

Residential Finance Survey: 2001 - West

Table 7-3e. 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	14812	1385	1114	1076	11236
PROPERTY CHARACTERISTICS	13934	1296	962	977	10699
Property Location by Geographic Area					
Inside MAs					
In central cities	7730	789	538	515	5888
Not in central cities	6205	507	425	462	4811
Outside MAs	877	89	151	100	537
Number of Housing Units	4863	270	427	335	3831
50 to 74 housing units					
75 to 99 housing units	2776	253	173	196	2154
100 to 149 housing units	3234	410	196	231	2397
150 to 199 housing units	1314	132	77	129	975
200 to 299 housing units	1611	198	147	112	1154
300 to 499 housing units	795	90	71	55	579
500 to 999 housing units	201	30	22	17	132
1,000 or more housing units	17	1	1	1	14
Manner of Acquisition	13353	1268	1045	998	10043
By purchase					
Placed one new mortgage	10045	943	706	806	7590
Placed two or more new mortgages	1061	98	94	97	771
Assumed mortgage(s) already on property	1424	186	169	67	1002
Assumed mortgage(s) already on property and placed new mortgage	264	19	9	11	225
Borrowed using assets other than this property as collateral	75	1	6	1	68
Paid all cash-no borrowing	341	14	43	8	277
Other manner	141	7	18	7	110
By inheritance or gift	92	15	3	9	66
By divorce	16	0	5	0	11
By tax free exchange of other property	445	9	20	9	408
By foreclosure or assignment	111	13	6	20	72

By some other manner	235	33	12	12	178
Not reported	559	48	24	28	459
Source of Downpayment@1	6736	665	514	443	5114
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	753	86	69	49	547
Sale of previously owned stocks, shares, or other securities	86	0	20	8	58
Sale of land or other real estate	962	66	84	69	742
Owner's cash, bank deposits, share accounts, or bonds	2775	276	244	178	2077
Borrowing from a retirement plan	15	3	0	0	12
Borrowing using assets other than this property as collateral	449	4	26	13	406
Proceeds from an insurance policy	10	0	3	0	7
From a state or local government source	154	7	10	6	131
From a non-profit organization	98	25	2	3	68
Proceeds from sale of tax credits	498	61	19	72	346
From parents or relatives	37	0	0	0	37
Other cash source	264	47	9	2	205
Non-cash source	96	1	5	5	85
No downpayment required	511	35	32	36	408
Not reported	891	108	49	43	691
Other properties	7817	691	590	622	5913
Not reported	259	30	9	11	210
Year Property Acquired	3244	301	276	168	2499
1999 to 2001 (part)					
1997 and 1998	2566	260	190	188	1927
1995 and 1996	1571	166	68	111	1225
1990 to 1994	2267	193	235	164	1675
1985 to 1989	1743	96	113	110	1423
1980 to 1984	1275	94	90	70	1021
1975 to 1979	1068	117	69	159	724
1970 to 1974	719	100	60	75	483
1969 or earlier	359	57	13	31	258
Building and Land Acquisition	10922	960	868	769	8325
Acquired at same time					
Not acquired at same time	3164	380	228	262	2294
Land not owned by building owner	185	13	6	2	164
Not reported	541	32	12	44	453
Property New or Previously Owned When Acquired	13353	1268	1045	998	10043
Acquired by purchase					
New	4551	513	437	414	3187
Previously owned	8601	749	598	576	6678
As residential property	8293	731	587	565	6411
Converted from nonresidential use	308	19	11	11	267
Other	56	0	7	0	49
Not reported	145	6	3	8	129
Other properties	900	70	45	50	735
Not reported	559	48	24	28	459
	457	53	20	29	355

Year Structure Built					
1999 to March 2000					
1997 and 1998	870	144	60	46	620
1995 and 1996	673	78	65	63	467
1990 to 1994	999	93	124	91	691
1980 to 1989	4244	385	334	254	3272
1970 to 1979	4670	451	326	340	3552
1960 to 1969	1892	128	126	159	1479
1950 to 1959	311	19	11	8	274
1940 to 1949	143	2	7	30	104
1939 or earlier	554	32	41	57	423
Purchase Price Per Housing Unit@8	5287	504	450	343	3990
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	614	13	69	26	506
\$20,000 to \$39,999	1671	134	117	101	1319
\$40,000 to \$59,999	1476	206	108	106	1055
\$60,000 to \$79,999	836	93	109	35	600
\$80,000 to \$99,999	364	36	23	21	284
\$100,000 to \$124,999	191	20	20	14	137
\$125,000 to \$149,999	62	1	2	33	25
\$150,000 to \$174,999	18	0	1	4	12
\$175,000 to \$199,999	10	0	0	0	10
\$200,000 to \$249,999	34	1	1	0	32
\$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	0	0	3	1
Median	44812	50247	47240	48365	43144
Mean	50100	52836	50620	64946	48418
Other properties	9525	881	663	734	7247
Value	365	18	45	2	299
Less than \$1,000,000					
\$1,000,000 to \$1,999,999	1339	107	176	59	996
\$2,000,000 to \$2,999,999	1811	125	133	117	1435
\$3,000,000 to \$3,999,999	1964	130	103	161	1571
\$4,000,000 to \$4,999,999	1550	148	61	142	1199
\$5,000,000 to \$7,499,999	2740	255	227	200	2058
\$7,500,000 to \$9,999,999	1417	129	83	99	1106
\$10,000,000 to \$14,999,999	1635	220	115	124	1176
\$15,000,000 to \$19,999,999	795	99	49	55	592
\$20,000,000 to \$29,999,999	675	63	67	92	453
\$30,000,000 to \$39,999,999	186	17	30	9	130
\$40,000,000 to \$49,999,999	126	13	17	10	87
\$50,000,000 or more	209	60	7	7	134
Median	5344666	6601996	5423230	5714128	5144043
Mean	8511923	12021410	8337042	8527004	8095100
Value Per Housing Unit@8	1168	87	65	52	963
Less than \$20,000					
\$20,000 to \$39,999	3780	304	349	317	2811
\$40,000 to \$59,999	4104	448	279	241	3136
\$60,000 to \$79,999	2762	201	217	198	2145
\$80,000 to \$99,999	1306	130	95	88	993
\$100,000 to \$124,999	770	70	71	73	556

