

Residential Finance Survey: 2001

Census 2000 Special Reports

Issued September 2005

CENSR-27



U.S. Department of Housing and Urban Development
Office of Policy Development and Research

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU

United States
Census
2000

ACKNOWLEDGMENTS

This report presents data from the 2001 Residential Finance Survey, which was sponsored by the U.S. Department of Housing and Urban Development and conducted by the U.S. Census Bureau. It was prepared primarily under the direction of **Ronald J. Sepanik**, Director, Housing and Demographic Analysis Division, Department of Housing and Urban Development, and **Daniel H. Weinberg**, then Chief, Housing and Household Economic Statistics Division, Census Bureau. **Frederick J. Eggers**, former Deputy Assistant Secretary for Economic Affairs at the Department of Housing and Urban Development, was very influential in developing support and marshaling resources for this survey.

Ronald J. Sepanik, assisted by **David A. Vandenbroucke** and **Robert A. Knight**, was responsible for overseeing the Residential Finance Survey and this report on behalf of the Department of Housing and Urban Development.

Within the Census Bureau, this report was developed in the Housing and Household Economic Statistics Division. It was prepared under the supervision of **Leonard J. Norry**, then Assistant Division Chief for Housing Characteristics, by **Peter J. Fronczek**, former Chief, and **Howard A. Savage**, Chief of Financial and Market Characteristics Branch. **Walter L. Busse**, **Mary B. Schwartz**, **Richard A. Levy**, and **Linda B. Cavanaugh** performed specific activities related to data collection procedures, statistical presentation, organization of the report, and preparation of text materials.

Specifications for selecting the survey sample and calculating weight and variance were developed in the Demographic Statistical Methods Division under the supervision of **Alan R. Tupek**, Chief, and **Dennis J. Schwanz**, Branch Chief, assisted by **B. Dale Garrett** and **Carol M. Mylet**. **Guech Nay Tech** and **Brian J. Hotton** were responsible for selecting the sample, while **Neil E. Wohlford** and **Robert Charles Abramson** verified the weighting calculations. Variance calculations were made by **Mark Gorsak**. Assistance in weighting the data file was provided in the Decennial Systems and Contracts Management Office by **Michael Clark**.

Coordination of the mailout, clerical, and data capture activities was performed by the Survey Coordination Liaison Staff (National Processing Center) in the Demographic Surveys Division, **Chester E. Bowie**, then Chief, under the supervision of **Frederick L. McKee**, with assistance from **Lewis S. Lenkey** and **Evelyn J. Judd**.

The manual processing and data capture of questionnaires were performed at the National Processing Center under the supervision of **Judith N. Petty**, then Chief, assisted by the following: **Mark T. Grice**, Assistant Division Chief, Processing; **Don Overton**, Chief, Document Services Branch; **Patricia Linton**, Chief, Operations Section; **Denise Anderson**, Chief, Census Operations Branch; **Art Stewart**, Chief, Support and Control Section; **Eileen Little**, Chief, Current Projects Branch; **Russell White**, Chief, Special Projects Section; **Margaret Coy**, Chief, Statistical Methods and Quality Assurance Branch; **Danny Whitehouse**, Chief, Quality Assurance Processing Section; **Pamela Hunter**, Chief, Quality Assurance Materials Section; **David E. Hackbarth**, Assistant Division Chief, Technology and Information; **Angela Feldman Harkins**, Chief, Automated Capture Branch; **Marilyn Mink**, Chief, Project Planning and Programming Section; **Joye Mullins**, Chief, Scanning Section; **Jane L. Woods**, Assistant Division Chief, Teleprocessing; **B. J. Wright**, Chief, Jeffersonville Telephone Center; **Jo Anne Milliner**, Chief, Telephone Operations Section; **Darrell Farabee**, Chief, Data Capture Branch; and **Carol Stubblefield**, Chief, Keying Operations Section.

The Field Division, under the supervision of **Marvin D. Raines**, Associate Director for Field Division, directed the field follow-up operation for nonresponse cases. Field operations, procedures, training, and troubleshooting were prepared by the Housing and Health Surveys Branch, **Blair E. Russell**, Chief, assisted by **Laurie Anne Jarboe**.

