

Residential Finance Survey: 2001 - Northeast

Table 7-3b. Mortgage Insurance Status, 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.

@5Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees.

Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of year preceding survey and cooperatively owned apartments^^

	Properties with government-insured rental market during all of year preceding survey and cooperatively owned apartments^^ or guaranteed first mortgage				
	Total mortgaged properties	FHA first mortgage	Other insured or guaranteed first mortgage@5	Properties with privately-insured first mortgage	Not insured
50-or-more housing properties with traditional first mortgage	13052	1061	971	1017	10003
PROPERTY CHARACTERISTICS	12747	1057	927	1010	9754
Property Location by Geographic Area					
Inside MAs					
In central cities	7515	689	413	627	5785
Not in central cities	5233	367	514	382	3969
Outside MAs	305	4	44	7	249
Number of Housing Units	4430	302	463	400	3264
50 to 74 housing units					
75 to 99 housing units	2446	120	198	184	1944
100 to 149 housing units	2737	279	116	208	2133
150 to 199 housing units	1219	125	71	73	950
200 to 299 housing units	1277	151	69	96	960
300 to 499 housing units	692	51	35	41	565
500 to 999 housing units	183	21	14	12	136
1,000 or more housing units	69	11	5	2	51
Manner of Acquisition	11644	945	697	881	9122
By purchase					
Placed one new mortgage	9043	714	535	717	7077
Placed two or more new mortgages	582	56	67	36	423
Assumed mortgage(s) already on property	978	99	56	70	753
Assumed mortgage(s) already on property and placed new mortgage	393	18	17	10	348
Borrowed using assets other than this property as collateral	82	0	1	7	74
Paid all cash-no borrowing	340	46	6	8	280
Other manner	226	12	15	33	166
By inheritance or gift	167	15	16	7	129
By divorce	0	0	0	0	0
By tax free exchange of other property	51	0	6	12	33
By foreclosure or assignment	69	2	3	5	60

By some other manner	292	53	15	39	184
Not reported	828	45	234	73	475
Source of Downpayment@1	3243	220	180	302	2542
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	448	28	15	26	380
Sale of previously owned stocks, shares, or other securities	147	0	3	91	53
Sale of land or other real estate	119	30	4	8	77
Owner's cash, bank deposits, share accounts, or bonds	1288	74	85	100	1029
Borrowing from a retirement plan	0	0	0	0	0
Borrowing using assets other than this property as collateral	125	19	1	2	103
Proceeds from an insurance policy	0	0	0	0	0
From a state or local government source	113	4	9	2	98
From a non-profit organization	19	0	1	0	18
Proceeds from sale of tax credits	143	6	24	2	111
From parents or relatives	127	9	0	87	32
Other cash source	306	20	3	95	188
Non-cash source	23	0	2	2	19
No downpayment required	204	17	4	16	167
Not reported	647	29	36	52	530
Other properties	9533	821	769	691	7252
Not reported	277	21	22	24	210
Year Property Acquired	1599	142	103	86	1268
1999 to 2001 (part)					
1997 and 1998	1195	64	46	107	977
1995 and 1996	932	54	66	160	651
1990 to 1994	1213	114	87	84	928
1985 to 1989	2172	173	315	156	1529
1980 to 1984	2335	234	162	202	1737
1975 to 1979	1209	104	92	54	959
1970 to 1974	1131	91	45	105	890
1969 or earlier	1267	86	54	64	1063
Building and Land Acquisition	9645	762	581	832	7470
Acquired at same time					
Not acquired at same time	2370	235	129	112	1894
Land not owned by building owner	172	13	17	14	129
Not reported	865	51	244	59	511
Property New or Previously Owned When Acquired	11644	945	697	881	9122
Acquired by purchase					
New	3845	334	315	254	2942
Previously owned	7577	586	376	610	6005
As residential property	7177	548	319	593	5716
Converted from nonresidential use	400	38	57	16	289
Other	65	11	2	5	47
Not reported	158	13	4	13	127
Other properties	580	71	40	63	406
Not reported	828	45	234	73	475
	265	35	11	19	201

Year Structure Built					
1999 to March 2000					
1997 and 1998	285	37	20	14	214
1995 and 1996	227	10	37	23	158
1990 to 1994	484	19	33	19	413
1980 to 1989	1882	156	369	100	1257
1970 to 1979	2693	256	132	200	2106
1960 to 1969	2338	203	111	149	1875
1950 to 1959	1241	53	93	163	933
1940 to 1949	790	119	36	53	581
1939 or earlier	2847	173	130	278	2266
Purchase Price Per Housing Unit@8	2424	171	139	148	1965
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	426	8	24	22	373
\$20,000 to \$39,999	927	85	39	51	752
\$40,000 to \$59,999	542	18	48	36	439
\$60,000 to \$79,999	170	37	6	7	120
\$80,000 to \$99,999	158	10	16	9	122
\$100,000 to \$124,999	78	4	0	19	54
\$125,000 to \$149,999	59	4	5	3	47
\$150,000 to \$174,999	7	1	0	0	6
\$175,000 to \$199,999	16	0	0	0	16
\$200,000 to \$249,999	28	1	0	0	27
\$250,000 to \$299,999	5	1	0	0	4
\$300,000 to \$499,999	6	1	0	0	4
\$500,000 or more	0	0	0	0	0
Median	36938	38335	42512	40581	36223
Mean	48003	55677	46210	49864	47321
Other properties	10629	890	832	869	8038
Value	469	41	23	66	339
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	1822	115	366	174	1166
\$2,000,000 to \$2,999,999	2077	178	132	218	1548
\$3,000,000 to \$3,999,999	1591	106	75	110	1301
\$4,000,000 to \$4,999,999	1079	69	65	58	887
\$5,000,000 to \$7,499,999	2324	159	150	172	1844
\$7,500,000 to \$9,999,999	954	93	41	30	790
\$10,000,000 to \$14,999,999	1243	131	37	81	995
\$15,000,000 to \$19,999,999	583	67	31	45	440
\$20,000,000 to \$29,999,999	420	51	23	37	310
\$30,000,000 to \$39,999,999	171	8	17	4	142
\$40,000,000 to \$49,999,999	107	9	9	16	73
\$50,000,000 or more	211	32	3	7	169
Median	4526511	5324141	2728120	3458335	4730540
Mean	7943265	10384655	5414120	7173283	8008130
Value Per Housing Unit@8	1538	121	158	163	1095
Less than \$20,000					
\$20,000 to \$39,999	4643	312	456	431	3443
\$40,000 to \$59,999	3365	338	197	183	2646
\$60,000 to \$79,999	1288	98	44	87	1059
\$80,000 to \$99,999	801	89	25	61	626
\$100,000 to \$124,999	561	28	58	42	434

