926	2042	451	374	59
Housing cooperative organization	1634	1210	209	175	40
Non-profit or church-related institution	756	636	40	69	11
Pension fund	20	17	3	0	0
Fraternal organization	0	0	0	0	0
Other	430	315	25	69	21
MORTGAGE CHARACTERISTICS	35	35	0	0	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	933	653	131	136	13
By regular mail	1642	1087	192	323	40
By personal visit	4060	3077	379	550	53
Through third party (such as real estate agent or builder)	3339	2309	491	502	37
Some other way	1168	905	85	146	33
Not reported	1529	1225	142	141	22
Not available	347	330	2	12	4
Origin of First Mortgage	7377	5651	611	1008	108

Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	750	568	92	78	12
Mortgage placed later than acquisition of property	4925	3401	718	723	82
Refinanced mortgage	4602	3182	661	678	81
Same lender	1600	1059	310	210	22
Different lender	3001	2123	351	468	59
Mortgage placed on property owned free and clear of debt	323	219	57	46	1
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4925	3401	718	723	82
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	2704	1768	486	409	41
Increase payment period for mortgage	89	72	0	17	1
Reduce payment period for mortgage	1	1	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	631	465	72	71	22
Receive cash or increase outstanding balance of loan	923	675	82	159	8
Other reason	351	280	19	44	7
Not reported	226	140	59	24	3
Other properties	8128	6219	704	1086	119
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	2348	1571	362	383	30
Properties on which cash received					
Less than \$1,000,000	1474	936	261	255	21
\$1,000,000 to \$1,999,999	488	357	48	76	7
\$2,000,000 to \$2,999,999	157	93	35	27	1
\$3,000,000 to \$3,999,999	81	72	6	3	0
\$4,000,000 to \$4,999,999	42	31	5	6	0
\$5,000,000 to \$7,499,999	45	31	4	9	0
\$7,500,000 to \$9,999,999	13	10	1	1	1
\$10,000,000 to \$14,999,999	26	22	0	3	0
\$15,000,000 to \$19,999,999	9	9	0	0	0
\$20,000,000 to \$29,999,999	7	6	0	1	0
\$30,000,000 to \$39,999,999	3	3	0	0	0
\$40,000,000 to \$49,999,999	0	0	0	0	0
\$50,000,000 or more	3	1	1	0	0
Not reported	0	0	0	0	0
Median	796319	838999	693618	751309	718443
Mean	1430215	1535106	1340108	1117366	1029126
Properties that refinanced and did not receive cash back	1689	1204	253	202	31
Properties that refinanced and did not report if received cash back	888	626	103	138	20
Properties that did not refinance	8128	6219	704	1086	119
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free	2348	1571	362	383	30

and Clear					
Properties on which cash received@1					
For additions, improvements or repairs to this property	1616	1140	224	236	17
To consolidate debts	192	99	63	30	0
For investment in other real estate	645	411	59	171	5
For other types of investments	346	219	77	49	0
For educational or medical expenses	4	4	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	67	53	0	14	0
To purchase an automobile, truck, or other vehicle	9	9	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	9	0	3	6	0
Other	275	200	30	42	2
Not reported	104	41	53	1	8
Properties that refinanced and did not receive cash back	1689	1204	253	202	31
Properties that refinanced and did not report if received cash back	888	626	103	138	20
Properties that did not refinance	8128	6219	704	1086	119
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	3743	2484	680	541	38
1999 to 2001 (part)					
1997 and 1998	2887	2072	385	368	62
1995 and 1996	1532	1150	137	209	36
1990 to 1994	1308	965	81	249	13
1985 to 1989	955	825	9	107	14
1980 to 1984	1240	1052	59	118	11
1979 or earlier	1387	1072	71	216	27
First Mortgage Insurance Status	1061	902	54	90	16
FHA-insured first mortgage					
VA-guaranteed first mortgage	0	0	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	289	251	5	32	0
Other federal, state, or local government-insured or guaranteed first mortgage	683	618	15	46	4
Insured conventional first mortgage	1017	868	22	124	2
Uninsured conventional first mortgage	10003	6982	1325	1516	180
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	544	311	74	159	0
Less than \$500,000					
\$500,000 to \$999,999	1328	1028	82	217	0
\$1,000,000 to \$1,499,999	1945	1274	274	351	45
\$1,500,000 to \$1,999,999	1449	974	233	224	19
\$2,000,000 to \$2,499,999	1154	783	176	174	20
\$2,500,000 to \$2,999,999	817	596	93	111	17
\$3,000,000 to \$3,999,999	1420	1078	163	156	22
\$4,000,000 to \$4,999,999	948	787	64	95	1
\$5,000,000 to \$7,499,999	1395	1109	119	147	21
\$7,500,000 to \$9,999,999	595	461	63	60	10
\$10,000,000 to \$12,499,999	377	317	17	36	7

