

**2015 RENTAL HOUSING FINANCE SURVEY
(RHFS)
ITEMS BOOKLET**

Sponsored By:



DPINTRO

Description: Survey Introduction

Welcome to the 2015 Rental Housing Finance Survey (RHFS).

The purpose of the RHFS is to learn about the financial health of rental properties. We have randomly selected the address listed above to be included in the 2015 RHFS. Due to the scientifically random selection process, we only know that the address listed above is a rental property or is part of a rental property.

The following series of questions is designed to help define the number of units, buildings and addresses for the rental property associated with the address listed above.

For the purposes of this survey, we define your rental property as:

The building at the address above and any other buildings under the same first mortgage

Or

The building at the address above and any other buildings that are collectively owned as a single entity.

OWNCITY2, OWNSTATE2

Description: Contact Information

A. Please provide your contact information.

Name: Not on PUF
Title: Not on PUF
Telephone Number: Not on PUF
Fax: Not on PUF
Street Address: Not on PUF
City: Not on PUF
State: Not on PUF
Zip: Not on PUF

OWNMAN

Description: Current Owner or Manager

- B. Are you currently the owner or manager of this rental property?
1. Yes
 2. No
-

OWNCITY, OWNSTATE

Description: Current Owner or Manager Contact information

- C. Please provide the name, address, and telephone number of the current owner, manager, or corporate office of this rental property.

Name: Not on PUF
Title: Not on PUF
Organization: Not on PUF
Address: Not on PUF
City: Not on PUF
State: Not on PUF
Zip: Not on PUF
Telephone Number: Not on PUF

DPPROPID

Description: Rental property description

DP_1. Which of the following best describes your rental property?

1. The rental property is composed of a single residential building located at the address above
 2. The rental property is composed of multiple residential buildings that are all located at the address above
 3. The rental property is composed of multiple residential buildings at multiple addresses that includes the building(s) at the address above
 4. Other
-

DPTOTUNITS

Description: Total number of residential units

DP_2. How many residential units in total are at the rental property associated with the address above?

____ Units

DPTOTBLDGS

Description: Total number of residential buildings

DP_3. How many residential buildings in total are at the rental property associated with the address above?

____ Buildings

DPNUMUNITS

Description: Number of units in building

DP_4. How many units are in each building at this address?

____ Units in Building 1
____ Units in Building 2
____ Units in Building 3
____ Units in Building 4

DPNUMADDR

Description: Total number of addresses

DP_5. How many addresses in total are at this rental property? Include the property address indicated above in your total. Do not include unit designations as separate addresses. Examples of unit designations include “APT 101” or “#2.”

____ Total Addresses

DPPROPUP – Not on PUF

Description: Property Identification Upload Document

DP_6. To accurately represent your rental property we need to collect all of the addresses, buildings and residential units at your rental property.

Please upload a document containing all of the addresses, buildings at each address, and the number of residential units within each building.

Your document will be encrypted and uploaded to a secure server.

(Example)

Address 1
 Building 1
 Number of Units
 Building 2
 Number of Units
Address 2
 Building 1
 Number of Units
 Building 2
 Number of Units
 Building 3
 Number of Units

DP_ADDR:

Description: Property Addresses

DP_7. Please provide the addresses and the number of buildings at each address for this rental property.

Address 1: Not on PUF
City: Not on PUF
State: Not on PUF
ZIP Code: Not on PUF
Building: Not on PUF

PROPPUB

Description: Operated by public housing authority

- 1a. Is this rental property operated by a public housing authority?
1. Yes
 2. No
-

PROPMH

Description: A manufactured housing community

- 1b. Is this rental property a manufactured housing community (manufactured/mobile homes)?
1. Yes
 2. No
-

PROPCON

Description: A condominium building(s)

- 1c. Is this rental property a condominium building(s)?
1. Yes
 2. No
-

PROPTOWN

Description: A single family home; attached or detached

- 1d. Is this rental property a series of townhomes or row houses?
1. Yes
 2. No
-

UNITSTAT

Description: Status of single unit

- 1e. Is this unit –
1. Rented
 2. Vacant-for rent
 3. Occupied by owner, property personnel or unit owner
 4. Vacant for other reasons
-

YROLDBLG_R

Description: Year oldest building constructed

- 3a. In what year was the oldest residential building on this rental property constructed?
- ___ ___ ___ ___ YEAR
-

YRNEWBLG_R

Description: Year newest building constructed

- 3b. In what year was the most recent residential building on this rental property constructed?
- ___ ___ ___ ___ YEAR
-

HOWACQ

Description: How property was acquired

4. Which one of the following best describes how you acquired the property?
1. I purchased the land then proceeded to develop new residential building(s) (including razing existing structures on the land).
 2. I purchased the property in a condition that required capital investments to perform substantial rehabilitation of the residential building(s) so as to make them suitable for the rental market.
 3. I purchased the property in a condition that did not require substantial rehabilitation to make it suitable for the target rental market.

“Substantial rehabilitation” means the renovation, alteration or remodeling of a building containing essentially uninhabitable residential rental units that require substantial renovation in order to conform to contemporary standards for decent, safe, and sanitary housing. Substantial rehabilitation may vary in degree from gutting and extensive reconstruction to extensive improvements that cure substantial deferred maintenance. Cosmetic improvements alone such as painting, decorating and minor repairs, or other work which can be performed safely without having the units vacated, do not qualify as substantial rehabilitation.

YRPROPACQ_R

Description: Year property acquired

4a. In what year was this rental property acquired (if original owner, report year construction was completed).

___ ___ ___ ___ YEAR

PURPRICE_R

Description: Purchase price

4b. What was the purchase price of this rental property?

\$.00
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CASHDWN

Description: Cash down payment

4b1. Did you make a cash down payment when you purchased this rental property?

