

Residential Finance Survey: 2001 - Midwest

Table 7-3c. 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	13155	1463	2667	806	8218
PROPERTY CHARACTERISTICS	11751	1249	2366	766	7370
Property Location by Geographic Area					
Inside MAs					
In central cities	5369	722	349	348	3950
Not in central cities	6382	527	2017	418	3420
Outside MAs	1405	215	301	40	849
Number of Housing Units	4455	464	651	289	3052
50 to 74 housing units					
75 to 99 housing units	1748	262	185	115	1185
100 to 149 housing units	2364	352	177	197	1638
150 to 199 housing units	2598	135	1535	82	847
200 to 299 housing units	1164	150	53	65	896
300 to 499 housing units	657	70	48	51	487
500 to 999 housing units	157	22	17	8	111
1,000 or more housing units	14	9	1	0	4
Manner of Acquisition	12272	1337	2534	771	7630
By purchase					
Placed one new mortgage	10096	1147	2300	540	6108
Placed two or more new mortgages	587	22	66	83	416
Assumed mortgage(s) already on property	958	53	122	141	642
Assumed mortgage(s) already on property and placed new mortgage	162	64	8	6	85
Borrowed using assets other than this property as collateral	111	24	6	0	81
Paid all cash-no borrowing	241	26	23	2	190
Other manner	116	0	8	0	108
By inheritance or gift	76	4	23	10	39
By divorce	0	0	0	0	0
By tax free exchange of other property	111	50	0	0	61
By foreclosure or assignment	38	7	0	0	31

By some other manner	253	13	21	17	202
Not reported	407	52	90	9	256
Source of Downpayment@1	4031	301	417	311	3002
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	422	40	33	3	347
Sale of previously owned stocks, shares, or other securities	63	0	3	0	60
Sale of land or other real estate	424	4	107	86	227
Owner's cash, bank deposits, share accounts, or bonds	1799	114	135	137	1413
Borrowing from a retirement plan	12	0	0	0	12
Borrowing using assets other than this property as collateral	348	4	5	81	257
Proceeds from an insurance policy	6	0	0	0	6
From a state or local government source	31	0	20	0	11
From a non-profit organization	14	1	2	0	10
Proceeds from sale of tax credits	203	20	42	16	125
From parents or relatives	29	0	0	4	25
Other cash source	284	29	36	1	218
Non-cash source	19	0	3	0	16
No downpayment required	246	47	21	0	178
Not reported	536	46	64	55	372
Other properties	8988	1150	2249	495	5094
Not reported	136	12	1	0	123
Year Property Acquired	1666	119	148	50	1349
1999 to 2001 (part)					
1997 and 1998	1725	135	210	108	1271
1995 and 1996	954	81	67	164	643
1990 to 1994	1444	193	113	109	1029
1985 to 1989	1734	158	208	179	1189
1980 to 1984	1615	377	137	69	1033
1975 to 1979	2847	238	1647	27	934
1970 to 1974	817	139	89	80	510
1969 or earlier	354	24	49	20	261
Building and Land Acquisition	7330	850	651	525	5304
Acquired at same time					
Not acquired at same time	5220	570	1906	245	2499
Land not owned by building owner	60	12	5	0	43
Not reported	546	31	106	35	373
Property New or Previously Owned When Acquired	12272	1337	2534	771	7630
Acquired by purchase					
New	6318	750	1929	366	3272
Previously owned	5758	580	510	397	4270
As residential property	5567	553	503	385	4127
Converted from nonresidential use	191	28	7	12	144
Other	129	7	77	8	37
Not reported	66	0	16	0	50
Other properties	477	74	44	26	333
Not reported	407	52	90	9	256
	258	34	11	3	210

Year Structure Built					
1999 to March 2000					
1997 and 1998	555	66	62	4	423
1995 and 1996	512	24	13	110	365
1990 to 1994	834	85	69	27	653
1980 to 1989	2802	323	444	234	1800
1970 to 1979	5260	658	1888	134	2580
1960 to 1969	1639	155	127	142	1214
1950 to 1959	235	1	9	5	220
1940 to 1949	141	32	2	35	72
1939 or earlier	919	83	42	111	682
	3144	230	350	156	2409
Purchase Price Per Housing Unit@8					
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	655	51	54	25	526
\$20,000 to \$39,999	1659	84	207	110	1259
\$40,000 to \$59,999	441	30	38	14	359
\$60,000 to \$79,999	241	54	36	1	150
\$80,000 to \$99,999	74	0	4	6	63
\$100,000 to \$124,999	15	3	3	0	9
\$125,000 to \$149,999	24	5	5	0	14
\$150,000 to \$174,999	4	0	0	0	4
\$175,000 to \$199,999	13	0	3	0	10
\$200,000 to \$249,999	3	3	0	0	0
\$250,000 to \$299,999	4	0	0	0	4
\$300,000 to \$499,999	5	0	0	0	5
\$500,000 or more	0	0	0	0	0
Median	31017	35238	31719	29668	30737
Mean	35419	42790	37914	26083	34957
Other properties	10011	1234	2317	650	5810
Value	582	49	106	36	391
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	2223	375	302	127	1420
\$2,000,000 to \$2,999,999	2085	198	125	74	1689
\$3,000,000 to \$3,999,999	1688	196	241	180	1071
\$4,000,000 to \$4,999,999	988	108	141	60	679
\$5,000,000 to \$7,499,999	1799	291	145	174	1189
\$7,500,000 to \$9,999,999	702	55	28	68	551
\$10,000,000 to \$14,999,999	2254	108	1513	14	619
\$15,000,000 to \$19,999,999	400	24	31	15	330
\$20,000,000 to \$29,999,999	263	35	21	26	182
\$30,000,000 to \$39,999,999	83	16	7	12	47
\$40,000,000 to \$49,999,999	40	3	1	15	21
\$50,000,000 or more	48	7	7	4	31
Median	3999613	3563711	10812743	3923265	3570104
Mean	6088956	5528403	7628172	6408550	5657828
Value Per Housing Unit@8	1688	189	237	67	1195
Less than \$20,000					
\$20,000 to \$39,999	5497	813	467	328	3889
\$40,000 to \$59,999	4242	279	1719	264	1980
\$60,000 to \$79,999	1042	87	190	90	675
\$80,000 to \$99,999	252	37	23	19	173
\$100,000 to \$124,999	156	45	10	3	99