\$12,500,000 to \$14,999,999	185	156	10	11	7
\$15,000,000 to \$19,999,999	207	185	9	10	3
\$20,000,000 or more	247	208	11	12	16
Not reported	443	353	32	44	14
Median	2450487	2720402	2089318	1846973	2831473
Mean	4233561	4501111	3202748	2993339	10316800
Total Mortgage Loan	510	286	74	150	0
Less than \$500,000					
\$500,000 to \$999,999	1227	983	62	182	0
\$1,000,000 to \$1,499,999	1801	1198	261	301	41
\$1,500,000 to \$1,999,999	1447	918	239	271	19
\$2,000,000 to \$2,499,999	1186	801	179	183	23
\$2,500,000 to \$2,999,999	833	601	108	111	12
\$3,000,000 to \$3,999,999	1390	1058	158	148	26
\$4,000,000 to \$4,999,999	988	810	73	104	1
\$5,000,000 to \$7,499,999	1455	1137	124	173	20
\$7,500,000 to \$9,999,999	631	490	60	71	10
\$10,000,000 to \$12,499,999	390	338	17	28	7
\$12,500,000 to \$14,999,999	214	188	9	11	6
\$15,000,000 to \$19,999,999	215	179	12	18	5
\$20,000,000 or more	326	282	13	14	17
Not reported	441	352	32	44	14
Median	2581020	2873128	2164099	1960223	2952516
Mean	4698391	5071308	3307290	3213273	10546754
Traditional First Mortgage Outstanding Debt	1120	740	106	270	4
Less than \$500,000					
\$500,000 to \$999,999	1795	1369	115	296	14
\$1,000,000 to \$1,499,999	2122	1426	324	319	53
\$1,500,000 to \$1,999,999	1424	916	214	281	13
\$2,000,000 to \$2,499,999	1078	811	158	92	17
\$2,500,000 to \$2,999,999	827	630	91	84	22
\$3,000,000 to \$3,999,999	1262	963	137	153	9
\$4,000,000 to \$4,999,999	689	560	53	70	7
\$5,000,000 to \$7,499,999	1020	794	104	104	18
\$7,500,000 to \$9,999,999	540	424	57	47	12
\$10,000,000 to \$12,499,999	254	211	9	30	4
\$12,500,000 to \$14,999,999	129	120	1	5	2
\$15,000,000 to \$19,999,999	162	144	11	3	3
\$20,000,000 or more	189	161	9	11	8
Not reported	441	352	32	44	14
Median	1945698	2113171	1850668	1495650	2276754
Mean	3515854	3741750	2825273	2505314	6975925
Total Mortgage Outstanding Debt	980	630	106	242	2
Less than \$500,000					
\$500,000 to \$999,999	1636	1295	88	240	13
\$1,000,000 to \$1,499,999	2063	1365	303	353	43
\$1,500,000 to \$1,999,999	1450	921	237	279	13
\$2,000,000 to \$2,499,999	1128	839	171	100	18
\$2,500,000 to \$2,999,999	817	616	92	79	30
\$3,000,000 to \$3,999,999	1328	1023	141	155	9
\$4,000,000 to \$4,999,999	738	582	53	98	6
\$5,000,000 to \$7,499,999	1065	818	109	117	20
\$7,500,000 to \$9,999,999	574	469	53	43	9
\$10,000,000 to \$12,499,999	269	217	13	35	3