1. Yes
 2. No
-

CASHDWNAMT

Description: Amount of cash down

4b2. How much was the cash down payment when you purchased this rental property?

\$.00
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MRKTVAL

Description: Current market value

4c. What do you believe is the current market value of this rental property?

\$.00
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HOWMVAL

Description: Basis for current market value

4d. Which of the following best reflects how you determined your estimate of the current market value?

1. Local tax assessment of this property
 2. Recent real estate appraisal
 3. Insurance replacement cost
 4. Original purchase price plus inflation
 5. Original purchase price plus improvements and inflation
 6. Selling or asking price of similar properties in area
 7. Capitalization of current rental revenues
 8. Other
-

VARIABLE NAMES:

Table: Variable names are displayed in the table.

BROOMSV

BROOMS

Description:

Table for 2+ units: Number of units rented, vacant for rent, occupied by property owner, occupied by property personnel, and vacant for other reasons.

BROOMSV: For single units - Number of bedrooms verification

BROOMS: For single units - Number of bedrooms

5. Of the residential units reported, how many belong to each of the following categories?

	Efficiency or studio (no bedrooms)	1 bedroom	2 bedrooms	3 bedrooms or more	Total
a. Rented	Not on PUF	Not on PUF	Not on PUF	Not on PUF	TRENOC_R
b. Vacant-for rent	Not on PUF	Not on PUF	Not on PUF	Not on PUF	TRENVA_R
c. Occupied by the property owner	Not on PUF	Not on PUF	Not on PUF	Not on PUF	TOWNOC_R
d. Occupied by property personnel	Not on PUF	Not on PUF	Not on PUF	Not on PUF	TEMPOC_R
e. Vacant for other reasons	Not on PUF	Not on PUF	Not on PUF	Not on PUF	TOTHVA_R
Total residential units	BED0_R	BED1_R	BED2_R	BED3_R	

Or

According to tax assessments and other public records, we have recorded (*reported from other source*) bedroom for this residential unit? Is this correct?

1. Yes
2. No **BROOMSV**

Or

How many bedrooms are in this residential unit?

___ Bedrooms **BROOMS**

LOWRENT

Description: Lowest asking rent

5a. What is the lowest monthly rent, including asking rent, for vacant units?

\$.00
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HIRENT

Description: Highest asking rent

5b. What is the highest monthly rent, including asking rent, for vacant units?

\$.00
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VARIABLE NAMES:

RENT

Table: Variable names are displayed in the table.

Description:

RENT: Monthly rent; single units

Table for 2+ units: Rented or vacant for rent units offered at each level of rent per month.

6. What is the rent per month?

\$.00	RENT
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Or

How many of the residential units identified as Rented or Vacant for Rent are offered at each level of rent per month?

	Efficiency or studio (no bedrooms)	1 bedroom	2 bedrooms	3 bedrooms or more	Total
No rent	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENTNO_R
\$1 - \$249	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENTLT249_R
\$250 - \$274	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT274_R
\$275 - \$299	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT299_R
\$300 - \$349	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT349_R
\$350 - \$399	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT399_R
\$400 - \$449	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT449_R
\$450 - \$499	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT499_R
\$500 - \$549	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT549_R
\$550 - \$599	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT599_R
\$600 - \$649	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT649_R
\$650 - \$699	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT699_R
\$700 - \$749	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT749_R
\$750 - \$799	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT799_R
\$800 - \$899	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT899_R
\$900 - \$999	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT999_R

	Efficiency or studio (no bedrooms)	1 bedroom	2 bedrooms	3 bedrooms or more	Total
\$1,000 - \$1,099	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT1099_R
\$1,100 - \$1,249	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT1249_R
\$1,250 - \$1,499	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT1499_R
\$1,500 - \$1,999	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT1999_R
\$2,000 - \$2,499	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT2499_R
\$2,500 - \$2,999	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT2999_R
\$3,000 - \$3,499	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT3499_R
\$3,500 - \$3,999	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT3999_R
\$4,000 - \$4,499	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT4499_R
\$4,500 - \$4,999	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT4999_R
\$5,000 or more	Not on PUF	Not on PUF	Not on PUF	Not on PUF	RENT5000_R

CONCSS

Description: Rent concessions

- 7a. Rent concessions are rent discounts offered by landlords to encourage new tenants to sign a lease. Concessions or discounts for renewing a lease are not included.

If a tenant rented one of the residential units today, what is the equivalent value of the rent concessions that you would be willing to offer to new tenants?

1. No rent concessions
2. Less than 1 month's rent
3. 1 month's rent
4. Greater than 1 month's rent

CONCSSNUM

Description: Number of current tenants getting rent concessions

- 7b. How many current residential units received rent concessions as part of their current lease?

_____ Tenants

SENIOR

Description: Units offered only for seniors

8. Are these buildings in a development that is age restricted?
- 1. Yes
 - 2. No

RCONTROL, CONTROLAHS

Description:

RCONTROL: Number of units that are rent controlled

CONTROLAHS: Residential unit subject to rent control or stabilization

9. Rent control or rent stabilization refers to laws or ordinances, not related to subsidy programs, that set maximum rental charges for residential housing.

Of the residential units, how many are subject to rent control or stabilization?

_____ Units **RCONTROL**

Or

Is this residential unit subject to rent control or stabilization?

- 1. Yes **CONTROLAHS**
- 2. No

OFFSTPARK, OFFSTPARKAHS

Description:

OFFSTPARK: Number of off-street parking spaces

OFFSTPARKAHS: Driveway or other space available for private parking

10. How many parking spaces are associated with the rental property?

Include all surface parking lots and garages.

_____ Spaces **OFFSTPARK**

Or

Is there a driveway or other space available for private parking?

1. Yes
2. No **OFFSTPARKAHS**

IELEC, IGAS, IWATER, ISEWER

Description: Utilities included in rent

11a. Are the following utilities included or not included in the rent?

