

Residential Finance Survey: 2001 - West

Table 7-2e. 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	14812	10657	954	3010	191
PROPERTY CHARACTERISTICS	4863	3288	231	1293	51
Number of Housing Units					
50 to 74 housing units					
75 to 99 housing units	2776	1920	203	623	30
100 to 149 housing units	3234	2387	245	569	32
150 to 199 housing units	1314	1049	67	180	18
200 to 299 housing units	1611	1266	108	212	24
300 to 499 housing units	795	580	77	109	29
500 to 999 housing units	201	152	22	19	8
1,000 or more housing units	17	14	0	3	0
Manner of Acquisition	13353	9557	831	2783	181
By purchase					
Placed one new mortgage	10045	7264	580	2071	129
Placed two or more new mortgages	1061	701	84	261	16
Assumed mortgage(s) already on property	1424	965	130	319	11
Assumed mortgage(s) already on property and placed new mortgage	264	173	9	81	1
Borrowed using assets other than this property as collateral	75	73	0	1	1
Paid all cash-no borrowing	341	258	19	41	23
Other manner	141	123	9	9	0
By inheritance or gift	92	62	2	28	0
By divorce	16	14	0	2	0
By tax free exchange of other property	445	283	81	81	0
By foreclosure or assignment	111	87	8	12	4
By some other manner	235	189	11	35	0
Not reported	559	465	20	69	6
Source of Downpayment@1	6736	4788	457	1388	102
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	753	510	59	181	2
Sale of previously owned stocks, shares, or other securities	86	51	20	14	1
Sale of land or other real estate	962	625	114	205	18
Owner's cash, bank deposits, share accounts, or bonds	2775	1887	206	658	24
Borrowing from a retirement plan	15	12	0	3	0
Borrowing using assets other than this property as collateral	449	278	19	143	9
Proceeds from an insurance policy	10	10	0	0	0

From a state or local government source	154	141	5	4	5
From a non-profit organization	98	96	0	2	0
Proceeds from sale of tax credits	498	391	13	87	6
From parents or relatives	37	28	4	5	0
Other cash source	264	197	13	52	1
Non-cash source	96	80	8	8	0
No downpayment required	511	390	33	71	17
Not reported	891	618	28	218	27
Other properties	7817	5660	487	1585	85
Not reported	259	209	10	37	3
Year Property Acquired	3244	2270	252	681	41
1999 to 2001 (part)					
1997 and 1998	2566	1909	160	468	28
1995 and 1996	1571	1094	82	359	36
1990 to 1994	2267	1635	162	434	36
1985 to 1989	1743	1228	158	347	10
1980 to 1984	1275	909	64	291	11
1975 to 1979	1068	804	27	231	6
1970 to 1974	719	559	42	117	2
1969 or earlier	359	249	8	82	20
Property New or Previously Owned When Acquired	13353	9557	831	2783	181
Acquired by purchase					
New	4551	3552	231	714	53
Previously owned	8601	5871	594	2009	127
As residential property	8293	5636	573	1958	127
Converted from nonresidential use	308	236	21	51	0
Other	56	56	0	0	0
Not reported	145	78	6	60	1
Other properties	900	635	103	158	4
Not reported	559	465	20	69	6
Year Structure Built	457	341	24	89	3
1999 to March 2000					
1997 and 1998	870	642	50	162	16
1995 and 1996	673	524	42	95	12
1990 to 1994	999	767	85	136	11
1980 to 1989	4244	3119	335	750	40
1970 to 1979	4670	3441	242	935	52
1960 to 1969	1892	1267	75	525	24
1950 to 1959	311	150	63	95	4
1940 to 1949	143	98	7	36	2
1939 or earlier	554	308	30	189	27
Purchase Price Per Housing Unit@8	5287	3788	380	1050	69
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	614	479	10	125	0
\$20,000 to \$39,999	1671	1214	117	320	20
\$40,000 to \$59,999	1476	990	163	296	27
\$60,000 to \$79,999	836	586	55	180	16
\$80,000 to \$99,999	364	265	15	80	4
\$100,000 to \$124,999	191	149	8	35	0
\$125,000 to \$149,999	62	47	6	6	2
\$150,000 to \$174,999	18	13	2	3	0
\$175,000 to \$199,999	10	5	1	4	0