\$12,500,000 to \$14,999,999	169	151	1	9	7
\$15,000,000 to \$19,999,999	142	123	11	3	5
\$20,000,000 or more	260	227	12	13	8
Not reported	436	346	32	44	14
Median	2079584	2254719	1917976	1586125	2559837
Mean	3680123	3933264	2859740	2628159	6822754
Current Interest Rate on First Mortgage	4781	3521	354	807	98
Less than 6.0 percent					
6.0 percent	57	19	0	37	1
6.1 to 6.4 percent	170	95	38	27	10
6.5 to 6.9 percent	783	407	301	69	6
7.0 percent	938	648	117	166	7
7.1 to 7.4 percent	750	477	148	117	8
7.5 to 7.9 percent	1220	805	244	154	17
8.0 percent	266	189	44	27	6
8.1 to 8.4 percent	481	348	61	71	2
8.5 to 8.9 percent	555	411	42	89	13
9.0 percent	102	76	20	6	1
9.1 to 9.4 percent	235	206	21	4	4
9.5 to 9.9 percent	175	157	0	18	0
10.0 percent	71	52	8	0	12
10.1 to 10.4 percent	76	71	0	3	2
10.5 to 10.9 percent	69	69	0	0	0
11.0 percent	135	135	0	0	0
11.1 to 12.9 percent	243	185	11	47	0
13.0 percent	49	49	0	0	0
13.1 percent or more	1896	1702	13	167	14
Not reported	0	0	0	0	0
Median	7.1	7.2	7.0	6.7	6.2
Type of Interest Rate Buydown	3	3	0	0	0
Properties with interest rate buydown					
Constant payment	3	3	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Properties without interest rate buydown	4813	3055	1012	655	91
Not reported	8236	6562	410	1154	111
Term of First Mortgage	89	41	8	40	0
Less than 5 years					
5 years	340	80	245	1	13
6 to 9 years	342	94	245	3	0
10 years	1483	922	357	176	29
11 to 14 years	147	47	50	51	0
15 years	489	273	90	120	6
16 to 19 years	87	19	5	62	0
20 years	175	106	6	56	7
21 to 24 years	148	100	4	37	7
25 years	376	301	0	71	5
26 to 29 years	14	14	0	0	0
30 years	1779	1482	54	216	27
More than 30 years	781	754	2	0	26
No stated term	6802	5388	355	976	83
Median	21	30	10	18	24

Unexpired Term of First Mortgage	848	464	291	73	20
Less than 5 years					
5 to 9 years	1911	1078	596	199	38
10 to 14 years	995	707	116	157	14
15 to 19 years	774	547	15	197	15
20 to 24 years	723	579	6	138	1
25 to 29 years	702	566	43	66	28
30 or more years	297	291	0	3	2
No stated term or not computed	6802	5388	355	976	83
Median	12	14	7	15	11
Holder of First Mortgage	2350	1731	264	326	29
Commercial bank or trust company					
Savings and loan association, federal savings bank	1755	1119	144	483	9
Mutual savings bank	334	173	48	113	0
Life insurance company	479	419	33	27	1
Mortgage banker or mortgage company	119	75	26	17	0
Federally-sponsored secondary market agency or pool	3933	3091	330	453	59
Conventional mortgage pool	83	69	5	5	4
Other federal agency	642	534	21	62	25
Real estate investment trust	736	83	501	141	12
Pension or retirement fund	153	105	7	40	1
Credit union	180	131	13	36	0
Finance company	126	104	3	19	0
State or municipal government or housing finance agency	1509	1413	15	44	37
Individual or individual's estate	235	206	11	12	5
Other	416	368	0	30	18
First Mortgage Loan as a Percent of Purchase Price	7062	5377	639	953	94
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	849	701	45	96	7
40 to 49 percent	227	192	27	3	5
50 to 59 percent	505	367	41	95	2
60 to 69 percent	557	444	74	26	13
70 to 79 percent	864	572	127	163	2
80 to 89 percent	775	578	81	106	9
90 to 94 percent	412	343	18	49	2
95 to 99 percent	437	362	46	29	0
100 percent or more	2157	1610	154	345	46
Not reported	279	206	25	40	7
Median	85	85	79	87	6756
Other properties	5990	4244	782	856	108
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	7062	5377	639	953	94
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	634	487	61	79	7
40 to 49 percent	257	168	37	42	9
50 to 59 percent	302	211	42	47	1

