

Residential Finance Survey: 2001 - South
 Table 8-2d. Type of First Mortgage, Condominium Properties

^Number of mortgaged properties in thousands.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.

For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text.

Monthly Rental Receipts, 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^^

	Fixed rate mortgage				
	Total mortgaged properties	Amortized	Short term with balloon payment	Adjustable rate mortgage (ARM)	Other mortgage
Homeowner condominium properties with traditional first mortgage	634	473	34	119	8
PROPERTY CHARACTERISTICS	560	413	33	107	7
Manner of Acquisition					
By purchase					
Placed one new mortgage	530	384	33	106	7
Placed two or more new mortgages	12	12	0	0	0
Assumed mortgage(s) already on property	11	10	0	1	0
Assumed mortgage(s) already on property and placed new mortgage	1	1	0	0	0
Borrowed using assets other than this property as collateral	0	0	0	0	0
Paid all cash-no borrowing	5	5	0	0	0
Other manner	0	0	0	0	0
By inheritance or gift	1	1	0	0	0
By divorce	2	2	0	0	0
By some other manner	28	24	0	4	0
Not reported	43	33	1	7	1
Source of Downpayment@1	407	302	20	79	7
Properties purchased 1995 to 2001 (part)					
Sale of previous home	101	66	12	22	2
Sale of other real property or other investments	23	11	0	11	1
Savings	257	196	6	50	5
Borrowing from a retirement plan	5	5	0	0	0
Borrowing using assets other than this property as collateral	8	8	0	0	0
Proceeds from an insurance policy	1	1	0	0	0
Payments in a lease-purchase agreement	0	0	0	0	0
From a state or local government source	0	0	0	0	0
From a non-profit organization	6	6	0	0	0
From parents or relatives	33	28	1	4	0
Other	11	7	0	4	0
No downpayment required	21	20	0	1	0
Not reported	15	6	0	9	0
Other properties	200	151	14	34	0
Not reported	28	21	0	6	1
Year Property Acquired	249	191	8	45	5
1999 to 2001 (part)					
1997 and 1998	130	97	9	23	1
1995 and 1996	72	48	2	20	2
1990 to 1994	104	73	5	25	0

1985 to 1989	40	30	8	2	0
1980 to 1984	22	17	1	3	0
1975 to 1979	14	14	0	0	0
1970 to 1974	0	0	0	0	0
1969 or earlier	4	4	0	0	0
Property New or Previously Occupied When Acquired	560	413	33	107	7
Acquired by purchase					
New	109	63	13	31	2
Previously occupied by someone else	442	344	20	74	5
Converted from non-residential use	3	0	0	3	0
Other	0	0	0	0	0
Not reported	6	6	0	0	0
Other properties	31	27	0	4	0
Not reported	43	33	1	7	1
Year Structure Built	34	23	1	9	0
1999 to March 2000					
1997 and 1998	50	32	8	11	0
1995 and 1996	33	19	0	11	4
1990 to 1994	76	52	5	20	0
1980 to 1989	207	158	8	41	0
1970 to 1979	166	132	11	19	4
1960 to 1969	33	28	1	4	0
1950 to 1959	14	12	0	1	0
1940 to 1949	3	3	0	0	0
1939 or earlier	17	16	0	1	0
Purchase Price	352	267	17	62	5
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	1	1	0	0	0
\$20,000 to \$39,999	22	18	1	2	0
\$40,000 to \$59,999	57	43	2	10	1
\$60,000 to \$79,999	61	44	1	15	0
\$80,000 to \$99,999	50	43	0	7	0
\$100,000 to \$124,999	45	36	0	7	2
\$125,000 to \$149,999	39	29	4	5	1
\$150,000 to \$174,999	10	5	0	5	0
\$175,000 to \$199,999	17	9	2	6	0
\$200,000 to \$249,999	18	8	5	6	0
\$250,000 to \$299,999	12	10	1	0	0
\$300,000 to \$499,999	12	12	0	0	0
\$500,000 or more	10	10	0	0	0
Median	94287	92460	147107	92485	112307
Mean	129819	133816	152526	108361	103749
Other properties	282	206	17	56	3
Value	2	2	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	30	25	1	4	0
\$40,000 to \$59,999	51	41	2	6	1
\$60,000 to \$79,999	104	84	4	17	0
\$80,000 to \$99,999	139	100	10	27	1
\$100,000 to \$124,999	91	58	4	26	4
\$125,000 to \$149,999	70	53	4	13	0
\$150,000 to \$174,999	25	18	0	5	1

\$175,000 to \$199,999	19	16	2	0	0
\$200,000 to \$249,999	33	19	5	10	0
\$250,000 to \$299,999	19	10	0	9	0
\$300,000 to \$499,999	38	34	1	3	0
\$500,000 or more	12	12	0	0	0
Median	98727	96946	98607	105905	107516
Mean	130996	134131	121998	122650	107314
Value of Capital Improvements	221	166	4	47	3
Properties with capital improvements between 1998 and 2000					
Less than \$500	14	11	0	3	0
\$500 to \$999	12	11	0	1	0
\$1,000 to \$2,499	64	43	0	19	1
\$2,500 to \$4,999	43	36	1	4	2
\$5,000 to \$7,499	38	27	3	8	0
\$7,500 to \$9,999	6	3	0	3	0
\$10,000 to \$14,999	5	4	0	1	0
\$15,000 to \$19,999	21	18	0	2	0
\$20,000 to \$29,999	3	1	0	1	0
\$30,000 or more	15	12	0	3	0
Median	3659	3781	5603	2455	2673
Mean	10988	12620	4318	6434	2269
Properties with no capital improvements between 1998 and 2000	303	216	26	60	1
Capital improvements not reported	110	91	5	11	3
Age Restrictions	47	37	1	8	0
Condominium building restricted to people age 55 or older					
Condominium building not restricted to people age 55 or older	556	411	32	105	8
Not reported	32	25	1	6	0
Type of Property Benefits@1	12	10	0	0	1
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	0	0	0	0	0
Property tax relief	23	13	1	8	0
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	434	318	25	85	6
Not reported	166	131	8	26	0
Source of Property Benefits@1	34	24	1	8	1
With property benefits					
Federal government	8	8	0	0	0
State government	11	3	0	8	0
Local government	15	10	1	1	1
Non-profit corporation	0	0	0	0	0
Not reported	1	1	0	0	0
With no property benefits	434	318	25	85	6
Not reported	166	131	8	26	0
Reason for Benefits@1	34	24	1	8	1
With property benefits					
Occupied by low- or moderate-income individuals	6	4	0	0	1
	5	4	0	1	0