\$125,000 to \$149,999	443	67	19	30	327
\$150,000 to \$174,999	148	16	1	25	106
\$175,000 to \$199,999	67	13	7	4	43
\$200,000 to \$249,999	116	9	6	0	101
\$250,000 to \$299,999	52	2	3	0	46
\$300,000 to \$499,999	58	3	0	48	7
\$500,000 or more	38	36	0	0	2
Median	51978	53476	50216	54028	51763
Mean	61088	76743	56275	71810	58608
Purchase Price as Percent of Value@8	13353	1268	1045	998	10043
Acquired by purchase					
Purchased 1997 to 2001 (part)	5287	504	450	343	3990
Less than 60 percent	660	61	42	45	513
60 to 69 percent	442	46	38	32	326
70 to 79 percent	732	114	31	23	564
80 to 99 percent	1649	108	140	83	1318
100 percent or more	1797	175	201	160	1261
Median	90	86	97	97	89
Purchased 1990 to 1996 (part)	3478	331	274	236	2637
Less than 40 percent	412	20	20	33	339
40 to 59 percent	654	48	51	68	488
60 to 79 percent	774	91	38	60	585
80 to 99 percent	609	46	73	26	464
100 percent or more	1028	126	91	48	762
Median	77	83	88	66	77
Purchased 1989 or earlier	4588	432	320	420	3416
Less than 20 percent	393	41	11	15	325
20 to 39 percent	686	56	35	108	487
40 to 59 percent	883	71	49	43	720
60 to 79 percent	713	72	81	37	524
80 to 99 percent	429	56	46	25	302
100 percent or more	1469	137	99	192	1042
Median	69	73	76	85	66
Not acquired by purchase	1459	118	69	78	1194
Value of Capital Improvements	9847	944	766	726	7411
Properties with capital improvements between 1998 and 2000					
Less than \$50,000	2947	253	239	174	2281
\$50,000 to \$99,999	1959	204	120	191	1443
\$100,000 to \$249,999	2414	192	228	181	1814
\$250,000 to \$499,999	1372	186	99	110	977
\$500,000 to \$749,999	431	42	25	30	334
\$750,000 to \$999,999	180	28	19	9	124
\$1,000,000 to \$1,499,999	198	24	17	11	146
\$1,500,000 to \$1,999,999	84	2	4	10	67
\$2,000,000 to \$2,999,999	102	8	8	2	83
\$3,000,000 or more	159	4	5	8	141
Median	101064	111226	115705	99497	99335
Mean	351227	263118	320722	279212	372658
Properties with no capital improvements between 1998 and 2000	2963	237	169	185	2371
Capital improvements not reported	2002	205	179	165	1454
Value of Capital Improvements Per	9847	944	766	726	7411

Unit					
Properties with capital improvements between 1998 and 2000					
Less than \$500	3136	297	237	221	2382
\$500 to \$999	2109	235	152	164	1559
\$1,000 to \$2,499	2805	247	238	187	2134
\$2,500 to \$4,999	1142	125	89	104	824
\$5,000 to \$7,499	271	30	29	16	195
\$7,500 to \$9,999	86	3	9	16	57
\$10,000 to \$14,999	92	2	6	7	77
\$15,000 to \$19,999	30	4	3	1	22
\$20,000 to \$29,999	63	0	0	0	63
\$30,000 or more	113	1	4	9	98
Median	924	873	981	933	925
Mean	2322	1542	1763	2096	2502
Properties with no capital improvements between 1998 and 2000	2963	237	169	185	2371
Capital improvements not reported	2002	205	179	165	1454
Monthly Rental Receipts Per Housing Unit	12666	1195	996	967	9508
Acquired before 2000					
Less than \$100	294	25	28	8	233
\$100 to \$199	336	29	27	36	243
\$200 to \$299	528	37	47	19	424
\$300 to \$399	1266	99	124	83	959
\$400 to \$499	1842	154	152	129	1407
\$500 to \$599	2315	233	132	193	1756
\$600 to \$799	1872	205	150	183	1334
\$800 to \$999	2697	245	213	197	2043
\$1000 or more	1483	165	122	111	1084
No rental receipts	33	3	0	6	24
Median	589	618	590	612	584
Mean	674	687	706	679	669
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Rental Receipts as Percent of Value@8	12666	1195	996	967	9508
Acquired before 2000					
Less than 5 percent	480	86	24	67	304
5 to 9 percent	1254	98	57	92	1006
10 to 14 percent	5744	518	536	343	4347
15 to 19 percent	2740	257	211	250	2021
20 to 24 percent	985	80	73	91	740
25 to 29 percent	535	38	19	79	399
30 to 39 percent	388	56	33	25	275
40 percent or more	515	61	44	18	392
Median	14	14	14	15	14
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Rental Vacancy Losses as Percent of Potential Receipts	12666	1195	996	967	9508
Acquired before 2000					
Less than 1.0 percent	1423	154	136	118	1015
1.0 to 2.9 percent	2635	215	197	210	2014
3.0 to 4.9 percent	2542	224	212	220	1887

