

Residential Finance Survey: 2001 - Midwest

Table 7-2c. 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	13155	10310	840	1658	348
PROPERTY CHARACTERISTICS	4455	3264	295	709	188
Number of Housing Units					
50 to 74 housing units					
75 to 99 housing units	1748	1275	145	307	21
100 to 149 housing units	2364	1839	205	245	75
150 to 199 housing units	2598	2344	95	124	35
200 to 299 housing units	1164	896	75	173	20
300 to 499 housing units	657	555	16	77	8
500 to 999 housing units	157	126	8	22	0
1,000 or more housing units	14	11	0	1	1
Manner of Acquisition	12272	9681	781	1473	337
By purchase					
Placed one new mortgage	10096	7982	679	1164	270
Placed two or more new mortgages	587	432	28	113	14
Assumed mortgage(s) already on property	958	771	33	134	20
Assumed mortgage(s) already on property and placed new mortgage	162	128	1	8	25
Borrowed using assets other than this property as collateral	111	100	0	11	0
Paid all cash-no borrowing	241	176	19	42	5
Other manner	116	92	21	1	3
By inheritance or gift	76	43	13	13	8
By divorce	0	0	0	0	0
By tax free exchange of other property	111	99	0	12	0
By foreclosure or assignment	38	30	6	2	0
By some other manner	253	131	15	107	0
Not reported	407	327	26	51	3
Source of Downpayment@1	4031	2818	374	675	164
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	422	326	47	40	9
Sale of previously owned stocks, shares, or other securities	63	29	31	3	0
Sale of land or other real estate	424	317	75	33	0
Owner's cash, bank deposits, share accounts, or bonds	1799	1289	96	316	98
Borrowing from a retirement plan	12	12	0	0	0
Borrowing using assets other than this property as collateral	348	264	33	26	25
Proceeds from an insurance policy	6	6	0	0	0

From a state or local government source	31	24	0	0	7
From a non-profit organization	14	12	2	0	0
Proceeds from sale of tax credits	203	158	7	30	7
From parents or relatives	29	2	0	27	0
Other cash source	284	209	9	62	3
Non-cash source	19	19	0	0	0
No downpayment required	246	135	47	60	5
Not reported	536	388	34	98	16
Other properties	8988	7380	462	965	181
Not reported	136	112	4	17	3
Year Property Acquired	1666	1158	201	236	70
1999 to 2001 (part)					
1997 and 1998	1725	1239	127	338	21
1995 and 1996	954	681	55	143	75
1990 to 1994	1444	1036	178	174	57
1985 to 1989	1734	1349	131	222	32
1980 to 1984	1615	1354	46	209	6
1975 to 1979	2847	2534	51	186	76
1970 to 1974	817	696	27	94	1
1969 or earlier	354	263	26	57	9
Property New or Previously Owned When Acquired	12272	9681	781	1473	337
Acquired by purchase					
New	6318	5225	336	649	108
Previously owned	5758	4298	443	789	229
As residential property	5567	4153	429	759	226
Converted from nonresidential use	191	145	14	30	3
Other	129	124	0	6	0
Not reported	66	35	2	29	0
Other properties	477	302	34	134	8
Not reported	407	327	26	51	3
Year Structure Built	258	181	23	41	14
1999 to March 2000					
1997 and 1998	555	380	53	114	7
1995 and 1996	512	348	14	105	45
1990 to 1994	834	613	136	76	9
1980 to 1989	2802	2185	214	359	44
1970 to 1979	5260	4377	205	553	125
1960 to 1969	1639	1322	70	177	70
1950 to 1959	235	112	37	64	21
1940 to 1949	141	82	52	8	0
1939 or earlier	919	709	36	162	12
Purchase Price Per Housing Unit@8	3144	2196	321	539	89
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	655	386	88	154	28
\$20,000 to \$39,999	1659	1142	186	289	42
\$40,000 to \$59,999	441	353	26	51	11
\$60,000 to \$79,999	241	196	16	21	9
\$80,000 to \$99,999	74	54	5	15	0
\$100,000 to \$124,999	15	13	0	2	0
\$125,000 to \$149,999	24	24	0	0	0
\$150,000 to \$174,999	4	4	0	0	0
\$175,000 to \$199,999	13	13	0	0	0