\$125,000 to \$149,999	125	1	16	15	93
\$150,000 to \$174,999	51	1	1	0	48
\$175,000 to \$199,999	43	0	5	6	32
\$200,000 to \$249,999	20	6	0	7	7
\$250,000 to \$299,999	22	5	0	0	17
\$300,000 to \$499,999	17	0	0	7	10
\$500,000 or more	0	0	0	0	0
Median	37790	33340	47330	40600	34986
Mean	42274	38633	46700	47672	40956
Purchase Price as Percent of Value@8	12272	1337	2534	771	7630
Acquired by purchase					
Purchased 1997 to 2001 (part)	3144	230	350	156	2409
Less than 60 percent	278	49	17	4	209
60 to 69 percent	115	41	9	6	59
70 to 79 percent	344	43	101	4	197
80 to 99 percent	1163	38	113	94	918
100 percent or more	1238	59	110	49	1020
Median	94	76	89	94	96
Purchased 1990 to 1996 (part)	2208	213	174	249	1572
Less than 40 percent	226	36	6	28	156
40 to 59 percent	353	44	14	25	270
60 to 79 percent	541	41	61	67	372
80 to 99 percent	512	29	47	66	370
100 percent or more	576	63	46	64	404
Median	79	73	83	81	79
Purchased 1989 or earlier	6920	894	2010	366	3649
Less than 20 percent	196	1	12	16	166
20 to 39 percent	458	52	22	14	370
40 to 59 percent	809	109	47	43	610
60 to 79 percent	2535	110	1624	54	748
80 to 99 percent	771	203	61	125	382
100 percent or more	2070	419	221	115	1315
Median	75	97	71	89	77
Not acquired by purchase	884	126	134	35	588
Value of Capital Improvements	7479	1059	729	573	5117
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	2343	418	217	215	1493
\$50,000 to \$99,999	1541	240	228	133	940
\$100,000 to \$249,999	1976	217	159	159	1441
\$250,000 to \$499,999	784	114	63	28	580
\$500,000 to \$749,999	299	28	10	15	247
\$750,000 to \$999,999	118	12	12	14	81
\$1,000,000 to \$1,499,999	165	11	20	7	127
\$1,500,000 to \$1,999,999	67	3	9	0	55
\$2,000,000 to \$2,999,999	51	6	6	0	39
\$3,000,000 or more	134	11	6	2	114
Median	95326	73337	82422	76917	113060
Mean	370752	241137	262886	150667	437616
Properties with no capital improvements between 1998 and 2000	3916	272	1669	135	1840
Capital improvements not reported	1760	132	269	98	1261
Value of Capital Improvements Per	7479	1059	729	573	5117

Unit					
Properties with capital improvements between 1998 and 2000					
Less than \$500	2317	433	171	187	1526
\$500 to \$999	1784	321	213	140	1109
\$1,000 to \$2,499	2383	221	253	208	1701
\$2,500 to \$4,999	559	25	70	22	442
\$5,000 to \$7,499	180	53	7	15	105
\$7,500 to \$9,999	66	0	0	0	66
\$10,000 to \$14,999	65	0	0	0	65
\$15,000 to \$19,999	24	0	6	0	18
\$20,000 to \$29,999	17	1	7	0	9
\$30,000 or more	84	6	3	0	76
Median	899	651	954	855	965
Mean	2802	1655	1770	1088	3378
Properties with no capital improvements between 1998 and 2000	3916	272	1669	135	1840
Capital improvements not reported	1760	132	269	98	1261
Monthly Rental Receipts Per Housing Unit	12183	1398	2545	768	7472
Acquired before 2000					
Less than \$100	179	73	4	17	85
\$100 to \$199	344	10	137	7	190
\$200 to \$299	669	95	172	43	359
\$300 to \$399	1592	122	105	160	1206
\$400 to \$499	1987	458	149	87	1293
\$500 to \$599	2351	230	234	221	1665
\$600 to \$799	1599	192	151	70	1186
\$800 to \$999	2669	75	1540	118	935
\$1000 or more	786	142	54	45	545
No rental receipts	8	0	0	0	8
Median	556	487	842	531	536
Mean	617	571	630	576	626
Acquired 2000 and 2001 (part)	972	66	122	38	746
Rental Receipts as Percent of Value@8	12183	1398	2545	768	7472
Acquired before 2000					
Less than 5 percent	150	53	5	12	79
5 to 9 percent	427	34	130	63	199
10 to 14 percent	2769	308	355	261	1845
15 to 19 percent	5065	335	1780	272	2678
20 to 24 percent	1682	294	180	87	1121
25 to 29 percent	876	223	30	27	595
30 to 39 percent	662	121	37	33	472
40 percent or more	546	31	28	14	474
Median	18	20	17	16	18
Acquired 2000 and 2001 (part)	972	66	122	38	746
Rental Vacancy Losses as Percent of Potential Receipts	12183	1398	2545	768	7472
Acquired before 2000					
Less than 1.0 percent	1315	192	142	46	934
1.0 to 2.9 percent	2258	349	200	227	1483
3.0 to 4.9 percent	1901	230	171	128	1373