Occupied by elderly or disabled individuals					
A historic structure	2	2	0	0	0
Located in a community development or economic development area	1	0	0	1	0
Covered by a Homestead Exemption	19	11	1	6	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	0	0	0	0	0
Not reported	4	4	0	0	0
With no property benefits	434	318	25	85	6
Not reported	166	131	8	26	0
OWNER CHARACTERISTICS	413	306	25	78	3
Owner Status					
1 owner					
2 owners	200	151	9	39	1
3 or more owners	21	17	0	1	3
Age of Owner	13	11	0	0	2
Under 25					
25 to 34	87	65	6	16	0
35 to 44	98	74	1	21	1
45 to 54	139	119	9	12	0
55 to 64	122	88	6	25	3
65 to 74	81	45	9	26	0
75 and over	50	36	3	11	0
Not reported	45	35	0	8	1
Median	51	50	56	57	55
Race of Owner	573	414	33	119	8
White alone					
Black or African American alone	32	30	1	0	0
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	27	27	0	0	0
Native Hawaiian or Other Pacific Islander alone	0	0	0	0	0
Two or more races	2	2	0	0	0
Sex of Owner	375	279	14	74	8
Male/Male and female co-owners					
Female	259	195	20	44	0
Hispanic/Latino Origin	90	69	1	18	2
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	544	404	33	101	6
Veteran Status@1	98	74	2	20	1
Veteran					
Active member of Reserves or National Guard for at least 6 years	14	11	0	2	0
Persian Gulf War or after (August 1990 to present)	8	8	0	0	0
Vietnam or after (August 1964 to July 1990)	19	16	0	1	1
Korean conflict or after (July 1950 to July 1964)	36	20	2	12	1
	26	22	0	4	0

World War II or after (September 1940 to June 1950)					
Nonveteran	478	357	32	86	4
Not reported	58	43	0	12	3
Income	79	45	9	25	0
Less than \$5,000					
\$5,000 to \$9,999	5	3	1	0	0
\$10,000 to \$14,999	18	16	0	2	0
\$15,000 to \$19,999	29	23	0	6	0
\$20,000 to \$24,999	35	26	7	2	0
\$25,000 to \$29,999	25	15	2	6	1
\$30,000 to \$34,999	44	38	1	4	1
\$35,000 to \$39,999	61	48	2	10	0
\$40,000 to \$49,999	67	50	4	11	1
\$50,000 to \$59,999	52	37	1	14	0
\$60,000 to \$79,999	78	65	0	13	0
\$80,000 to \$99,999	52	32	0	18	2
\$100,000 to \$119,999	22	18	1	1	2
\$120,000 or more	68	58	5	6	0
Median	43336	44613	25599	43277	47277
Mean	60533	65797	39522	45505	61523
Owned Home Previously	358	258	21	78	1
Previously owned home					
Never owned home before	239	186	13	36	4
Not reported	37	30	0	4	3
MORTGAGE CHARACTERISTICS	5	5	0	0	0
Method of Loan Application					
By computer over the Internet or by e-mail					
By telephone or FAX	91	64	12	15	0
By regular mail	8	6	0	2	0
By personal visit	325	240	13	66	6
Through third party (such as real estate agent or builder)	152	120	4	27	2
Some other way	4	0	4	0	0
Not reported	40	30	1	8	0
Not available	10	8	0	1	0
Origin of First Mortgage	557	407	34	108	8
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	12	11	0	1	0
Mortgage placed later than acquisition of property	65	56	0	9	0
Refinanced mortgage	54	45	0	9	0
Same lender	6	4	0	2	0
Different lender	48	41	0	8	0
Mortgage placed on property owned free and clear of debt	11	11	0	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	65	56	0	9	0
Properties on which mortgages placed later than acquisition of property					

Obtain lower interest rate	43	40	0	3	0
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	0	0	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	5	0	0	5	0
Receive cash or increase outstanding balance of loan	15	13	0	1	0
Other reason	2	2	0	0	0
Not reported	0	0	0	0	0
Other properties	569	418	34	109	8
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	16	0	3	0
Properties on which cash received					
Less than \$20,000	7	5	0	2	0
\$20,000 to \$39,999	7	5	0	1	0
\$40,000 to \$59,999	5	5	0	0	0
\$60,000 to \$79,999	0	0	0	0	0
\$80,000 to \$99,999	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$174,999	0	0	0	0	0
\$175,000 to \$199,999	0	0	0	0	0
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Median	27317	30245	20000-	20000-	20000-
Mean	24145	26652	0	11899	0
Properties that refinanced and did not receive cash back	45	39	0	6	0
Properties that refinanced and did not report if received cash back	1	1	0	0	0
Properties that did not refinance	569	418	34	109	8
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	19	16	0	3	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	8	6	0	1	0
To consolidate debts	9	5	0	3	0
For investment in other real estate	0	0	0	0	0
For other types of investments	0	0	0	0	0
For educational or medical expenses	0	0	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	1	1	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	1	1	0	0	0
Other	0	0	0	0	0
Not reported	5	5	0	0	0
	45	39	0	6	0

Properties that refinanced and did not receive cash back					
Properties that refinanced and did not report if received cash back	1	1	0	0	0
Properties that did not refinance	569	418	34	109	8
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	276	211	8	52	5
1999 to 2001 (part)					
1997 and 1998	143	113	9	20	1
1995 and 1996	66	43	2	18	2
1990 to 1994	108	79	5	24	0
1985 to 1989	24	14	8	2	0
1980 to 1984	10	6	1	3	0
1979 or earlier	7	7	0	0	0
First Mortgage Insurance Status	94	76	0	19	0
FHA-insured first mortgage					
VA-guaranteed first mortgage	10	10	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	11	10	0	1	0
Other federal, state, or local government-insured or guaranteed first mortgage	10	6	0	4	0
Insured conventional first mortgage	74	63	4	8	0
Uninsured conventional first mortgage	435	310	30	86	8
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	15	15	0	0	0
Less than \$20,000					
\$20,000 to \$29,999	33	23	1	9	0
\$30,000 to \$39,999	50	39	4	8	0
\$40,000 to \$49,999	60	43	0	15	1
\$50,000 to \$59,999	106	83	12	11	0
\$60,000 to \$79,999	123	81	5	34	3
\$80,000 to \$99,999	94	74	4	15	2
\$100,000 to \$149,999	98	69	2	25	1
\$150,000 to \$199,999	20	11	6	3	0
\$200,000 to \$249,999	17	17	0	0	0
\$250,000 to \$299,999	6	6	0	0	0
\$300,000 or more	9	9	0	0	0
Not reported	4	4	0	0	0
Median	68323	67760	61815	70030	75336
Mean	82546	84779	83166	73773	78855
Total Mortgage Loan	13	13	0	0	0
Less than \$20,000					
\$20,000 to \$29,999	35	25	1	9	0
\$30,000 to \$39,999	50	39	4	8	0
\$40,000 to \$49,999	55	39	0	15	1
\$50,000 to \$59,999	100	77	12	11	0
\$60,000 to \$79,999	129	87	5	34	3
\$80,000 to \$99,999	88	67	4	15	2
\$100,000 to \$149,999	98	80	2	15	1
\$150,000 to \$199,999	31	11	6	13	0
\$200,000 to \$249,999	11	11	0	0	0
\$250,000 to \$299,999	12	12	0	0	0