\$200,000 to \$249,999	3	0	0	3	0
\$250,000 to \$299,999	4	1	0	2	0
\$300,000 to \$499,999	5	3	0	1	0
\$500,000 or more	0	0	0	0	0
Median	31017	32413	27806	27998	28056
Mean	35419	37468	28750	32088	29164
Other properties	10011	8114	519	1119	259
Value	582	339	30	205	8
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	2223	1735	113	339	36
\$2,000,000 to \$2,999,999	2085	1510	122	321	131
\$3,000,000 to \$3,999,999	1688	1252	191	171	75
\$4,000,000 to \$4,999,999	988	782	86	107	13
\$5,000,000 to \$7,499,999	1799	1356	184	219	41
\$7,500,000 to \$9,999,999	702	585	52	62	3
\$10,000,000 to \$14,999,999	2254	2067	30	127	30
\$15,000,000 to \$19,999,999	400	330	17	48	5
\$20,000,000 to \$29,999,999	263	214	4	40	4
\$30,000,000 to \$39,999,999	83	68	7	7	1
\$40,000,000 to \$49,999,999	40	30	3	6	0
\$50,000,000 or more	48	41	0	6	1
Median	3999613	4407494	3810360	2885750	2992069
Mean	6088956	6410775	4955580	4993082	4510381
Value Per Housing Unit@8	1688	1192	106	333	56
Less than \$20,000					
\$20,000 to \$39,999	5497	4197	349	788	163
\$40,000 to \$59,999	4242	3558	288	351	45
\$60,000 to \$79,999	1042	812	64	95	70
\$80,000 to \$99,999	252	183	6	56	7
\$100,000 to \$124,999	156	143	8	6	0
\$125,000 to \$149,999	125	99	15	11	0
\$150,000 to \$174,999	51	47	0	4	0
\$175,000 to \$199,999	43	33	0	3	7
\$200,000 to \$249,999	20	8	3	9	0
\$250,000 to \$299,999	22	20	0	2	0
\$300,000 to \$499,999	17	17	0	0	0
\$500,000 or more	0	0	0	0	0
Median	37790	38881	37989	32581	34426
Mean	42274	43151	41101	37413	42273
Value of Capital Improvements	7479	5836	453	959	231
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	2343	1621	165	471	86
\$50,000 to \$99,999	1541	1262	97	116	65
\$100,000 to \$249,999	1976	1593	127	212	44
\$250,000 to \$499,999	784	671	21	81	10
\$500,000 to \$749,999	299	257	15	22	5
\$750,000 to \$999,999	118	102	5	11	0
\$1,000,000 to \$1,499,999	165	138	9	12	6
\$1,500,000 to \$1,999,999	67	37	3	14	13
\$2,000,000 to \$2,999,999	51	41	0	10	0
\$3,000,000 or more	134	114	10	9	1
Median	95326	103285	81672	53586	72996
Mean	370752	401510	236280	275942	251178

Properties with no capital improvements between 1998 and 2000	3916	3094	256	474	92
Capital improvements not reported	1760	1380	131	225	24
Value of Capital Improvements Per Unit	7479	5836	453	959	231
Properties with capital improvements between 1998 and 2000					
Less than \$500	2317	1601	215	437	63
\$500 to \$999	1784	1408	76	201	99
\$1,000 to \$2,499	2383	2015	111	210	46
\$2,500 to \$4,999	559	454	28	67	10
\$5,000 to \$7,499	180	161	6	12	1
\$7,500 to \$9,999	66	51	0	16	0
\$10,000 to \$14,999	65	41	7	5	12
\$15,000 to \$19,999	24	11	8	5	0
\$20,000 to \$29,999	17	17	0	0	0
\$30,000 or more	84	78	2	5	0
Median	899	968	573	605	766
Mean	2802	3162	1509	1560	1407
Properties with no capital improvements between 1998 and 2000	3916	3094	256	474	92
Capital improvements not reported	1760	1380	131	225	24
Monthly Rental Receipts Per Housing Unit	12183	9609	674	1558	342
Acquired before 2000					
Less than \$100	179	163	10	3	3
\$100 to \$199	344	238	14	92	0
\$200 to \$299	669	519	24	73	52
\$300 to \$399	1592	1204	82	300	6
\$400 to \$499	1987	1422	228	299	38
\$500 to \$599	2351	1711	157	400	83
\$600 to \$799	1599	1375	65	148	12
\$800 to \$999	2669	2358	29	146	136
\$1000 or more	786	618	66	91	11
No rental receipts	8	1	0	7	0
Median	556	573	491	502	586
Mean	617	609	699	631	611
Acquired 2000 and 2001 (part)	972	701	166	100	6
Rental Receipts as Percent of Value@8	12183	9609	674	1558	342
Acquired before 2000					
Less than 5 percent	150	122	16	12	0
5 to 9 percent	427	351	12	53	10
10 to 14 percent	2769	1930	212	510	117
15 to 19 percent	5065	4352	227	431	54
20 to 24 percent	1682	1365	93	216	8
25 to 29 percent	876	689	28	64	95
30 to 39 percent	662	431	53	127	51
40 percent or more	546	367	35	138	6
Median	18	18	17	17	19
Acquired 2000 and 2001 (part)	972	701	166	100	6
Rental Vacancy Losses as Percent of Potential Receipts	12183	9609	674	1558	342
Acquired before 2000					
Less than 1.0 percent	1315	1043	108	134	30
1.0 to 2.9 percent	2258	1741	113	330	75