\$125,000 to \$149,999	253	19	12	20	202
\$150,000 to \$174,999	167	14	9	3	141
\$175,000 to \$199,999	104	10	0	1	93
\$200,000 to \$249,999	128	15	3	23	88
\$250,000 to \$299,999	81	7	5	3	66
\$300,000 to \$499,999	62	7	4	0	50
\$500,000 or more	62	1	0	1	60
Median	42055	45747	34344	36020	43502
Mean	56877	56843	44439	50135	58773
Purchase Price as Percent of Value@8	11644	945	697	881	9122
Acquired by purchase					
Purchased 1997 to 2001 (part)	2424	171	139	148	1965
Less than 60 percent	455	8	43	30	374
60 to 69 percent	99	7	3	2	87
70 to 79 percent	164	30	1	7	126
80 to 99 percent	540	47	32	46	415
100 percent or more	1166	80	60	63	963
Median	98	98	94	95	99
Purchased 1990 to 1996 (part)	1895	149	118	230	1398
Less than 40 percent	186	9	23	0	154
40 to 59 percent	218	4	11	43	160
60 to 79 percent	580	44	20	109	407
80 to 99 percent	240	14	15	19	192
100 percent or more	658	78	48	59	473
Median	79	588	86	73	79
Purchased 1989 or earlier	7326	625	441	502	5758
Less than 20 percent	633	68	46	32	487
20 to 39 percent	892	47	53	32	760
40 to 59 percent	879	44	65	44	726
60 to 79 percent	807	67	21	99	621
80 to 99 percent	484	76	27	32	350
100 percent or more	3592	324	229	263	2776
Median	98	306	334	390	95
Not acquired by purchase	1408	116	274	136	882
Value of Capital Improvements	8353	724	545	575	6508
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	1771	137	245	82	1307
\$50,000 to \$99,999	1456	125	29	106	1197
\$100,000 to \$249,999	2415	200	102	166	1947
\$250,000 to \$499,999	1277	101	43	99	1034
\$500,000 to \$749,999	594	74	48	55	416
\$750,000 to \$999,999	204	29	35	0	140
\$1,000,000 to \$1,499,999	218	17	10	37	154
\$1,500,000 to \$1,999,999	105	20	14	6	65
\$2,000,000 to \$2,999,999	116	12	1	4	100
\$3,000,000 or more	197	9	18	20	150
Median	158934	175125	96834	189921	157859
Mean	438227	370328	404826	535049	440027
Properties with no capital improvements between 1998 and 2000	2359	194	95	275	1795
Capital improvements not reported	2340	143	331	167	1700
Value of Capital Improvements Per	8353	724	545	575	6508

Unit					
Properties with capital improvements between 1998 and 2000					
Less than \$500	1867	167	219	84	1398
\$500 to \$999	1734	167	93	130	1344
\$1,000 to \$2,499	2733	225	107	220	2181
\$2,500 to \$4,999	1194	69	37	62	1026
\$5,000 to \$7,499	333	52	27	29	224
\$7,500 to \$9,999	108	22	8	6	72
\$10,000 to \$14,999	107	13	8	28	58
\$15,000 to \$19,999	88	0	32	3	54
\$20,000 to \$29,999	59	8	8	4	39
\$30,000 or more	130	2	6	10	113
Median	1316	1187	789	1502	1353
Mean	3101	2357	3320	3876	3096
Properties with no capital improvements between 1998 and 2000	2359	194	95	275	1795
Capital improvements not reported	2340	143	331	167	1700
Monthly Rental Receipts Per Housing Unit	12016	928	886	970	9232
Acquired before 2000					
Less than \$100	271	29	29	0	213
\$100 to \$199	174	15	8	13	138
\$200 to \$299	458	12	237	20	189
\$300 to \$399	838	39	151	76	571
\$400 to \$499	1517	84	141	139	1152
\$500 to \$599	2323	181	74	204	1863
\$600 to \$799	1930	165	93	203	1468
\$800 to \$999	2458	179	63	154	2063
\$1000 or more	1965	221	89	154	1501
No rental receipts	84	3	0	8	73
Median	640	724	412	629	662
Mean	749	797	555	714	767
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Rental Receipts as Percent of Value@8	12016	928	886	970	9232
Acquired before 2000					
Less than 5 percent	400	48	25	12	316
5 to 9 percent	913	39	25	77	771
10 to 14 percent	2899	217	415	188	2079
15 to 19 percent	2481	173	144	133	2031
20 to 24 percent	2031	163	117	184	1566
25 to 29 percent	1066	100	41	134	791
30 to 39 percent	979	69	56	104	750
40 percent or more	1180	119	63	129	869
Median	19	20	15	22	18
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Rental Vacancy Losses as Percent of Potential Receipts	12016	928	886	970	9232
Acquired before 2000					
Less than 1.0 percent	2796	219	146	260	2171
1.0 to 2.9 percent	2699	226	143	242	2088
3.0 to 4.9 percent	1408	118	34	86	1170