\$300,000 or more	9	9	0	0	0
Not reported	4	4	0	0	0
Median	69484	69518	61815	70030	75336
Mean	84973	86742	83166	78903	78855
Traditional First Mortgage Outstanding Debt	12	10	0	2	0
Less than \$10,000					
\$10,000 to \$19,999	19	16	0	4	0
\$20,000 to \$29,999	50	33	9	9	0
\$30,000 to \$39,999	51	39	1	10	0
\$40,000 to \$49,999	88	67	7	12	1
\$50,000 to \$59,999	84	58	8	18	0
\$60,000 to \$79,999	127	95	1	27	3
\$80,000 to \$99,999	76	54	4	16	2
\$100,000 to \$149,999	83	60	4	17	1
\$150,000 to \$199,999	17	14	0	3	0
\$200,000 to \$249,999	9	9	0	0	0
\$250,000 to \$299,999	6	6	0	0	0
\$300,000 or more	9	9	0	0	0
Not reported	4	4	0	0	0
Median	61774	62651	50095	63148	75336
Mean	75339	78616	56404	67894	74438
Total Mortgage Outstanding Debt	12	10	0	2	0
Less than \$10,000					
\$10,000 to \$19,999	19	16	0	4	0
\$20,000 to \$29,999	50	33	9	9	0
\$30,000 to \$39,999	51	39	1	10	0
\$40,000 to \$49,999	78	58	7	12	1
\$50,000 to \$59,999	84	58	8	18	0
\$60,000 to \$79,999	126	94	1	27	3
\$80,000 to \$99,999	81	59	4	16	2
\$100,000 to \$149,999	78	66	4	7	1
\$150,000 to \$199,999	28	14	0	13	0
\$200,000 to \$249,999	3	3	0	0	0
\$250,000 to \$299,999	12	12	0	0	0
\$300,000 or more	9	9	0	0	0
Not reported	4	4	0	0	0
Median	63330	64742	50095	63148	75336
Mean	77148	79811	56404	72679	74438
Current Interest Rate on First Mortgage	218	149	24	38	8
Less than 6.0 percent					
6.0 percent	8	4	0	4	0
6.1 to 6.4 percent	12	10	0	1	0
6.5 to 6.9 percent	41	24	4	13	0
7.0 percent	71	58	5	9	0
7.1 to 7.4 percent	36	21	1	14	0
7.5 to 7.9 percent	55	43	0	12	0
8.0 percent	20	20	0	0	0
8.1 to 8.4 percent	20	19	0	1	0
8.5 to 8.9 percent	22	20	0	1	0
9.0 percent	4	2	0	2	0
9.1 to 9.4 percent	6	6	0	0	0
9.5 to 9.9 percent	8	8	0	0	0
10.0 percent	4	4	0	0	0
10.1 to 10.4 percent	7	7	0	0	0

10.5 to 10.9 percent	8	5	0	2	0
11.0 percent	2	2	0	0	0
11.1 to 12.9 percent	8	8	0	0	0
13.0 percent	0	0	0	0	0
13.1 percent or more	83	62	0	21	0
Not reported	0	0	0	0	0
Median	7.1	7.1	4.2	7.0	3.0
Type of Interest Rate Buydown	13	8	1	4	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	0	0	0	0	0
Not reported	13	8	1	4	0
Properties without interest rate buydown	239	176	9	55	0
Not reported	382	290	24	60	8
Term of First Mortgage	5	0	5	0	0
Less than 5 years					
5 years	0	0	0	0	0
6 to 9 years	5	0	5	0	0
10 years	1	1	0	0	0
11 to 14 years	0	0	0	0	0
15 years	45	36	0	10	0
16 to 19 years	0	0	0	0	0
20 years	9	8	0	1	0
21 to 24 years	0	0	0	0	0
25 years	3	3	0	0	0
26 to 29 years	4	4	0	0	0
30 years	258	201	0	56	0
More than 30 years	0	0	0	0	0
No stated term	303	220	24	51	8
Median	30	30	6	30	5-
Unexpired Term of First Mortgage	17	7	10	0	0
Less than 5 years					
5 to 9 years	14	9	0	5	0
10 to 14 years	36	28	0	8	0
15 to 19 years	12	7	0	5	0
20 to 24 years	49	37	0	12	0
25 to 29 years	151	114	0	38	0
30 or more years	52	52	0	0	0
No stated term or not computed	303	220	24	51	8
Median	26	26	5-	25	5-
Holder of First Mortgage	102	65	8	27	1
Commercial bank or trust company					
Savings and loan association, federal savings bank	36	23	1	12	0
Mutual savings bank	19	9	8	1	0
Life insurance company	21	13	4	2	2
Mortgage banker or mortgage company	50	38	0	13	0
Federally-sponsored secondary market agency or pool	309	247	8	49	5
Conventional mortgage pool	11	11	0	0	0
Other federal agency	20	12	0	7	0
Real estate investment trust	1	0	0	1	0

Pension or retirement fund	0	0	0	0	0
Credit union	14	12	0	1	0
Finance company	8	8	0	0	0
State or municipal government or housing finance agency	19	15	0	4	0
Individual or individual's estate	8	4	4	0	0
Other	16	16	0	0	0
First Mortgage Loan as a Percent of Purchase Price	498	359	33	100	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	15	15	0	0	0
40 to 49 percent	11	7	0	4	0
50 to 59 percent	17	11	0	7	0
60 to 69 percent	71	42	7	21	2
70 to 79 percent	99	62	12	24	1
80 to 89 percent	79	59	8	12	0
90 to 94 percent	53	36	2	14	0
95 to 99 percent	60	42	1	13	3
100 percent or more	88	80	2	5	0
Not reported	6	6	0	0	0
Median	84	86	77	77	79
Other properties	136	114	1	19	1
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	498	359	33	100	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	11	11	0	0	0
40 to 49 percent	8	4	0	4	0
50 to 59 percent	17	11	0	7	0
60 to 69 percent	109	70	7	30	2
70 to 79 percent	99	70	11	17	1
80 to 89 percent	74	54	9	11	0
90 to 94 percent	46	38	2	6	0
95 to 99 percent	55	30	1	20	3
100 percent or more	74	66	2	5	0
Not reported	6	6	0	0	0
Median	80	82	78	75	79
Other properties	136	114	1	19	1
Not available	0	0	0	0	0
First Mortgage Risk	37	17	0	20	0
Subprime loan					
Not subprime loan	597	456	34	99	8
Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	126	0	0	119	8
Properties with adjustable rate first mortgage					
Treasury security	53	0	0	53	0
Average cost of funds in bank district	3	0	0	3	0
National average cost of funds	0	0	0	0	0
OTS contract mortgage rate	0	0	0	0	0