3.0 to 4.9 percent	1901	1520	89	231	61
5.0 to 6.9 percent	1084	783	121	126	53
7.0 to 8.9 percent	2179	1962	31	169	16
9.0 to 10.9 percent	664	513	86	66	0
11.0 to 12.9 percent	402	328	20	41	13
13.0 to 14.9 percent	131	100	3	26	1
15.0 percent or more	603	458	14	112	19
Not reported or not computed	1647	1162	89	323	74
Median	4.8	4.9	4.6	4.3	4.0
Acquired 2000 and 2001 (part)	972	701	166	100	6
Age Restrictions	2940	2391	172	361	16
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	9833	7642	664	1200	327
Not reported	382	277	4	97	4
Age Composition	891	706	45	123	16
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	8694	6758	606	1017	313
Not reported	3570	2845	189	517	19
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	1845	1470	111	248	16
Property provides meal service					
Charge included in rent	1226	949	104	167	5
Charge not included in rent	275	217	2	47	9
Not reported	344	304	5	34	2
Property does not provide meal service	1885	1528	83	258	16
Not reported	9425	7311	647	1152	315
Type of Property Benefits@1	1189	1016	21	124	28
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	3164	2541	115	419	89
Government grant	191	180	0	11	0
Property tax relief	800	572	56	139	32
Federal income tax credit for low-income, old or historic properties	696	461	74	82	80
Accelerated federal income tax depreciation for low- and moderate-income properties	290	248	0	42	0
Subsidy from a non-profit corporation	219	180	9	25	5
None of the above benefits	7975	6254	564	976	180
Not reported	862	627	62	157	16
Source of Property Benefits@1	4319	3429	214	524	152
With property benefits					
Federal government	3491	2776	164	444	107
State government	563	471	18	49	25
Local government	470	314	36	105	14
Non-profit corporation	219	180	9	25	5
Not reported	143	137	2	4	0
With no property benefits	7975	6254	564	976	180
Not reported	862	627	62	157	16

Reason for Benefits@1	4319	3429	214	524	152
With property benefits					
Occupied by low- or moderate-income individuals	3658	2925	157	448	128
Occupied by elderly or disabled individuals	1816	1499	78	230	10
A historic structure	109	84	7	18	0
Located in a community development or economic development area	263	215	27	22	0
Covered by a Homestead Exemption	39	12	0	27	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	90	76	5	3	6
Not reported	127	104	5	2	16
With no property benefits	7975	6254	564	976	180
Not reported	862	627	62	157	16
Section 8 Rental Housing Certificates and Vouchers	5147	4026	267	752	102
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	7173	5713	497	763	200
Not reported	835	571	77	143	46
OWNER CHARACTERISTICS	1710	1278	140	267	24
Type of Owner					
Individual investor(s)					
Limited partnership	4965	3826	280	650	210
Joint venture	108	68	0	40	0
General partnership	1252	900	130	184	37
Life insurance company	13	3	0	10	0
Depository institution	0	0	0	0	0
Public real estate investment trust	226	217	4	0	5
Private real estate investment trust	72	66	6	0	0
Corporation - other than real estate investment trust	3323	2818	162	297	46
Housing cooperative organization	42	35	6	1	0
Non-profit or church-related institution	983	775	44	147	17
Pension fund	20	15	0	5	0
Fraternal organization	9	4	0	6	0
Other	432	305	68	50	8
MORTGAGE CHARACTERISTICS	6	6	0	0	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	1317	1024	56	200	38
By regular mail	958	721	111	116	10
By personal visit	4775	3292	478	873	132
Through third party (such as real estate agent or builder)	3602	3298	79	186	39
Some other way	788	570	53	87	78
Not reported	1153	961	46	120	26
Not available	556	437	18	76	25
Origin of First Mortgage	7475	5558	592	1081	244

Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	856	689	26	102	39
Mortgage placed later than acquisition of property	4824	4063	221	474	66
Refinanced mortgage	4613	3904	220	426	63
Same lender	879	663	88	97	32
Different lender	3733	3242	132	329	31
Mortgage placed on property owned free and clear of debt	212	158	2	49	3
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4824	4063	221	474	66
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	3080	2667	112	287	14
Increase payment period for mortgage	91	81	9	1	0
Reduce payment period for mortgage	15	15	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	461	393	21	28	19
Receive cash or increase outstanding balance of loan	656	506	36	83	32
Other reason	458	343	41	73	1
Not reported	64	59	2	3	0
Other properties	8331	6247	619	1183	282
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	2908	2520	94	251	43
Properties on which cash received					
Less than \$1,000,000	804	560	65	145	34
\$1,000,000 to \$1,999,999	1729	1684	20	21	3
\$2,000,000 to \$2,999,999	89	51	1	37	0
\$3,000,000 to \$3,999,999	103	67	8	27	0
\$4,000,000 to \$4,999,999	76	60	0	12	5
\$5,000,000 to \$7,499,999	24	20	0	4	0
\$7,500,000 to \$9,999,999	32	29	0	3	0
\$10,000,000 to \$14,999,999	6	4	0	1	0
\$15,000,000 to \$19,999,999	21	20	0	0	1
\$20,000,000 to \$29,999,999	21	21	0	0	0
\$30,000,000 to \$39,999,999	0	0	0	0	0
\$40,000,000 to \$49,999,999	0	0	0	0	0
\$50,000,000 or more	3	3	0	0	0
Not reported	0	0	0	0	0
Median	1375894	1415257	727121	866703	629563
Mean	1659754	1713858	847213	1443117	1534126
Properties that refinanced and did not receive cash back	1624	1300	112	189	23
Properties that refinanced and did not report if received cash back	293	244	15	34	0
Properties that did not refinance	8331	6247	619	1183	282
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free	2908	2520	94	251	43

and Clear					
Properties on which cash received@1					
For additions, improvements or repairs to this property	2133	1956	54	111	11
To consolidate debts	150	108	5	33	4
For investment in other real estate	1964	1812	26	101	25
For other types of investments	274	203	18	22	32
For educational or medical expenses	0	0	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	4	4	0	0	0
To pay taxes	11	5	0	0	6
To purchase an automobile, truck, or other vehicle	2	2	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	57	57	0	0	0
Other	258	203	9	38	9
Not reported	47	46	0	1	0
Properties that refinanced and did not receive cash back	1624	1300	112	189	23
Properties that refinanced and did not report if received cash back	293	244	15	34	0
Properties that did not refinance	8331	6247	619	1183	282
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	2922	2003	330	483	106
1999 to 2001 (part)					
1997 and 1998	4223	3411	229	524	59
1995 and 1996	1336	1042	91	154	50
1990 to 1994	1347	1028	109	184	27
1985 to 1989	953	809	19	100	25
1980 to 1984	1068	932	22	112	2
1979 or earlier	1306	1085	39	103	79
First Mortgage Insurance Status	1463	1304	54	74	32
FHA-insured first mortgage					
VA-guaranteed first mortgage	0	0	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	516	467	18	25	6
Other federal, state, or local government-insured or guaranteed first mortgage	2151	2000	37	100	14
Insured conventional first mortgage	806	578	30	154	44
Uninsured conventional first mortgage	8218	5961	701	1305	252
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	644	477	46	119	3
Less than \$500,000					
\$500,000 to \$999,999	990	682	39	235	33
\$1,000,000 to \$1,499,999	1599	1113	132	252	102
\$1,500,000 to \$1,999,999	1594	1202	88	238	66
\$2,000,000 to \$2,499,999	990	764	78	103	45
\$2,500,000 to \$2,999,999	899	685	74	128	13
\$3,000,000 to \$3,999,999	1282	971	140	165	6
\$4,000,000 to \$4,999,999	905	747	111	33	14
\$5,000,000 to \$7,499,999	2581	2365	61	133	22
\$7,500,000 to \$9,999,999	483	355	14	104	11
\$10,000,000 to \$12,499,999	308	258	9	32	9