	Included in rent	Not included in rent	Not Available
Electricity IELEC			
Gas IGAS			
Water IWATER			
Sewer ISEWER			

ICABLE, IWIFI, IPOOL, IPARKING

Description: Amenities included in rent

11b. Are the following amenities included or not included in the rent?

	Included in rent	Not included in rent	Not Available
Cable or Satellite ICABLE			
Internet or WiFi IWIFI			
Swimming pool IPOOL			
Off-street parking IPARKING			

PROPANS

Description: Able to answer income and expenses questions for 2014

11c. You indicated that you bought the rental property in 2014. Are you able to answer questions about the total income and expenses during 2014?

1. Yes
 2. No
-

TOTCOLL

Description: Total rent collected during calendar 2014

12a. What was the total amount collected from rent for all residential housing units on this rental property during calendar year 2014?

\$.00
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COMMSPACE

Description: Commercial use space

13. Some rental properties receive income from commercial uses of the property. Examples include:

Rental income from nonresidential units or space such as a store or doctor's office
Rental income from rooftop cellular towers
Rental income from advertisement signage attached to the building

Is there any space specified for commercial uses on this rental property (do not include rental/management office)?

1. Yes
 2. No
-

RECOMMREN, COMMRENT

Description:

RECOMMREN: Receive net rental income from commercial

COMMRENT: Total receipts from commercial rent

*Note: Item 14a is not included because it does not exist.

*14b. During calendar year 2014, did this rental property receive rental income from a commercial use of the property (do not include rental/management office)?

- 1. Yes
- 2. No **RECOMMREN**

OR

How much income did you receive from the commercial use of this rental property?

\$.00 **COMMRENT**

MNGMNT

Description: Responsible for day-to-day management

15a. Who has the responsibility for the day-to-day management of this rental property?
Select only ONE response.

- 1. Property owner or unpaid agent of owner (such as a family member)
- 2. Management agent directly employed by owner
- 3. Management company
- 4. Other

HRSMNGMNT

Description: Hours owner spends on day-to-day management

15b. On a monthly basis, how many hours does the owner (or owner agent) spend in the management of this rental property?

_____ Hours

VARIABLE NAMES: Displayed in the table.

Description: Operating expenses for property

16. The next 2 questions ask about operating expenses and capital improvements.

For this survey:

An operating expense is an expenditure that a business incurs in the course of performing normal business operations, such as, funds spent to maintain the rental property which may include repairs, services to maintain the rental property, taxes, and insurance.

A capital improvement is considered to be the addition of a permanent structural improvement, or the restoration of some aspect of a rental property, that will either enhance the rental property's overall value or increase its useful life.

This next question asks about the operating expenses.

In calendar year 2014, how much did you spend on each of the following operating expenses for this rental property (do not include capital improvements)?

	Yearly Cost	Or	Not Applicable
Payroll costs for employees hired directly by owner OPPAY/OPPAYNA	\$.00	
Real estate property taxes OPTAX_R/OPTAXNA			
Insurance OPINSUR/OPINSURNA			
Electric/ Gas OPELGAS/OPELGASNA			
Water/Sewer OPWTRSWR/OPWTRSWRNA			
Maintenance and repairs OPREP/OPREPNA			
Management company OPMNG/OPMNGNA			
Other professional services (legal, accounting) OPPROTH/OPPROTHNA			
Security OPSECUR/OPSECURNA			
Grounds/ landscaping OPLAND/OPLANDNA			
Any other operating expenses OPOTHEX/ OPTHEXNA			

		Yearly Cost	Or	Not Applicable
Total Operating Expenses	\$.00	
OPTOTAL				

VARIABLE NAMES:

Table: Variable names are displayed in the table.

CPTOT

Description:

Table: Capital improvements or upgrades/replacements made at this property

CPTOT: Total costs for your capital expenditures (if the expenses can not be separated into the above categories)

17. The next question asks about the costs associated with any capital improvements.

A capital improvement is considered to be the addition of a permanent structural improvement, or the restoration of some aspect of a rental property, that will either enhance the rental property's overall value or increase its useful life.

Exclude any amount spent on maintenance and repairs that was already reported.

During calendar year 2014, were any of the following capital improvements or upgrades/replacements made at this residential rental property? If so, what were their associated costs?

		Associated Cost		
1.	Heating or air conditioning system CPHEAT/CPHEATAMT	1. Yes 2. No	\$.00
2.	Roof CPROOF/CPRFAMT	1. Yes 2. No		
3.	Windows CPWINDOW/CPWINAMT	1. Yes 2. No		
4.	Doors CPDOORS/CPDOORAMT	1. Yes 2. No		
5.	Flooring/carpeting CPFLOOR/CPFLRAMT	1. Yes 2. No		
6.	Exterior CPEXTER/CPEXTAMT	1. Yes 2. No		
7.	Plumbing system CPPLUMB/CPPLBAMT	1. Yes 2. No		
8.	Electrical System CPELESYS/CPELEAMT	1. Yes 2. No		
9.	Kitchen facilities CPKITCH/CPKITAMT	1. Yes 2. No		

		Associated Cost		
10.	Bathroom facilities CPBATH/CPBATAMT	1. Yes 2. No	\$.00
11.	Handicapped/universal access CPACCESS/CPACCAMT	1. Yes 2. No		
12.	All other capital improvements or updates CPOTHUSC/CPOTHAMT	1. Yes 2. No		
Total capital improvement Expenses CPTOTAL				

Or

Please enter the total costs for your capital expenditures. Please estimate if you do not have actual amounts available.

		Costs		
Total costs for capital expenditures CPTOT		\$.00

OWNENT

Description: Current ownership entity

18. How would you best describe the current ownership entity?

Select only ONE response.