5.0 to 6.9 percent	1519	189	127	92	1110
7.0 to 8.9 percent	794	77	59	63	595
9.0 to 10.9 percent	542	60	21	33	429
11.0 to 12.9 percent	300	39	23	16	221
13.0 to 14.9 percent	120	11	4	7	99
15.0 percent or more	795	64	24	56	653
Not reported or not computed	1995	161	195	153	1485
Median	4.0	4.3	3.6	3.7	4.0
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Age Restrictions	2723	337	208	182	1996
Property restricted to people age 55 or older					
Property not restricted to people age 55 or older	11736	1011	883	870	8972
Not reported	352	37	22	24	268
Age Composition	499	40	26	62	370
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	937	838	774	8384
Not reported	3380	408	250	240	2482
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older	1381	173	83	91	1033
Property provides meal service					
Charge included in rent	958	140	47	67	704
Charge not included in rent	117	12	19	6	80
Not reported	306	21	17	19	249
Property does not provide meal service	1497	173	133	157	1034
Not reported	11933	1039	898	827	9169
Type of Property Benefits@1	1738	246	196	164	1132
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	3048	293	303	270	2183
Government grant	288	23	16	65	183
Property tax relief	1003	109	50	115	729
Federal income tax credit for low-income, old or historic properties	994	112	93	100	689
Accelerated federal income tax depreciation for low- and moderate-income properties	237	35	23	7	173
Subsidy from a non-profit corporation	228	6	16	32	174
None of the above benefits	8881	698	597	647	6939
Not reported	1306	186	63	69	988
Source of Property Benefits@1	4625	501	454	361	3309
With property benefits					
Federal government	3266	399	358	293	2216
State government	581	37	38	42	464
Local government	961	99	73	72	716
Non-profit corporation	228	6	16	32	174
Not reported	166	16	20	5	125

With no property benefits	8881	698	597	647	6939
Not reported	1306	186	63	69	988
Reason for Benefits@1	4625	501	454	361	3309
With property benefits					
Occupied by low- or moderate-income individuals	4004	402	416	320	2866
Occupied by elderly or disabled individuals	1475	161	97	173	1044
A historic structure	19	4	0	0	14
Located in a community development or economic development area	215	12	19	7	177
Covered by a Homestead Exemption	15	3	0	7	4
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	31	3	0	0	29
Other reason	105	35	0	2	68
Not reported	252	19	11	15	206
With no property benefits	8881	698	597	647	6939
Not reported	1306	186	63	69	988
Section 8 Rental Housing Certificates and Vouchers	7438	623	535	594	5686
Property did or does have tenants receiving Section 8 assistance					
Property has never had tenants receiving Section 8 assistance	6352	688	501	417	4747
Not reported	1022	75	78	66	804
OWNER CHARACTERISTICS	2814	187	132	228	2268
Type of Owner					
Individual investor(s)					
Limited partnership	5681	656	517	398	4111
Joint venture	221	20	19	18	164
General partnership	1163	75	86	86	917
Life insurance company	15	8	0	2	5
Depository institution	0	0	0	0	0
Public real estate investment trust	176	31	30	2	113
Private real estate investment trust	56	0	6	2	48
Corporation - other than real estate investment trust	2933	233	189	186	2325
Housing cooperative organization	110	14	4	9	84
Non-profit or church-related institution	1054	106	39	92	817
Pension fund	21	15	0	0	6
Fraternal organization	2	0	0	0	2
Other	566	41	92	55	377
MORTGAGE CHARACTERISTICS	12849	1192	942	900	9815
Number of Mortgages					
1 mortgage					
2 mortgages	1493	144	137	93	1118
3 or more mortgages	470	50	34	83	303
Form of Debt of First Mortgage	14812	1385	1114	1076	11236

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	36	4	1	0	31
By computer over the Internet or by e-mail					
By telephone or FAX	2006	147	190	121	1548
By regular mail	1931	147	132	147	1505
By personal visit	4850	487	302	363	3699
Through third party (such as real estate agent or builder)	3336	261	226	247	2601
Some other way	505	69	48	59	329
Not reported	1272	164	110	101	897
Not available	876	106	104	39	627
Origin of First Mortgage	9237	931	660	633	7013
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	1554	195	179	79	1101
Mortgage placed later than acquisition of property	4021	259	274	364	3123
Refinanced mortgage	3879	255	250	356	3019
Same lender	952	77	36	86	753
Different lender	2928	178	213	270	2266
Mortgage placed on property owned free and clear of debt	141	5	25	8	104
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	4021	259	274	364	3123
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	1989	116	118	222	1532
Increase payment period for mortgage	57	4	1	3	48
Reduce payment period for mortgage	13	0	0	0	13
Renew or extend loan that had fallen due, without increasing outstanding balance	641	38	63	47	492
Receive cash or increase outstanding balance of loan	809	65	55	69	620
Other reason	347	29	24	17	277
Not reported	165	6	13	5	141
Other properties	10791	1126	839	712	8113
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	1496	90	116	141	1149
Properties on which cash received					
Less than \$1,000,000	727	41	40	64	582
\$1,000,000 to \$1,999,999	331	21	21	43	246