5.0 to 6.9 percent	573	92	19	122	341
7.0 to 8.9 percent	327	21	34	23	249
9.0 to 10.9 percent	305	54	6	7	239
11.0 to 12.9 percent	101	4	10	2	85
13.0 to 14.9 percent	106	2	2	0	102
15.0 percent or more	277	6	13	32	227
Not reported or not computed	3422	188	477	196	2561
Median	2.1	2.3	1.8	2.0	2.1
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Age Restrictions	2257	206	223	136	1692
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	10290	819	513	864	8093
Not reported	505	35	235	17	218
Age Composition	1071	70	79	51	871
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	723	427	808	6776
Not reported	3248	269	466	157	2356
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	969	81	59	41	788
Property provides meal service					
Charge included in rent	572	55	38	26	452
Charge not included in rent	149	4	13	12	120
Not reported	249	22	8	4	215
Property does not provide meal service	2410	193	250	135	1831
Not reported	9673	786	662	840	7384
Type of Property Benefits@1	1551	177	216	156	1002
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	4386	472	311	446	3158
Government grant	172	10	52	8	101
Property tax relief	1267	84	80	130	973
Federal income tax credit for low-income, old or historic properties	527	18	87	26	396
Accelerated federal income tax depreciation for low- and moderate-income properties	130	6	7	15	102
Subsidy from a non-profit corporation	79	3	7	1	68
None of the above benefits	5851	410	208	337	4896
Not reported	1519	107	286	89	1037
Source of Property Benefits@1	5683	544	478	591	4070
With property benefits					
Federal government	4072	405	355	444	2868
State government	1059	128	59	77	796
Local government	1580	186	91	138	1166
Non-profit corporation	79	3	7	1	68
Not reported	118	6	20	4	88

With no property benefits	5851	410	208	337	4896
Not reported	1519	107	286	89	1037
Reason for Benefits@1	5683	544	478	591	4070
With property benefits					
Occupied by low- or moderate-income individuals	4436	441	364	416	3215
Occupied by elderly or disabled individuals	2243	184	160	153	1746
A historic structure	152	1	12	0	139
Located in a community development or economic development area	177	21	9	12	135
Covered by a Homestead Exemption	7	0	0	4	3
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	5	0	0	5	0
Other reason	557	33	21	130	372
Not reported	237	12	69	18	137
With no property benefits	5851	410	208	337	4896
Not reported	1519	107	286	89	1037
Section 8 Rental Housing Certificates and Vouchers	6552	539	395	642	4976
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	5301	462	273	324	4242
Not reported	1200	60	303	52	786
OWNER CHARACTERISTICS	980	113	103	78	686
Type of Owner					
Individual investor(s)					
Limited partnership	5054	424	458	384	3788
Joint venture	56	4	0	3	49
General partnership	1085	91	46	67	880
Life insurance company	35	3	18	0	14
Depository institution	0	0	0	0	0
Public real estate investment trust	76	1	0	9	66
Private real estate investment trust	0	0	0	0	0
Corporation - other than real estate investment trust	2926	205	177	179	2364
Housing cooperative organization	1634	126	90	148	1270
Non-profit or church-related institution	756	48	59	50	600
Pension fund	20	1	2	0	17
Fraternal organization	0	0	0	0	0
Other	430	45	18	99	267
MORTGAGE CHARACTERISTICS	11469	892	877	834	8866
Number of Mortgages					
1 mortgage					
2 mortgages	1365	151	69	160	985
3 or more mortgages	218	18	25	23	153
Form of Debt of First Mortgage	13052	1061	971	1017	10003

Mortgage or deed of trust					
Contract to purchase	0	0	0	0	0
Some other loan secured by this property	0	0	0	0	0
Method of Loan Application	35	4	0	0	30
By computer over the Internet or by e-mail					
By telephone or FAX	933	78	54	42	759
By regular mail	1642	94	162	139	1247
By personal visit	4060	276	244	411	3129
Through third party (such as real estate agent or builder)	3339	275	159	223	2682
Some other way	1168	167	77	61	863
Not reported	1529	105	264	103	1057
Not available	347	63	11	37	236
Origin of First Mortgage	7377	652	744	591	5389
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	750	104	43	56	548
Mortgage placed later than acquisition of property	4925	305	184	369	4066
Refinanced mortgage	4602	256	169	366	3811
Same lender	1600	70	76	95	1359
Different lender	3001	187	92	271	2451
Mortgage placed on property owned free and clear of debt	323	49	16	3	255
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4925	305	184	369	4066
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	2704	140	73	177	2313
Increase payment period for mortgage	89	0	3	15	72
Reduce payment period for mortgage	1	0	0	0	1
Renew or extend loan that had fallen due, without increasing outstanding balance	631	19	22	52	537
Receive cash or increase outstanding balance of loan	923	98	53	57	715
Other reason	351	16	21	63	250
Not reported	226	31	12	5	178
Other properties	8128	756	787	648	5937
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	2348	148	90	149	1961
Properties on which cash received					
Less than \$1,000,000	1474	83	60	81	1251
\$1,000,000 to \$1,999,999	488	53	15	39	381