Computer processing was performed in the Demographic Surveys Division, **Chester E. Bowie**, then Chief; in the Housing Surveys and Programming Branch under the direction of **Thomas L. Blatt**, Chief, by **Sharonica L. Baker**, **Gail K. Burns**, **Daniel C. Collier**, **Colette K. Fladger**, **Christopher L. George**, **Thomas A. Iseman**, **Debra K.P. Knoll**, **Jimmy T. Nguyen**, **Cherie L. Nichols**, **Susan K. Peters**, **Diana S. Rubin**, and **Deanna L. Wilson**.

The Administrative and Customer Services Division, **Walter C. Odom**, Chief, assisted by **James R. Clark**, Assistant Division Chief, and **Susan L. Rappa**, Chief, Publications Services Branch, **Jamie Peters**, **Jan Sweeney**, **Helen M. Curtis**, **Wanda Cevis**, and **Everett L. Dove**, provided publications and printing management, graphics design and composition, and editorial review for print and electronic media. Design of the RFS forms was performed in the Forms and Mail Management Branch, **Eric S. Smith**, Chief, by **Sandra G. Chambers**, Section Chief, **Joan E. Crawford**, **Elizabeth D. Lopez**, and **Helen M. Moreland**. Survey design in the developmental stages was performed by the Statistical Research Division, **Tommy Wright**, Chief, by **Eileen M. O'Brien** and **Ashley D. Landreth**.

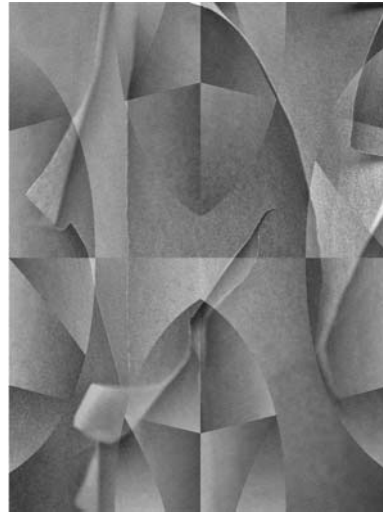
In addition, the following people from agencies and organizations that use housing data participated in a working group to determine the questions that were of most interest to the housing data-user community: **James Mikesell**, U.S. Department of Agriculture; **Michael S. Feinberg**, USDA/Rural Development; **Peter Brady**, Federal Reserve Board of Governors; **Stephen Andrews** and **George Smith**, Bureau of Economic Analysis; **Lynne Sabatiuk**, Department of Veterans Affairs; **Stephen Zabrenski** and **Patrick Berbakos**, Department of the Treasury; **Robert D. Barr** and **Susan Collins**, Fannie Mae; **Jim Freund**, **Jim Follain**, and **Frank E. Nothaft**, Freddie Mac; **David Crowe**, **Paul Emrath**, and **Michelle Hamecs**, National Association of Home Builders; **Jack Goodman, Jr.**, Hartrey Advisors; **Douglas Duncan**, Mortgage Bankers Association of America; **Forrest Pafenberg** and **Mark Calabria**, National Association of Realtors; and **Amy Bogdon**, Fannie Mae Foundation.

The 2001 Residential Finance Survey was part of the 2000 Census of Population and Housing. A list of key personnel who participated in the various activities associated with the census is available at <http://www.census.gov/prod/cen2000/doc/sf3.pdf>.

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SUGGESTED CITATION

U.S. Census Bureau,
Census 2000 Special Reports,
CENSUR-27,
Residential Finance Survey: 2001



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CONTENTS

IntroductionI-1
Table Finding Guide.....II-1

MAPS

Census Regions and Divisions of the United StatesIII-1
Metropolitan Areas of the United States and Puerto Rico: 1999III-2

FIGURES

1. Percent Mortgaged by Property Type: 1991 and 2001IV-1
2. Outstanding First Mortgage Debt by Property Type: 1991 and 2001IV-1
3. Percent of Outstanding First Mortgage Debt by Property Type: 1991 and 2001IV-2
4. Percent of Outstanding First Mortgage Debt Held by Type of Holder: 1991
and 2001IV-2
5. Outstanding First Mortgage Debt by Type of Holder: 1991 and 2001IV-3
6. Percent of Type of First Mortgage Instrument by Property Type: 2001IV-3

CHAPTERS

1. Selected Summary Characteristics, All Properties1-1
2. 1-Unit Homeowner Properties2-1
3. 2- to 4-Unit Homeowner Properties.....3-1
4. Rental and Vacant 1-Housing-Unit Properties4-1
5. Rental and Vacant 2- to 4-Housing-Unit Properties5-1
6. Rental and Vacant 5- to 49-Housing-Unit Properties6-1
7. Rental and Vacant 50-or-More-Housing-Unit Properties7-1
8. Condominium Properties8-1
9. Mobile Home Properties.....9-1