\$2,000,000 to \$2,999,999	118	3	8	7	100
\$3,000,000 to \$3,999,999	97	5	9	8	74
\$4,000,000 to \$4,999,999	74	0	10	8	56
\$5,000,000 to \$7,499,999	64	3	13	7	42
\$7,500,000 to \$9,999,999	15	1	1	1	11
\$10,000,000 to \$14,999,999	19	0	5	2	12
\$15,000,000 to \$19,999,999	22	8	5	0	8
\$20,000,000 to \$29,999,999	10	2	2	0	5
\$30,000,000 to \$39,999,999	10	1	0	0	9
\$40,000,000 to \$49,999,999	3	0	0	0	3
\$50,000,000 or more	7	4	1	0	2
Not reported	0	0	0	0	0
Median	1065130	1183110	1882410	1150166	987745
Mean	3767268	24992615	4441126	1625873	2307869
Properties that refinanced and did not receive cash back	1991	111	127	168	1585
Properties that refinanced and did not report if received cash back	533	59	31	55	389
Properties that did not refinance	10791	1126	839	712	8113
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	1496	90	116	141	1149
Properties on which cash received@1					
For additions, improvements or repairs to this property	708	34	49	65	560
To consolidate debts	137	13	11	4	109
For investment in other real estate	805	57	37	45	665
For other types of investments	235	8	15	41	172
For educational or medical expenses	5	0	0	0	5
To start a business	1	0	0	0	1
To settle a divorce	2	0	0	0	2
To pay taxes	2	2	0	0	0
To purchase an automobile, truck, or other vehicle	8	0	0	0	8
To purchase consumer product other than automobile, truck, or other vehicle	6	1	0	0	5
Other	139	13	5	15	105
Not reported	25	1	9	0	14
Properties that refinanced and did not receive cash back	1991	111	127	168	1585
Properties that refinanced and did not report if received cash back	533	59	31	55	389
Properties that did not refinance	10791	1126	839	712	8113
Not available	0	0	0	0	0
Purpose of Second Mortgage	1899	188	170	174	1366
Properties with second mortgage					
Provide funds for the purchase of this property	738	75	56	88	519
	483	32	64	21	366

Provide funds for additions, improvements or repairs to this property					
Provide funds for consolidation of debts	74	4	2	3	65
Provide funds for investment in other real estate	125	25	6	8	87
Provide funds for other types of investments	52	18	5	3	25
Provide funds for educational or medical expenses	3	0	0	0	3
Provide funds for starting a business	0	0	0	0	0
Provide funds to settle a divorce	3	0	0	0	3
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	152	4	4	13	131
Not reported	269	32	33	38	166
Other properties	12913	1197	944	902	9870
Purpose of Line of Credit	119	6	1	2	110
Properties with second mortgage or line of credit					
Provide funds for additions, improvements or repairs to this property	18	0	0	0	18
Provide funds for consolidation of debts	10	0	0	0	10
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	8	3	0	0	5
Not reported	75	3	1	2	68
Other properties	14693	1380	1112	1074	11126
Year First Mortgage Made or Assumed	4944	412	406	330	3795
1999 to 2001 (part)					
1997 and 1998	3494	319	231	239	2706
1995 and 1996	1819	159	107	122	1431
1990 to 1994	1903	184	145	165	1408
1985 to 1989	892	78	51	74	689
1980 to 1984	776	58	102	32	584
1979 or earlier	985	175	73	114	623
	511	22	59	30	400

Traditional First Mortgage Loan					
Less than \$500,000					
\$500,000 to \$999,999	1081	76	93	31	881
\$1,000,000 to \$1,499,999	1495	121	136	77	1162
\$1,500,000 to \$1,999,999	1618	84	111	145	1278
\$2,000,000 to \$2,499,999	1447	193	67	110	1078
\$2,500,000 to \$2,999,999	1172	93	63	115	901
\$3,000,000 to \$3,999,999	1912	197	170	124	1421
\$4,000,000 to \$4,999,999	1178	106	81	124	868
\$5,000,000 to \$7,499,999	1595	155	132	120	1188
\$7,500,000 to \$9,999,999	1000	155	61	54	730
\$10,000,000 to \$12,499,999	509	74	38	41	356
\$12,500,000 to \$14,999,999	287	31	30	31	194
\$15,000,000 to \$19,999,999	311	22	40	20	230
\$20,000,000 or more	382	41	30	27	284
Not reported	312	15	4	27	267
Median	2967747	3487180	3153827	3134750	2881023
Mean	4828744	5774010	4899778	4744351	4711521
Total Mortgage Loan	459	22	40	21	376
Less than \$500,000					
\$500,000 to \$999,999	973	61	96	26	790
\$1,000,000 to \$1,499,999	1430	119	134	79	1098
\$1,500,000 to \$1,999,999	1501	85	102	114	1201
\$2,000,000 to \$2,499,999	1307	183	72	94	958
\$2,500,000 to \$2,999,999	1196	84	63	114	936
\$3,000,000 to \$3,999,999	1918	188	164	125	1441
\$4,000,000 to \$4,999,999	1221	113	65	94	949
\$5,000,000 to \$7,499,999	1821	164	155	208	1294
\$7,500,000 to \$9,999,999	1068	171	65	56	775
\$10,000,000 to \$12,499,999	520	72	41	31	377
\$12,500,000 to \$14,999,999	322	30	33	38	221
\$15,000,000 to \$19,999,999	353	33	43	20	257
\$20,000,000 or more	410	46	38	30	297
Not reported	312	15	4	27	267
Median	3199782	3696140	3294311	3619760	3087862
Mean	5148644	6193918	5448441	5204056	4982399
Traditional First Mortgage Outstanding Debt	1160	103	122	67	868
Less than \$500,000					
\$500,000 to \$999,999	1409	99	107	74	1129
\$1,000,000 to \$1,499,999	1548	133	117	90	1208
\$1,500,000 to \$1,999,999	1845	116	99	166	1464
\$2,000,000 to \$2,499,999	1297	152	66	104	975
\$2,500,000 to \$2,999,999	995	117	79	54	745
\$3,000,000 to \$3,999,999	1695	156	138	156	1245
\$4,000,000 to \$4,999,999	1012	70	99	98	745
\$5,000,000 to \$7,499,999	1443	159	106	91	1088
\$7,500,000 to \$9,999,999	809	121	57	46	584
\$10,000,000 to \$12,499,999	437	59	30	37	311
\$12,500,000 to \$14,999,999	261	31	32	34	164
\$15,000,000 to \$19,999,999	265	17	32	11	205
\$20,000,000 or more	322	35	26	21	240
Not reported	312	15	4	27	267
Median	2496369	2845163	2781145	2721304	2418495