Other method	1	0	0	1	0
No index used	0	0	0	0	0
Not reported	70	0	0	62	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	126	0	0	119	8
Properties with adjustable rate first mortgage					
Monthly	10	0	0	10	0
Every 3 months	0	0	0	0	0
Every 6 months	1	0	0	1	0
Yearly	43	0	0	43	0
Every 3 years	0	0	0	0	0
Every 5 years	5	0	0	5	0
Other	0	0	0	0	0
Not reported	66	0	0	58	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	126	0	0	119	8
Properties with adjustable rate first mortgage					
Less than 1 percent	0	0	0	0	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	1	0	0	1	0
2 percent	21	0	0	21	0
2.1 to 2.9 percent	7	0	0	7	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	2	0	0	2	0
4.0 percent or more	14	0	0	14	0
No caps	16	0	0	16	0
Not reported	66	0	0	58	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	126	0	0	119	8
Properties with adjustable rate first mortgage					
Less than 1 percent	0	0	0	0	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	50	0	0	50	0
No caps	10	0	0	10	0
Not reported	66	0	0	58	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	126	0	0	119	8
Properties with adjustable rate first mortgage					
Yes, rate has changed	45	0	0	45	0

No change since mortgage made	16	0	0	16	0
Not reported	66	0	0	58	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	126	0	0	119	8
Properties with adjustable rate first mortgage					
Less than 1 percent	0	0	0	0	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	2	0	0	2	0
2 percent	12	0	0	12	0
2.1 to 2.9 percent	37	0	0	37	0
3 percent	2	0	0	2	0
3.1 to 3.9 percent	7	0	0	7	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	0	0	0	0	0
Not reported	66	0	0	58	8
Median	2.5	0.0	0.0	2.5	0.0
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	126	0	0	119	8
Properties with adjustable rate first mortgage					
Can be converted	6	0	0	6	0
Cannot be converted	34	0	0	34	0
Not reported	86	0	0	78	8
Other properties	508	473	34	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	3	0	0	3	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	0	0	0	0	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	0	0	0	0	0
Payments can change yearly	1	0	0	1	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	2	0	0	2	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Monthly payments cannot change	567	473	34	59	0
Not reported	64	0	0	56	8
First Mortgage Allows for Negative Amortization	3	0	0	3	0
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	0	0	0	0	0
Yes, restricted negative amortization	1	0	0	1	0
No negative amortization allowed	2	0	0	2	0
Not reported	0	0	0	0	0
Monthly payments cannot change	567	473	34	59	0

Not reported	64	0	0	56	8
MORTGAGE PAYMENTS AND OTHER EXPENSES	600	446	30	116	8
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	596	446	26	116	8
Fully amortized	559	437	0	115	8
Not fully amortized	37	10	26	1	0
Interest only	4	0	4	0	0
No regular payments required	5	0	5	0	0
Not reported	29	27	0	2	0
Items Included in First Mortgage Payment@1	596	446	26	116	8
Regular monthly payments of both interest and principal					
Real estate taxes	211	162	0	49	0
Property insurance	85	73	0	13	0
Mortgage insurance	88	67	0	21	0
Other	65	51	0	15	0
No items included or not reported	374	273	26	68	8
No regular payments of interest and principal	38	27	9	2	0
Monthly Interest and Principal Payments on First Mortgage	600	446	30	116	8
Monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	19	11	4	4	0
\$200 to \$299	51	44	1	5	0
\$300 to \$399	81	61	4	15	1
\$400 to \$499	110	67	8	33	2
\$500 to \$599	86	65	5	14	1
\$600 to \$699	56	44	0	13	0
\$700 to \$799	54	31	0	19	3
\$800 to \$899	29	29	0	0	0
\$900 to \$999	21	16	0	5	0
\$1,000 to \$1,249	41	29	4	9	0
\$1,250 to \$1,499	21	17	4	0	0
\$1,500 or more	32	32	0	0	0
Median	546	560	472	510	546
Mean	676	714	583	564	570
No regular payments required	5	0	5	0	0
Not reported	29	27	0	2	0
Current First Mortgage Payment Status	630	473	30	119	8
Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	275	206	5	64	0
Delinquent by 90 days or more	7	6	0	1	0
Legal proceedings have begun	3	1	0	1	0
Legal proceedings have not begun	5	5	0	0	0
Not reported	0	0	0	0	0
Not reported	347	262	24	53	8
Other properties	5	0	5	0	0
	600	446	30	116	8

Monthly Interest and Principal Payments on Total Mortgages					
Regular monthly payments of interest and/or principal					
Less than \$100	0	0	0	0	0
\$100 to \$199	17	9	4	4	0
\$200 to \$299	51	44	1	5	0
\$300 to \$399	77	56	4	15	1
\$400 to \$499	112	69	8	33	2
\$500 to \$599	84	64	5	14	1
\$600 to \$699	49	42	0	8	0
\$700 to \$799	57	34	0	19	3
\$800 to \$899	29	29	0	0	0
\$900 to \$999	21	16	0	5	0
\$1,000 to \$1,249	46	34	4	9	0
\$1,250 to \$1,499	21	17	4	0	0
\$1,500 or more	37	32	0	5	0
Median	552	568	472	510	546
Mean	697	731	583	602	570
No regular monthly payments required	34	27	5	2	0
Interest and Principal Payments on Total Mortgages as Percent of Income	600	446	30	116	8
Regular monthly payments of interest and/or principal					
Less than 5 percent	30	23	0	8	0
5 to 9 percent	108	82	4	20	2
10 to 14 percent	127	106	3	16	2
15 to 19 percent	105	73	5	26	1
20 to 24 percent	57	36	4	15	3
25 to 29 percent	34	34	0	0	0
30 to 34 percent	16	15	0	1	0
35 to 39 percent	13	9	4	0	0
40 to 49 percent	15	14	1	0	0
50 percent or more	26	20	0	6	0
Not reported or not computed	69	36	9	24	0
Median	15.0	14.7	18.7	15.4	16.3
No regular monthly payments required	34	27	5	2	0
Rental and vacant condominium properties with traditional first mortgage	266	185	27	39	14
PROPERTY CHARACTERISTICS	206	138	22	35	11
Manner of Acquisition					
By purchase					
Placed one new mortgage	196	136	19	29	11
Placed two or more new mortgages	4	0	3	1	0
Assumed mortgage(s) already on property	6	2	0	4	0
Assumed mortgage(s) already on property and placed new mortgage	0	0	0	0	0
Borrowed using assets other than this property as collateral	0	0	0	0	0
Paid all cash-no borrowing	0	0	0	0	0
Other manner	0	0	0	0	0
By inheritance or gift	8	5	4	0	0
By divorce	0	0	0	0	0