5.0 to 6.9 percent	1084	172	104	102	706
7.0 to 8.9 percent	2179	52	1510	45	572
9.0 to 10.9 percent	664	34	50	27	554
11.0 to 12.9 percent	402	117	25	74	186
13.0 to 14.9 percent	131	10	13	0	108
15.0 percent or more	603	107	61	20	415
Not reported or not computed	1647	135	270	99	1142
Median	4.8	3.8	7.7	4.0	4.1
Acquired 2000 and 2001 (part)	972	66	122	38	746
Age Restrictions	2940	382	396	166	1995
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	9833	1056	2173	589	6016
Not reported	382	25	98	51	208
Age Composition	891	121	79	92	599
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	888	2088	470	5248
Not reported	3570	454	501	244	2372
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	1845	259	185	109	1292
Property provides meal service					
Charge included in rent	1226	201	65	91	869
Charge not included in rent	275	15	21	13	226
Not reported	344	43	99	4	198
Property does not provide meal service	1885	284	273	159	1170
Not reported	9425	921	2210	539	5756
Type of Property Benefits@1	1189	201	165	116	707
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	3164	704	420	196	1843
Government grant	191	16	0	90	85
Property tax relief	800	85	63	74	578
Federal income tax credit for low-income, old or historic properties	696	59	77	105	455
Accelerated federal income tax depreciation for low- and moderate-income properties	290	58	50	10	172
Subsidy from a non-profit corporation	219	27	76	3	113
None of the above benefits	7975	561	2006	373	5035
Not reported	862	83	114	75	590
Source of Property Benefits@1	4319	820	548	358	2594
With property benefits					
Federal government	3491	764	419	291	2017
State government	563	23	78	101	361
Local government	470	49	26	22	373
Non-profit corporation	219	27	76	3	113
Not reported	143	1	0	46	96

With no property benefits	7975	561	2006	373	5035
Not reported	862	83	114	75	590
Reason for Benefits@1	4319	820	548	358	2594
With property benefits					
Occupied by low- or moderate-income individuals	3658	715	478	326	2140
Occupied by elderly or disabled individuals	1816	372	309	103	1032
A historic structure	109	11	8	14	77
Located in a community development or economic development area	263	12	33	17	202
Covered by a Homestead Exemption	39	0	0	0	39
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	90	9	9	6	66
Not reported	127	24	4	0	99
With no property benefits	7975	561	2006	373	5035
Not reported	862	83	114	75	590
Section 8 Rental Housing Certificates and Vouchers	5147	710	534	397	3506
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	7173	692	2009	308	4164
Not reported	835	62	124	101	548
OWNER CHARACTERISTICS	1710	139	200	161	1209
Type of Owner					
Individual investor(s)					
Limited partnership	4965	893	477	372	3223
Joint venture	108	9	20	5	74
General partnership	1252	168	118	61	905
Life insurance company	13	0	0	0	13
Depository institution	0	0	0	0	0
Public real estate investment trust	226	14	36	5	172
Private real estate investment trust	72	0	6	0	66
Corporation - other than real estate investment trust	3323	113	1591	88	1531
Housing cooperative organization	42	6	6	2	28
Non-profit or church-related institution	983	99	203	64	616
Pension fund	20	0	0	0	20
Fraternal organization	9	0	0	6	4
Other	432	22	11	42	358
MORTGAGE CHARACTERISTICS	11766	1325	2480	708	7254
Number of Mortgages					
1 mortgage					
2 mortgages	1048	92	120	80	756
3 or more mortgages	341	46	68	18	209
Form of Debt of First Mortgage	13152	1463	2665	806	8218

Mortgage or deed of trust					
Contract to purchase	0	0	0	0	0
Some other loan secured by this property	3	0	3	0	0
Method of Loan Application	6	0	6	0	0
By computer over the Internet or by e-mail					
By telephone or FAX	1317	84	97	94	1042
By regular mail	958	221	64	72	601
By personal visit	4775	564	525	291	3395
Through third party (such as real estate agent or builder)	3602	354	1683	93	1473
Some other way	788	70	11	147	560
Not reported	1153	97	208	23	825
Not available	556	74	72	88	322
Origin of First Mortgage	7475	951	846	417	5260
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	856	116	128	97	517
Mortgage placed later than acquisition of property	4824	396	1694	292	2442
Refinanced mortgage	4613	377	1664	290	2281
Same lender	879	128	73	107	571
Different lender	3733	249	1591	183	1710
Mortgage placed on property owned free and clear of debt	212	20	30	2	160
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4824	396	1694	292	2442
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	3080	102	1569	143	1266
Increase payment period for mortgage	91	0	5	45	41
Reduce payment period for mortgage	15	0	0	0	15
Renew or extend loan that had fallen due, without increasing outstanding balance	461	97	24	53	287
Receive cash or increase outstanding balance of loan	656	56	37	28	535
Other reason	458	131	58	16	252
Not reported	64	10	1	7	46
Other properties	8331	1067	973	514	5777
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	2908	74	1569	70	1194
Properties on which cash received					
Less than \$1,000,000	804	40	59	42	662
\$1,000,000 to \$1,999,999	1729	10	1472	17	230