1. Individual investor, including joint ownership by two or more individuals, such as a married couple
2. Trustee for estate
3. LLP, LP, or LLC
4. Tenant in common
5. General partnership
6. Real Estate Investment Trust (REIT)
7. Real estate corporation
8. Housing cooperative organization or stock cooperative
9. Nonprofit organization (including religious institution, labor union, or fraternal organization)
10. Other kind of institution

VOUCHER

Description: Tenants have Section 8 voucher

19a. Tenants have Section 8 voucher

A Housing Choice (or Section 8) Voucher is a HUD program that pays all or part of the rent and allows the tenant to take the voucher to a different unit.

Do any tenants hold Housing Choice (or Section 8) Vouchers?

1. Yes
 2. No
 3. Don't know
-

VOUCHNUM

Description: Number of tenants with Section 8 voucher

19b. How many tenants hold Housing Choice (or Section 8) Vouchers?

_____ Tenants

SECT8

Description: Property with Section 8 HAP contract

20a. A Section 8 Housing Assistance Payment (HAP) contract covers all or most of the units in a (usually larger) rental property and is an agreement in which HUD pays some or all of the rent.

Does this rental property have a Section 8 HAP contract?

1. Yes
 2. No
 3. Don't know
-

PBS8V

Description: Units subsidized with project-based vouchers

21a. A project-based voucher is an agreement with a public housing agency to keep a Section 8 Voucher attached to a unit to pay some or all of the rent, even when the low-income tenants move out and are replaced by other qualified tenants.

Are any units subsidized with a project-based Section 8 Vouchers?

- 1. Yes
- 2. No
- 3. Don't know

GOVBELOW, RSUBSIDY, ELDERLY, LOWINCTC, GOVGRANT, BENEOTH

Description: Benefits received as a result of owning rental property

22. Does this rental property benefit from any of the following?

	Yes	No	Don't Know
A government-sponsored, below-market interest rate loan GOVBELOW			
A federal government rental subsidy OTHER than Section 8 payments to project or tenants RSUBSIDY			
Housing for the elderly direct loan program (Section 202) ELDERLY			
Low-Income Housing Tax Credit Program (Section 42) LOWINCTC			
A government grant (HOME, CDBG, HOPE VI) GOVGRANT			
Other benefit BENEOTH			

HISTORIC, LOWINCTEN, LOWINAREA, ECONDEVLP, OTHRCV

Description: Real estate tax reductions, abatements, or refunds been received on this rental property

23. For calendar year 2014, have any real estate tax reductions, abatements, or refunds been received on this rental property for any of the following reasons?

	Yes	No	Don't Know
For historic preservation HISTORIC			
Because this rental property houses low-income tenants LOWINCTEN			
Because this rental property is in a low-income area LOWINAREA			
Because this rental property is in a targeted economic development area ECONDEVLP			
For some other reason OTHRCV			

MORT_INTRO

The following section will ask about debt(s) on this rental property. This includes:

- A mortgage, deed of trust, or trust deed (including mortgages and refinanced mortgages that are backed by multifamily bond financing)
- A contract to purchase, land contract, or purchase agreement
- A home equity line of credit (HELOC) secured by this rental property or a home equity loan
- Some other loan secured by this rental property (do not include personal loans or consumer finance loans)

Please estimate if you do not have actual amounts available.

DEBT

Description: Property has mortgage or similar debt

24a. Is there a mortgage or similar debt on this rental property? Include mortgages that are backed by bond financing.

1. Yes
2. No

WHYNOMRT

Description: Why no mortgage or debt

24b. Why is there no mortgage or similar debt on this rental property?

1. I do not need a mortgage at this time
2. I have tried to get a mortgage, but was denied
3. Other

DEBTNUM

Description: Number of mortgages or similar debts

24c. Number of mortgages or similar debts. Information on the first four debts on this rental property are collected.

How many mortgages or similar debts are on this rental property?

_____ Mortgages or similar debts

DEBT1/ DEBT2/ DEBT3/ DEBT4

25. Types of debt on this property. Information on the first four debts for this rental property is collected here.

For the purposes of this survey, we will be asking about your first four debts on this rental property.

Please estimate if you do not have actual amounts available

Is the first debt (**DEBT1**) –

1. A mortgage, deed of trust, or trust deed (including mortgages and refinanced mortgages that are backed by multifamily bond financing)?
2. A contract to purchase, land contract, or purchase agreement?
3. A home equity line of credit (HELOC) or a home equity loan, secured by this rental property?
4. Some other loan secured by this rental property (not personal loans or consumer finance loans)?

Is the second debt (**DEBT2**) –

1. A mortgage, deed of trust, or trust deed (including mortgages and refinanced mortgages that are backed by multifamily bond financing)?
2. A contract to purchase, land contract, or purchase agreement?
3. A home equity line of credit (HELOC) or a home equity loan, secured by this rental property?
4. Some other loan secured by this rental property (not personal loans or consumer finance loans)?

Is the third debt (**DEBT3**) –

1. A mortgage, deed of trust, or trust deed (including mortgages and refinanced mortgages that are backed by multifamily bond financing)?
2. A contract to purchase, land contract, or purchase agreement?
3. A home equity line of credit (HELOC) or a home equity loan, secured by this rental property?
4. Some other loan secured by this rental property (not personal loans or consumer finance loans)?

Is the fourth debt (**DEBT4**) –

1. A mortgage, deed of trust, or trust deed (including mortgages and refinanced mortgages that are backed by multifamily bond financing)?
2. A contract to purchase, land contract, or purchase agreement?
3. A home equity line of credit (HELOC) or a home equity loan, secured by this rental property?
4. Some other loan secured by this rental property (not personal loans or consumer finance loans)?

Items 26 – 36 will cycle through up to four times depending on the number of debts or similar mortgages recorded in item 24c above. DEBT type is defined in Item 25 above.