\$200,000 to \$249,999	34	33	0	1	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 to \$499,999	0	0	0	0	0
\$500,000 or more	4	1	3	0	0
Median	44812	43998	47696	45390	50985
Mean	50100	49660	56147	49420	51336
Other properties	9525	6868	574	1960	122
Value	365	334	7	24	0
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	1339	878	76	372	12
\$2,000,000 to \$2,999,999	1811	1281	72	448	10
\$3,000,000 to \$3,999,999	1964	1350	80	495	39
\$4,000,000 to \$4,999,999	1550	1044	150	326	30
\$5,000,000 to \$7,499,999	2740	1961	198	548	33
\$7,500,000 to \$9,999,999	1417	1058	85	261	13
\$10,000,000 to \$14,999,999	1635	1243	128	251	14
\$15,000,000 to \$19,999,999	795	605	76	103	11
\$20,000,000 to \$29,999,999	675	501	39	126	10
\$30,000,000 to \$39,999,999	186	123	29	33	1
\$40,000,000 to \$49,999,999	126	104	5	3	14
\$50,000,000 or more	209	175	10	20	3
Median	5344666	5563198	6157661	4509792	5310460
Mean	8511923	8828208	9308621	6959332	11360807
Value Per Housing Unit@8	1168	894	76	182	15
Less than \$20,000					
\$20,000 to \$39,999	3780	2660	182	893	46
\$40,000 to \$59,999	4104	2956	222	857	68
\$60,000 to \$79,999	2762	1955	286	496	25
\$80,000 to \$99,999	1306	977	77	236	16
\$100,000 to \$124,999	770	604	25	132	9
\$125,000 to \$149,999	443	245	64	127	7
\$150,000 to \$174,999	148	125	3	21	0
\$175,000 to \$199,999	67	57	3	5	1
\$200,000 to \$249,999	116	73	15	25	3
\$250,000 to \$299,999	52	41	1	9	0
\$300,000 to \$499,999	58	32	0	26	0
\$500,000 or more	38	38	0	0	0
Median	51978	52003	59776	50041	49887
Mean	61088	61203	63250	60253	57037
Value of Capital Improvements	9847	7137	657	1925	127
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	2947	2140	160	601	46
\$50,000 to \$99,999	1959	1360	204	377	19
\$100,000 to \$249,999	2414	1805	127	456	26
\$250,000 to \$499,999	1372	1017	53	289	12
\$500,000 to \$749,999	431	318	31	77	5
\$750,000 to \$999,999	180	125	19	29	6
\$1,000,000 to \$1,499,999	198	127	14	56	1
\$1,500,000 to \$1,999,999	84	63	6	12	3
\$2,000,000 to \$2,999,999	102	82	4	16	0
\$3,000,000 or more	159	100	38	12	9
Median	101064	105724	91251	97994	97474
Mean	351227	336026	555414	291983	1044565

Properties with no capital improvements between 1998 and 2000	2963	2118	162	634	49
Capital improvements not reported	2002	1402	135	451	14
Value of Capital Improvements Per Unit	9847	7137	657	1925	127
Properties with capital improvements between 1998 and 2000					
Less than \$500	3136	2292	202	585	58
\$500 to \$999	2109	1594	127	376	13
\$1,000 to \$2,499	2805	2038	201	528	37
\$2,500 to \$4,999	1142	769	68	297	8
\$5,000 to \$7,499	271	158	7	105	1
\$7,500 to \$9,999	86	77	4	5	0
\$10,000 to \$14,999	92	64	14	10	4
\$15,000 to \$19,999	30	23	1	4	1
\$20,000 to \$29,999	63	56	0	6	1
\$30,000 or more	113	67	33	8	4
Median	924	900	1001	1006	727
Mean	2322	2288	3390	2052	2821
Properties with no capital improvements between 1998 and 2000	2963	2118	162	634	49
Capital improvements not reported	2002	1402	135	451	14
Monthly Rental Receipts Per Housing Unit	12666	9154	802	2548	164
Acquired before 2000					
Less than \$100	294	201	18	56	19
\$100 to \$199	336	242	7	88	0
\$200 to \$299	528	404	20	101	2
\$300 to \$399	1266	973	45	232	15
\$400 to \$499	1842	1386	93	333	31
\$500 to \$599	2315	1598	163	537	17
\$600 to \$799	1872	1345	152	356	19
\$800 to \$999	2697	1946	151	574	26
\$1000 or more	1483	1040	150	259	34
No rental receipts	33	18	3	12	0
Median	589	585	671	585	587
Mean	674	667	768	666	781
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Rental Receipts as Percent of Value@8	12666	9154	802	2548	164
Acquired before 2000					
Less than 5 percent	480	357	18	87	19
5 to 9 percent	1254	938	54	231	31
10 to 14 percent	5744	4084	387	1225	48
15 to 19 percent	2740	1955	179	578	29
20 to 24 percent	985	750	36	197	1
25 to 29 percent	535	410	29	86	10
30 to 39 percent	388	305	23	57	3
40 percent or more	515	343	74	75	23
Median	14	14	14	14	13
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Rental Vacancy Losses as Percent of Potential Receipts	12666	9154	802	2548	164
Acquired before 2000					
Less than 1.0 percent	1423	1116	48	226	33
1.0 to 2.9 percent	2635	1926	120	545	44