\$2,000,000 to \$2,999,999	89	6	8	1	74
\$3,000,000 to \$3,999,999	103	4	10	0	88
\$4,000,000 to \$4,999,999	76	0	4	6	67
\$5,000,000 to \$7,499,999	24	10	0	1	12
\$7,500,000 to \$9,999,999	32	3	8	0	21
\$10,000,000 to \$14,999,999	6	0	1	2	3
\$15,000,000 to \$19,999,999	21	0	3	0	18
\$20,000,000 to \$29,999,999	21	0	0	2	19
\$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	0	3	0	0
Not reported	0	0	0	0	0
Median	1375894	919991	1492555	838194	901653
Mean	1659754	2057679	1392219	1968335	1968346
Properties that refinanced and did not receive cash back	1624	284	104	192	1043
Properties that refinanced and did not report if received cash back	293	38	21	30	205
Properties that did not refinance	8331	1067	973	514	5777
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	2908	74	1569	70	1194
Properties on which cash received@1					
For additions, improvements or repairs to this property	2133	34	1487	54	557
To consolidate debts	150	7	10	3	129
For investment in other real estate	1964	23	1497	13	431
For other types of investments	274	24	30	1	220
For educational or medical expenses	0	0	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	4	0	0	0	4
To pay taxes	11	0	0	0	11
To purchase an automobile, truck, or other vehicle	2	0	0	0	2
To purchase consumer product other than automobile, truck, or other vehicle	57	0	0	0	57
Other	258	12	19	7	221
Not reported	47	0	1	0	46
Properties that refinanced and did not receive cash back	1624	284	104	192	1043
Properties that refinanced and did not report if received cash back	293	38	21	30	205
Properties that did not refinance	8331	1067	973	514	5777
Not available	0	0	0	0	0
Purpose of Second Mortgage	1334	138	188	98	910
Properties with second mortgage					
Provide funds for the purchase of this property	423	35	63	19	306
	423	34	73	33	283

Provide funds for additions, improvements or repairs to this property					
Provide funds for consolidation of debts	72	6	4	0	62
Provide funds for investment in other real estate	33	7	0	0	26
Provide funds for other types of investments	17	11	7	0	0
Provide funds for educational or medical expenses	0	0	0	0	0
Provide funds for starting a business	7	0	0	0	7
Provide funds to settle a divorce	7	0	0	0	7
Provide funds to pay taxes	3	0	0	0	3
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	218	39	10	27	143
Not reported	128	6	31	19	72
Other properties	11821	1325	2480	708	7309
Purpose of Line of Credit	67	0	0	2	66
Properties with second mortgage or line of credit					
Provide funds for additions, improvements or repairs to this property	7	0	0	0	7
Provide funds for consolidation of debts	0	0	0	0	0
Provide funds for investment in other real estate	28	0	0	0	28
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	0	0	0	0	0
Not reported	33	0	0	2	31
Other properties	13088	1463	2667	805	8153
Year First Mortgage Made or Assumed	2922	292	257	104	2268
1999 to 2001 (part)					
1997 and 1998	4223	178	1672	219	2154
1995 and 1996	1336	165	90	210	871
1990 to 1994	1347	196	156	99	896
1985 to 1989	953	68	215	65	604
1980 to 1984	1068	332	125	49	562
1979 or earlier	1306	232	152	60	863
	644	43	215	26	360

Traditional First Mortgage Loan					
Less than \$500,000					
\$500,000 to \$999,999	990	98	111	87	694
\$1,000,000 to \$1,499,999	1599	140	250	107	1102
\$1,500,000 to \$1,999,999	1594	343	72	72	1106
\$2,000,000 to \$2,499,999	990	145	54	80	711
\$2,500,000 to \$2,999,999	899	33	176	94	596
\$3,000,000 to \$3,999,999	1282	130	98	65	990
\$4,000,000 to \$4,999,999	905	173	66	93	573
\$5,000,000 to \$7,499,999	2581	205	1520	43	812
\$7,500,000 to \$9,999,999	483	50	19	32	382
\$10,000,000 to \$12,499,999	308	28	27	24	229
\$12,500,000 to \$14,999,999	188	20	24	6	138
\$15,000,000 to \$19,999,999	128	28	15	4	82
\$20,000,000 or more	157	20	17	28	93
Not reported	405	8	3	45	349
Median	2809826	2356648	5476075	2543012	2472654
Mean	4113924	4049358	5125913	4163624	3778452
Total Mortgage Loan	467	43	157	26	240
Less than \$500,000					
\$500,000 to \$999,999	1028	87	92	81	767
\$1,000,000 to \$1,499,999	1605	140	275	92	1099
\$1,500,000 to \$1,999,999	1487	263	120	65	1039
\$2,000,000 to \$2,499,999	944	140	54	101	650
\$2,500,000 to \$2,999,999	839	35	175	75	554
\$3,000,000 to \$3,999,999	1417	182	92	85	1058
\$4,000,000 to \$4,999,999	1002	197	68	97	639
\$5,000,000 to \$7,499,999	2622	213	1519	43	847
\$7,500,000 to \$9,999,999	514	57	29	34	394
\$10,000,000 to \$12,499,999	312	26	19	22	244
\$12,500,000 to \$14,999,999	193	20	30	4	140
\$15,000,000 to \$19,999,999	140	30	18	4	89
\$20,000,000 or more	180	21	18	32	109
Not reported	405	8	3	45	349
Median	3003801	3108654	5494243	2601281	2625994
Mean	4270473	4259266	5212254	4359125	3945139
Traditional First Mortgage Outstanding Debt	1230	250	303	45	631
Less than \$500,000					
\$500,000 to \$999,999	1597	158	99	99	1240
\$1,000,000 to \$1,499,999	1687	217	204	128	1138
\$1,500,000 to \$1,999,999	1376	224	116	124	912
\$2,000,000 to \$2,499,999	932	59	108	53	713
\$2,500,000 to \$2,999,999	816	42	106	71	597
\$3,000,000 to \$3,999,999	1051	204	79	38	729
\$4,000,000 to \$4,999,999	751	75	48	89	539
\$5,000,000 to \$7,499,999	2306	102	1511	45	647
\$7,500,000 to \$9,999,999	409	40	22	26	320
\$10,000,000 to \$12,499,999	234	25	34	6	168
\$12,500,000 to \$14,999,999	144	26	14	8	96
\$15,000,000 to \$19,999,999	101	13	4	6	79
\$20,000,000 or more	117	19	15	22	62
Not reported	405	8	3	45	349
Median	2260474	1727741	5444187	1936752	2009756