APPENDIXES

A. Geographic Terms and ConceptsA-1
B. Definitions and Explanations of Subject CharacteristicsB-1
C. Data Collection and Processing ProceduresC-1
D. Source and Accuracy of the EstimatesD-1
E. Facsimiles of Questionnaire Pages.....E-1
F. Data Products and User AssistanceF-1

Introduction

CONTENTS

Comparability With Data From Other Sources	I-3
Comparability With Previous Residential Finance Surveys	I-2
Contents of the Report	I-1
Derived Figures	I-2
Relation to Census 2000.....	I-3
Symbols	I-2

This report presents statistical summaries of data from the Residential Finance Survey conducted in 2001 as part of Census 2000. Legal provision for this survey was made in the Act of Congress of August 31, 1954 (amended August 1957, December 1975, and October 1976), which codified Title 13, United States Code.

Detailed information is shown on the financing of homeowner and rental properties, including characteristics of the mortgages, properties, and property owners. The data shown relate to the geographic boundaries as they existed for Census 2000 and are presented for the entire United States and for the four census regions.

The data collection and processing procedures for the 2001 survey are similar to those used in the 1991 Residential Finance Survey (see Appendix C for a description of the 2001 collection and processing procedures). The scope of the survey was expanded in 2001 to include the financing methods used by mobile home owners (installment loans or mortgages) and reverse mortgages, a relatively new financing technique used primarily by seniors. In addition, for the first time, information was collected on switchable loans, which can switch from one type to another (such as from adjustable to fixed-rate and vice versa). Also, questions on interest rate buy downs, subprime loans, debt consolidation, and current loan payment and delinquency status were included. The format of the tables in this report allows direct comparability with the 1991 survey results, while content has been reduced in the publication but increased on the Internet. A description of the changes since the last report appears below. More detailed information on the technical and procedural matters covered in the text of this report can be obtained by writing to the Chief, HHES Division, U.S. Census Bureau, Washington, DC 20233-8500.

CONTENTS OF THE REPORT

In addition to text, this report contains a table-finding guide, a table of contents, maps, charts, detailed tables, and six appendixes. The table-finding guide lists the subjects covered and shows the tables in which the various types of data appear. The detailed tables are presented in nine chapters. The information by property-type group for each chapter is shown below.

Chapter	Property-Type Group
1	Selected summary characteristics
2	1-housing-unit homeowner properties
3	2- to 4-housing-unit homeowner properties
4	Rental and vacant 1-housing-unit properties
5	Rental and vacant 2- to 4-housing-unit properties
6	Rental and vacant 5- to 49-housing-unit properties
7	Rental and vacant 50-or-more-housing unit properties
8	Condominium properties
9	Mobile home properties

The appendixes appear after the data tables in this report.

Appendix A—Describes geographic terms and concepts (for example, the four census regions).

Appendix B—Provides definitions for the subjects covered in this report.

Appendix C—Summarizes the collection and processing procedures used during the 2001 survey.

Appendix D—Presents information on sources of error, sample design, sample size, ratio estimation, sampling variability, standard errors, and confidentiality protection.

Appendix E—Provides facsimiles of the questionnaire pages.

Appendix F—Summarizes the Census 2000 data products program by describing the information available in printed reports and other sources, and provides information on where to obtain assistance.

Note: This publication, along with more detailed data at the regional level, is available on the Internet at www.census.gov/hhes/www/rfs/rfs.html.

DERIVED FIGURES

This report presents means, medians, and percentages, as well as certain rates and ratios. The median is the middle value in a distribution; that is, the median divides the distribution into two equal parts: one-half of the cases fall below the median and one-half exceed the median. For all types of derived figures in this report, the figure is not presented (but indicated by three dots "...") if fewer than 25 sample properties (unweighted) are in the base.

The median is computed on the basis of the distribution shown in this report. When the median falls in the lower terminal category of an open-ended distribution, the method of presentation is to show the initial value of the next category followed by a minus sign. For example, if the median falls in the category "Less than \$10,000," it is shown as \$10,000-. When the median falls in the upper terminal category of an open-ended distribution, the method of presentation is to show the initial value of the terminal category followed by a plus sign. For example, if the median falls in the category "\$500,000 or more," it is shown as \$500,000+.