3.0 to 4.9 percent	2542	1723	200	597	22
5.0 to 6.9 percent	1519	1229	85	188	17
7.0 to 8.9 percent	794	608	34	144	8
9.0 to 10.9 percent	542	444	28	68	2
11.0 to 12.9 percent	300	209	17	68	6
13.0 to 14.9 percent	120	91	2	27	0
15.0 percent or more	795	537	56	195	8
Not reported or not computed	1995	1270	213	489	23
Median	4.0	4.0	4.3	3.9	2.7
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Age Restrictions	2723	2123	159	396	45
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	11736	8242	786	2567	142
Not reported	352	292	9	47	4
Age Composition	499	382	40	67	9
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	10933	7640	732	2429	132
Not reported	3380	2635	182	514	50
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	1381	1062	81	207	32
Property provides meal service					
Charge included in rent	958	705	72	170	11
Charge not included in rent	117	80	5	13	19
Not reported	306	276	4	24	1
Property does not provide meal service	1497	1207	84	188	19
Not reported	11933	8388	789	2615	140
Type of Property Benefits@1	1738	1424	116	175	23
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	3048	2420	126	465	38
Government grant	288	183	39	64	2
Property tax relief	1003	772	93	111	27
Federal income tax credit for low-income, old or historic properties	994	788	60	129	17
Accelerated federal income tax depreciation for low- and moderate-income properties	237	103	69	59	6
Subsidy from a non-profit corporation	228	123	37	67	1
None of the above benefits	8881	6188	548	2060	85
Not reported	1306	877	94	310	25
Source of Property Benefits@1	4625	3592	312	640	81
With property benefits					
Federal government	3266	2673	205	362	26
State government	581	460	38	64	19
Local government	961	729	41	161	29
Non-profit corporation	228	123	37	67	1
Not reported	166	103	2	52	9
With no property benefits	8881	6188	548	2060	85
Not reported	1306	877	94	310	25

Reason for Benefits@1	4625	3592	312	640	81
With property benefits					
Occupied by low- or moderate-income individuals	4004	3192	201	539	72
Occupied by elderly or disabled individuals	1475	1185	79	160	51
A historic structure	19	12	0	3	3
Located in a community development or economic development area	215	195	12	8	0
Covered by a Homestead Exemption	15	15	0	0	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	31	25	0	7	0
Other reason	105	101	3	2	0
Not reported	252	110	87	55	0
With no property benefits	8881	6188	548	2060	85
Not reported	1306	877	94	310	25
Section 8 Rental Housing Certificates and Vouchers	7438	5372	387	1591	88
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	6352	4538	506	1216	92
Not reported	1022	747	61	203	11
OWNER CHARACTERISTICS	2814	1648	193	931	42
Type of Owner					
Individual investor(s)					
Limited partnership	5681	4274	372	960	75
Joint venture	221	153	15	52	1
General partnership	1163	875	62	210	16
Life insurance company	15	14	0	0	1
Depository institution	0	0	0	0	0
Public real estate investment trust	176	123	36	15	1
Private real estate investment trust	56	56	0	0	0
Corporation - other than real estate investment trust	2933	2088	176	640	28
Housing cooperative organization	110	94	0	15	1
Non-profit or church-related institution	1054	874	76	83	21
Pension fund	21	15	1	4	0
Fraternal organization	2	2	0	0	0
Other	566	440	24	101	1
MORTGAGE CHARACTERISTICS	36	20	1	15	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	2006	1440	136	409	21
By regular mail	1931	1492	123	299	17
By personal visit	4850	3494	240	1039	78
Through third party (such as real estate agent or builder)	3336	2251	270	781	34
Some other way	505	368	26	106	5
Not reported	1272	935	108	202	27
Not available	876	657	50	161	9
Origin of First Mortgage	9237	6764	517	1847	108

Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	1554	1117	125	298	14
Mortgage placed later than acquisition of property	4021	2776	312	865	69
Refinanced mortgage	3879	2665	303	842	69
Same lender	952	690	126	122	14
Different lender	2928	1976	177	720	55
Mortgage placed on property owned free and clear of debt	141	110	9	22	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4021	2776	312	865	69
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	1989	1480	157	335	16
Increase payment period for mortgage	57	45	4	7	0
Reduce payment period for mortgage	13	10	3	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	641	416	45	168	12
Receive cash or increase outstanding balance of loan	809	507	61	226	15
Other reason	347	176	38	109	25
Not reported	165	140	4	19	1
Other properties	10791	7881	642	2146	122
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	1496	984	96	395	22
Properties on which cash received					
Less than \$1,000,000	727	454	40	225	6
\$1,000,000 to \$1,999,999	331	208	15	100	8
\$2,000,000 to \$2,999,999	118	87	13	18	0
\$3,000,000 to \$3,999,999	97	67	10	17	3
\$4,000,000 to \$4,999,999	74	44	11	18	2
\$5,000,000 to \$7,499,999	64	56	4	4	0
\$7,500,000 to \$9,999,999	15	12	0	1	1
\$10,000,000 to \$14,999,999	19	13	2	3	0
\$15,000,000 to \$19,999,999	22	20	0	1	0
\$20,000,000 to \$29,999,999	10	7	0	3	0
\$30,000,000 to \$39,999,999	10	5	0	4	1
\$40,000,000 to \$49,999,999	3	3	0	0	0
\$50,000,000 or more	7	7	0	0	0
Not reported	0	0	0	0	0
Median	1065130	1181047	1500423	875750	1518904
Mean	3767268	4767431	1946329	1718848	3729052
Properties that refinanced and did not receive cash back	1991	1400	187	364	40
Properties that refinanced and did not report if received cash back	533	392	29	106	7
Properties that did not refinance	10791	7881	642	2146	122
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free	1496	984	96	395	22

and Clear					
Properties on which cash received@1					
For additions, improvements or repairs to this property	708	408	45	246	8
To consolidate debts	137	100	2	32	3
For investment in other real estate	805	510	49	229	16
For other types of investments	235	147	21	67	0
For educational or medical expenses	5	2	0	3	0
To start a business	1	1	0	0	0
To settle a divorce	2	0	0	2	0
To pay taxes	2	2	0	0	0
To purchase an automobile, truck, or other vehicle	8	5	0	3	0
To purchase consumer product other than automobile, truck, or other vehicle	6	2	0	4	0
Other	139	116	10	10	3
Not reported	25	13	0	11	0
Properties that refinanced and did not receive cash back	1991	1400	187	364	40
Properties that refinanced and did not report if received cash back	533	392	29	106	7
Properties that did not refinance	10791	7881	642	2146	122
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	4944	3395	349	1129	71
1999 to 2001 (part)					
1997 and 1998	3494	2618	241	606	29
1995 and 1996	1819	1309	79	392	39
1990 to 1994	1903	1214	170	498	20
1985 to 1989	892	614	44	213	21
1980 to 1984	776	644	33	90	9
1979 or earlier	985	862	37	82	3
First Mortgage Insurance Status	1385	1120	107	156	2
FHA-insured first mortgage					
VA-guaranteed first mortgage	0	0	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	405	365	11	26	2
Other federal, state, or local government-insured or guaranteed first mortgage	709	553	34	102	19
Insured conventional first mortgage	1076	807	68	189	13
Uninsured conventional first mortgage	11236	7811	733	2537	155
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	511	374	0	112	26
Less than \$500,000					
\$500,000 to \$999,999	1081	823	39	208	12
\$1,000,000 to \$1,499,999	1495	1051	59	375	11
\$1,500,000 to \$1,999,999	1618	1056	73	484	5
\$2,000,000 to \$2,499,999	1447	1060	88	290	10
\$2,500,000 to \$2,999,999	1172	716	136	295	26
\$3,000,000 to \$3,999,999	1912	1368	147	374	24
\$4,000,000 to \$4,999,999	1178	869	63	240	6
\$5,000,000 to \$7,499,999	1595	1218	102	250	26
\$7,500,000 to \$9,999,999	1000	729	107	153	11
\$10,000,000 to \$12,499,999	509	390	42	69	7