CROSSCOLL/ GUARANTEE

Description:

CROSSCOLL -- Required cross-collateralization - DEBT1

GUARANTEE – Required personal guarantee - DEBT1

26a_1/ 26b_1.

Regarding [DEBT1 type]

	Yes	No	Don't Know
A. Was a personal guarantee required? GUARANTEE/ 26a_1			
B. Was there cross-collateralization? CROSSCOLL/ 26b_1			

YRMORT_R

Description: Year originated - DEBT1

27a_1. When did [DEBT1 type] on this rental property originate?

__ __ __ __ YEAR

MORTAMT

Description: Amount of loan - DEBT1

27b_1. What was the original amount on [DEBT1 type]?

\$.00

OUTBAL

Description: Outstanding balance - DEBT1

*Note: Item 27c_1 intentionally appears out of sequence.

*27d_1. What is the outstanding balance on [DEBT1 type]?

\$.00

LNCRDTAMT

Description: Amount of HELOC or line of credit - DEBT1

27e_1. How much was the HELOC or the home equity loan originally for?

\$.00
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LNCRDTBAL

Description: Line of credit balance - DEBT1

27f_1. What is the current balance on the HELOC or the home equity loan?

\$.00
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APPVAL

Description: Original value at time - DEBT1

*Note: Item 27c_1 intentionally appears out of sequence.

*27c_1. What was the original value of this rental property at the time of [DEBT1 type]'s origination?

\$.00
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MORTKIND

Description: Kind of debt - DEBT1

28_1. Is [DEBT1 type] on this rental property

1. A new mortgage that was placed when this property was acquired?
 2. A refinancing of a previous loan?
 3. A mortgage placed on a property previously owned free and clear of debt?
 4. A construction loan converted to permanent financing?
 5. The same mortgage that was assumed from the previous owner when this property was acquired?
-

MORTGET

Description: Where debt obtained - DEBT1

29_1. Where did you get [DEBT1 type] on this rental property?

1. Commercial bank or trust company
 2. Savings and loan association, federal savings bank, mutual savings bank
 3. Life insurance company
 4. Mortgage bank or mortgage company
 5. Credit union
 6. Finance company (including consumer discount company, industrial bank, cooperative bank)
 7. State or municipal government
 8. State or local housing finance agency
 9. Individual or individual's estate
 10. Other – Specify _____
 11. Don't know
-

TERM

Description: Term of loan - DEBT1

*Note: Item 30_1 is not included because it does not exist.

*31a_1. What is the term of the loan on this rental property's [DEBT1 type]
____ Years

DIFFLOAN

Description: Payment in full at end of term - DEBT1

31b_1. For [DEBT1 type], is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?

1. Balloon payment
 2. Fully amortized
-

FIXADJ

Description: Fixed or adjustable rate - DEBT1

*Note: Item 32_1 intentionally appears out of sequence.

*33_1. Is [DEBT1 type], on this rental property –

- 1. A fixed-rate, level payment
- 2. An adjustable rate mortgage (ARM)

ARM

Description: Frequency of ARM adjustment - DEBT1

34a_1. For this rental property’s [DEBT1 type], how frequently can the interest rate of the ARM change? Once every –

- 1. Month
- 2. 3 months
- 3. 6 months
- 4. Year
- 5. 3 years
- 6. 5 years
- 7. Other – Specify _____

CURRATE_R

Description: Current annual interest rate - DEBT1

*Note: Item 32_1 intentionally appears out of sequence.

*32_1. What is the current annual interest rate on [DEBT1 type],

____ . ____ %

LOCTYP

Description: Line of credit or home equity loan - DEBT1

35aSCRN_1. Is this [DEBT1 type] a –

- 1. Home equity line of credit (HELOC)
- 2. Home equity loan

REGPAY

Description: Regular required payments - DEBT1

35a_1. Are there regularly required payments on this rental property's [DEBT1 type]?

1. Yes
2. No

PMTAMT

Description: Amount of regular required payment - DEBT1

35b_1. For this rental property's [DEBT1 type] what was the amount of the most recent regularly required payment, including tax and insurance, if required?

\$.00
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PMTFREQ

Description: Frequency of regular payment - DEBT1

35c_1. For this rental property's [DEBT1 type], how often are these payments required to be made?

1. Biweekly (every 2 weeks)
 2. Monthly
 3. Quarterly
 4. Other
-

VARIABLE NAMES: Displayed below.

Description: Payment includes principal, interest, property insurance, private mortgage insurance, property taxes on debt - DEBT1

35d_1. For this rental property's [DEBT1 type].what does this regular payment include?

Principal **RPIPRIN**

1. Yes
2. No
3. Don't know

Interest **RPIINT**

1. Yes
2. No
3. Don't know

Property insurance **RPIPRPINS**

1. Yes
2. No
3. Don't know

Private mortgage insurance (PMI) **RPIPMI**

1. Yes
2. No
3. Don't know

Property taxes **RPIPRPTAX**

1. Yes
 2. No
 3. Don't know
-

VARIABLE NAMES: Displayed in the table.

Description: DEBT1 - Insured/guaranteed by The Federal Housing Administration (FHA), The Department of Veterans Affairs (VA), Fannie Mae or Freddie Mac, A private mortgage insurance company, Other, Not insured or guaranteed

36_1. Is the [DEBT1 type] on this rental property insured or guaranteed by –

	Yes	No	Don't Know
The Federal Housing Administration (FHA)? INSFHA			
The Department of Veterans Affairs (VA)? INSVA			
Fannie Mae or Freddie Mac? INSFAN			
A private mortgage insurance company? INSPRIMORT			
Other INSOTH			
Mortgage is not insured or guaranteed INSNO			

CROSSCOLL2/ GUARANTEE2

Description:

CROSSCOLL2 -- Required cross-collateralization – DEBT2

GUARANTEE2 – Required personal guarantee – DEBT2

26a_2/ 26b_2.