By tax free exchange of other property	2	2	0	0	0
By foreclosure or assignment	4	4	0	0	0
By some other manner	16	14	2	0	0
Not reported	30	22	0	5	3
Source of Downpayment@1	119	84	12	15	8
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	2	0	0	0	2
Sale of previously owned stocks, shares, or other securities	3	3	0	0	0
Sale of land or other real estate	7	6	0	2	0
Owner's cash, bank deposits, share accounts, or bonds	88	64	12	11	2
Borrowing from a retirement plan	0	0	0	0	0
Borrowing using assets other than this property as collateral	2	0	0	2	0
Proceeds from an insurance policy	0	0	0	0	0
From a state or local government source	0	0	0	0	0
From a non-profit organization	0	0	0	0	0
Proceeds from sale of tax credits	0	0	0	0	0
From parents or relatives	5	5	0	0	0
Other cash source	0	0	0	0	0
Non-cash source	0	0	0	0	0
No downpayment required	8	4	0	0	4
Not reported	10	7	0	3	0
Other properties	123	84	15	20	5
Not reported	24	18	0	5	2
Year Property Acquired	81	55	8	9	8
1999 to 2001 (part)					
1997 and 1998	48	41	4	3	0
1995 and 1996	33	24	0	7	2
1990 to 1994	38	26	5	5	2
1985 to 1989	29	18	5	6	0
1980 to 1984	21	11	4	5	0
1975 to 1979	14	10	0	4	0
1970 to 1974	3	0	0	0	3
1969 or earlier	0	0	0	0	0
Property New or Previously Owned When Acquired	206	138	22	35	11
Acquired by purchase					
New	46	33	0	10	3
Previously owned	157	103	22	24	8
As residential property	152	97	22	24	8
Converted from nonresidential use	6	6	0	0	0
Other	0	0	0	0	0
Not reported	3	3	0	0	0
Other properties	30	25	5	0	0
Not reported	30	22	0	5	3
Year Structure Built	11	9	0	2	0
1999 to March 2000					
1997 and 1998	13	12	0	2	0
1995 and 1996	16	9	0	7	0
1990 to 1994	24	17	6	2	0

1980 to 1989	71	51	7	11	2
1970 to 1979	90	56	9	13	11
1960 to 1969	22	21	0	2	0
1950 to 1959	8	5	0	2	2
1940 to 1949	5	0	5	0	0
1939 or earlier	5	5	0	0	0
Purchase Price	98	68	12	11	7
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	5	5	0	0	0
\$20,000 to \$39,999	14	4	2	2	7
\$40,000 to \$59,999	29	21	8	0	0
\$60,000 to \$79,999	15	13	2	0	0
\$80,000 to \$99,999	4	4	0	0	0
\$100,000 to \$124,999	9	5	0	5	0
\$125,000 to \$149,999	7	4	0	3	0
\$150,000 to \$174,999	5	5	0	0	0
\$175,000 to \$199,999	2	2	0	0	0
\$200,000 to \$249,999	3	1	0	2	0
\$250,000 to \$299,999	2	2	0	0	0
\$300,000 to \$499,999	2	2	0	0	0
\$500,000 or more	0	0	0	0	0
Median	61040	67228	49559	119411	30000
Mean	84303	90536	45824	117641	34581
Other properties	168	117	15	28	8
Value	2	2	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	17	10	4	3	0
\$40,000 to \$59,999	59	37	12	5	5
\$60,000 to \$79,999	47	29	5	5	8
\$80,000 to \$99,999	45	36	0	8	0
\$100,000 to \$124,999	23	18	2	3	0
\$125,000 to \$149,999	12	8	0	4	0
\$150,000 to \$174,999	20	14	0	6	0
\$175,000 to \$199,999	11	5	4	2	0
\$200,000 to \$249,999	14	12	0	2	0
\$250,000 to \$299,999	10	6	0	2	2
\$300,000 to \$499,999	4	4	0	0	0
\$500,000 or more	3	3	0	0	0
Median	83664	87661	56448	95770	67063
Mean	107999	113740	75630	107074	97275
Value of Capital Improvements	101	77	6	15	2
Properties with capital improvements between 1998 and 2000					
Less than \$500	4	2	0	2	0
\$500 to \$999	14	12	0	0	2
\$1,000 to \$2,499	28	25	0	3	0
\$2,500 to \$4,999	23	17	4	2	0
\$5,000 to \$7,499	11	9	0	2	0
\$7,500 to \$9,999	7	7	0	0	0
\$10,000 to \$14,999	7	3	0	4	0
\$15,000 to \$19,999	2	0	0	2	0
\$20,000 to \$29,999	1	1	0	0	0
\$30,000 or more	5	2	2	1	0
Median	2957	2478	4216	6818	750

Mean	9611	4233	19444	34264	700
Properties with no capital improvements between 1998 and 2000	99	59	19	14	6
Capital improvements not reported	67	49	2	10	6
Monthly Rental Receipts Per Housing Unit	209	139	21	35	13
Acquired before 2000					
Less than \$100	5	0	0	2	3
\$100 to \$199	0	0	0	0	0
\$200 to \$299	4	2	2	0	0
\$300 to \$399	11	11	0	0	0
\$400 to \$499	26	22	0	2	2
\$500 to \$599	32	20	5	4	3
\$600 to \$799	21	12	2	7	0
\$800 to \$999	33	21	4	7	0
\$1000 or more	44	33	4	7	0
No rental receipts	33	19	4	6	4
Median	696	691	788	802	451
Mean	1755	972	627	6097	233
Acquired 2000 and 2001 (part)	57	46	6	4	2
Rental Receipts as Percent of Value@8	209	139	21	35	13
Acquired before 2000					
Less than 5 percent	10	4	0	3	2
5 to 9 percent	58	45	6	6	0
10 to 14 percent	81	55	7	17	3
15 to 19 percent	9	6	3	0	0
20 to 24 percent	6	6	0	0	0
25 to 29 percent	2	2	0	0	0
30 to 39 percent	1	1	0	0	0
40 percent or more	5	2	2	1	0
Median	11	10	11	11	10
Acquired 2000 and 2001 (part)	57	46	6	4	2
Rental Vacancy Losses as Percent of Potential Receipts	209	139	21	35	13
Acquired before 2000					
Less than 1.0 percent	54	41	2	7	4
1.0 to 2.9 percent	0	0	0	0	0
3.0 to 4.9 percent	0	0	0	0	0
5.0 to 6.9 percent	2	0	2	0	0
7.0 to 8.9 percent	3	0	3	0	0
9.0 to 10.9 percent	1	0	0	1	0
11.0 to 12.9 percent	2	2	0	0	0
13.0 to 14.9 percent	0	0	0	0	0
15.0 percent or more	29	24	4	2	0
Not reported or not computed	118	73	11	25	9
Median	0.8	0.8	8.1	0.7	0.5
Acquired 2000 and 2001 (part)	57	46	6	4	2
Age Restrictions	48	32	4	8	5
Condominium building restricted to people age 55 or older					
Condominium building not restricted to people age 55 or older	208	147	23	28	10
Not reported	10	7	0	3	0
Meal Service Provided for Age-Restricted Condominiums	29	15	4	5	5