Mean	3572610	3099432	4776702	3573717	3252358
Total Mortgage Outstanding Debt	999	244	232	37	486
Less than \$500,000					
\$500,000 to \$999,999	1648	145	93	83	1327
\$1,000,000 to \$1,499,999	1619	166	271	138	1045
\$1,500,000 to \$1,999,999	1296	196	117	128	855
\$2,000,000 to \$2,499,999	955	62	109	53	731
\$2,500,000 to \$2,999,999	804	67	95	55	586
\$3,000,000 to \$3,999,999	1176	234	88	74	779
\$4,000,000 to \$4,999,999	863	102	44	89	627
\$5,000,000 to \$7,499,999	2363	113	1522	45	681
\$7,500,000 to \$9,999,999	426	42	22	28	333
\$10,000,000 to \$12,499,999	232	23	36	3	170
\$12,500,000 to \$14,999,999	141	24	12	7	98
\$15,000,000 to \$19,999,999	116	17	6	7	85
\$20,000,000 or more	138	20	17	24	77
Not reported	381	8	3	33	336
Median	2432250	1941981	5465994	2002183	2156114
Mean	3612660	3283915	4858269	3597778	3268362
Current Interest Rate on First Mortgage	4898	176	333	530	3859
Less than 6.0 percent					
6.0 percent	125	5	14	3	104
6.1 to 6.4 percent	113	52	10	0	51
6.5 to 6.9 percent	329	102	41	0	186
7.0 percent	958	60	62	93	744
7.1 to 7.4 percent	555	139	96	0	319
7.5 to 7.9 percent	2381	180	1521	9	672
8.0 percent	304	83	45	13	163
8.1 to 8.4 percent	558	111	125	0	322
8.5 to 8.9 percent	455	29	71	0	355
9.0 percent	292	5	148	0	140
9.1 to 9.4 percent	100	15	4	0	81
9.5 to 9.9 percent	94	24	8	0	62
10.0 percent	63	0	46	0	17
10.1 to 10.4 percent	48	41	4	0	3
10.5 to 10.9 percent	59	53	7	0	0
11.0 percent	85	5	4	14	63
11.1 to 12.9 percent	245	215	1	0	28
13.0 percent	22	0	4	0	18
13.1 percent or more	1470	170	125	145	1030
Not reported	0	0	0	0	0
Median	7.2	8.0	7.8	4.6	6.8
Type of Interest Rate Buydown	23	21	0	0	1
Properties with interest rate buydown					
Constant payment	1	0	0	0	1
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	454	2185	24	2405
Not reported	8065	988	483	782	5812
Term of First Mortgage	57	0	9	7	40

Less than 5 years					
5 years	284	0	1	0	283
6 to 9 years	124	0	3	0	121
10 years	2313	0	1572	0	740
11 to 14 years	114	0	2	0	112
15 years	317	3	25	5	284
16 to 19 years	97	7	9	0	81
20 years	271	3	12	3	254
21 to 24 years	34	13	12	0	8
25 years	236	10	3	0	223
26 to 29 years	29	2	14	0	13
30 years	1682	1332	46	6	299
More than 30 years	829	93	457	3	276
No stated term	6769	0	502	782	5485
Median	16	31	11	16	15
Unexpired Term of First Mortgage	665	122	20	7	516
Less than 5 years					
5 to 9 years	2696	236	1564	0	897
10 to 14 years	613	163	57	5	387
15 to 19 years	465	76	40	5	344
20 to 24 years	683	367	82	0	235
25 to 29 years	1077	438	337	6	296
30 or more years	187	62	66	0	59
No stated term or not computed	6769	0	502	782	5485
Median	10	22	8	14	10
Holder of First Mortgage	2327	227	70	229	1802
Commercial bank or trust company					
Savings and loan association, federal savings bank	1267	90	36	176	964
Mutual savings bank	166	53	2	1	110
Life insurance company	723	88	35	1	599
Mortgage banker or mortgage company	50	19	2	6	24
Federally-sponsored secondary market agency or pool	5510	544	1912	243	2812
Conventional mortgage pool	120	40	0	0	81
Other federal agency	898	134	398	5	361
Real estate investment trust	15	0	0	0	15
Pension or retirement fund	112	44	0	0	68
Credit union	354	38	2	28	286
Finance company	75	20	3	11	41
State or municipal government or housing finance agency	699	60	166	42	430
Individual or individual's estate	368	21	5	37	305
Other	470	86	37	27	320
Servicer of First Mortgage	2311	173	70	229	1840
Commercial bank or trust company					
Savings and loan association, federal savings bank	1306	103	33	176	993
Mutual savings bank	160	53	2	1	103
Life insurance company	354	73	19	1	261
Mortgage banker or mortgage company	6170	863	1927	249	3131
	35	5	2	0	28