\$12,500,000 to \$14,999,999	188	153	12	17	6
\$15,000,000 to \$19,999,999	128	110	0	18	0
\$20,000,000 or more	157	131	6	16	4
Not reported	405	297	31	64	13
Median	2809826	3085615	2647350	1901289	1720706
Mean	4113924	4345105	3218904	3360389	2950173
Total Mortgage Loan	467	406	21	36	3
Less than \$500,000					
\$500,000 to \$999,999	1028	624	64	306	33
\$1,000,000 to \$1,499,999	1605	1128	127	252	97
\$1,500,000 to \$1,999,999	1487	1118	93	235	41
\$2,000,000 to \$2,499,999	944	710	75	110	50
\$2,500,000 to \$2,999,999	839	672	30	123	13
\$3,000,000 to \$3,999,999	1417	1060	186	165	6
\$4,000,000 to \$4,999,999	1002	821	103	41	37
\$5,000,000 to \$7,499,999	2622	2393	69	136	25
\$7,500,000 to \$9,999,999	514	391	10	104	9
\$10,000,000 to \$12,499,999	312	271	12	28	1
\$12,500,000 to \$14,999,999	193	146	12	21	14
\$15,000,000 to \$19,999,999	140	118	2	20	0
\$20,000,000 or more	180	153	6	16	5
Not reported	405	297	31	64	13
Median	3003801	3327271	2918936	1929430	1914508
Mean	4270473	4508113	3322312	3459581	3314961
Traditional First Mortgage Outstanding Debt	1230	960	59	186	24
Less than \$500,000					
\$500,000 to \$999,999	1597	1122	68	316	91
\$1,000,000 to \$1,499,999	1687	1175	107	325	80
\$1,500,000 to \$1,999,999	1376	1100	98	119	59
\$2,000,000 to \$2,499,999	932	701	80	143	9
\$2,500,000 to \$2,999,999	816	584	121	104	6
\$3,000,000 to \$3,999,999	1051	823	146	75	6
\$4,000,000 to \$4,999,999	751	653	48	43	8
\$5,000,000 to \$7,499,999	2306	2082	52	149	22
\$7,500,000 to \$9,999,999	409	312	12	74	11
\$10,000,000 to \$12,499,999	234	202	1	19	10
\$12,500,000 to \$14,999,999	144	114	12	14	5
\$15,000,000 to \$19,999,999	101	89	0	12	0
\$20,000,000 or more	117	93	6	15	4
Not reported	405	297	31	64	13
Median	2260474	2462221	2453277	1454914	1326924
Mean	3572610	3766887	2895778	2904792	2577267
Total Mortgage Outstanding Debt	999	826	57	95	21
Less than \$500,000					
\$500,000 to \$999,999	1648	1092	67	395	94
\$1,000,000 to \$1,499,999	1619	1156	110	304	50
\$1,500,000 to \$1,999,999	1296	1001	98	137	59
\$2,000,000 to \$2,499,999	955	723	75	143	13
\$2,500,000 to \$2,999,999	804	612	82	104	6
\$3,000,000 to \$3,999,999	1176	889	189	94	4
\$4,000,000 to \$4,999,999	863	740	40	47	36
\$5,000,000 to \$7,499,999	2363	2130	60	151	22
\$7,500,000 to \$9,999,999	426	335	8	74	9
\$10,000,000 to \$12,499,999	232	197	4	21	10

\$12,500,000 to \$14,999,999	141	109	13	14	5
\$15,000,000 to \$19,999,999	116	103	1	12	0
\$20,000,000 or more	138	111	6	16	5
Not reported	381	285	31	52	13
Median	2432250	2674648	2488430	1533036	1519372
Mean	3612660	3811378	2883767	2910925	2827406
Current Interest Rate on First Mortgage	4898	3382	468	759	290
Less than 6.0 percent					
6.0 percent	125	34	0	91	0
6.1 to 6.4 percent	113	108	3	3	0
6.5 to 6.9 percent	329	284	7	37	0
7.0 percent	958	690	17	251	0
7.1 to 7.4 percent	555	485	40	30	0
7.5 to 7.9 percent	2381	2182	84	114	0
8.0 percent	304	209	69	27	0
8.1 to 8.4 percent	558	448	48	41	21
8.5 to 8.9 percent	455	332	68	55	0
9.0 percent	292	280	13	0	0
9.1 to 9.4 percent	100	92	0	8	0
9.5 to 9.9 percent	94	64	10	19	0
10.0 percent	63	58	0	0	5
10.1 to 10.4 percent	48	48	0	0	0
10.5 to 10.9 percent	59	58	0	1	0
11.0 percent	85	85	0	0	0
11.1 to 12.9 percent	245	199	0	20	25
13.0 percent	22	22	0	0	0
13.1 percent or more	1470	1249	12	202	7
Not reported	0	0	0	0	0
Median	7.2	7.5	5.4	6.1	3.6
Type of Interest Rate Buydown	23	23	0	0	0
Properties with interest rate buydown					
Constant payment	1	1	0	0	0
3-2-1 buydown	5	5	0	0	0
Other	16	16	0	0	0
Not reported	0	0	0	0	0
Properties without interest rate buydown	5067	4128	327	557	55
Not reported	8065	6159	513	1100	293
Term of First Mortgage	57	15	37	4	0
Less than 5 years					
5 years	284	134	85	30	35
6 to 9 years	124	94	30	0	0
10 years	2313	2126	33	153	0
11 to 14 years	114	36	28	50	0
15 years	317	233	33	52	0
16 to 19 years	97	68	19	8	3
20 years	271	181	12	75	3
21 to 24 years	34	34	0	0	0
25 years	236	99	9	128	0
26 to 29 years	29	29	0	0	0
30 years	1682	1462	51	132	38
More than 30 years	829	820	4	5	0
No stated term	6769	4979	499	1022	270
Median	16	18	11	20	20