60 to 69 percent	2381	2054	129	163	36
70 to 79 percent	973	557	191	217	8
80 to 89 percent	624	458	56	101	8
90 to 94 percent	342	286	11	42	2
95 to 99 percent	340	298	24	18	0
100 percent or more	950	670	62	203	15
Not reported	259	187	25	40	7
Median	69	68	72	76	67
Other properties	5990	4244	782	856	108
Not available	0	0	0	0	0
First Mortgage Risk	903	739	100	41	22
Subprime loan					
Not subprime loan	12150	8881	1321	1768	179
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Treasury security	381	0	0	376	6
Average cost of funds in bank district	45	0	0	45	0
National average cost of funds	8	0	0	8	0
OTS contract mortgage rate	0	0	0	0	0
Other method	314	0	0	305	9
No index used	37	0	0	3	35
Not reported	1225	0	0	1073	152
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Monthly	49	0	0	48	1
Every 3 months	14	0	0	14	0
Every 6 months	19	0	0	19	0
Yearly	25	0	0	18	7
Every 3 years	28	0	0	28	0
Every 5 years	493	0	0	487	7
Other	109	0	0	92	17
Not reported	1273	0	0	1103	170
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Less than 1 percent	7	0	0	7	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	2	0	0	2	0
2.1 to 2.9 percent	4	0	0	4	0
3 percent	7	0	0	7	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	14	0	0	7	7
No caps	721	0	0	708	13
Not reported	1254	0	0	1073	182

Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Less than 1 percent	1	0	0	1	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	3	0	0	3	0
2.1 to 2.9 percent	7	0	0	7	0
3 percent	12	0	0	7	4
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	123	0	0	121	3
No caps	590	0	0	578	13
Not reported	1275	0	0	1093	182
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Yes, rate has changed	307	0	0	290	16
No change since mortgage made	471	0	0	454	17
Not reported	1233	0	0	1065	169
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Less than 1 percent	10	0	0	10	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	47	0	0	44	4
2 percent	47	0	0	47	0
2.1 to 2.9 percent	403	0	0	396	7
3 percent	13	0	0	13	0
3.1 to 3.9 percent	108	0	0	108	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	57	0	0	57	0
Not reported	1324	0	0	1133	191
Median	2.6	0.0	0.0	2.6	2.3
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	2010	0	0	1809	202
Properties with adjustable rate first mortgage					
Can be converted	31	0	0	16	14
Cannot be converted	709	0	0	690	19
Not reported	1271	0	0	1103	168
Other properties	11042	9620	1422	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	23	0	0	22	1

Monthly payments can change (other than change in interest rate)					
Payments can change monthly	1	0	0	0	1
Payments can change every three months	0	0	0	0	0
Payments can change every six months	3	0	0	3	0
Payments can change yearly	3	0	0	3	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	2	0	0	2	0
Other	14	0	0	14	0
Not reported	0	0	0	0	0
Monthly payments cannot change	11770	9620	1422	698	30
Not reported	1260	0	0	1089	171
First Mortgage Allows for Negative Amortization	23	0	0	22	1
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	0	0	0	0	0
Yes, restricted negative amortization	0	0	0	0	0
No negative amortization allowed	23	0	0	22	1
Not reported	0	0	0	0	0
Monthly payments cannot change	11770	9620	1422	698	30
Not reported	1260	0	0	1089	171
MORTGAGE PAYMENTS AND OTHER EXPENSES	12249	8989	1358	1727	175
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	12124	8924	1329	1707	164
Fully amortized	8835	7404	16	1291	124
Not fully amortized	3289	1520	1312	416	40
Interest only	125	65	29	20	11
No regular payments required	123	40	37	34	12
Not reported	681	592	26	48	15
Items Included in First Mortgage Payment@1	12124	8924	1329	1707	164
Regular monthly payments of both interest and principal					
Real estate taxes	4091	2596	935	516	44
Property insurance	1930	1704	119	80	27
Mortgage insurance	638	579	11	47	1
Other	2172	1513	382	238	40
No items included or not reported	7950	6272	393	1188	96
No regular payments of interest and principal	929	696	93	101	38
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	12930	9581	1384	1775	190
Regular monthly payments of interest and/or principal					
Less than \$100	1639	1186	145	292	17
\$100 to \$199	4215	2845	670	650	50
\$200 to \$299	2954	2201	245	439	69
\$300 to \$399	1366	1013	151	189	13
\$400 to \$499	766	663	56	39	8