The mean is obtained by aggregating the amounts for all properties and dividing by the total number of properties. Aggregates, when not published, may be approximated by multiplying the mean by the number of properties.

SYMBOLS

- A dash "-" signifies zero or a percent that rounds to less than 0.1. For tables in which data are shown in terms of thousands of properties, cells with less than 500 properties contain dashes. Similarly, for tables in which data are shown in millions of dollars, data cells with less than \$500,000 contain dashes.
- Three dots "..." mean "not applicable" or that derived measures are not shown when the base is less than 25 sample unweighted cases, or that the data are being withheld to avoid disclosure of information for individual properties.

COMPARABILITY WITH PREVIOUS RESIDENTIAL FINANCE SURVEYS

The 2001 Residential Finance Survey is the latest survey of residential mortgages conducted by the Census Bureau. Similar surveys were conducted in connection with the 1950, 1960, 1970, 1980, 1990 censuses, and in a limited fashion in 1956.

As early as 1890, the Census Bureau (then the Census Division of the Department of the Interior) collected detailed statistics on residential mortgages. In the 1920 and 1940 censuses, mortgage questions were asked of owners who occupied their own homes. In 1950, the census included the first separate survey on residential financing, similar to the current program. Data on mortgages, properties, and owners were collected for both owner-occupied and rental properties. In 1956, as part of the National Housing Inventory, an interim survey was made of the mortgage status of owner-occupied properties having from one to four dwelling units.

Prior to 1950, mortgage data were limited to owner-occupied properties. In 1950, 1960, 1971, 1981, 1991, and 2001, rental properties were included, and information was obtained from mortgage lenders. Rental properties were not included in the 1956 interim survey. The 1981 Residential Finance Survey collected data on owner-occupied condominiums for the first time. Data on rental condominiums and homeowner and rental mobile homes were collected for the first time in the 1991 survey.

The 2001 Residential Finance Survey covers nearly all of the same subjects included in 1991 except that questions on mortgage prepayment provisions and penalties, and the reasons for why all cash home buyers did not use credit, were not asked. A question on delinquent loans was reinstated after being left out of the 1991 survey. Several new topics were added in 2001 or were covered in greater detail than in any previous Residential Finance Survey. They include property expenses (such as capital improvements, maintenance and repairs, management and administration, and mortgage insurance), ways in which the mortgage was obtained (including use of Internet, fax, or personal visit), the effect of seniors (age 55+) on the housing finance market (use of reverse mortgages, retirement communities with a minimum age requirement, and rental complexes that include price of meals in the rent). In addition, for the first time, data were collected on the number of housing units added to rental properties by new construction, conversion, or rehabilitation and the number lost by demolition or conversion. Questions were added for rental properties on whether a manager was employed and if Section 8 certificates or vouchers had ever been accepted as payment for rent. Subject areas covered in greater detail in 2001 than in 1991 are ownership of property by a pension fund, whether the mortgage was financed with proceeds from sale of tax credits, and whether the mortgage payment includes mortgage insurance.

RELATION TO CENSUS 2000

The 2001 Residential Finance Survey is part of Census 2000 and provides information on the financing of homeowner and rental properties not covered in other Census 2000 reports. Some definitions of certain property and owner characteristics presented in this report are different from those presented in other Census 2000 publications.

The basic unit of tabulation in the Residential Finance Survey is the *property*; in Census 2000, it is the *housing unit*. This difference has particular significance for the 1-unit homeowner property data. In the census, a 1-unit owner-occupied housing unit is just that. In the Residential Finance Survey, such a unit may be covered by a mortgage that also covers another housing unit, and it becomes part of a 2-housing-unit property. In this volume, the number of 1-unit homeowner properties may differ from the number of 1-unit owner-occupied housing units in other Census 2000 reports.

The Residential Finance Survey is restricted to nonfarm, privately owned residential properties. Census 2000 includes all housing units, regardless of location or type of ownership. (See Appendix B for a description of properties excluded from the Residential Finance Survey.)

The residential finance data were collected in 2001; the 2000 housing census data a year earlier. This difference in timing contributes to some differences in data relating to property, owner, and financial characteristics.

The monthly rental receipts tabulations in this report are based on the average rent of all housing units per property, while in census reports, they are tabulated for each of the individual rental housing units.