Mean	4312798	5108079	4450523	4198065	4210471
Total Mortgage Outstanding Debt	1059	92	90	42	835
Less than \$500,000					
\$500,000 to \$999,999	1264	93	118	74	979
\$1,000,000 to \$1,499,999	1479	105	120	78	1176
\$1,500,000 to \$1,999,999	1685	100	100	142	1342
\$2,000,000 to \$2,499,999	1267	169	59	105	934
\$2,500,000 to \$2,999,999	1044	118	75	59	793
\$3,000,000 to \$3,999,999	1744	163	142	169	1269
\$4,000,000 to \$4,999,999	1118	81	77	100	861
\$5,000,000 to \$7,499,999	1615	174	132	132	1177
\$7,500,000 to \$9,999,999	846	122	63	43	617
\$10,000,000 to \$12,499,999	462	69	34	33	326
\$12,500,000 to \$14,999,999	285	20	32	38	195
\$15,000,000 to \$19,999,999	301	33	35	9	224
\$20,000,000 or more	344	37	34	26	248
Not reported	300	9	4	27	261
Median	2740709	3065080	2954553	3152221	2639836
Mean	4512798	5444076	4950429	4447593	4360845
Current Interest Rate on First Mortgage	6297	216	415	680	4986
Less than 6.0 percent					
6.0 percent	68	25	4	0	39
6.1 to 6.4 percent	255	65	18	3	169
6.5 to 6.9 percent	599	87	71	6	434
7.0 percent	1175	42	46	94	993
7.1 to 7.4 percent	672	114	95	10	453
7.5 to 7.9 percent	1068	157	76	11	824
8.0 percent	183	34	8	0	141
8.1 to 8.4 percent	591	98	19	13	462
8.5 to 8.9 percent	393	62	33	0	299
9.0 percent	179	14	73	0	92
9.1 to 9.4 percent	161	59	0	0	102
9.5 to 9.9 percent	129	60	12	0	58
10.0 percent	50	17	10	0	23
10.1 to 10.4 percent	68	46	0	0	23
10.5 to 10.9 percent	92	56	0	0	37
11.0 percent	145	3	15	25	102
11.1 to 12.9 percent	154	129	10	0	16
13.0 percent	44	4	11	17	13
13.1 percent or more	2487	99	197	218	1973
Not reported	0	0	0	0	0
Median	7.0	8.0	7.1	4.8	7.0
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	268	470	60	3383
Not reported	10629	1116	644	1016	7853
Term of First Mortgage	98	3	4	0	91

Less than 5 years					
5 years	69	0	3	0	67
6 to 9 years	135	0	7	0	128
10 years	1245	11	131	17	1086
11 to 14 years	84	0	0	0	84
15 years	341	8	20	9	304
16 to 19 years	85	0	3	0	82
20 years	208	0	21	6	181
21 to 24 years	12	0	1	0	11
25 years	167	3	10	23	131
26 to 29 years	21	4	0	0	17
30 years	2542	1275	92	9	1165
More than 30 years	536	80	185	0	270
No stated term	9267	0	636	1012	7619
Median	30	31	30	25	18
Unexpired Term of First Mortgage	565	75	40	4	446
Less than 5 years					
5 to 9 years	1363	116	101	10	1136
10 to 14 years	579	80	40	12	448
15 to 19 years	536	87	42	29	379
20 to 24 years	555	196	41	0	318
25 to 29 years	1492	725	119	7	641
30 or more years	453	107	95	2	249
No stated term or not computed	9267	0	636	1012	7619
Median	17	26	22	16	13
Holder of First Mortgage	2795	350	104	257	2085
Commercial bank or trust company					
Savings and loan association, federal savings bank	1831	127	107	131	1465
Mutual savings bank	303	31	5	35	233
Life insurance company	752	57	49	12	634
Mortgage banker or mortgage company	264	24	11	7	223
Federally-sponsored secondary market agency or pool	5641	492	421	432	4296
Conventional mortgage pool	125	13	9	0	103
Other federal agency	809	82	214	71	441
Real estate investment trust	98	11	0	12	75
Pension or retirement fund	126	12	0	0	114
Credit union	270	46	19	28	177
Finance company	225	21	10	22	172
State or municipal government or housing finance agency	885	64	112	34	674
Individual or individual's estate	291	8	17	16	250
Other	397	47	35	19	295
Servicer of First Mortgage	2859	334	132	257	2136
Commercial bank or trust company					
Savings and loan association, federal savings bank	1891	129	116	131	1515
Mutual savings bank	300	28	5	35	233
Life insurance company	501	53	26	12	410
Mortgage banker or mortgage company	6345	616	442	451	4835
	15	2	9	0	4