\$500 to \$599	428	356	31	33	7
\$600 to \$699	270	239	20	10	1
\$700 to \$799	158	134	4	19	1
\$800 to \$899	75	61	12	1	1
\$900 to \$999	72	63	6	2	1
\$1,000 to \$1,249	138	122	14	0	2
\$1,250 to \$1,499	36	33	0	1	1
\$1,500 or more	133	73	5	52	3
Not reported	681	592	26	48	15
Median	209	221	180	188	229
Mean	290	299	240	261	469
No regular payments required	123	40	37	34	12
Current First Mortgage Payment Status	12930	9581	1384	1775	190
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	5387	3593	987	722	84
Delinquent by 90 days or more	49	38	3	0	8
Legal proceedings have begun	4	0	0	0	4
Legal proceedings have not begun	44	38	3	0	2
Not reported	1	0	0	0	1
Not reported	7494	5950	394	1053	98
Other properties	123	40	37	34	12
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	12930	9581	1384	1775	190
Regular monthly payments of interest and/or principal					
Less than \$100	2224	1740	163	290	32
\$100 to \$199	3979	2654	627	650	48
\$200 to \$299	3060	2253	286	455	67
\$300 to \$399	1472	1098	153	204	17
\$400 to \$499	817	699	58	51	8
\$500 to \$599	443	372	35	29	7
\$600 to \$699	281	245	22	14	1
\$700 to \$799	168	144	4	19	1
\$800 to \$899	87	65	12	8	1
\$900 to \$999	74	66	6	2	1
\$1,000 to \$1,249	137	121	14	0	2
\$1,250 to \$1,499	41	39	0	1	1
\$1,500 or more	146	86	5	52	3
Not reported	0	0	0	0	0
Median	209	218	184	192	222
Mean	284	291	242	264	438
No regular payments required	123	40	37	34	12
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	11276	8246	1255	1609	167
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	2203	1609	235	333	26
20 to 29 percent	2751	1810	475	418	47
30 to 39 percent	2320	1722	236	321	42
40 to 49 percent	1797	1391	161	221	24
50 to 59 percent	777	614	67	88	9
60 to 69 percent	427	350	11	66	0
70 to 79 percent	230	199	16	7	8

80 to 89 percent	90	84	2	1	3
90 to 99 percent	79	79	0	0	0
100 percent or more	536	354	37	137	8
Not reported or not computed	64	33	14	17	0
Median	33	34	28	31	32
Other properties	1776	1374	167	200	35
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	11289	8246	1264	1609	170
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	2079	1521	234	297	26
20 to 29 percent	2570	1690	452	388	40
30 to 39 percent	2318	1715	224	338	42
40 to 49 percent	1880	1449	171	229	31
50 to 59 percent	872	679	85	99	9
60 to 69 percent	486	376	24	86	0
70 to 79 percent	261	218	19	17	8
80 to 89 percent	110	104	2	1	3
90 to 99 percent	98	98	0	0	0
100 percent or more	547	364	37	137	8
Not reported or not computed	68	33	14	17	4
Median	34	35	29	33	34
Other properties	1764	1374	158	200	31
Real Estate Tax Per \$1,000 Value	12016	8851	1315	1657	194
Acquired before 2000					
Less than \$5	1332	1062	158	88	25
\$5 to \$9	1032	836	72	118	7
\$10 to \$14	2115	1670	186	222	37
\$15 to \$19	1592	1175	153	245	19
\$20 to \$24	1400	1083	131	177	9
\$25 to \$29	1106	661	191	224	30
\$30 to \$39	3282	2248	405	569	60
\$40 to \$49	3	3	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	16	16	0	0	0
Not reported or not computed	138	96	21	14	7
Median	20	18	23	24	23
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Real Estate Tax as Percent of Rental Receipts	12016	8851	1315	1657	194
Acquired before 2000					
Less than 5 percent	2236	1754	255	187	40
5 to 9 percent	4142	3252	326	494	71
10 to 14 percent	3080	2112	368	562	39
15 to 19 percent	1241	829	220	173	18
20 to 24 percent	556	394	59	98	5
25 to 29 percent	211	163	27	21	0
30 to 34 percent	83	61	12	7	4
35 to 39 percent	23	18	5	0	0
40 percent or more	238	140	9	83	6
Not reported or not computed	206	129	35	31	11
Median	9	9	11	11	9
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Property Management	11202	8302	1223	1498	180