\$12,500,000 to \$14,999,999	287	194	26	63	3
\$15,000,000 to \$19,999,999	311	242	26	36	7
\$20,000,000 or more	382	292	33	40	17
Not reported	312	274	15	23	0
Median	2967747	3081503	3515698	2544121	3254268
Mean	4828744	4940630	5705059	4039216	6790543
Total Mortgage Loan	459	322	0	112	26
Less than \$500,000					
\$500,000 to \$999,999	973	747	32	187	7
\$1,000,000 to \$1,499,999	1430	1007	59	353	11
\$1,500,000 to \$1,999,999	1501	970	68	457	6
\$2,000,000 to \$2,499,999	1307	964	60	273	10
\$2,500,000 to \$2,999,999	1196	741	152	280	22
\$3,000,000 to \$3,999,999	1918	1358	147	388	25
\$4,000,000 to \$4,999,999	1221	921	70	225	4
\$5,000,000 to \$7,499,999	1821	1382	104	305	30
\$7,500,000 to \$9,999,999	1068	758	115	185	11
\$10,000,000 to \$12,499,999	520	415	41	57	7
\$12,500,000 to \$14,999,999	322	207	31	78	6
\$15,000,000 to \$19,999,999	353	274	27	48	4
\$20,000,000 or more	410	317	33	40	20
Not reported	312	274	15	23	0
Median	3199782	3323901	3667211	2700487	3517537
Mean	5148644	5265368	5890157	4354284	7586336
Traditional First Mortgage Outstanding Debt	1160	902	28	202	27
Less than \$500,000					
\$500,000 to \$999,999	1409	1025	47	323	14
\$1,000,000 to \$1,499,999	1548	1001	67	469	12
\$1,500,000 to \$1,999,999	1845	1289	144	401	10
\$2,000,000 to \$2,499,999	1297	847	85	348	18
\$2,500,000 to \$2,999,999	995	680	116	181	19
\$3,000,000 to \$3,999,999	1695	1233	81	364	17
\$4,000,000 to \$4,999,999	1012	784	54	161	13
\$5,000,000 to \$7,499,999	1443	1096	112	215	21
\$7,500,000 to \$9,999,999	809	568	93	138	9
\$10,000,000 to \$12,499,999	437	326	41	64	6
\$12,500,000 to \$14,999,999	261	184	21	53	3
\$15,000,000 to \$19,999,999	265	204	22	33	7
\$20,000,000 or more	322	243	28	35	16
Not reported	312	274	15	23	0
Median	2496369	2593481	2924787	2140803	2893230
Mean	4312798	4397070	5161903	3628501	6263744
Total Mortgage Outstanding Debt	1059	812	28	191	27
Less than \$500,000					
\$500,000 to \$999,999	1264	928	34	297	6
\$1,000,000 to \$1,499,999	1479	925	71	470	12
\$1,500,000 to \$1,999,999	1685	1149	148	377	11
\$2,000,000 to \$2,499,999	1267	891	50	308	18
\$2,500,000 to \$2,999,999	1044	703	129	194	18
\$3,000,000 to \$3,999,999	1744	1233	91	400	19
\$4,000,000 to \$4,999,999	1118	918	60	129	12
\$5,000,000 to \$7,499,999	1615	1230	107	252	25
\$7,500,000 to \$9,999,999	846	560	104	173	9
\$10,000,000 to \$12,499,999	462	362	40	54	6

\$12,500,000 to \$14,999,999	285	191	25	64	6
\$15,000,000 to \$19,999,999	301	230	23	44	4
\$20,000,000 or more	344	262	28	35	19
Not reported	300	262	15	23	0
Median	2740709	2850018	3094909	2258047	3212793
Mean	4512798	4581110	5254206	3877533	7014669
Current Interest Rate on First Mortgage	6297	4382	587	1165	164
Less than 6.0 percent					
6.0 percent	68	47	0	19	1
6.1 to 6.4 percent	255	158	2	91	3
6.5 to 6.9 percent	599	343	31	218	7
7.0 percent	1175	904	23	248	0
7.1 to 7.4 percent	672	504	16	150	2
7.5 to 7.9 percent	1068	605	49	412	3
8.0 percent	183	130	4	45	4
8.1 to 8.4 percent	591	347	114	127	4
8.5 to 8.9 percent	393	202	70	117	4
9.0 percent	179	154	5	20	0
9.1 to 9.4 percent	161	126	10	24	0
9.5 to 9.9 percent	129	86	12	32	0
10.0 percent	50	50	0	0	0
10.1 to 10.4 percent	68	50	8	10	0
10.5 to 10.9 percent	92	74	4	15	0
11.0 percent	145	115	0	30	0
11.1 to 12.9 percent	154	124	16	14	0
13.0 percent	44	44	0	0	0
13.1 percent or more	2487	2211	3	273	0
Not reported	0	0	0	0	0
Median	7.0	7.0	4.9	7.0	3.5
Type of Interest Rate Buydown	2	2	0	0	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	2	2	0	0	0
Not reported	0	0	0	0	0
Properties without interest rate buydown	4181	2438	325	1359	59
Not reported	10629	8217	629	1651	132
Term of First Mortgage	98	17	54	26	2
Less than 5 years					
5 years	69	41	17	8	3
6 to 9 years	135	71	29	32	4
10 years	1245	883	135	223	3
11 to 14 years	84	42	5	35	2
15 years	341	141	6	191	4
16 to 19 years	85	46	13	25	1
20 years	208	88	68	52	0
21 to 24 years	12	12	0	0	0
25 years	167	46	1	120	0
26 to 29 years	21	17	0	2	1
30 years	2542	1432	107	966	37
More than 30 years	536	512	0	12	13
No stated term	9267	7309	519	1319	120
Median	30	30	11	30	30