The Residential Finance Survey is based on a sample selected from Census 2000 records of housing units located in areas that were defined for other demographic survey programs in 2000, such as the American Housing Survey. In Census 2000, some items are based on a complete count of all housing units, while other items are based on a systematic sample, similar in design to that used for the Residential Finance Survey.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Comparability of the data in this report with data from other sources is affected by differences in definitions, timing, coverage, method of enumeration, and sampling variability.

Statistics in this report relate to privately owned, nonfarm residential properties in the housing inventory at the time of Census 2000, supplemented by the list of addresses used as the sample frame for the 2001 American Community Survey (ACS).

In cases where the current owner was buying the property under a purchase contract and the property was encumbered with a mortgage being repaid by the former owner, the data in this report relate to the purchase contract debt held by the new owner. Conversely, in the mortgage data compilations of other organizations and government agencies, the data in such "dual-debt" cases are based on the underlying mortgages. Similarly, in cases where one or more mortgages have been augmented by a "wrap-around" mortgage, data in this report are shown for the "wrap" mortgage. Other organizations, if they include "wrap" mortgages at all in their data series, are likely to include data on the underlying mortgage(s).

The Census Bureau also collects data on mortgage characteristics in its American Housing Survey. This survey is conducted nationally for the U.S. Department of Housing and Urban Development every odd-numbered year, along with six selected metropolitan areas every second odd-numbered year and 41 selected metropolitan areas in even numbered years on a rotating basis, about one-third of them each time. There are some differences in similar data items which are collected in

both the Residential Finance Survey and the American Housing Survey. The surveys are conducted at different points in time; the unit of reference in the Residential Finance Survey is the property while in the American Housing Survey, it is the housing unit. The Residential Finance Survey is unique because details of mortgage data are collected from the lender as well as the owner. In addition, the American Housing Survey collects mortgage information for owner-occupied housing units, while the Residential Finance Survey presents information on both homeowner and rental properties. Finally, as part of the decennial census, response to the Residential Finance Survey is mandatory, while response to the American Housing Survey is voluntary. Administrative methods differ as well. Residential Finance Survey is primarily a mail survey with personal visit follow-up, while American Housing Survey is a telephone- and personal-visit-based survey.

The Federal Housing Finance Board of the U.S. Department of the Treasury prepares monthly estimates on selected characteristics of conventional, fully-amortized, purchase-money mortgages based on mortgage loans closed during a 5-day period each month. These data reflect loans originated by savings and loan associations, mortgage bankers, commercial banks, and mutual savings banks, but do not include loans made directly by noninstitutional investors, such as individuals or construction companies, which are covered in this report.

The Department of Housing and Urban Development publishes data from its Survey of Mortgage Lending Activity. These data are based on reports filed by about 1,500 lending institutions and agencies. The information relates to originations of long-term and construction loans for residential and nonresidential properties and the sale, purchase, and holdings of mortgages by major lender groups. These data are not directly comparable to information from the Residential Finance Survey.

The Federal Housing Administration (FHA) of the Department of Housing and Urban Development compiles data on the number and amount of mortgages with insurance in force insured under its several programs. Comparability of data in this report with FHA statistics is limited because of difference in timing and several other factors.

In FHA reports, the statistics are classified according to the two major groups of insurance programs—home mortgages and multifamily housing mortgages. FHA home mortgage data include renter-occupied properties. FHA multifamily housing mortgage data include nursing homes and land development activities, which are out of the scope of this survey. Also excluded from this survey are FHA-mortgaged properties that were under construction at the time of Census 2000 (unless they were finished in time to be included in the supplementary sample drawn for the 2001 ACS) and those owned by federal, state, or local agencies.

Mortgage amounts in the FHA compilations of mortgage holdings by type of lender are original face amounts and do not reflect repayment or unpaid interest, which are included in the outstanding debt figures in this report.

Estimates of the amount of mortgage debt outstanding on mortgages guaranteed by the Department of Veterans Affairs (VA) are made periodically by that agency based on operating records. These estimates are derived from data on the number and average amount of loans closed and include rental properties.