Federally-sponsored secondary market agency or pool					
Conventional mortgage pool	68	1	0	0	66
Other federal agency	772	31	398	5	338
Real estate investment trust	0	0	0	0	0
Pension or retirement fund	6	0	0	0	6
Credit union	354	38	2	28	286
Finance company	108	0	3	11	94
State or municipal government or housing finance agency	705	65	166	42	432
Individual or individual's estate	391	21	5	37	329
Other	415	36	41	27	311
Holder's Acquisition of First Mortgage	7953	792	1895	485	4781
Originated directly from borrower					
Purchased from present servicer	3206	252	637	181	2136
Purchased from someone else	1996	419	136	140	1301
Not reported	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	7569	949	865	483	5272
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	377	12	114	51	199
40 to 49 percent	174	10	83	19	63
50 to 59 percent	414	35	28	47	305
60 to 69 percent	653	75	90	44	446
70 to 79 percent	757	69	69	13	606
80 to 89 percent	1176	115	144	28	889
90 to 94 percent	447	47	74	6	320
95 to 99 percent	338	36	35	33	234
100 percent or more	2904	547	203	204	1950
Not reported	328	5	26	37	261
Median	91	13709	83	97	90
Other properties	5586	514	1803	323	2946
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	7569	949	865	483	5272
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	281	7	28	50	196
40 to 49 percent	93	5	6	11	71
50 to 59 percent	303	5	30	4	264
60 to 69 percent	1971	376	377	119	1099
70 to 79 percent	948	106	100	18	724
80 to 89 percent	1069	71	78	32	888
90 to 94 percent	440	33	109	4	294
95 to 99 percent	221	29	20	29	143
100 percent or more	1969	311	113	179	1366
Not reported	274	5	3	37	229
Median	80	77	70	86	82
Other properties	5586	514	1803	323	2946
Not available	0	0	0	0	0
	600	107	19	48	426

First Mortgage Risk					
Subprime loan					
Not subprime loan	12555	1356	2648	758	7792
Not reported	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	7569	949	865	483	5272
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	250	12	48	45	144
40 to 49 percent	163	9	74	19	61
50 to 59 percent	411	29	35	47	301
60 to 69 percent	598	61	136	26	376
70 to 79 percent	700	37	35	7	621
80 to 89 percent	1218	119	159	45	896
90 to 94 percent	452	50	68	11	323
95 to 99 percent	368	39	40	26	263
100 percent or more	3080	590	244	221	2025
Not reported	328	5	26	37	261
Median	93	19986	86	100	92
Other properties	5586	514	1803	323	2946
Not available	0	0	0	0	0
Total Mortgage Loan as Percent of Value	7569	949	865	483	5272
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	669	42	152	63	413
40 to 49 percent	319	26	20	12	262
50 to 59 percent	1008	112	64	64	768
60 to 69 percent	1088	138	197	51	703
70 to 79 percent	1093	126	103	36	827
80 to 89 percent	993	89	98	118	688
90 to 94 percent	390	84	71	12	223
95 to 99 percent	256	26	24	15	190
100 percent or more	1480	302	134	74	970
Not reported	274	5	3	37	229
Median	75	83	70	79	75
Other properties	5586	514	1803	323	2946
Not available	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	731	118	97	43	474
Less than 20 percent					
20 to 29 percent	606	100	103	45	358
30 to 39 percent	923	51	152	40	679
40 to 49 percent	1248	173	115	113	847
50 to 59 percent	1634	182	126	113	1212
60 to 69 percent	3299	279	1663	134	1224
70 to 79 percent	1699	299	185	201	1014
80 to 89 percent	1086	57	89	24	916
90 to 99 percent	625	81	44	40	460
100 percent or more	922	115	91	19	698
Not reported or not computed	383	8	3	36	336