Unexpired Term of First Mortgage	565	327	125	108	5
Less than 5 years					
5 to 9 years	1363	827	189	338	10
10 to 14 years	579	442	27	104	6
15 to 19 years	536	224	14	299	0
20 to 24 years	555	289	51	210	6
25 to 29 years	1492	900	26	535	32
30 or more years	453	340	3	97	13
No stated term or not computed	9267	7309	519	1319	120
Median	17	17	7	20	26
Holder of First Mortgage	2795	1892	218	658	27
Commercial bank or trust company					
Savings and loan association, federal savings bank	1831	922	91	815	2
Mutual savings bank	303	178	25	97	4
Life insurance company	752	554	141	46	10
Mortgage banker or mortgage company	264	76	8	179	0
Federally-sponsored secondary market agency or pool	5641	4427	330	794	90
Conventional mortgage pool	125	92	21	12	0
Other federal agency	809	727	27	51	3
Real estate investment trust	98	95	0	0	4
Pension or retirement fund	126	58	12	55	0
Credit union	270	238	0	31	2
Finance company	225	121	9	93	2
State or municipal government or housing finance agency	885	738	21	108	18
Individual or individual's estate	291	226	18	37	10
Other	397	313	31	34	19
First Mortgage Loan as a Percent of Purchase Price	9641	6945	596	1984	115
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	731	556	46	112	17
40 to 49 percent	468	361	20	77	10
50 to 59 percent	708	533	47	124	4
60 to 69 percent	1298	955	118	209	16
70 to 79 percent	1582	1013	66	476	26
80 to 89 percent	1259	876	105	269	8
90 to 94 percent	531	378	14	128	11
95 to 99 percent	399	313	41	42	2
100 percent or more	2451	1773	131	527	21
Not reported	214	187	7	20	0
Median	80	80	80	80	74
Other properties	5171	3711	358	1026	75
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	9641	6945	596	1984	115
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	569	435	34	90	9
40 to 49 percent	395	292	26	69	8
50 to 59 percent	472	343	29	98	3

60 to 69 percent	2818	2039	189	548	42
70 to 79 percent	1674	1042	90	516	26
80 to 89 percent	1149	797	95	251	5
90 to 94 percent	332	274	8	42	8
95 to 99 percent	264	238	4	22	0
100 percent or more	1772	1317	113	328	14
Not reported	196	169	7	20	0
Median	73	73	72	73	69
Other properties	5171	3711	358	1026	75
Not available	0	0	0	0	0
First Mortgage Risk	920	752	61	102	6
Subprime loan					
Not subprime loan	13891	9905	893	2908	185
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Treasury security	481	0	0	478	3
Average cost of funds in bank district	618	0	0	618	0
National average cost of funds	21	0	0	21	0
OTS contract mortgage rate	0	0	0	0	0
Other method	425	0	0	403	23
No index used	38	0	0	9	30
Not reported	1617	0	0	1483	135
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Monthly	705	0	0	699	6
Every 3 months	80	0	0	80	0
Every 6 months	310	0	0	310	0
Yearly	209	0	0	202	7
Every 3 years	8	0	0	8	0
Every 5 years	200	0	0	198	3
Other	60	0	0	34	26
Not reported	1629	0	0	1480	149
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Less than 1 percent	97	0	0	97	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	68	0	0	68	0
2 percent	117	0	0	113	4
2.1 to 2.9 percent	79	0	0	79	0
3 percent	59	0	0	59	0
3.1 to 3.9 percent	85	0	0	85	0
4.0 percent or more	127	0	0	127	0
No caps	876	0	0	835	41
Not reported	1693	0	0	1547	146

Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Less than 1 percent	39	0	0	39	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	1	0	0	1	0
2.1 to 2.9 percent	14	0	0	14	0
3 percent	27	0	0	27	0
3.1 to 3.9 percent	17	0	0	17	0
4.0 percent or more	839	0	0	831	8
No caps	510	0	0	475	35
Not reported	1754	0	0	1606	148
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Yes, rate has changed	1149	0	0	1118	31
No change since mortgage made	395	0	0	382	13
Not reported	1657	0	0	1510	146
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Less than 1 percent	12	0	0	5	8
1 percent	9	0	0	6	2
1.1 to 1.9 percent	16	0	0	11	4
2 percent	96	0	0	96	0
2.1 to 2.9 percent	893	0	0	887	7
3 percent	207	0	0	207	0
3.1 to 3.9 percent	182	0	0	182	0
4 percent	37	0	0	37	0
4.1 to 4.9 percent	12	0	0	12	0
5 percent or more	38	0	0	28	11
Not reported	1698	0	0	1539	159
Median	2.7	0.0	0.0	2.7	2.3
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	3201	0	0	3010	191
Properties with adjustable rate first mortgage					
Can be converted	86	0	0	70	15
Cannot be converted	1291	0	0	1262	29
Not reported	1824	0	0	1678	146
Other properties	11611	10657	954	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	149	0	0	147	2