Unexpired Term of First Mortgage	665	403	134	93	35
Less than 5 years					
5 to 9 years	2696	2405	92	200	0
10 to 14 years	613	543	35	35	0
15 to 19 years	465	335	33	91	5
20 to 24 years	683	608	0	49	26
25 to 29 years	1077	852	45	169	11
30 or more years	187	184	3	0	0
No stated term or not computed	6769	4979	499	1022	270
Median	10	10	7	14	19
Holder of First Mortgage	2327	1437	309	477	105
Commercial bank or trust company					
Savings and loan association, federal savings bank	1267	780	114	363	10
Mutual savings bank	166	126	8	32	0
Life insurance company	723	670	35	14	5
Mortgage banker or mortgage company	50	50	0	0	0
Federally-sponsored secondary market agency or pool	5510	4476	275	543	216
Conventional mortgage pool	120	93	27	0	0
Other federal agency	898	827	27	38	5
Real estate investment trust	15	15	0	0	0
Pension or retirement fund	112	108	0	4	0
Credit union	354	279	3	71	0
Finance company	75	48	0	27	0
State or municipal government or housing finance agency	699	638	3	55	2
Individual or individual's estate	368	355	2	11	0
Other	470	407	36	23	5
First Mortgage Loan as a Percent of Purchase Price	7569	5692	579	1019	279
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	377	278	28	71	0
40 to 49 percent	174	161	2	12	0
50 to 59 percent	414	272	58	34	51
60 to 69 percent	653	512	41	77	23
70 to 79 percent	757	592	40	107	18
80 to 89 percent	1176	809	174	167	27
90 to 94 percent	447	257	14	88	88
95 to 99 percent	338	277	1	55	4
100 percent or more	2904	2283	192	374	56
Not reported	328	251	30	35	13
Median	91	92	86	91	91
Other properties	5586	4618	261	639	68
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	7569	5692	579	1019	279
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	281	161	41	80	0
40 to 49 percent	93	63	6	6	18
50 to 59 percent	303	226	55	13	8

60 to 69 percent	1971	1679	69	157	67
70 to 79 percent	948	660	61	183	45
80 to 89 percent	1069	701	212	149	8
90 to 94 percent	440	251	14	84	91
95 to 99 percent	221	160	1	55	4
100 percent or more	1969	1588	91	263	27
Not reported	274	202	30	29	13
Median	80	79	82	84	79
Other properties	5586	4618	261	639	68
Not available	0	0	0	0	0
First Mortgage Risk	600	504	34	43	19
Subprime loan					
Not subprime loan	12555	9805	806	1615	329
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Treasury security	417	0	0	417	0
Average cost of funds in bank district	18	0	0	18	0
National average cost of funds	8	0	0	8	0
OTS contract mortgage rate	0	0	0	0	0
Other method	123	0	0	100	23
No index used	26	0	0	0	26
Not reported	1413	0	0	1115	299
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Monthly	98	0	0	78	21
Every 3 months	8	0	0	8	0
Every 6 months	0	0	0	0	0
Yearly	319	0	0	319	0
Every 3 years	71	0	0	71	0
Every 5 years	66	0	0	66	0
Other	20	0	0	13	7
Not reported	1422	0	0	1102	320
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Less than 1 percent	13	0	0	13	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	204	0	0	204	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	3	0	0	3	0
3.1 to 3.9 percent	5	0	0	5	0
4.0 percent or more	17	0	0	17	0
No caps	292	0	0	268	24
Not reported	1471	0	0	1148	324

Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Less than 1 percent	8	0	0	8	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	255	0	0	255	0
No caps	296	0	0	254	42
Not reported	1446	0	0	1140	306
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Yes, rate has changed	485	0	0	459	26
No change since mortgage made	123	0	0	97	26
Not reported	1397	0	0	1102	295
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Less than 1 percent	15	0	0	10	6
1 percent	0	0	0	0	0
1.1 to 1.9 percent	18	0	0	17	1
2 percent	45	0	0	45	0
2.1 to 2.9 percent	250	0	0	232	18
3 percent	60	0	0	60	0
3.1 to 3.9 percent	136	0	0	136	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	11	0	0	11	0
Not reported	1469	0	0	1146	323
Median	2.8	0.0	0.0	2.8	2.4
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	2005	0	0	1658	348
Properties with adjustable rate first mortgage					
Can be converted	17	0	0	14	3
Cannot be converted	540	0	0	507	33
Not reported	1449	0	0	1137	312
Other properties	11150	10310	840	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	7	0	0	7	0