Meal serviced provided					
Charge included in rent	17	11	0	2	5
Charge not included in rent	0	0	0	0	0
Not reported	11	4	4	4	0
Meal service not provided	53	33	6	13	2
Not reported	185	137	18	21	8
Type of Property Benefits@1	5	5	0	0	0
Government-sponsored below-market interest rate mortgage loan					
Government rental subsidy	3	3	0	0	0
Government grant	0	0	0	0	0
Property tax relief	0	0	0	0	0
Federal income tax credit for low-income, old or historic properties	0	0	0	0	0
Accelerated federal income tax depreciation for low- and moderate-income properties	0	0	0	0	0
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	207	137	25	33	11
Not reported	51	40	2	6	3
Source of Property Benefits@1	8	8	0	0	0
With property benefits					
Federal government	8	8	0	0	0
State government	0	0	0	0	0
Local government	0	0	0	0	0
Non-profit corporation	0	0	0	0	0
Not reported	0	0	0	0	0
With no property benefits	207	137	25	33	11
Not reported	51	40	2	6	3
Reason for Benefits@1	8	8	0	0	0
With property benefits					
Occupied by low- or moderate-income individuals	3	3	0	0	0
Occupied by elderly or disabled individuals	0	0	0	0	0
A historic structure	0	0	0	0	0
Located in a community development or economic development area	0	0	0	0	0
Covered by a Homestead Exemption	0	0	0	0	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	0	0	0	0	0
Not reported	5	5	0	0	0
With no property benefits	207	137	25	33	11
Not reported	51	40	2	6	3
OWNER CHARACTERISTICS	233	167	24	34	8
Type of Owner					
Individual investor(s)					
Limited partnership	16	8	3	3	2
Joint venture	2	2	0	0	0
General partnership	1	1	0	0	0
Life insurance company	0	0	0	0	0
Depository institution	0	0	0	0	0
Public real estate investment trust	0	0	0	0	0

Private real estate investment trust	0	0	0	0	0
Corporation - other than real estate investment trust	9	2	0	2	4
Housing cooperative organization	0	0	0	0	0
Non-profit or church-related institution	1	1	0	0	0
Pension fund	0	0	0	0	0
Fraternal organization	0	0	0	0	0
Other	3	3	0	0	0
MORTGAGE CHARACTERISTICS	233	167	22	34	10
Origin of First Mortgage					
Mortgage made at time property acquired					
Mortgage assumed at the time property acquired	13	9	0	4	0
Mortgage placed later than acquisition of property	19	9	4	1	4
Refinanced mortgage	19	9	4	1	4
Same lender	3	2	0	1	0
Different lender	16	7	4	0	4
Mortgage placed on property owned free and clear of debt	0	0	0	0	0
Not available	0	0	0	0	0
Purpose of First Mortgage Placed Later Than Acquisition of Property	19	9	4	1	4
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	18	9	4	0	4
Increase payment period for mortgage	0	0	0	0	0
Reduce payment period for mortgage	0	0	0	0	0
Renew or extend loan that had fallen due, without increasing outstanding balance	0	0	0	0	0
Receive cash or increase outstanding balance of loan	0	0	0	0	0
Other reason	0	0	0	0	0
Not reported	1	0	0	1	0
Other properties	247	177	22	38	10
Not available	0	0	0	0	0
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear	2	2	0	0	0
Properties on which cash received					
Less than \$20,000	0	0	0	0	0
\$20,000 to \$39,999	2	2	0	0	0
\$40,000 to \$59,999	0	0	0	0	0
\$60,000 to \$79,999	0	0	0	0	0
\$80,000 to \$99,999	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$174,999	0	0	0	0	0
\$175,000 to \$199,999	0	0	0	0	0
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	0	0	0	0	0
\$300,000 or more	0	0	0	0	0
Median	30000	30000	20000-	20000-	20000-
Mean	32000	32000	0	0	0

Properties that refinanced and did not receive cash back	17	7	4	1	4
Properties that refinanced and did not report if received cash back	0	0	0	0	0
Properties that did not refinance	247	177	22	38	10
Not available	0	0	0	0	0
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear	2	2	0	0	0
Properties on which cash received@1					
For additions, improvements or repairs to this property	2	2	0	0	0
To consolidate debts	0	0	0	0	0
For investment in other real estate	0	0	0	0	0
For other types of investments	0	0	0	0	0
For educational or medical expenses	0	0	0	0	0
To start a business	0	0	0	0	0
To settle a divorce	0	0	0	0	0
To pay taxes	0	0	0	0	0
To purchase an automobile, truck, or other vehicle	0	0	0	0	0
To purchase consumer product other than automobile, truck, or other vehicle	0	0	0	0	0
Other	0	0	0	0	0
Not reported	0	0	0	0	0
Properties that refinanced and did not receive cash back	17	7	4	1	4
Properties that refinanced and did not report if received cash back	0	0	0	0	0
Properties that did not refinance	247	177	22	38	10
Not available	0	0	0	0	0
Year First Mortgage Made or Assumed	91	61	12	9	8
1999 to 2001 (part)					
1997 and 1998	56	47	6	3	0
1995 and 1996	32	19	4	7	2
1990 to 1994	42	32	3	5	2
1985 to 1989	17	8	2	7	0
1980 to 1984	11	8	0	3	0
1979 or earlier	17	10	0	4	3
First Mortgage Insurance Status	21	20	0	0	2
FHA-insured first mortgage					
VA-guaranteed first mortgage	0	0	0	0	0
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	3	0	0	3	0
Other federal, state, or local government-insured or guaranteed first mortgage	6	6	0	0	0
Insured conventional first mortgage	23	16	2	5	0
Uninsured conventional first mortgage	213	144	25	31	13
Not reported	0	0	0	0	0
Traditional First Mortgage Loan	11	11	0	0	0
Less than \$20,000					

\$20,000 to \$29,999	24	15	4	5	0
\$30,000 to \$39,999	35	14	9	8	5
\$40,000 to \$49,999	39	37	0	3	0
\$50,000 to \$59,999	20	16	3	0	0
\$60,000 to \$79,999	57	37	6	11	2
\$80,000 to \$99,999	27	18	0	9	0
\$100,000 to \$149,999	30	23	3	2	2
\$150,000 to \$199,999	13	5	2	2	4
\$200,000 to \$249,999	2	2	0	0	0
\$250,000 to \$299,999	2	2	0	0	0
\$300,000 or more	6	6	0	0	0
Not reported	2	0	0	0	2
Median	61209	60100	51470	67268	107961
Mean	73428	75691	60449	63883	97254
Total Mortgage Loan	11	11	0	0	0
Less than \$20,000					
\$20,000 to \$29,999	22	13	4	5	0
\$30,000 to \$39,999	37	16	9	8	5
\$40,000 to \$49,999	39	37	0	3	0
\$50,000 to \$59,999	20	16	3	0	0
\$60,000 to \$79,999	52	37	2	11	2
\$80,000 to \$99,999	27	18	0	9	0
\$100,000 to \$149,999	34	23	7	2	2
\$150,000 to \$199,999	13	5	2	2	4
\$200,000 to \$249,999	2	2	0	0	0
\$250,000 to \$299,999	2	2	0	0	0
\$300,000 or more	6	6	0	0	0
Not reported	2	0	0	0	2
Median	61313	60100	51470	67268	107961
Mean	74140	75734	67131	63883	97254
Traditional First Mortgage Outstanding Debt	8	3	0	2	3
Less than \$10,000					
\$10,000 to \$19,999	35	24	4	7	0
\$20,000 to \$29,999	23	17	2	4	0
\$30,000 to \$39,999	47	32	8	6	2
\$40,000 to \$49,999	28	18	2	7	2
\$50,000 to \$59,999	23	17	4	3	0
\$60,000 to \$79,999	44	29	4	5	6
\$80,000 to \$99,999	19	13	0	4	2
\$100,000 to \$149,999	24	20	4	0	0
\$150,000 to \$199,999	7	5	0	2	0
\$200,000 to \$249,999	0	0	0	0	0
\$250,000 to \$299,999	3	3	0	0	0
\$300,000 or more	4	4	0	0	0
Not reported	0	0	0	0	0
Median	47236	49121	42876	41218	63676
Mean	63199	67680	56281	51287	51107
Current Interest Rate on First Mortgage	88	57	15	9	6
Less than 6.0 percent					
6.0 percent	4	2	0	0	2
6.1 to 6.4 percent	0	0	0	0	0
6.5 to 6.9 percent	19	13	2	4	0
7.0 percent	33	26	2	5	0
7.1 to 7.4 percent	10	5	0	5	0