\$2,000,000 to \$2,999,999	157	3	0	19	135
\$3,000,000 to \$3,999,999	81	2	0	5	74
\$4,000,000 to \$4,999,999	42	0	0	1	41
\$5,000,000 to \$7,499,999	45	3	4	2	36
\$7,500,000 to \$9,999,999	13	1	3	1	8
\$10,000,000 to \$14,999,999	26	0	3	2	20
\$15,000,000 to \$19,999,999	9	0	5	0	3
\$20,000,000 to \$29,999,999	7	1	0	0	6
\$30,000,000 to \$39,999,999	3	1	0	0	2
\$40,000,000 to \$49,999,999	0	0	0	0	0
\$50,000,000 or more	3	0	0	0	3
Not reported	0	0	0	0	0
Median	796319	892450	750514	927634	783694
Mean	1430215	1480966	2407174	1263515	1394255
Properties that refinanced and did not receive cash back	1689	79	66	175	1369
Properties that refinanced and did not report if received cash back	888	78	29	45	736
Properties that did not refinance	8128	756	787	648	5937
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	2348	148	90	149	1961
Properties on which cash received@1					
For additions, improvements or repairs to this property	1616	126	73	107	1310
To consolidate debts	192	3	2	24	163
For investment in other real estate	645	59	27	29	530
For other types of investments	346	42	12	7	285
For educational or medical expenses	4	0	0	0	4
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	67	32	0	0	35
To purchase an automobile, truck, or other vehicle	9	0	0	0	9
To purchase consumer product other than automobile, truck, or other vehicle	9	0	0	0	9
Other	275	8	4	24	239
Not reported	104	8	0	0	96
Properties that refinanced and did not receive cash back	1689	79	66	175	1369
Properties that refinanced and did not report if received cash back	888	78	29	45	736
Properties that did not refinance	8128	756	787	648	5937
Not available	0	0	0	0	0
Purpose of Second Mortgage	1444	150	94	180	1020
Properties with second mortgage					
Provide funds for the purchase of this property	305	32	24	44	205
	547	49	41	96	361

Provide funds for additions, improvements or repairs to this property					
Provide funds for consolidation of debts	74	7	0	15	52
Provide funds for investment in other real estate	25	0	6	1	17
Provide funds for other types of investments	23	3	1	0	19
Provide funds for educational or medical expenses	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0
Provide funds to pay taxes	0	0	0	0	0
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0
Other reasons	234	41	7	13	172
Not reported	237	18	15	11	193
Other properties	11609	911	877	838	8983
Purpose of Line of Credit	167	25	3	6	133
Properties with second mortgage or line of credit					
Provide funds for additions, improvements or repairs to this property	53	3	0	3	47
Provide funds for consolidation of debts	6	0	0	0	6
Provide funds for investment in other real estate	9	0	0	0	9
Provide funds for other types of investments	0	0	0	0	0
Provide funds for educational or medical expenses	0	0	0	0	0
Provide funds for starting a business	0	0	0	0	0
Provide funds to settle a divorce	0	0	0	0	0
Provide funds to pay taxes	0	0	0	0	0
Provide funds to purchase automobile, truck, or vehicle	0	0	0	0	0
Provide funds to purchase another type of consumer product	0	0	0	0	0
Other reasons	12	0	0	0	12
Not reported	87	21	3	3	60
Other properties	12886	1036	968	1011	9870
Year First Mortgage Made or Assumed	3743	265	182	268	3028
1999 to 2001 (part)					
1997 and 1998	2887	141	124	258	2364
1995 and 1996	1532	106	147	162	1118
1990 to 1994	1308	96	141	68	1002
1985 to 1989	955	133	252	93	477
1980 to 1984	1240	160	50	97	933
1979 or earlier	1387	160	73	71	1082
	544	15	34	72	422