Federally-sponsored secondary market agency or pool					
Conventional mortgage pool	137	3	7	0	127
Other federal agency	738	42	214	71	411
Real estate investment trust	30	0	0	0	30
Pension or retirement fund	9	2	0	0	7
Credit union	270	46	19	28	177
Finance company	254	22	10	22	200
State or municipal government or housing finance agency	836	71	86	34	645
Individual or individual's estate	241	8	12	16	205
Other	384	29	35	19	301
Holder's Acquisition of First Mortgage	7884	695	521	565	6103
Originated directly from borrower					
Purchased from present servicer	3968	311	440	317	2900
Purchased from someone else	2960	379	153	195	2233
Not reported	0	0	0	0	0
First Mortgage Loan as a Percent of Purchase Price	9641	1027	795	657	7161
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	731	80	103	64	483
40 to 49 percent	468	45	55	32	337
50 to 59 percent	708	99	96	56	457
60 to 69 percent	1298	134	88	127	950
70 to 79 percent	1582	164	88	86	1244
80 to 89 percent	1259	121	92	63	983
90 to 94 percent	531	72	36	33	390
95 to 99 percent	399	65	31	25	278
100 percent or more	2451	243	203	160	1845
Not reported	214	6	2	11	195
Median	80	79	76	75	80
Other properties	5171	358	319	419	4075
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	9641	1027	795	657	7161
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	569	59	62	31	417
40 to 49 percent	395	20	38	10	327
50 to 59 percent	472	62	61	28	321
60 to 69 percent	2818	344	307	231	1937
70 to 79 percent	1674	180	105	102	1287
80 to 89 percent	1149	86	62	56	945
90 to 94 percent	332	29	32	33	237
95 to 99 percent	264	23	41	19	181
100 percent or more	1772	219	84	137	1333
Not reported	196	6	2	11	177
Median	73	71	68	72	74
Other properties	5171	358	319	419	4075
Not available	0	0	0	0	0
	920	63	27	99	731

First Mortgage Risk					
Subprime loan					
Not subprime loan	13891	1322	1087	977	10505
Not reported	0	0	0	0	0
Total Mortgage Loan as a Percent of Purchase Price	9641	1027	795	657	7161
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	518	67	40	25	386
40 to 49 percent	403	29	73	8	292
50 to 59 percent	588	100	92	28	367
60 to 69 percent	1278	135	99	145	900
70 to 79 percent	1509	133	85	112	1180
80 to 89 percent	1281	139	92	67	984
90 to 94 percent	534	65	41	26	402
95 to 99 percent	457	87	25	30	316
100 percent or more	2858	267	246	206	2140
Not reported	214	6	2	11	195
Median	83	83	81	81	84
Other properties	5171	358	319	419	4075
Not available	0	0	0	0	0
Total Mortgage Loan as Percent of Value	9641	1027	795	657	7161
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	1357	183	91	104	980
40 to 49 percent	942	58	54	73	757
50 to 59 percent	1537	203	167	55	1112
60 to 69 percent	1626	155	114	108	1249
70 to 79 percent	1592	125	148	84	1235
80 to 89 percent	911	154	51	69	637
90 to 94 percent	282	20	40	22	200
95 to 99 percent	282	34	19	20	208
100 percent or more	916	90	108	111	607
Not reported	196	6	2	11	177
Median	65	64	67	69	65
Other properties	5171	358	319	419	4075
Not available	0	0	0	0	0
Total Outstanding Debt as a Percent of Value	1232	158	89	88	898
Less than 20 percent					
20 to 29 percent	788	83	62	62	581
30 to 39 percent	1511	104	46	131	1230
40 to 49 percent	2071	222	206	112	1531
50 to 59 percent	2477	185	197	161	1933
60 to 69 percent	2209	197	174	161	1678
70 to 79 percent	1837	169	132	124	1412
80 to 89 percent	964	120	45	89	710
90 to 99 percent	671	71	79	54	466
100 percent or more	752	68	81	67	536
Not reported or not computed	300	9	4	27	261

Median	57	57	58	58	56
Index Used to Adjust Interest Rate on ARM	3201	158	150	201	2692
Properties with adjustable rate first mortgage					
Treasury security	481	8	3	26	444
Average cost of funds in bank district	618	0	43	0	576
National average cost of funds	21	0	0	0	21
OTS contract mortgage rate	0	0	0	0	0
Other method	425	0	10	9	406
No index used	38	0	17	0	21
Not reported	1617	149	78	167	1224
Other properties	11611	1228	964	875	8544
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	3201	158	150	201	2692
Properties with adjustable rate first mortgage					
Monthly	705	10	45	0	650
Every 3 months	80	0	6	0	74
Every 6 months	310	0	4	0	305
Yearly	209	1	1	23	183
Every 3 years	8	0	0	0	8
Every 5 years	200	0	0	0	200
Other	60	0	8	12	40
Not reported	1629	147	84	167	1232
Other properties	11611	1228	964	875	8544
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	3201	158	150	201	2692
Properties with adjustable rate first mortgage					
Less than 1 percent	97	0	5	0	92
1 percent	0	0	0	0	0
1.1 to 1.9 percent	68	0	4	0	64
2 percent	117	0	6	23	88
2.1 to 2.9 percent	79	0	0	0	79
3 percent	59	1	0	0	57
3.1 to 3.9 percent	85	0	0	0	85
4.0 percent or more	127	0	0	9	117
No caps	876	10	50	3	814
Not reported	1693	147	84	167	1296
Other properties	11611	1228	964	875	8544
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	3201	158	150	201	2692
Properties with adjustable rate first mortgage					
Less than 1 percent	39	0	0	0	39
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	1	0	0	0	1
2.1 to 2.9 percent	14	0	9	0	5
3 percent	27	0	0	0	27