Median	64	64	64	62	63
Index Used to Adjust Interest Rate on ARM	2005	106	146	198	1556
Properties with adjustable rate first mortgage					
Treasury security	417	0	13	0	404
Average cost of funds in bank district	18	0	0	0	18
National average cost of funds	8	0	0	0	8
OTS contract mortgage rate	0	0	0	0	0
Other method	123	0	7	0	117
No index used	26	0	3	0	24
Not reported	1413	106	123	198	987
Other properties	11150	1358	2522	608	6662
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	2005	106	146	198	1556
Properties with adjustable rate first mortgage					
Monthly	98	0	4	0	94
Every 3 months	8	0	0	0	8
Every 6 months	0	0	0	0	0
Yearly	319	0	3	0	316
Every 3 years	71	0	5	0	66
Every 5 years	66	0	8	0	58
Other	20	0	3	0	18
Not reported	1422	106	123	198	996
Other properties	11150	1358	2522	608	6662
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	2005	106	146	198	1556
Properties with adjustable rate first mortgage					
Less than 1 percent	13	0	0	0	13
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	204	0	0	0	204
2.1 to 2.9 percent	0	0	0	0	0
3 percent	3	0	0	0	3
3.1 to 3.9 percent	5	0	5	0	0
4.0 percent or more	17	0	0	0	17
No caps	292	0	17	0	275
Not reported	1471	106	123	198	1045
Other properties	11150	1358	2522	608	6662
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	2005	106	146	198	1556
Properties with adjustable rate first mortgage					
Less than 1 percent	8	0	0	0	8
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	8	0	247
No caps	296	0	15	0	282
Not reported	1446	106	123	198	1020
Other properties	11150	1358	2522	608	6662
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	2005	106	146	198	1556
Properties with adjustable rate first mortgage					
Yes, rate has changed	485	0	12	0	473
No change since mortgage made	123	0	11	0	113
Not reported	1397	106	123	198	970
Other properties	11150	1358	2522	608	6662
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	7	0	0	0	7
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	0	7
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	1358	2544	608	7210
Not reported	1428	106	123	198	1002
First Mortgage Allows for Negative Amortization	7	0	0	0	7
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	0	7
Not reported	0	0	0	0	0
Monthly payments cannot change	11720	1358	2544	608	7210
Not reported	1428	106	123	198	1002
MORTGAGE PAYMENTS AND OTHER EXPENSES	12549	1417	2583	737	7811
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	12490	1417	2574	737	7762

Fully amortized	9866	1249	2081	685	5850
Not fully amortized	2624	168	492	51	1912
Interest only	59	0	10	0	49
No regular payments required	58	2	8	0	48
Not reported	549	44	76	70	359
Items Included in First Mortgage Payment@1	12490	1417	2574	737	7762
Regular monthly payments of both interest and principal					
Real estate taxes	3886	565	1738	9	1574
Property insurance	3343	575	1701	6	1061
Mortgage insurance	2194	564	1491	3	136
Other	2823	421	1715	0	687
No items included or not reported	8570	841	824	728	6177
No regular payments of interest and principal	666	46	94	70	456
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	13097	1462	2660	806	8170
Regular monthly payments of interest and/or principal					
Less than \$100	1672	247	392	64	970
\$100 to \$199	4080	568	211	235	3066
\$200 to \$299	4544	312	1796	306	2130
\$300 to \$399	1193	161	111	93	829
\$400 to \$499	534	92	36	23	384
\$500 to \$599	249	29	12	5	203
\$600 to \$699	72	2	8	1	60
\$700 to \$799	22	2	0	0	20
\$800 to \$899	33	0	3	1	29
\$900 to \$999	15	0	2	0	13
\$1,000 to \$1,249	45	5	2	6	33
\$1,250 to \$1,499	27	0	4	3	21
\$1,500 or more	61	0	9	0	52
Not reported	549	44	76	70	359
Median	212	181	238	223	196
Mean	239	205	239	227	246
No regular payments required	58	2	8	0	48
Current First Mortgage Payment Status	13097	1462	2660	806	8170
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	5585	570	2179	24	2813
Delinquent by 90 days or more	10	0	0	0	10
Legal proceedings have begun	3	0	0	0	3
Legal proceedings have not begun	7	0	0	0	7
Not reported	0	0	0	0	0
Not reported	7503	892	481	782	5348
Other properties	58	2	8	0	48
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	13097	1462	2660	806	8170
Regular monthly payments of interest and/or principal					
Less than \$100	2046	276	402	115	1252

\$100 to \$199	4036	517	269	251	2999
\$200 to \$299	4657	347	1800	307	2204
\$300 to \$399	1267	189	112	93	873
\$400 to \$499	535	95	36	20	385
\$500 to \$599	276	29	12	8	226
\$600 to \$699	62	2	6	1	53
\$700 to \$799	32	2	0	0	30
\$800 to \$899	32	0	4	1	26
\$900 to \$999	12	0	0	0	12
\$1,000 to \$1,249	47	5	4	6	33
\$1,250 to \$1,499	27	0	6	3	19
\$1,500 or more	67	0	9	0	58
Not reported	0	0	0	0	0
Median	210	188	237	212	194
Mean	235	206	238	210	242
No regular payments required	58	2	8	0	48
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	11649	1354	2508	699	7087
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	1330	173	243	78	837
20 to 29 percent	1813	302	245	83	1183
30 to 39 percent	3986	371	1656	91	1867
40 to 49 percent	2196	202	162	223	1609
50 to 59 percent	1290	102	85	204	900
60 to 69 percent	510	133	48	5	324
70 to 79 percent	119	0	7	3	109
80 to 89 percent	65	1	8	6	50
90 to 99 percent	36	0	3	0	33
100 percent or more	294	70	50	7	167
Not reported or not computed	8	0	0	0	8
Median	37	35	35	44	38
Other properties	1507	109	159	107	1131
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	11672	1356	2510	700	7105
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	1229	159	216	55	800
20 to 29 percent	1660	249	188	99	1124
30 to 39 percent	3907	375	1667	90	1775
40 to 49 percent	2246	239	146	228	1633
50 to 59 percent	1422	130	119	205	968
60 to 69 percent	657	133	105	9	411
70 to 79 percent	119	0	7	3	109
80 to 89 percent	68	1	8	6	53
90 to 99 percent	58	0	3	0	55
100 percent or more	298	70	50	7	170
Not reported or not computed	8	0	0	0	8
Median	38	37	35	45	39
Other properties	1483	107	157	106	1113
Real Estate Tax Per Housing Unit	12183	1398	2545	768	7472
Acquired before 2000					