Traditional First Mortgage Loan					
Less than \$500,000					
\$500,000 to \$999,999	1328	40	278	180	830
\$1,000,000 to \$1,499,999	1945	140	200	157	1448
\$1,500,000 to \$1,999,999	1449	139	59	124	1126
\$2,000,000 to \$2,499,999	1154	85	76	51	942
\$2,500,000 to \$2,999,999	817	45	47	50	676
\$3,000,000 to \$3,999,999	1420	116	77	53	1173
\$4,000,000 to \$4,999,999	948	77	54	53	763
\$5,000,000 to \$7,499,999	1395	157	37	70	1131
\$7,500,000 to \$9,999,999	595	64	14	47	470
\$10,000,000 to \$12,499,999	377	59	26	44	248
\$12,500,000 to \$14,999,999	185	26	12	6	140
\$15,000,000 to \$19,999,999	207	21	19	24	142
\$20,000,000 or more	247	37	16	10	184
Not reported	443	39	21	75	307
Median	2450487	3402073	1407619	1747540	2559147
Mean	4233561	5856572	3150496	3575305	4232535
Total Mortgage Loan	510	15	34	72	389
Less than \$500,000					
\$500,000 to \$999,999	1227	40	271	160	756
\$1,000,000 to \$1,499,999	1801	128	185	129	1359
\$1,500,000 to \$1,999,999	1447	133	71	99	1143
\$2,000,000 to \$2,499,999	1186	85	62	59	980
\$2,500,000 to \$2,999,999	833	44	47	93	649
\$3,000,000 to \$3,999,999	1390	113	91	50	1135
\$4,000,000 to \$4,999,999	988	68	60	55	805
\$5,000,000 to \$7,499,999	1455	158	35	88	1174
\$7,500,000 to \$9,999,999	631	78	15	49	489
\$10,000,000 to \$12,499,999	390	36	21	43	290
\$12,500,000 to \$14,999,999	214	52	4	7	150
\$15,000,000 to \$19,999,999	215	28	31	20	136
\$20,000,000 or more	326	45	21	16	244
Not reported	441	39	21	75	306
Median	2581020	3587365	1458762	2080696	2671718
Mean	4698391	6470777	3366496	3964626	4713330
Traditional First Mortgage Outstanding Debt	1120	53	58	159	849
Less than \$500,000					
\$500,000 to \$999,999	1795	87	354	177	1177
\$1,000,000 to \$1,499,999	2122	194	161	142	1625
\$1,500,000 to \$1,999,999	1424	123	63	96	1142
\$2,000,000 to \$2,499,999	1078	51	75	66	886
\$2,500,000 to \$2,999,999	827	68	25	50	684
\$3,000,000 to \$3,999,999	1262	93	58	51	1061
\$4,000,000 to \$4,999,999	689	76	45	33	535
\$5,000,000 to \$7,499,999	1020	115	39	60	806
\$7,500,000 to \$9,999,999	540	56	25	26	433
\$10,000,000 to \$12,499,999	254	30	10	48	167
\$12,500,000 to \$14,999,999	129	24	5	6	94
\$15,000,000 to \$19,999,999	162	26	16	20	100
\$20,000,000 or more	189	25	16	9	139
Not reported	441	39	21	75	306
Median	1945698	2518895	1194955	1474914	2031202

Mean	3515854	4834986	2742134	3140300	3489094
Total Mortgage Outstanding Debt	980	45	58	123	754
Less than \$500,000					
\$500,000 to \$999,999	1636	87	340	163	1047
\$1,000,000 to \$1,499,999	2063	163	149	145	1606
\$1,500,000 to \$1,999,999	1450	127	71	80	1172
\$2,000,000 to \$2,499,999	1128	48	73	104	903
\$2,500,000 to \$2,999,999	817	78	35	50	655
\$3,000,000 to \$3,999,999	1328	99	54	52	1123
\$4,000,000 to \$4,999,999	738	76	51	51	560
\$5,000,000 to \$7,499,999	1065	113	38	62	852
\$7,500,000 to \$9,999,999	574	59	13	30	471
\$10,000,000 to \$12,499,999	269	15	25	46	182
\$12,500,000 to \$14,999,999	169	52	4	2	111
\$15,000,000 to \$19,999,999	142	24	20	18	80
\$20,000,000 or more	260	38	18	16	188
Not reported	436	39	21	75	300
Median	2079584	2769730	1257312	1751288	2151153
Mean	3680123	5202395	2873865	3240033	3641674
Current Interest Rate on First Mortgage	4781	108	449	484	3740
Less than 6.0 percent					
6.0 percent	57	0	0	0	57
6.1 to 6.4 percent	170	14	15	0	141
6.5 to 6.9 percent	783	30	76	31	645
7.0 percent	938	8	25	93	812
7.1 to 7.4 percent	750	44	33	40	632
7.5 to 7.9 percent	1220	195	36	58	932
8.0 percent	266	28	24	2	213
8.1 to 8.4 percent	481	52	36	18	375
8.5 to 8.9 percent	555	49	68	9	429
9.0 percent	102	6	10	0	87
9.1 to 9.4 percent	235	28	35	8	165
9.5 to 9.9 percent	175	65	29	2	80
10.0 percent	71	0	0	0	71
10.1 to 10.4 percent	76	26	0	6	44
10.5 to 10.9 percent	69	9	11	3	45
11.0 percent	135	1	10	14	110
11.1 to 12.9 percent	243	103	6	40	93
13.0 percent	49	5	0	4	41
13.1 percent or more	1896	290	110	205	1291
Not reported	0	0	0	0	0
Median	7.1	9.0	6.6	6.9	7.1
Type of Interest Rate Buydown	3	0	0	0	3
Properties with interest rate buydown					
Constant payment	3	0	0	0	3
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	243	365	213	3991
Not reported	8236	818	606	804	6009
Term of First Mortgage	89	0	5	0	84

Less than 5 years					
5 years	340	0	0	0	340
6 to 9 years	342	0	1	0	341
10 years	1483	4	41	88	1350
11 to 14 years	147	0	13	13	121
15 years	489	7	1	30	451
16 to 19 years	87	0	0	3	83
20 years	175	0	58	3	114
21 to 24 years	148	0	15	5	128
25 years	376	0	37	2	338
26 to 29 years	14	5	2	0	8
30 years	1779	998	102	76	603
More than 30 years	781	48	141	0	593
No stated term	6802	0	555	796	5450
Median	21	31	30	15	15
Unexpired Term of First Mortgage	848	67	38	20	723
Less than 5 years					
5 to 9 years	1911	134	39	60	1678
10 to 14 years	995	159	1	62	772
15 to 19 years	774	117	98	42	517
20 to 24 years	723	146	114	0	463
25 to 29 years	702	347	26	36	293
30 or more years	297	91	99	0	107
No stated term or not computed	6802	0	555	796	5450
Median	12	22	21	12	10
Holder of First Mortgage	2350	182	286	142	1740
Commercial bank or trust company					
Savings and loan association, federal savings bank	1755	138	38	135	1444
Mutual savings bank	334	23	0	48	263
Life insurance company	479	21	14	34	410
Mortgage banker or mortgage company	119	35	4	27	52
Federally-sponsored secondary market agency or pool	3933	351	252	470	2861
Conventional mortgage pool	83	26	0	29	28
Other federal agency	642	50	127	24	441
Real estate investment trust	736	0	1	0	735
Pension or retirement fund	153	37	38	17	61
Credit union	180	22	2	11	145
Finance company	126	15	4	3	104
State or municipal government or housing finance agency	1509	122	173	54	1160
Individual or individual's estate	235	12	5	8	210
Other	416	26	27	14	349
Servicer of First Mortgage	2883	160	278	138	2308
Commercial bank or trust company					
Savings and loan association, federal savings bank	1792	131	41	127	1492
Mutual savings bank	282	23	0	8	251
Life insurance company	248	21	14	10	202
Mortgage banker or mortgage company	4485	501	295	587	3102
	0	0	0	0	0