Monthly payments can change (other than change in interest rate)					
Payments can change monthly	12	0	0	12	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	12	0	0	12	0
Payments can change yearly	106	0	0	106	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	14	0	0	14	0
Other	4	0	0	1	2
Not reported	1	0	0	1	0
Monthly payments cannot change	12922	10657	954	1265	47
Not reported	1741	0	0	1599	142
First Mortgage Allows for Negative Amortization	149	0	0	147	2
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	17	0	0	17	0
Yes, restricted negative amortization	88	0	0	88	0
No negative amortization allowed	43	0	0	41	2
Not reported	0	0	0	0	0
Monthly payments cannot change	12922	10657	954	1265	47
Not reported	1741	0	0	1599	142
MORTGAGE PAYMENTS AND OTHER EXPENSES	14148	10215	891	2895	147
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	14005	10160	832	2884	129
Fully amortized	11105	8656	0	2328	121
Not fully amortized	2901	1504	832	556	8
Interest only	143	55	59	11	18
No regular payments required	207	101	1	65	39
Not reported	457	340	62	50	5
Items Included in First Mortgage Payment@1	14005	10160	832	2884	129
Regular monthly payments of both interest and principal					
Real estate taxes	2580	1700	201	670	8
Property insurance	1984	1521	163	292	8
Mortgage insurance	525	486	0	39	0
Other	1146	1021	70	52	2
No items included or not reported	11346	8396	624	2205	121
No regular payments of interest and principal	807	497	122	126	61
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	14605	10555	953	2945	152
Regular monthly payments of interest and/or principal					
Less than \$100	1910	1495	59	326	30
\$100 to \$199	4051	2666	240	1100	44
\$200 to \$299	3945	2876	279	761	30
\$300 to \$399	2251	1694	191	338	28
\$400 to \$499	964	763	70	127	4

\$500 to \$599	460	326	16	118	0
\$600 to \$699	207	142	9	49	7
\$700 to \$799	102	92	2	5	3
\$800 to \$899	58	54	0	4	0
\$900 to \$999	25	8	9	7	0
\$1,000 to \$1,249	47	30	10	7	0
\$1,250 to \$1,499	40	9	3	28	0
\$1,500 or more	90	60	4	25	1
Not reported	457	340	62	50	5
Median	228	233	253	203	199
Mean	280	283	283	272	254
No regular payments required	207	101	1	65	39
Current First Mortgage Payment Status	14605	10555	953	2945	152
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	4364	2603	295	1436	30
Delinquent by 90 days or more	25	11	0	14	0
Legal proceedings have begun	2	2	0	0	0
Legal proceedings have not begun	17	9	0	7	0
Not reported	6	0	0	6	0
Not reported	10216	7940	658	1496	122
Other properties	207	101	1	65	39
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	14605	10555	953	2945	152
Regular monthly payments of interest and/or principal					
Less than \$100	2229	1731	111	357	30
\$100 to \$199	3888	2555	234	1053	46
\$200 to \$299	3940	2835	279	795	31
\$300 to \$399	2406	1846	198	334	28
\$400 to \$499	1027	802	79	143	4
\$500 to \$599	482	340	16	124	2
\$600 to \$699	238	168	9	54	7
\$700 to \$799	110	101	2	5	3
\$800 to \$899	68	64	0	4	0
\$900 to \$999	26	10	9	7	0
\$1,000 to \$1,249	50	31	10	9	0
\$1,250 to \$1,499	37	12	3	22	0
\$1,500 or more	103	60	4	38	1
Not reported	0	0	0	0	0
Median	230	235	247	208	200
Mean	280	282	269	279	255
No regular payments required	207	101	1	65	39
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	12093	8792	739	2440	121
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	1540	1148	65	279	47
20 to 29 percent	1967	1413	123	419	12
30 to 39 percent	3050	2070	238	731	12
40 to 49 percent	2758	2092	149	500	17
50 to 59 percent	1475	1076	91	287	21
60 to 69 percent	464	377	20	59	8
70 to 79 percent	214	174	16	21	3