Table Finding Guide

Cross-Classification of Subjects by Table Number

[This guide lists all subjects covered in this report and the table number in which they appear. The table numbers refer to the tables within the chapters. "H" indicates data for homeowner properties (chapters 1-3, 8, and 9) and "R" indicates data for rental and vacant properties (chapters 1 and 4-9)]

Subject	Summary characteristics		Mortgage status		Type of first mortgage		Mortgage insurance status		Junior mortgage characteristics	
	H	R	H	R	H	R	H	R	H	R
PROPERTY CHARACTERISTICS										
Acquisition:										
Buildings and land	1	1	...	...	3	3	...	...
Manner of	1	1	2	2	3	3	...	...
Capital improvements:										
Value per housing unit	¹ 1	1	¹ 2	2	3	3	...	...
Total value	1	1	2	2	...	3	...	...
Down payment, source of	1	1	2	2	3	3	...	...
Land ownership	² 1	...	...	...	...	...	...	...
Land rent	² 1	...	...	...	...	...	...	...
Maintenance and repair expenses per unit	³ 1	...	³ 2	...	³ 3	...	...
Property location by geographic area	1	1	...	...	3	3	...	...
Property new or previously occupied (owned)	1	1	2	2	3	3	...	...
Property benefits:										
Reason for	1	1	2	2	3	3	...	...
Source of	1	1	2	2	3	3	...	...
Type of	1	1	2	2	3	3	...	...
Property management:										
Employ property manager	³ 1	...	³ 2	...	³ 3	...	...
Property management and administrative expenses per unit	³ 1	...	³ 2	...	³ 3	...	...
Purchase price:										
Per housing unit	1	1	2	2	3	3	...	...
As percent of value	1	1	...	...	3	3	...	...
Rental receipts:										
Per housing unit	1	...	2	...	3	...	...
As percent of value	1	...	2	...	3	...	...
Rental vacancy losses as percent of potential receipts	1	...	2	...	3	...	...
Section 8 Rental Housing certificates and vouchers	³ 1	...	³ 2	...	³ 3	...	...
Value	1	1	2	2	3	3	...	...
Per housing unit	¹ 1	1	¹ 2	2	...	3	...	...
Value/income ratio	⁴ 1	...	...	...	3	...	...	...
Units, number of	1	...	2	...	3	...	...
Utility and fuel expenses:										
Per housing unit	³ 1	...	³ 2	...	³ 3	...	...
Year property acquired	1	1	2	2	3	3	...	...
Year structure built	1	1	2	2	3	3	...	...

See footnotes at end of table.

Cross-Classification of Subjects by Table Number—Con.

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Subject	Summary characteristics		Mortgage status		Type of first mortgage		Mortgage insurance status		Junior mortgage characteristics	
	H	R	H	R	H	R	H	R	H	R
OWNER CHARACTERISTICS										
Age composition:										
Age of owner.....	1	...	2	...	3	...	...	...
Composition of neighborhood, subdivision, building.....	1	³ 1	2	³ 2	3	³ 3	...	...
Housing located in subdivision/building that is age...restricted.....	1	1	2	2	3	3	...	...
Meals provided in age...restricted housing.....	³ 1	...	³ 2	...	³ 3	...	...
Income.....	1	...	2	...	3	...	...	...
Number of owners (owner status).....	1	...	2	...	3	...	...	...
Owned home previously.....	1	...	2	...	3	...	...	...
Race of owner.....	1	...	2	...	3	...	...	...
Sex of owner.....	1	...	2	...	3	...	...	...
Hispanic/Latino origin (owner).....	1	...	2	...	3	...	...	...
Type of owner.....	1	...	2	...	3	...	...
Veteran status.....	1	...	2	...	3	...	...	...
MORTGAGE CHARACTERISTICS										
Adjustable rate mortgage (ARM):										
Caps over life of ARM.....	2	2	3	3	4	4
Caps per adjustment period.....	2	2	3	3	4	4
Changed rate since mortgage made.....	2	2	3	3	4	4
Convertible to fixed rate.....	2	2	...	...	...	...
Frequency of rate adjustment.....	2	2	3	3	4	4
Index used.....	2	2	3	3	4	4
Percent margin over index.....	2	2	...	...	...	...
Form of debt of first mortgage.....	3	3	...	...
Holder of mortgage:										
First mortgage.....	⁵ 1	⁵ 1	...	...	2	2	3	3	...	...
Junior mortgage.....	⁵ 1	⁵ 1	...	...	...	...	...	...	4	4
Home equity line of credit.....	⁵ 1	⁵ 1	...	...	...	...	...	...	...	...
Installment loan.....	⁵ 1	⁵ 1	² 1	² 1	² 2	² 2	² 3	² 3	...	...
Holder's acquisition of mortgage:										
First mortgage.....	3	3	...	...
Junior mortgage.....	4	4
Interest rate, current:										
First mortgage.....	2	2	3	3	...	...
Junior mortgage.....	4	4
Home equity line of credit.....
Interest rate buydown, type of (first mortgage).....										
Monthly payments can change other than change in interest rate.....	2	2	3	3	4	4
Mortgage loan application, method of (first mortgage).....										
Mortgage instrument, type of:										
First mortgage.....	⁵ 1	⁵ 1	...	...	...	...	...	...	...	...
Junior mortgage.....	4	4
Mortgage insurance status (first mortgage).....	⁵ 1	⁵ 1	...	...	2	2	...	...	...	...
Mortgage loan:										
First mortgage.....	2	2	3	3
Junior mortgage.....	4	4
Total mortgages.....	2	2	3	3