Monthly payments can change (other than change in interest rate)					
Payments can change monthly	0	0	0	0	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	0	0	0	0	0
Payments can change yearly	7	0	0	7	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	11720	10310	840	518	52
Not reported	1428	0	0	1132	296
First Mortgage Allows for Negative Amortization	7	0	0	7	0
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	7	0	0	7	0
Not reported	0	0	0	0	0
Monthly payments cannot change	11720	10310	840	518	52
Not reported	1428	0	0	1132	296
MORTGAGE PAYMENTS AND OTHER EXPENSES	12549	9867	794	1561	327
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	12490	9835	775	1558	323
Fully amortized	9866	8234	11	1321	299
Not fully amortized	2624	1600	764	236	23
Interest only	59	32	19	4	4
No regular payments required	58	24	12	14	8
Not reported	549	419	35	82	13
Items Included in First Mortgage Payment@1	12490	9835	775	1558	323
Regular monthly payments of both interest and principal					
Real estate taxes	3886	3554	138	174	20
Property insurance	3343	3093	122	108	20
Mortgage insurance	2194	2190	0	4	0
Other	2823	2667	67	89	0
No items included or not reported	8570	6248	635	1384	303
No regular payments of interest and principal	666	475	65	100	25
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	13097	10286	829	1643	340
Regular monthly payments of interest and/or principal					
Less than \$100	1672	1252	68	289	62
\$100 to \$199	4080	3014	305	611	150
\$200 to \$299	4544	3806	286	420	32
\$300 to \$399	1193	925	59	140	70
\$400 to \$499	534	460	21	39	14

\$500 to \$599	249	219	18	13	0
\$600 to \$699	72	46	10	15	0
\$700 to \$799	22	19	3	0	0
\$800 to \$899	33	24	8	1	0
\$900 to \$999	15	5	0	10	0
\$1,000 to \$1,249	45	28	0	18	0
\$1,250 to \$1,499	27	16	6	5	0
\$1,500 or more	61	52	10	0	0
Not reported	549	419	35	82	13
Median	212	218	208	180	168
Mean	239	242	281	207	191
No regular payments required	58	24	12	14	8
Current First Mortgage Payment Status	13097	10286	829	1643	340
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	5585	4670	319	549	47
Delinquent by 90 days or more	10	10	0	0	0
Legal proceedings have begun	3	3	0	0	0
Legal proceedings have not begun	7	7	0	0	0
Not reported	0	0	0	0	0
Not reported	7503	5606	510	1095	293
Other properties	58	24	12	14	8
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	13097	10286	829	1643	340
Regular monthly payments of interest and/or principal					
Less than \$100	2046	1545	102	345	54
\$100 to \$199	4036	2994	262	636	145
\$200 to \$299	4657	3852	330	418	58
\$300 to \$399	1267	996	58	144	70
\$400 to \$499	535	464	18	39	14
\$500 to \$599	276	242	21	13	0
\$600 to \$699	62	45	4	12	0
\$700 to \$799	32	19	11	3	0
\$800 to \$899	32	24	8	0	0
\$900 to \$999	12	5	0	8	0
\$1,000 to \$1,249	47	30	0	18	0
\$1,250 to \$1,499	27	16	6	5	0
\$1,500 or more	67	54	10	4	0
Not reported	0	0	0	0	0
Median	210	216	215	175	180
Mean	235	238	275	207	197
No regular payments required	58	24	12	14	8
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	11649	9214	648	1465	321
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	1330	966	50	215	99
20 to 29 percent	1813	1459	78	233	42
30 to 39 percent	3986	3335	186	391	74
40 to 49 percent	2196	1713	155	317	11
50 to 59 percent	1290	946	121	149	74
60 to 69 percent	510	404	15	77	14
70 to 79 percent	119	82	9	21	7