80 to 89 percent	42	33	3	6	0
90 to 99 percent	43	30	3	11	0
100 percent or more	515	368	31	115	1
Not reported or not computed	24	12	0	12	0
Median	38	39	38	37	31
Other properties	2719	1864	215	570	69
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	12156	8835	743	2450	128
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	1426	1055	59	261	51
20 to 29 percent	1903	1366	122	404	12
30 to 39 percent	2963	2010	232	706	14
40 to 49 percent	2773	2101	149	506	17
50 to 59 percent	1669	1214	104	329	22
60 to 69 percent	543	442	20	73	8
70 to 79 percent	194	157	13	21	3
80 to 89 percent	81	71	6	4	0
90 to 99 percent	48	30	7	11	0
100 percent or more	533	377	31	124	1
Not reported or not computed	24	12	0	12	0
Median	39	40	38	38	31
Other properties	2656	1822	211	560	63
Real Estate Tax Per \$1,000 Value	12666	9154	802	2548	164
Acquired before 2000					
Less than \$5	2674	2096	179	352	47
\$5 to \$9	4890	3464	289	1086	50
\$10 to \$14	3496	2415	273	771	37
\$15 to \$19	887	623	23	236	4
\$20 to \$24	194	157	9	16	13
\$25 to \$29	83	56	2	25	0
\$30 to \$39	390	302	20	56	12
\$40 to \$49	0	0	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	1	0	0	1	0
Not reported or not computed	52	40	7	5	0
Median	9	9	9	9	8
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Real Estate Tax as Percent of Rental Receipts	12666	9154	802	2548	164
Acquired before 2000					
Less than 5 percent	4156	3236	269	595	56
5 to 9 percent	6927	4766	461	1604	95
10 to 14 percent	931	682	23	215	11
15 to 19 percent	120	105	6	8	1
20 to 24 percent	198	149	2	47	0
25 to 29 percent	53	29	16	7	0
30 to 34 percent	18	3	6	8	0
35 to 39 percent	8	4	0	4	0
40 percent or more	179	125	12	42	0
Not reported or not computed	78	54	7	17	0
Median	7	6	6	7	6
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Property Management	13385	9730	859	2618	178

Property managed by paid property management company					
Property not managed by paid property management company	1052	665	76	300	11
Not reported	375	262	19	92	1
Property Management and Administration Expenses Per Housing Unit	12666	9154	802	2548	164
Acquired before 2000					
Less than \$100	152	81	6	66	0
\$100 to \$199	805	661	35	85	24
\$200 to \$299	1629	1155	54	394	25
\$300 to \$399	1732	1271	91	356	14
\$400 to \$499	1109	801	100	193	15
\$500 to \$599	858	594	39	209	16
\$600 to \$699	696	472	49	170	5
\$700 to \$799	531	341	80	105	6
\$800 to \$899	571	413	17	136	4
\$900 to \$999	436	331	40	64	2
\$1,000 to \$1,249	1019	784	43	179	13
\$1,250 to \$1,499	663	537	46	74	5
\$1,500 to \$1,999	502	382	55	64	0
\$2,000 to \$2,499	209	132	15	51	11
\$2,500 or more	216	151	28	33	4
No expenses	659	412	26	212	9
Not reported or not computed	880	634	78	158	9
Median	516	514	648	498	463
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Maintenance and Repair Expenses Per Housing Unit	12666	9154	802	2548	164
Acquired before 2000					
Less than \$100	306	206	9	89	2
\$100 to \$199	838	610	33	188	6
\$200 to \$299	966	771	36	154	4
\$300 to \$399	1108	669	72	359	8
\$400 to \$499	979	639	113	200	27
\$500 to \$599	962	754	59	137	12
\$600 to \$699	950	678	69	176	27
\$700 to \$799	803	652	18	118	16
\$800 to \$899	768	531	95	139	3
\$900 to \$999	536	413	15	95	14
\$1,000 to \$1,249	1102	810	59	224	9
\$1,250 to \$1,499	816	599	51	156	10
\$1,500 to \$1,999	715	537	30	133	15
\$2,000 to \$2,499	340	244	16	79	0
\$2,500 or more	354	263	23	69	0
No expenses	57	32	3	14	8
Not reported or not computed	1068	746	101	219	2
Median	665	680	639	617	662
Acquired 2000 and 2001 (part)	2145	1503	152	462	27
Utility and Fuel Expenses Per Housing Unit	12666	9154	802	2548	164
Acquired before 2000					
Less than \$250	689	408	33	225	23
\$250 to \$499	3560	2624	192	707	38
\$500 to \$749	4028	2970	194	812	52
\$750 to \$999	2000	1370	203	403	24

\$1,000 to \$1,249	624	454	49	115	6
\$1,250 to \$1,499	260	216	25	17	2
\$1,500 to \$1,749	134	103	9	22	1
\$1,750 to \$1,999	50	41	0	9	0
\$2,000 to \$2,499	28	18	6	4	0
\$2,500 or more	37	29	0	9	0
No expenses	167	138	0	15	14
Not reported or not computed	1091	784	92	210	4
Median	590	591	668	571	559
Acquired 2000 and 2001 (part)	2145	1503	152	462	27