3.1 to 3.9 percent	17	0	0	0	17
4.0 percent or more	839	1	27	9	801
No caps	510	10	22	26	453
Not reported	1754	147	91	167	1349
Other properties	11611	1228	964	875	8544
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	3201	158	150	201	2692
Properties with adjustable rate first mortgage					
Yes, rate has changed	1149	11	54	23	1062
No change since mortgage made	395	0	13	9	373
Not reported	1657	147	83	170	1257
Other properties	11611	1228	964	875	8544
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	149	0	43	0	106
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	12	0	10	0	2
Payments can change every three months	0	0	0	0	0
Payments can change every six months	12	0	0	0	12
Payments can change yearly	106	0	33	0	74
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	14	0	0	0	14
Other	4	0	0	0	4
Not reported	1	0	0	0	1
Monthly payments cannot change	12922	1232	988	910	9792
Not reported	1741	154	83	167	1337
First Mortgage Allows for Negative Amortization	149	0	43	0	106
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	17	0	9	0	9
Yes, restricted negative amortization	88	0	29	0	60
No negative amortization allowed	43	0	5	0	38
Not reported	0	0	0	0	0
Monthly payments cannot change	12922	1232	988	910	9792
Not reported	1741	154	83	167	1337
MORTGAGE PAYMENTS AND OTHER EXPENSES	14148	1317	1089	1019	10724
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	14005	1317	1062	1019	10608

Fully amortized	11105	1190	793	885	8236
Not fully amortized	2901	126	269	134	2371
Interest only	143	0	27	0	116
No regular payments required	207	4	23	0	180
Not reported	457	65	2	57	332
Items Included in First Mortgage Payment@1	14005	1317	1062	1019	10608
Regular monthly payments of both interest and principal					
Real estate taxes	2580	331	233	40	1975
Property insurance	1984	334	192	31	1427
Mortgage insurance	525	304	14	2	205
Other	1146	235	145	13	753
No items included or not reported	11346	977	800	979	8590
No regular payments of interest and principal	807	69	52	57	629
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit	14605	1381	1091	1076	11056
Regular monthly payments of interest and/or principal					
Less than \$100	1910	181	228	97	1404
\$100 to \$199	4051	336	201	326	3187
\$200 to \$299	3945	433	307	289	2915
\$300 to \$399	2251	193	155	129	1774
\$400 to \$499	964	87	101	70	707
\$500 to \$599	460	33	43	41	342
\$600 to \$699	207	24	5	34	144
\$700 to \$799	102	8	35	13	46
\$800 to \$899	58	3	4	10	41
\$900 to \$999	25	0	0	0	25
\$1,000 to \$1,249	47	7	4	2	33
\$1,250 to \$1,499	40	0	2	0	38
\$1,500 or more	90	13	2	7	68
Not reported	457	65	2	57	332
Median	228	233	237	230	226
Mean	280	282	261	284	282
No regular payments required	207	4	23	0	180
Current First Mortgage Payment Status	14605	1381	1091	1076	11056
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	4364	349	464	66	3485
Delinquent by 90 days or more	25	3	0	0	21
Legal proceedings have begun	2	2	0	0	0
Legal proceedings have not begun	17	1	0	0	15
Not reported	6	0	0	0	6
Not reported	10216	1029	627	1011	7550
Other properties	207	4	23	0	180
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit	14605	1381	1091	1076	11056
Regular monthly payments of interest and/or principal					
Less than \$100	2229	215	211	130	1673

\$100 to \$199	3888	325	203	323	3038
\$200 to \$299	3940	426	304	292	2918
\$300 to \$399	2406	220	150	152	1884
\$400 to \$499	1027	105	111	65	746
\$500 to \$599	482	33	49	40	360
\$600 to \$699	238	26	9	39	164
\$700 to \$799	110	10	39	14	47
\$800 to \$899	68	3	4	10	51
\$900 to \$999	26	0	1	0	25
\$1,000 to \$1,249	50	7	4	4	35
\$1,250 to \$1,499	37	0	2	0	35
\$1,500 or more	103	13	2	7	80
Not reported	0	0	0	0	0
Median	230	235	243	229	228
Mean	280	278	273	284	281
No regular payments required	207	4	23	0	180
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	12093	1127	971	910	9084
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	1540	118	186	107	1128
20 to 29 percent	1967	235	102	162	1468
30 to 39 percent	3050	277	251	245	2277
40 to 49 percent	2758	229	208	160	2160
50 to 59 percent	1475	165	141	123	1047
60 to 69 percent	464	36	29	63	336
70 to 79 percent	214	33	7	15	159
80 to 89 percent	42	2	0	4	36
90 to 99 percent	43	2	0	2	38
100 percent or more	515	29	46	28	411
Not reported or not computed	24	0	0	2	22
Median	38	38	38	38	38
Other properties	2719	258	143	166	2152
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	12156	1127	974	933	9122
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	1426	94	171	89	1072
20 to 29 percent	1903	232	102	151	1418
30 to 39 percent	2963	265	236	269	2192
40 to 49 percent	2773	228	226	152	2166
50 to 59 percent	1669	194	138	156	1181
60 to 69 percent	543	45	35	63	399
70 to 79 percent	194	34	7	15	137
80 to 89 percent	81	2	8	5	66
90 to 99 percent	48	2	0	2	43
100 percent or more	533	29	51	28	425
Not reported or not computed	24	0	0	2	22
Median	39	39	39	38	39
Other properties	2656	258	140	143	2115
Real Estate Tax Per Housing Unit	12666	1195	996	967	9508
Acquired before 2000					