Property managed by paid property management company					
Property not managed by paid property management company	1360	899	141	301	19
Not reported	490	419	58	10	3
Property Management and Administration Expenses Per Housing Unit	12016	8851	1315	1657	194
Acquired before 2000					
Less than \$100	113	81	21	4	6
\$100 to \$199	466	312	56	88	9
\$200 to \$299	1009	605	152	229	23
\$300 to \$399	1445	1099	138	193	15
\$400 to \$499	1201	923	141	114	23
\$500 to \$599	1172	818	144	195	14
\$600 to \$699	777	524	125	115	13
\$700 to \$799	629	424	50	140	15
\$800 to \$899	443	323	31	83	6
\$900 to \$999	349	263	41	43	2
\$1,000 to \$1,249	862	717	67	63	15
\$1,250 to \$1,499	457	393	30	22	12
\$1,500 to \$1,999	559	463	30	53	12
\$2,000 to \$2,499	276	260	0	14	1
\$2,500 or more	295	221	20	46	8
No expenses	732	476	120	132	5
Not reported or not computed	1231	949	148	122	13
Median	568	585	510	538	580
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Maintenance and Repair Expenses Per Housing Unit	12016	8851	1315	1657	194
Acquired before 2000					
Less than \$100	188	113	39	35	1
\$100 to \$199	259	210	17	29	4
\$200 to \$299	519	363	75	80	1
\$300 to \$399	707	554	86	55	11
\$400 to \$499	786	612	109	47	18
\$500 to \$599	713	458	117	126	12
\$600 to \$699	682	504	87	80	11
\$700 to \$799	742	563	65	102	12
\$800 to \$899	758	476	84	192	6
\$900 to \$999	498	372	16	78	31
\$1,000 to \$1,249	1012	777	96	126	13
\$1,250 to \$1,499	910	649	137	103	22
\$1,500 to \$1,999	1223	972	94	139	18
\$2,000 to \$2,499	642	538	24	79	0
\$2,500 or more	947	650	92	189	15
No expenses	53	36	5	9	4
Not reported or not computed	1377	1004	174	186	14
Median	892	914	761	892	935
Acquired 2000 and 2001 (part)	1036	770	106	152	8
Utility and Fuel Expenses Per Housing Unit	12016	8851	1315	1657	194
Acquired before 2000					
Less than \$250	396	318	39	38	0
\$250 to \$499	1044	768	102	162	12
\$500 to \$749	2230	1603	248	330	50
\$750 to \$999	2428	1860	203	335	31

\$1,000 to \$1,249	2084	1460	283	293	48
\$1,250 to \$1,499	1028	740	160	114	14
\$1,500 to \$1,749	567	426	33	101	7
\$1,750 to \$1,999	247	187	22	37	2
\$2,000 to \$2,499	253	208	22	17	6
\$2,500 or more	305	226	29	45	5
No expenses	112	58	1	48	5
Not reported or not computed	1322	997	173	138	14
Median	917	913	973	903	961
Acquired 2000 and 2001 (part)	1036	770	106	152	8