Regarding [DEBT2 type]

	Yes	No	Don't Know
A. Was a personal guarantee required? GUARANTEE2/ 26a_2			
B. Was there cross-collateralization? CROSSCOLL2/ 26b_2_			

YRMORT2_R

Description: Year originated – DEBT2

27a_2. When did [DEBT2 type] on this rental property originate?

__ __ __ __ YEAR

MORTAMT2

Description: Amount of loan – DEBT2

27b_2. What was the original amount on [DEBT2 type]?

\$.00
----	--	-----

OUTBAL2

Description: Outstanding balance – DEBT2

*Note: Item 27c_2 intentionally appears out of sequence.

*27d_2. What is the outstanding balance on [DEBT2 type]?

\$.00
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LNCRDTAMT2

Description: Amount of HELOC or line of credit – DEBT2

27e_2. How much was the HELOC or the home equity loan originally for?

\$.00
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LNCRDTBAL2

Description: Line of credit balance – DEBT2

27f_2. What is the current balance on the HELOC or the home equity loan?

\$.00
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APPVAL2

Description: Original value at time – DEBT2

*Note: Item 27c_2 intentionally appears out of sequence.

*27c_2. What was the original value of this rental property at the time of [DEBT2 type]'s origination?

\$.00
----	--	-----

MORTKIND2

Description: Kind of debt – DEBT2

28_2. Is [DEBT2 type] on this rental property

1. A new mortgage that was placed when this property was acquired?
2. A refinancing of a previous loan?
3. A mortgage placed on a property previously owned free and clear of debt?
4. A construction loan converted to permanent financing?
5. The same mortgage that was assumed from the previous owner when this property was acquired?

MORTGET2

Description: Where debt obtained – DEBT2

29_2. Where did you get [DEBT2 type] on this rental property?

1. Commercial bank or trust company
2. Savings and loan association, federal savings bank, mutual savings bank
3. Life insurance company
4. Mortgage bank or mortgage company
5. Credit union
6. Finance company (including consumer discount company, industrial bank, cooperative bank)
7. State or municipal government
8. State or local housing finance agency
9. Individual or individual's estate
10. Other – Specify _____
11. Don't know

TERM2

Description: Term of loan – DEBT2

*Note: Item 30_2 is not included because it does not exist.

*31a_2. What is the term of the loan on this rental property's [DEBT2 type]

___ ___ Years

DIFFLOAN2

Description: Payment in full at end of term – DEBT2

31b_2. For [DEBT2 type], is there a large payment due at the end of the loan term (a “balloon payment”), or is the loan paid in full after a period of time (“fully amortized”)?

1. Balloon payment
 2. Fully amortized
-

FIXADJ2

Description: Fixed or adjustable rate – DEBT2

*Note: Item 32_2 intentionally appears out of sequence.

*33_2. Is [DEBT2 type], on this rental property –

1. A fixed-rate, level payment
 2. An adjustable rate mortgage (ARM)
-

ARM2

Description: Frequency of ARM adjustment – DEBT2

34a_2. For this rental property's [DEBT2 type], how frequently can the interest rate of the ARM change? Once every –

1. Month
2. 3 months
3. 6 months
4. Year
5. 3 years
6. 5 years
7. Other – Specify _____

CURRATE2_R

Description: Current annual interest rate – DEBT2

*Note: Item 32_2 intentionally appears out of sequence.

*32_2. What is the current annual interest rate on [DEBT2 type],

____ . ____ %

LOCTYP2

Description: Line of credit or home equity loan – DEBT2

35aSCRN_2. Is this [DEBT2 type] a –

1. Home equity line of credit (HELOC)
 2. Home equity loan
-

REGPAY2

Description: Regular required payments – DEBT2

35a_2. Are there regularly required payments on this rental property's [DEBT2 type]?

1. Yes
 2. No
-

PMTAMT2

Description: Amount of regular required payment – DEBT2

35b_2. For this rental property's [DEBT2 type] what was the amount of the most recent regularly required payment, including tax and insurance, if required?

\$.00
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PMTFREQ2

Description: Frequency of regular payment – DEBT2

35c_2. For this rental property's [DEBT2 type], how often are these payments required to be made?

1. Biweekly (every 2 weeks)
 2. Monthly
 3. Quarterly
 4. Other
-

VARIABLE NAMES: Displayed below.

Description: Payment includes principal, interest, property insurance, private mortgage insurance, property taxes on debt – DEBT2

35d_2. For this rental property's [DEBT2 type].what does this regular payment include?

Principal **RPIPRIN2**

1. Yes
2. No
3. Don't know

Interest **RPIINT2**

1. Yes
2. No
3. Don't know

Property insurance **RPIRPINS2**

1. Yes
2. No
3. Don't know

Private mortgage insurance (PMI) **RPIPMI2**

1. Yes
2. No
3. Don't know

Property taxes **RPIPRPTAX2**

1. Yes
 2. No
 3. Don't know
-

VARIABLE NAMES: Displayed in the table.

Description: DEBT2 - Insured/guaranteed by The Federal Housing Administration (FHA), The Department of Veterans Affairs (VA), Fannie Mae or Freddie Mac, A private mortgage insurance company, Other, Not insured or guaranteed

36_2. Is the [DEBT2 type] on this rental property insured or guaranteed by –

	Yes	No	Don't Know
The Federal Housing Administration (FHA)? INSFHA2			
The Department of Veterans Affairs (VA)? INSVA2			
Fannie Mae or Freddie Mac? INSFAN2			
A private mortgage insurance company? INSPRIMORT2			
Other INSOTH2			
Mortgage is not insured or guaranteed INSNO2			

CROSSCOLL3/ GUARANTEE3

Description:

CROSSCOLL3 -- Required cross-collateralization – DEBT3

GUARANTEE3 – Required personal guarantee – DEBT3

26a_3/ 26b_3.