7.5 to 7.9 percent	25	18	3	4	0
8.0 percent	8	5	0	3	0
8.1 to 8.4 percent	5	3	0	2	0
8.5 to 8.9 percent	0	0	0	0	0
9.0 percent	5	2	4	0	0
9.1 to 9.4 percent	2	0	0	2	0
9.5 to 9.9 percent	12	8	0	0	4
10.0 percent	8	4	2	2	0
10.1 to 10.4 percent	0	0	0	0	0
10.5 to 10.9 percent	8	8	0	0	0
11.0 percent	3	2	0	0	2
11.1 to 12.9 percent	3	3	0	0	0
13.0 percent	0	0	0	0	0
13.1 percent or more	33	30	0	4	0
Not reported	0	0	0	0	0
Median	7.1	7.1	5.3	7.2	6.0
Type of Interest Rate Buydown	3	0	0	3	0
Properties with interest rate buydown					
Constant payment	0	0	0	0	0
3-2-1 buydown	0	0	0	0	0
Other	0	0	0	0	0
Not reported	3	0	0	3	0
Properties without interest rate buydown	107	65	12	22	8
Not reported	156	120	15	14	6
Term of First Mortgage	5	0	3	0	2
Less than 5 years					
5 years	4	0	0	0	4
6 to 9 years	2	0	2	0	0
10 years	7	2	5	0	0
11 to 14 years	0	0	0	0	0
15 years	18	12	0	7	0
16 to 19 years	0	0	0	0	0
20 years	6	6	0	0	0
21 to 24 years	0	0	0	0	0
25 years	2	0	0	2	0
26 to 29 years	1	1	0	0	0
30 years	80	59	2	16	3
More than 30 years	0	0	0	0	0
No stated term	140	106	15	14	5
Median	30	30	10	30	5
Unexpired Term of First Mortgage	6	1	3	0	2
Less than 5 years					
5 to 9 years	21	9	5	2	4
10 to 14 years	24	14	2	8	0
15 to 19 years	11	8	0	3	0
20 to 24 years	10	5	0	4	2
25 to 29 years	41	30	2	8	2
30 or more years	11	11	0	0	0
No stated term or not computed	140	106	15	14	5
Median	20	25	7	18	7
Holder of First Mortgage	58	25	8	17	8
Commercial bank or trust company					

Savings and loan association, federal savings bank	46	34	11	2	0
Mutual savings bank	9	9	0	0	0
Life insurance company	2	2	0	0	0
Mortgage banker or mortgage company	24	19	0	6	0
Federally-sponsored secondary market agency or pool	93	72	8	9	5
Conventional mortgage pool	2	2	0	0	0
Other federal agency	9	7	0	2	0
Real estate investment trust	0	0	0	0	0
Pension or retirement fund	0	0	0	0	0
Credit union	4	4	0	0	0
Finance company	0	0	0	0	0
State or municipal government or housing finance agency	2	2	0	0	0
Individual or individual's estate	10	8	0	0	2
Other	7	3	0	4	0
First Mortgage Loan as a Percent of Purchase Price	187	130	17	33	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	8	8	0	0	0
40 to 49 percent	2	0	0	2	0
50 to 59 percent	6	2	0	4	0
60 to 69 percent	3	1	2	0	0
70 to 79 percent	24	15	0	8	2
80 to 89 percent	48	31	7	9	0
90 to 94 percent	14	13	0	2	0
95 to 99 percent	15	10	0	6	0
100 percent or more	67	50	8	4	5
Not reported	0	0	0	0	0
Median	91	93	89	83	100+
Other properties	79	56	10	6	8
Not available	0	0	0	0	0
First Mortgage Loan as a Percent of Value	187	130	17	33	7
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	8	8	0	0	0
40 to 49 percent	2	0	0	0	2
50 to 59 percent	5	0	0	5	0
60 to 69 percent	14	8	2	3	0
70 to 79 percent	30	19	2	8	2
80 to 89 percent	45	29	8	7	0
90 to 94 percent	13	7	2	4	0
95 to 99 percent	14	11	2	2	0
100 percent or more	56	48	2	4	3
Not reported	0	0	0	0	0
Median	87	90	86	80	77
Other properties	79	56	10	6	8
Not available	0	0	0	0	0
First Mortgage Risk	12	11	0	2	0
Subprime loan					
Not subprime loan	254	175	27	38	14

Not reported	0	0	0	0	0
Index Used to Adjust Interest Rate on ARM	54	0	0	39	14
Properties with adjustable rate first mortgage					
Treasury security	13	0	0	13	0
Average cost of funds in bank district	0	0	0	0	0
National average cost of funds	3	0	0	3	0
OTS contract mortgage rate	0	0	0	0	0
Other method	2	0	0	2	0
No index used	3	0	0	2	2
Not reported	33	0	0	20	13
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Frequency With Which Rate Can Be Adjusted	54	0	0	39	14
Properties with adjustable rate first mortgage					
Monthly	3	0	0	3	0
Every 3 months	0	0	0	0	0
Every 6 months	0	0	0	0	0
Yearly	11	0	0	11	0
Every 3 years	3	0	0	3	0
Every 5 years	0	0	0	0	0
Other	2	0	0	2	0
Not reported	34	0	0	20	14
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Per Adjustment Period	54	0	0	39	14
Properties with adjustable rate first mortgage					
Less than 1 percent	2	0	0	2	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	13	0	0	13	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	3	0	0	3	0
No caps	8	0	0	0	8
Not reported	28	0	0	21	6
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Caps on Interest Rate Over Life of ARM	54	0	0	39	14
Properties with adjustable rate first mortgage					
Less than 1 percent	2	0	0	2	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	0	0	0	0	0
2.1 to 2.9 percent	0	0	0	0	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4.0 percent or more	16	0	0	16	0
No caps	8	0	0	0	8