80 to 89 percent	65	53	0	12	0
90 to 99 percent	36	33	0	3	0
100 percent or more	294	222	32	40	0
Not reported or not computed	8	1	0	7	0
Median	37	37	41	37	33
Other properties	1507	1095	192	192	27
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	11672	9234	650	1465	322
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	1229	875	52	202	99
20 to 29 percent	1660	1348	62	233	17
30 to 39 percent	3907	3332	198	302	75
40 to 49 percent	2246	1770	102	341	33
50 to 59 percent	1422	1020	180	145	76
60 to 69 percent	657	473	15	155	14
70 to 79 percent	119	82	9	21	7
80 to 89 percent	68	57	0	12	0
90 to 99 percent	58	55	0	3	0
100 percent or more	298	222	32	44	0
Not reported or not computed	8	1	0	7	0
Median	38	37	41	40	36
Other properties	1483	1075	190	192	25
Real Estate Tax Per \$1,000 Value	12183	9609	674	1558	342
Acquired before 2000					
Less than \$5	1199	924	79	174	22
\$5 to \$9	1120	847	43	155	75
\$10 to \$14	2410	1756	188	426	41
\$15 to \$19	3777	3233	159	346	39
\$20 to \$24	1446	1111	107	134	94
\$25 to \$29	985	799	53	125	9
\$30 to \$39	1088	794	44	187	62
\$40 to \$49	8	8	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	19	12	0	7	0
Not reported or not computed	132	126	1	4	0
Median	17	17	16	15	19
Acquired 2000 and 2001 (part)	972	701	166	100	6
Real Estate Tax as Percent of Rental Receipts	12183	9609	674	1558	342
Acquired before 2000					
Less than 5 percent	1941	1477	121	297	47
5 to 9 percent	5831	4707	244	713	167
10 to 14 percent	3215	2485	228	381	122
15 to 19 percent	718	546	75	90	7
20 to 24 percent	228	169	4	55	0
25 to 29 percent	21	21	0	0	0
30 to 34 percent	10	10	0	0	0
35 to 39 percent	5	5	0	0	0
40 percent or more	74	62	1	12	0
Not reported or not computed	139	127	1	11	0
Median	8	8	9	8	9
Acquired 2000 and 2001 (part)	972	701	166	100	6
Property Management	11640	9221	682	1405	332

Property managed by paid property management company					
Property not managed by paid property management company	1159	847	144	155	13
Not reported	357	242	14	98	3
Property Management and Administration Expenses Per Housing Unit	12183	9609	674	1558	342
Acquired before 2000					
Less than \$100	54	50	0	4	0
\$100 to \$199	468	377	21	63	6
\$200 to \$299	1152	866	32	237	16
\$300 to \$399	1643	1356	96	160	31
\$400 to \$499	2825	2418	170	144	92
\$500 to \$599	851	677	54	113	8
\$600 to \$699	580	490	24	34	32
\$700 to \$799	370	290	41	27	12
\$800 to \$899	328	287	2	38	0
\$900 to \$999	422	256	24	117	25
\$1,000 to \$1,249	837	643	26	148	20
\$1,250 to \$1,499	553	448	19	67	19
\$1,500 to \$1,999	340	246	31	18	45
\$2,000 to \$2,499	43	32	2	8	1
\$2,500 or more	211	171	20	18	2
No expenses	551	352	56	143	0
Not reported or not computed	956	651	56	217	32
Median	472	468	477	493	606
Acquired 2000 and 2001 (part)	972	701	166	100	6
Maintenance and Repair Expenses Per Housing Unit	12183	9609	674	1558	342
Acquired before 2000					
Less than \$100	211	176	14	15	7
\$100 to \$199	525	412	36	46	32
\$200 to \$299	464	314	28	84	38
\$300 to \$399	645	535	42	62	7
\$400 to \$499	787	539	43	198	7
\$500 to \$599	948	794	31	112	11
\$600 to \$699	596	398	54	134	10
\$700 to \$799	761	599	44	106	12
\$800 to \$899	1958	1807	41	105	5
\$900 to \$999	539	412	36	78	12
\$1,000 to \$1,249	1267	1002	93	114	58
\$1,250 to \$1,499	803	687	23	60	33
\$1,500 to \$1,999	863	631	34	180	19
\$2,000 to \$2,499	169	126	16	28	0
\$2,500 or more	333	233	13	15	72
No expenses	117	98	0	17	2
Not reported or not computed	1196	846	126	205	19
Median	825	831	759	716	1092
Acquired 2000 and 2001 (part)	972	701	166	100	6
Utility and Fuel Expenses Per Housing Unit	12183	9609	674	1558	342
Acquired before 2000					
Less than \$250	894	680	59	147	9
\$250 to \$499	3677	2779	272	455	170
\$500 to \$749	3881	3313	110	436	22
\$750 to \$999	1205	943	37	169	56

\$1,000 to \$1,249	746	607	31	95	13
\$1,250 to \$1,499	220	154	25	41	0
\$1,500 to \$1,749	98	75	0	2	21
\$1,750 to \$1,999	40	40	0	0	0
\$2,000 to \$2,499	14	12	2	0	0
\$2,500 or more	87	35	14	13	25
No expenses	151	147	0	2	2
Not reported or not computed	1171	824	126	197	24
Median	555	565	448	544	469
Acquired 2000 and 2001 (part)	972	701	166	100	6