Federally-sponsored secondary market agency or pool					
Conventional mortgage pool	21	0	0	0	21
Other federal agency	568	19	127	24	398
Real estate investment trust	10	0	0	0	10
Pension or retirement fund	17	1	0	0	16
Credit union	180	22	2	11	145
Finance company	282	15	4	36	227
State or municipal government or housing finance agency	1621	122	180	54	1265
Individual or individual's estate	133	12	5	8	108
Other	530	33	25	14	458
Holder's Acquisition of First Mortgage	7392	639	437	588	5728
Originated directly from borrower					
Purchased from present servicer	3331	189	238	281	2623
Purchased from someone else	2329	233	296	149	1651
Not reported	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	7062	661	530	541	5330
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	849	72	46	87	645
40 to 49 percent	227	16	17	9	186
50 to 59 percent	505	27	40	25	413
60 to 69 percent	557	72	27	56	402
70 to 79 percent	864	106	50	40	669
80 to 89 percent	775	105	20	122	528
90 to 94 percent	412	44	4	18	346
95 to 99 percent	437	35	112	22	268
100 percent or more	2157	165	195	125	1671
Not reported	279	20	19	37	202
Median	85	83	97	83	85
Other properties	5990	400	441	476	4673
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	7062	661	530	541	5330
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	634	51	27	81	474
40 to 49 percent	257	10	11	4	232
50 to 59 percent	302	0	46	8	247
60 to 69 percent	2381	261	200	114	1807
70 to 79 percent	973	100	40	44	788
80 to 89 percent	624	82	13	111	418
90 to 94 percent	342	43	19	18	262
95 to 99 percent	340	24	84	22	210
100 percent or more	950	69	70	102	709
Not reported	259	20	19	37	183
Median	69	70	69	80	69
Other properties	5990	400	441	476	4673
Not available	0	0	0	0	0
	903	36	107	38	723

First Mortgage Risk					
Subprime loan					
Not subprime loan	12150	1025	865	979	9281
Not reported	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	7062	661	530	541	5330
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	671	58	46	55	512
40 to 49 percent	247	19	17	17	194
50 to 59 percent	439	34	24	25	356
60 to 69 percent	548	69	18	43	418
70 to 79 percent	783	55	33	35	659
80 to 89 percent	811	122	34	117	537
90 to 94 percent	384	55	9	19	300
95 to 99 percent	453	33	109	25	285
100 percent or more	2450	196	222	166	1867
Not reported	277	20	19	37	201
Median	89	87	98	86	88
Other properties	5990	400	441	476	4673
Not available	0	0	0	0	0
Total Mortgage Loan as Percent of Value	7062	661	530	541	5330
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	1126	95	87	80	864
40 to 49 percent	531	18	45	26	442
50 to 59 percent	1093	107	73	158	755
60 to 69 percent	863	102	37	66	658
70 to 79 percent	837	53	65	30	689
80 to 89 percent	709	126	51	7	526
90 to 94 percent	214	17	2	24	170
95 to 99 percent	188	4	32	10	142
100 percent or more	1244	119	119	102	904
Not reported	258	20	19	37	182
Median	68	70	72	59	68
Other properties	5990	400	441	476	4673
Not available	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	1649	124	74	161	1291
Less than 20 percent					
20 to 29 percent	969	60	75	70	763
30 to 39 percent	1188	93	84	66	945
40 to 49 percent	1861	161	284	188	1228
50 to 59 percent	1764	147	58	136	1423
60 to 69 percent	1376	54	81	80	1161
70 to 79 percent	1260	122	84	24	1030
80 to 89 percent	834	89	27	63	655
90 to 99 percent	664	65	94	73	432
100 percent or more	1051	107	88	81	775
Not reported or not computed	436	39	21	75	300

Median	54	55	49	49	54
Index Used to Adjust Interest Rate on ARM	2010	106	82	126	1696
Properties with adjustable rate first mortgage					
Treasury security	381	0	3	40	338
Average cost of funds in bank district	45	0	0	4	41
National average cost of funds	8	0	6	0	3
OTS contract mortgage rate	0	0	0	0	0
Other method	314	0	9	9	295
No index used	37	0	0	0	37
Not reported	1225	106	64	73	982
Other properties	11042	955	889	891	8307
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	2010	106	82	126	1696
Properties with adjustable rate first mortgage					
Monthly	49	0	0	0	49
Every 3 months	14	0	0	0	14
Every 6 months	19	0	9	0	9
Yearly	25	0	6	0	19
Every 3 years	28	0	0	0	28
Every 5 years	493	0	3	49	441
Other	109	3	0	4	102
Not reported	1273	103	64	73	1033
Other properties	11042	955	889	891	8307
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	2010	106	82	126	1696
Properties with adjustable rate first mortgage					
Less than 1 percent	7	0	0	0	7
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	2	0	0	0	2
2.1 to 2.9 percent	4	0	0	4	0
3 percent	7	0	0	0	7
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	14	0	0	0	14
No caps	721	0	18	49	654
Not reported	1254	106	64	73	1012
Other properties	11042	955	889	891	8307
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	2010	106	82	126	1696
Properties with adjustable rate first mortgage					
Less than 1 percent	1	0	0	0	1
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	3	0	0	0	3
2.1 to 2.9 percent	7	0	0	0	7
3 percent	12	0	0	0	12