Less than \$100	1003	147	142	78	636
\$100 to \$199	531	50	41	23	417
\$200 to \$299	1147	188	199	69	691
\$300 to \$399	1330	246	139	124	821
\$400 to \$499	1224	251	51	127	795
\$500 to \$599	951	119	91	91	649
\$600 to \$699	1167	71	120	47	928
\$700 to \$799	2218	75	1496	19	628
\$800 to \$899	687	52	52	74	509
\$900 to \$999	418	72	82	28	236
\$1,000 to \$1,249	588	49	80	26	433
\$1,250 to \$1,499	355	37	22	23	274
\$1,500 to \$1,999	266	18	12	6	230
\$2,000 to \$2,499	90	10	3	7	70
\$2,500 or more	77	4	14	10	49
Not reported	132	8	1	17	105
Median	583	425	733	464	550
Mean	615	510	677	582	617
Acquired 2000 and 2001 (part)	972	66	122	38	746
Real Estate Tax Per \$1,000 Value	12183	1398	2545	768	7472
Acquired before 2000					
Less than \$5	1199	145	171	93	790
\$5 to \$9	1120	140	154	130	696
\$10 to \$14	2410	502	253	181	1474
\$15 to \$19	3777	228	1657	214	1678
\$20 to \$24	1446	116	118	51	1160
\$25 to \$29	985	128	102	38	716
\$30 to \$39	1088	130	89	43	826
\$40 to \$49	8	0	0	0	8
\$50 to \$59	0	0	0	0	0
\$60 or more	19	0	0	0	19
Not reported or not computed	132	8	1	17	105
Median	17	14	17	14	17
Acquired 2000 and 2001 (part)	972	66	122	38	746
Real Estate Tax as Percent of Rental Receipts	12183	1398	2545	768	7472
Acquired before 2000					
Less than 5 percent	1941	213	246	123	1358
5 to 9 percent	5831	715	1915	391	2810
10 to 14 percent	3215	310	244	183	2479
15 to 19 percent	718	81	102	47	489
20 to 24 percent	228	17	17	0	194
25 to 29 percent	21	0	10	0	11
30 to 34 percent	10	10	0	0	0
35 to 39 percent	5	0	5	0	0
40 percent or more	74	44	5	7	18
Not reported or not computed	139	8	1	17	113
Median	8	8	8	8	9
Acquired 2000 and 2001 (part)	972	66	122	38	746
Property Management	11640	1252	2422	728	7238
Property managed by paid property management company					
Property not managed by paid property management company	1159	191	160	30	778

Not reported	357	21	86	48	202
Property Management and Administration Expenses Per Housing Unit	12183	1398	2545	768	7472
Acquired before 2000					
Less than \$100	54	0	26	0	27
\$100 to \$199	468	71	40	18	339
\$200 to \$299	1152	101	82	51	917
\$300 to \$399	1643	177	115	161	1190
\$400 to \$499	2825	142	1633	94	955
\$500 to \$599	851	119	52	73	607
\$600 to \$699	580	44	146	34	356
\$700 to \$799	370	44	47	79	199
\$800 to \$899	328	42	29	16	240
\$900 to \$999	422	115	9	1	297
\$1,000 to \$1,249	837	223	114	29	471
\$1,250 to \$1,499	553	107	64	29	353
\$1,500 to \$1,999	340	15	36	67	222
\$2,000 to \$2,499	43	8	7	1	26
\$2,500 or more	211	46	6	9	150
No expenses	551	90	19	26	415
Not reported or not computed	956	52	118	79	707
Median	472	640	458	512	473
Acquired 2000 and 2001 (part)	972	66	122	38	746
Maintenance and Repair Expenses Per Housing Unit	12183	1398	2545	768	7472
Acquired before 2000					
Less than \$100	211	104	4	2	101
\$100 to \$199	525	23	78	56	369
\$200 to \$299	464	47	37	18	362
\$300 to \$399	645	70	138	69	368
\$400 to \$499	787	95	74	88	531
\$500 to \$599	948	82	73	32	762
\$600 to \$699	596	50	49	20	477
\$700 to \$799	761	47	135	23	556
\$800 to \$899	1958	63	1488	39	368
\$900 to \$999	539	34	96	33	375
\$1,000 to \$1,249	1267	195	52	74	946
\$1,250 to \$1,499	803	234	32	38	500
\$1,500 to \$1,999	863	140	122	23	579
\$2,000 to \$2,499	169	56	14	21	78
\$2,500 or more	333	88	17	2	226
No expenses	117	13	0	55	48
Not reported or not computed	1196	57	137	177	826
Median	825	1063	841	620	759
Acquired 2000 and 2001 (part)	972	66	122	38	746
Utility and Fuel Expenses Per Housing Unit	12183	1398	2545	768	7472
Acquired before 2000					
Less than \$250	894	143	158	54	540
\$250 to \$499	3677	496	328	231	2621
\$500 to \$749	3881	285	1706	114	1776
\$750 to \$999	1205	195	111	111	789
\$1,000 to \$1,249	746	150	33	68	494
\$1,250 to \$1,499	220	6	57	20	138
\$1,500 to \$1,749	98	4	6	2	86

\$1,750 to \$1,999	40	2	5	4	29
\$2,000 to \$2,499	14	5	0	0	9
\$2,500 or more	87	26	8	0	53
No expenses	151	26	0	48	76
Not reported or not computed	1171	59	134	118	860
Median	555	515	605	536	515
Acquired 2000 and 2001 (part)	972	66	122	38	746