Regarding [DEBT3 type]

	Yes	No	Don't Know
A. Was a personal guarantee required? GUARANTEE3/ 26a_3			
B. Was there cross-collateralization? CROSSCOLL3/ 26b_3_			

YRMORT3_R

Description: Year originated – DEBT3

27a_3. When did [DEBT3 type] on this rental property originate?

__ __ __ __ YEAR

MORTAMT3

Description: Amount of loan – DEBT3

27b_3. What was the original amount on [DEBT3 type]?

\$.00
----	--	-----

OUTBAL3

Description: Outstanding balance – DEBT3

*Note: Item 27c_3 intentionally appears out of sequence.

*27d_3. What is the outstanding balance on [DEBT3 type]?

\$.00
----	--	-----

LNCRDTAMT3

Description: Amount of HELOC or line of credit – DEBT3

27e_3. How much was the HELOC or the home equity loan originally for?

\$.00
----	--	-----

LNCRDTBAL3

Description: Line of credit balance – DEBT3

27f_3. What is the current balance on the HELOC or the home equity loan?

\$.00
----	--	-----

APPVAL3

Description: Original value at time – DEBT3

*Note: Item 27c_3 intentionally appears out of sequence.

*27c_3. What was the original value of this rental property at the time of [DEBT3 type]'s origination?

\$.00
----	--	-----

MORTKIND3

Description: Kind of debt – DEBT3

28_3. Is [DEBT3 type] on this rental property

1. A new mortgage that was placed when this property was acquired?
2. A refinancing of a previous loan?
3. A mortgage placed on a property previously owned free and clear of debt?
4. A construction loan converted to permanent financing?
5. The same mortgage that was assumed from the previous owner when this property was acquired?

MORTGET3

Description: Where debt obtained – DEBT3

29_3. Where did you get [DEBT3 type] on this rental property?

1. Commercial bank or trust company
2. Savings and loan association, federal savings bank, mutual savings bank
3. Life insurance company
4. Mortgage bank or mortgage company
5. Credit union
6. Finance company (including consumer discount company, industrial bank, cooperative bank)
7. State or municipal government
8. State or local housing finance agency
9. Individual or individual's estate
10. Other – Specify _____
11. Don't know

TERM3

Description: Term of loan – DEBT3

*Note: Item 30_3 is not included because it does not exist.

*31a_3. What is the term of the loan on this rental property's [DEBT3 type]

___ ___ Years

DIFFLOAN3

Description: Payment in full at end of term – DEBT3

31b_3. For [DEBT3 type], is there a large payment due at the end of the loan term (a “balloon payment”), or is the loan paid in full after a period of time (“fully amortized”)?

1. Balloon payment
 2. Fully amortized
-

FIXADJ3

Description: Fixed or adjustable rate – DEBT3

*Note: Item 32_3 intentionally appears out of sequence.

*33_3. Is [DEBT3 type], on this rental property –

1. A fixed-rate, level payment
 2. An adjustable rate mortgage (ARM)
-

ARM3

Description: Frequency of ARM adjustment – DEBT3

34a_3. For this rental property's [DEBT3 type], how frequently can the interest rate of the ARM change? Once every –

1. Month
2. 3 months
3. 6 months
4. Year
5. 3 years
6. 5 years
7. Other – Specify _____

CURRATE3_R

Description: Current annual interest rate – DEBT3

*Note: Item 32_3 intentionally appears out of sequence.

*32_3. What is the current annual interest rate on [DEBT3 type],

____ . ____ %

LOCTYP3

Description: Line of credit or home equity loan – DEBT3

35aSCRN_3. Is this [DEBT3 type] a –

1. Home equity line of credit (HELOC)
 2. Home equity loan
-

REGPAY3

Description: Regular required payments – DEBT3

35a_3. Are there regularly required payments on this rental property's [DEBT3 type]?

1. Yes
 2. No
-

PMTAMT3

Description: Amount of regular required payment – DEBT3

35b_3. For this rental property's [DEBT3 type] what was the amount of the most recent regularly required payment, including tax and insurance, if required?

\$.00
----	--	-----

PMTFREQ3

Description: Frequency of regular payment – DEBT3

35c_3. For this rental property's [DEBT3 type], how often are these payments required to be made?

1. Biweekly (every 2 weeks)
 2. Monthly
 3. Quarterly
 4. Other
-

VARIABLE NAMES: Displayed below.

Description: Payment includes principal, interest, property insurance, private mortgage insurance, property taxes on debt – DEBT3

35d_3. For this rental property's [DEBT3 type].what does this regular payment include?

Principal **RPIPRIN3**

1. Yes
2. No
3. Don't know

Interest **RPIINT3**

1. Yes
2. No
3. Don't know

Property insurance **RPIRPINS3**

1. Yes
2. No
3. Don't know

Private mortgage insurance (PMI) **RPIPMI3**

1. Yes
2. No
3. Don't know

Property taxes **RPIPRPTAX3**

1. Yes
 2. No
 3. Don't know
-

VARIABLE NAMES: Displayed in the table.

Description: DEBT3 - Insured/guaranteed by The Federal Housing Administration (FHA), The Department of Veterans Affairs (VA), Fannie Mae or Freddie Mac, A private mortgage insurance company, Other, Not insured or guaranteed

36_3. Is the [DEBT3 type] on this rental property insured or guaranteed by –

	Yes	No	Don't Know
The Federal Housing Administration (FHA)? INSFHA3			
The Department of Veterans Affairs (VA)? INSVA3			
Fannie Mae or Freddie Mac? INSFAN3			
A private mortgage insurance company? INSPRIMORT3			
Other INSOTH3			
Mortgage is not insured or guaranteed INSNO3			

CROSSCOLL4/ GUARANTEE4

Description:

CROSSCOLL4 -- Required cross-collateralization – DEBT4

GUARANTEE4 – Required personal guarantee – DEBT4

26a_4/ 26b_4.