Less than \$100	1554	164	105	154	1131
\$100 to \$199	933	121	108	51	652
\$200 to \$299	1851	145	124	190	1392
\$300 to \$399	2096	211	123	120	1642
\$400 to \$499	1750	127	162	148	1313
\$500 to \$599	1350	106	113	114	1016
\$600 to \$699	972	74	78	43	777
\$700 to \$799	701	71	60	48	523
\$800 to \$899	401	46	11	35	308
\$900 to \$999	285	22	54	21	188
\$1,000 to \$1,249	323	32	32	23	236
\$1,250 to \$1,499	164	56	19	11	78
\$1,500 to \$1,999	142	8	5	7	122
\$2,000 to \$2,499	58	1	2	0	55
\$2,500 or more	35	3	0	0	32
Not reported	52	7	0	2	43
Median	394	378	423	373	395
Mean	456	463	460	406	459
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Real Estate Tax Per \$1,000 Value	12666	1195	996	967	9508
Acquired before 2000					
Less than \$5	2674	291	156	227	2000
\$5 to \$9	4890	451	392	386	3661
\$10 to \$14	3496	321	303	266	2607
\$15 to \$19	887	79	74	67	666
\$20 to \$24	194	22	12	4	157
\$25 to \$29	83	2	8	4	69
\$30 to \$39	390	22	52	12	304
\$40 to \$49	0	0	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	1	0	0	0	1
Not reported or not computed	52	7	0	2	43
Median	9	8	9	8	9
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Real Estate Tax as Percent of Rental Receipts	12666	1195	996	967	9508
Acquired before 2000					
Less than 5 percent	4156	432	280	352	3092
5 to 9 percent	6927	655	573	549	5149
10 to 14 percent	931	51	108	38	733
15 to 19 percent	120	24	4	0	92
20 to 24 percent	198	11	5	18	164
25 to 29 percent	53	7	12	2	32
30 to 34 percent	18	0	0	0	18
35 to 39 percent	8	0	3	0	5
40 percent or more	179	7	11	5	156
Not reported or not computed	78	7	0	4	67
Median	7	6	7	6	7
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Property Management	13385	1267	1011	980	10127
Property managed by paid property management company					
Property not managed by paid property management company	1052	92	87	89	784

Not reported	375	26	16	8	325
Property Management and Administration Expenses Per Housing Unit	12666	1195	996	967	9508
Acquired before 2000					
Less than \$100	152	3	7	20	122
\$100 to \$199	805	85	46	66	608
\$200 to \$299	1629	147	101	112	1269
\$300 to \$399	1732	181	112	158	1280
\$400 to \$499	1109	148	117	57	787
\$500 to \$599	858	89	37	70	662
\$600 to \$699	696	50	25	42	578
\$700 to \$799	531	26	27	34	443
\$800 to \$899	571	23	52	26	470
\$900 to \$999	436	40	62	25	309
\$1,000 to \$1,249	1019	131	94	44	751
\$1,250 to \$1,499	663	55	126	50	431
\$1,500 to \$1,999	502	38	66	52	345
\$2,000 to \$2,499	209	13	25	52	120
\$2,500 or more	216	20	5	28	163
No expenses	659	25	48	61	524
Not reported or not computed	880	121	46	69	644
Median	516	473	719	508	516
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Maintenance and Repair Expenses Per Housing Unit	12666	1195	996	967	9508
Acquired before 2000					
Less than \$100	306	32	8	12	254
\$100 to \$199	838	64	56	59	658
\$200 to \$299	966	83	69	41	772
\$300 to \$399	1108	73	115	65	855
\$400 to \$499	979	123	84	54	718
\$500 to \$599	962	65	77	81	738
\$600 to \$699	950	111	71	48	720
\$700 to \$799	803	70	73	69	590
\$800 to \$899	768	63	79	58	568
\$900 to \$999	536	35	34	30	436
\$1,000 to \$1,249	1102	98	85	100	819
\$1,250 to \$1,499	816	76	55	100	586
\$1,500 to \$1,999	715	75	51	93	496
\$2,000 to \$2,499	340	71	34	23	212
\$2,500 or more	354	34	39	15	266
No expenses	57	0	6	2	49
Not reported or not computed	1068	120	59	116	772
Median	665	687	679	792	648
Acquired 2000 and 2001 (part)	2145	191	118	109	1728
Utility and Fuel Expenses Per Housing Unit	12666	1195	996	967	9508
Acquired before 2000					
Less than \$250	689	75	29	57	527
\$250 to \$499	3560	363	296	203	2697
\$500 to \$749	4028	369	328	342	2990
\$750 to \$999	2000	120	200	150	1529
\$1,000 to \$1,249	624	82	38	70	433
\$1,250 to \$1,499	260	47	5	17	192
\$1,500 to \$1,749	134	18	16	18	82

\$1,750 to \$1,999	50	5	2	5	38
\$2,000 to \$2,499	28	1	4	0	22
\$2,500 or more	37	0	4	0	34
No expenses	167	5	9	9	145
Not reported or not computed	1091	111	64	96	819
Median	590	569	604	625	588
Acquired 2000 and 2001 (part)	2145	191	118	109	1728