3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	123	0	0	4	119
No caps	590	0	18	49	523
Not reported	1275	106	64	73	1032
Other properties	11042	955	889	891	8307
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	2010	106	82	126	1696
Properties with adjustable rate first mortgage					
Yes, rate has changed	307	3	9	0	295
No change since mortgage made	471	0	9	53	408
Not reported	1233	103	64	73	993
Other properties	11042	955	889	891	8307
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	23	0	0	0	23
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	0	3
Payments can change yearly	3	0	0	0	3
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	2	0	0	0	2
Other	14	0	0	0	14
Not reported	0	0	0	0	0
Monthly payments cannot change	11770	958	904	944	8964
Not reported	1260	103	67	73	1016
First Mortgage Allows for Negative Amortization	23	0	0	0	23
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	0	23
Not reported	0	0	0	0	0
Monthly payments cannot change	11770	958	904	944	8964
Not reported	1260	103	67	73	1016
MORTGAGE PAYMENTS AND OTHER EXPENSES	12249	1033	750	937	9530
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	12124	1033	745	937	9409

Fully amortized	8835	946	626	784	6479
Not fully amortized	3289	86	119	153	2930
Interest only	125	0	5	0	120
No regular payments required	123	2	0	0	121
Not reported	681	26	222	80	353
Items Included in First Mortgage Payment@1	12124	1033	745	937	9409
Regular monthly payments of both interest and principal					
Real estate taxes	4091	345	265	129	3352
Property insurance	1930	340	261	37	1292
Mortgage insurance	638	326	102	65	145
Other	2172	285	202	69	1615
No items included or not reported	7950	684	465	808	5993
No regular payments of interest and principal	929	28	226	80	594
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	12930	1059	971	1017	9882
Regular monthly payments of interest and/or principal					
Less than \$100	1639	75	130	167	1266
\$100 to \$199	4215	264	319	376	3255
\$200 to \$299	2954	285	123	161	2384
\$300 to \$399	1366	72	57	113	1123
\$400 to \$499	766	120	22	51	573
\$500 to \$599	428	65	22	31	309
\$600 to \$699	270	59	44	10	157
\$700 to \$799	158	27	8	20	103
\$800 to \$899	75	17	1	3	54
\$900 to \$999	72	0	6	0	67
\$1,000 to \$1,249	138	44	3	2	90
\$1,250 to \$1,499	36	1	0	1	33
\$1,500 or more	133	2	14	0	117
Not reported	681	26	222	80	353
Median	209	262	177	180	210
Mean	290	347	283	229	290
No regular payments required	123	2	0	0	121
Current First Mortgage Payment Status	12930	1059	971	1017	9882
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	5387	355	404	192	4436
Delinquent by 90 days or more	49	0	9	0	40
Legal proceedings have begun	4	0	0	0	4
Legal proceedings have not begun	44	0	9	0	34
Not reported	1	0	0	0	1
Not reported	7494	704	557	825	5407
Other properties	123	2	0	0	121
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	12930	1059	971	1017	9882
Regular monthly payments of interest and/or principal					
Less than \$100	2224	100	351	228	1546

\$100 to \$199	3979	239	279	351	3111
\$200 to \$299	3060	285	144	179	2453
\$300 to \$399	1472	85	74	137	1177
\$400 to \$499	817	100	27	53	637
\$500 to \$599	443	85	22	29	307
\$600 to \$699	281	61	44	14	162
\$700 to \$799	168	27	8	22	111
\$800 to \$899	87	17	1	3	65
\$900 to \$999	74	7	6	0	62
\$1,000 to \$1,249	137	44	3	2	89
\$1,250 to \$1,499	41	1	0	1	39
\$1,500 or more	146	9	14	0	123
Not reported	0	0	0	0	0
Median	209	267	148	180	212
Mean	284	371	224	222	287
No regular payments required	123	2	0	0	121
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	11276	900	666	891	8819
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	2203	142	136	216	1709
20 to 29 percent	2751	176	183	217	2175
30 to 39 percent	2320	207	100	237	1776
40 to 49 percent	1797	158	119	91	1430
50 to 59 percent	777	38	32	61	647
60 to 69 percent	427	39	16	34	337
70 to 79 percent	230	25	7	18	180
80 to 89 percent	90	0	49	0	42
90 to 99 percent	79	28	0	4	48
100 percent or more	536	86	26	4	420
Not reported or not computed	64	0	0	8	56
Median	33	36	31	30	33
Other properties	1776	161	305	126	1184
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	11289	900	666	891	8832
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	2079	134	121	193	1632
20 to 29 percent	2570	161	172	220	2017
30 to 39 percent	2318	213	96	206	1804
40 to 49 percent	1880	151	133	118	1478
50 to 59 percent	872	48	42	61	720
60 to 69 percent	486	39	16	60	371
70 to 79 percent	261	31	12	18	199
80 to 89 percent	110	1	43	0	66
90 to 99 percent	98	28	5	4	61
100 percent or more	547	94	26	4	423
Not reported or not computed	68	0	0	8	60
Median	34	37	34	31	34
Other properties	1764	161	305	126	1172
Real Estate Tax Per Housing Unit	12016	928	886	970	9232
Acquired before 2000					