Regarding [DEBT4 type]

	Yes	No	Don't Know
A. Was a personal guarantee required? GUARANTEE4/ 26a_4			
B. Was there cross-collateralization? CROSSCOLL4/ 26b_4_			

YRMORT4_R

Description: Year originated – DEBT4

27a_4. When did [DEBT4 type] on this rental property originate?

__ __ __ __ YEAR

MORTAMT4

Description: Amount of loan – DEBT4

27b_4. What was the original amount on [DEBT4 type]?

\$.00
----	--	-----

OUTBAL4

Description: Outstanding balance – DEBT4

*Note: Item 27c_4 intentionally appears out of sequence.

*27d_4. What is the outstanding balance on [DEBT4 type]?

\$.00
----	--	-----

LNCRDTAMT4

Description: Amount of HELOC or line of credit – DEBT4

27e_4. How much was the HELOC or the home equity loan originally for?

\$.00
----	--	-----

LNCRDTBAL4

Description: Line of credit balance – DEBT4

27f_4. What is the current balance on the HELOC or the home equity loan?

\$.00
----	--	-----

APPVAL4

Description: Original value at time – DEBT4

*Note: Item 27c_4 intentionally appears out of sequence.

*27c_4. What was the original value of this rental property at the time of [DEBT4 type]'s origination?

\$.00
----	--	-----

MORTKIND4

Description: Kind of debt – DEBT4

28_4. Is [DEBT4 type] on this rental property

1. A new mortgage that was placed when this property was acquired?
2. A refinancing of a previous loan?
3. A mortgage placed on a property previously owned free and clear of debt?
4. A construction loan converted to permanent financing?
5. The same mortgage that was assumed from the previous owner when this property was acquired?

MORTGET4

Description: Where debt obtained – DEBT4

29_4. Where did you get [DEBT4 type] on this rental property?

1. Commercial bank or trust company
2. Savings and loan association, federal savings bank, mutual savings bank
3. Life insurance company
4. Mortgage bank or mortgage company
5. Credit union
6. Finance company (including consumer discount company, industrial bank, cooperative bank)
7. State or municipal government
8. State or local housing finance agency
9. Individual or individual's estate
10. Other – Specify _____
11. Don't know

TERM4

Description: Term of loan – DEBT4

*Note: Item 30_4 is not included because it does not exist.

*31a_4. What is the term of the loan on this rental property's [DEBT4 type]

___ ___ Years

DIFFLOAN4

Description: Payment in full at end of term – DEBT4

31b_4. For [DEBT4 type], is there a large payment due at the end of the loan term (a “balloon payment”), or is the loan paid in full after a period of time (“fully amortized”)?

1. Balloon payment
 2. Fully amortized
-

FIXADJ4

Description: Fixed or adjustable rate – DEBT4

*Note: Item 32_4 intentionally appears out of sequence.

*33_4. Is [DEBT4 type], on this rental property –

1. A fixed-rate, level payment
 2. An adjustable rate mortgage (ARM)
-

ARM4

Description: Frequency of ARM adjustment – DEBT4

34a_4. For this rental property's [DEBT4 type], how frequently can the interest rate of the ARM change? Once every –

1. Month
2. 3 months
3. 6 months
4. Year
5. 3 years
6. 5 years
7. Other – Specify _____

CURRATE4_R

Description: Current annual interest rate – DEBT4

*Note: Item 32_4 intentionally appears out of sequence.

*32_4. What is the current annual interest rate on [DEBT4 type],

____ . ____ %

LOCTYP4

Description: Line of credit or home equity loan – DEBT4

35aSCRN_4. Is this [DEBT4 type] a –

1. Home equity line of credit (HELOC)
 2. Home equity loan
-

REGPAY4

Description: Regular required payments – DEBT4

35a_4. Are there regularly required payments on this rental property's [DEBT4 type]?

1. Yes
 2. No
-

PMTAMT4

Description: Amount of regular required payment – DEBT4

35b_4. For this rental property's [DEBT4 type] what was the amount of the most recent regularly required payment, including tax and insurance, if required?

\$.00
----	--	-----

PMTFREQ4

Description: Frequency of regular payment – DEBT4

35c_4. For this rental property's [DEBT4 type], how often are these payments required to be made?

1. Biweekly (every 2 weeks)
 2. Monthly
 3. Quarterly
 4. Other
-

VARIABLE NAMES: Displayed below.

Description: Payment includes principal, interest, property insurance, private mortgage insurance, property taxes on debt – DEBT4

35d_4. For this rental property's [DEBT4 type].what does this regular payment include?

Principal **RPIPRIN4**

1. Yes
2. No
3. Don't know

Interest **RPIINT4**

1. Yes
2. No
3. Don't know

Property insurance **RPIPRPINS4**

1. Yes
2. No
3. Don't know

Private mortgage insurance (PMI) **RPIPMI4**

1. Yes
2. No
3. Don't know

Property taxes **RPIPRPTAX4**

1. Yes
 2. No
 3. Don't know
-

VARIABLE NAMES: Displayed in the table.

Description: DEBT4 - Insured/guaranteed by The Federal Housing Administration (FHA), The Department of Veterans Affairs (VA), Fannie Mae or Freddie Mac, A private mortgage insurance company, Other, Not insured or guaranteed

36_4. Is the [DEBT4 type] on this rental property insured or guaranteed by –

	Yes	No	Don't Know
The Federal Housing Administration (FHA)? INSFHA4			
The Department of Veterans Affairs (VA)? INSVA4			
Fannie Mae or Freddie Mac? INSFAN4			
A private mortgage insurance company? INSPRIMORT4			
Other INSOTH4			
Mortgage is not insured or guaranteed INSNO4			