Not reported	28	0	0	21	6
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Interest Rate Changed Since Mortgage Made	54	0	0	39	14
Properties with adjustable rate first mortgage					
Yes, rate has changed	19	0	0	17	2
No change since mortgage made	10	0	0	4	6
Not reported	24	0	0	18	6
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Percentage of Margin Over Index on ARM	54	0	0	39	14
Properties with adjustable rate first mortgage					
Less than 1 percent	0	0	0	0	0
1 percent	0	0	0	0	0
1.1 to 1.9 percent	0	0	0	0	0
2 percent	0	0	0	0	0
2.1 to 2.9 percent	15	0	0	15	0
3 percent	0	0	0	0	0
3.1 to 3.9 percent	0	0	0	0	0
4 percent	0	0	0	0	0
4.1 to 4.9 percent	0	0	0	0	0
5 percent or more	7	0	0	0	7
Not reported	32	0	0	25	8
Median	2.8	0.0	0.0	2.5	5002.4
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
ARM Convertible to Fixed Rate Mortgage	54	0	0	39	14
Properties with adjustable rate first mortgage					
Can be converted	0	0	0	0	0
Cannot be converted	25	0	0	18	7
Not reported	29	0	0	22	8
Other properties	212	185	27	0	0
Not reported	0	0	0	0	0
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate	5	0	0	5	0
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	0	0	0	0	0
Payments can change every three months	0	0	0	0	0
Payments can change every six months	0	0	0	0	0
Payments can change yearly	2	0	0	2	0
Payments can change every 3 years	0	0	0	0	0
Payments can change every 5 years	0	0	0	0	0
Other	4	0	0	4	0
Not reported	0	0	0	0	0
Monthly payments cannot change	238	185	27	18	8
Not reported	22	0	0	16	6
First Mortgage Allows for Negative	5	0	0	5	0

Amortization					
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	5	0	0	5	0
Not reported	0	0	0	0	0
Monthly payments cannot change	238	185	27	18	8
Not reported	22	0	0	16	6
MORTGAGE PAYMENTS AND OTHER EXPENSES	258	181	27	39	10
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	255	181	27	39	8
Fully amortized	229	180	6	36	8
Not fully amortized	26	2	21	3	0
Interest only	2	0	0	0	2
No regular payments required	4	0	0	0	4
Not reported	4	4	0	0	0
Items Included in First Mortgage Payment@1	255	181	27	39	8
Regular monthly payments of both interest and principal					
Real estate taxes	64	53	2	10	0
Property insurance	40	37	2	2	0
Mortgage insurance	5	3	0	2	0
Other	28	21	2	6	0
No items included or not reported	188	128	25	27	8
No regular payments of interest and principal	11	4	0	0	7
Monthly Interest and Principal Payments on First Mortgage	258	181	27	39	10
Monthly payments of interest and/or principal					
Less than \$100	11	10	0	2	0
\$100 to \$199	16	14	0	2	0
\$200 to \$299	19	13	0	7	0
\$300 to \$399	46	26	15	2	3
\$400 to \$499	51	43	2	5	2
\$500 to \$599	28	17	0	11	0
\$600 to \$699	20	15	0	4	2
\$700 to \$799	13	12	0	2	0
\$800 to \$899	5	5	0	0	0
\$900 to \$999	11	7	3	2	0
\$1,000 to \$1,249	10	8	2	0	0
\$1,250 to \$1,499	4	4	0	0	0
\$1,500 or more	23	10	6	3	4
Median	471	466	391	520	628
Mean	1000	591	2416	575	6317
No regular payments required	4	0	0	0	4
Not reported	4	4	0	0	0
Current First Mortgage Payment Status	261	185	27	39	10

Regular monthly payments of principal and/or interest					
Up-to-date, ahead of schedule, or less than 90 days past due	105	66	10	25	4
Delinquent by 90 days or more	4	2	2	0	0
Legal proceedings have begun	0	0	0	0	0
Legal proceedings have not begun	2	0	2	0	0
Not reported	2	2	0	0	0
Not reported	152	117	15	14	6
Other properties	4	0	0	0	4
Monthly Interest and Principal Payments on Total Mortgages	258	181	27	39	10
Regular monthly payments of interest and/or principal					
Less than \$100	11	10	0	2	0
\$100 to \$199	16	14	0	2	0
\$200 to \$299	19	13	0	7	0
\$300 to \$399	46	26	15	2	3
\$400 to \$499	51	43	2	5	2
\$500 to \$599	28	17	0	11	0
\$600 to \$699	20	15	0	4	2
\$700 to \$799	13	12	0	2	0
\$800 to \$899	5	5	0	0	0
\$900 to \$999	8	7	0	2	0
\$1,000 to \$1,249	13	8	4	0	0
\$1,250 to \$1,499	4	4	0	0	0
\$1,500 or more	23	10	6	3	4
Median	471	466	391	520	628
Mean	1013	591	2534	575	6317
No regular monthly payments required	8	4	0	0	4
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts	203	138	21	35	8
Acquired before 2000 and regular payments of interest and/or princi					
Less than 20 percent	10	7	2	1	0
20 to 29 percent	6	4	0	2	0
30 to 39 percent	9	9	0	0	0
40 to 49 percent	9	5	0	4	0
50 to 59 percent	22	16	0	6	0
60 to 69 percent	26	22	2	2	0
70 to 79 percent	18	16	0	3	0
80 to 89 percent	9	6	0	2	2
90 to 99 percent	6	5	2	0	0
100 percent or more	55	31	13	8	4
Not reported or not computed	33	19	4	8	3
Median	72.0	68.7	99.5+	62.4	99.5+
Other properties	63	47	6	4	6
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts	203	138	21	35	8
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	10	7	2	1	0
20 to 29 percent	6	4	0	2	0
30 to 39 percent	9	9	0	0	0

40 to 49 percent	9	5	0	4	0
50 to 59 percent	22	16	0	6	0
60 to 69 percent	26	22	2	2	0
70 to 79 percent	18	16	0	3	0
80 to 89 percent	9	6	0	2	2
90 to 99 percent	6	5	2	0	0
100 percent or more	55	31	13	8	4
Not reported or not computed	33	19	4	8	3
Median	72.0	68.7	99.5+	62.4	99.5+
Other properties	63	47	6	4	6
Real Estate Tax Per \$1,000 Value	209	139	21	35	13
Acquired before 2000					
Less than \$5	44	30	4	5	5
\$5 to \$9	58	39	8	9	2
\$10 to \$14	51	33	6	7	4
\$15 to \$19	30	21	2	7	0
\$20 to \$24	6	3	0	2	2
\$25 to \$29	12	7	0	4	0
\$30 to \$39	3	3	0	0	0
\$40 to \$49	0	0	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	5	2	2	1	0
Not reported or not computed	0	0	0	0	0
Median	10	10	9	12	8
Acquired 2000 and 2001 (part)	57	46	6	4	2
Real Estate Tax as Percent of Rental Receipts	209	139	21	35	13
Acquired before 2000					
Less than 5 percent	21	17	2	2	0
5 to 9 percent	53	38	6	5	4
10 to 14 percent	46	28	10	8	0
15 to 19 percent	21	16	0	4	2
20 to 24 percent	14	10	0	4	0
25 to 29 percent	9	6	0	3	0
30 to 34 percent	3	2	0	2	0
35 to 39 percent	0	0	0	0	0
40 percent or more	5	5	0	0	0
Not reported or not computed	38	19	4	8	8
Median	11	10	10	14	8
Acquired 2000 and 2001 (part)	57	46	6	4	2