Less than \$100	1046	62	60	112	812
\$100 to \$199	523	64	50	51	357
\$200 to \$299	589	48	223	16	302
\$300 to \$399	682	36	48	84	513
\$400 to \$499	809	49	42	138	581
\$500 to \$599	997	111	109	68	709
\$600 to \$699	1152	58	72	81	941
\$700 to \$799	1239	96	42	36	1065
\$800 to \$899	673	37	65	61	510
\$900 to \$999	699	36	17	49	597
\$1,000 to \$1,249	1444	105	104	124	1110
\$1,250 to \$1,499	645	74	32	61	479
\$1,500 to \$1,999	683	86	9	35	553
\$2,000 to \$2,499	247	20	3	16	207
\$2,500 or more	450	44	5	31	370
Not reported	138	1	4	8	126
Median	711	736	516	616	732
Mean	878	940	577	769	912
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Real Estate Tax Per \$1,000 Value	12016	928	886	970	9232
Acquired before 2000					
Less than \$5	1332	98	73	130	1031
\$5 to \$9	1032	83	48	66	835
\$10 to \$14	2115	172	338	112	1492
\$15 to \$19	1592	81	83	221	1207
\$20 to \$24	1400	82	48	172	1098
\$25 to \$29	1106	114	44	83	866
\$30 to \$39	3282	287	245	171	2578
\$40 to \$49	3	0	3	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	16	9	0	7	0
Not reported or not computed	138	1	4	8	126
Median	20	22	15	19	20
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Real Estate Tax as Percent of Rental Receipts	12016	928	886	970	9232
Acquired before 2000					
Less than 5 percent	2236	205	121	196	1713
5 to 9 percent	4142	341	404	399	2998
10 to 14 percent	3080	201	213	134	2532
15 to 19 percent	1241	79	45	120	998
20 to 24 percent	556	44	67	68	378
25 to 29 percent	211	12	23	14	162
30 to 34 percent	83	4	6	14	60
35 to 39 percent	23	0	0	0	23
40 percent or more	238	40	3	11	183
Not reported or not computed	206	1	4	16	185
Median	9	9	9	9	10
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Property Management	11202	907	646	866	8784
Property managed by paid property management company					
Property not managed by paid property management company	1360	128	91	132	1009

Not reported	490	27	234	19	211
Property Management and Administration Expenses Per Housing Unit	12016	928	886	970	9232
Acquired before 2000					
Less than \$100	113	8	0	0	105
\$100 to \$199	466	39	44	49	334
\$200 to \$299	1009	55	45	111	798
\$300 to \$399	1445	101	85	113	1146
\$400 to \$499	1201	66	54	98	983
\$500 to \$599	1172	96	27	148	901
\$600 to \$699	777	21	54	25	676
\$700 to \$799	629	64	38	37	490
\$800 to \$899	443	31	12	49	350
\$900 to \$999	349	41	22	13	273
\$1,000 to \$1,249	862	109	52	42	659
\$1,250 to \$1,499	457	13	20	20	404
\$1,500 to \$1,999	559	73	36	35	415
\$2,000 to \$2,499	276	36	15	38	186
\$2,500 or more	295	34	27	40	194
No expenses	732	73	89	81	490
Not reported or not computed	1231	68	264	72	827
Median	568	712	621	526	566
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Maintenance and Repair Expenses Per Housing Unit	12016	928	886	970	9232
Acquired before 2000					
Less than \$100	188	10	6	6	166
\$100 to \$199	259	32	36	53	138
\$200 to \$299	519	37	58	60	365
\$300 to \$399	707	78	113	44	472
\$400 to \$499	786	39	61	42	644
\$500 to \$599	713	34	36	53	591
\$600 to \$699	682	71	37	33	542
\$700 to \$799	742	54	33	77	578
\$800 to \$899	758	50	15	62	632
\$900 to \$999	498	31	54	41	371
\$1,000 to \$1,249	1012	64	53	56	839
\$1,250 to \$1,499	910	48	33	72	758
\$1,500 to \$1,999	1223	88	42	170	923
\$2,000 to \$2,499	642	57	10	34	541
\$2,500 or more	947	167	37	86	658
No expenses	53	1	2	0	51
Not reported or not computed	1377	67	261	84	965
Median	892	981	607	936	897
Acquired 2000 and 2001 (part)	1036	133	86	47	771
Utility and Fuel Expenses Per Housing Unit	12016	928	886	970	9232
Acquired before 2000					
Less than \$250	396	2	97	11	286
\$250 to \$499	1044	64	46	69	864
\$500 to \$749	2230	132	157	115	1826
\$750 to \$999	2428	216	141	129	1942
\$1,000 to \$1,249	2084	116	88	265	1615
\$1,250 to \$1,499	1028	135	44	106	744
\$1,500 to \$1,749	567	80	17	127	343

\$1,750 to \$1,999	247	44	8	16	180
\$2,000 to \$2,499	253	33	9	12	199
\$2,500 or more	305	39	15	32	218
No expenses	112	1	0	6	105
Not reported or not computed	1322	66	262	83	912
Median	917	1035	770	1109	896
Acquired 2000 and 2001 (part)	1036	133	86	47	771