See footnotes at end of table.

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Subject	Summary characteristics		Mortgage status		Type of first mortgage		Mortgage insurance status		Junior mortgage characteristics	
	H	R	H	R	H	R	H	R	H	R
MORTGAGE CHARACTERISTICS—Con.										
Mortgage loan as percent of purchase price:										
First mortgage .....	...	...	...	...	2	2	3	3	...	...
Total mortgages .....	...	...	...	...	...	...	3	3	...	...
Mortgage loan as percent of value:										
First mortgage .....	...	...	...	...	2	2	3	3	...	...
Total mortgages .....	...	...	...	...	...	...	3	3	...	...
Mortgage status	5 ¹	5 ¹	...	...	...	...	...	...	...	...
Mortgages, number of .....	...	...	...	...	...	...	3	3	...	...
Negative amortization .....	...	...	...	...	2	2	3	3	4	4
Origin of first mortgage .....	...	...	...	...	2	2	3	3	...	...
Outstanding debt:										
First mortgage	3 ¹	3 ¹	...	...	2	2	3	3	...	...
Home equity line of credit	3 ¹	3 ¹	...	...	...	...	...	...	...	...
Installment loan	3 ¹	3 ¹	...	...	2	2	3	3	...	...
Total mortgages	3 ¹	3 ¹	...	...	2	2	3	3	...	...
Outstanding debt as percent of value:										
Total mortgages .....	...	...	...	...	...	...	3	3	...	...
Outstanding debt by holder	3 ¹	3 ¹	...	...	...	...	...	...	...	...
Outstanding debt by mortgage insurance status ..	3 ¹	3 ¹	...	...	...	...	...	...	...	...
Purpose of first mortgage placed later than acquisition of property .....	...	...	...	...	2	2	3	3	...	...
Purpose of:										
Junior mortgage .....	...	...	...	...	...	...	...	...	4	4
Second mortgage .....	...	...	...	...	...	...	3	3	...	...
Home equity line of credit .....	...	...	...	...	...	...	3	3	...	...
Refinancing:										
Cash received from refinancing or mortgaging property owned free and clear .....	...	...	...	...	2	2	3	3	...	...
Use of cash received from refinancing or mortgaging property owned free and clear .....	...	...	...	...	2	2	3	3	...	...
Risk (first mortgage) .....	...	...	...	...	2	2	3	3	...	...
Servicer of:										
First mortgage .....	...	...	...	...	...	...	3	3	...	...
Junior mortgage .....	...	...	...	...	...	...	...	...	4	4
Term of mortgage:										
First mortgage .....	...	...	...	...	2	2	3	3	...	...
Junior mortgage .....	...	...	...	...	...	...	...	...	4	4
Unexpired term of first mortgage .....	...	...	...	...	2	2	3	3	...	...
Year mortgage made or assumed:										
First mortgage .....	...	...	...	...	2	2	3	3	...	...
Junior mortgage .....	...	...	...	...	...	...	...	...	4	4
MORTGAGE PAYMENTS AND OTHER EXPENSES										
Interest and principal payment (per housing unit):										
First mortgage .....	...	...	...	...	2	2	3	3	...	...
Total mortgage .....	...	...	...	...	2	2	3	3	...	...
Interest and principal payment as percent of income:										
First mortgage .....	...	...	...	...	...	...	3	...	...	...
Total mortgage .....	...	...	...	...	2	...	...	...	...	...

See footnotes at end of table.

Cross-Classification of Subjects by Table Number—Con.

[This guide lists all subjects covered in this report and the table number in which they appear. The table numbers refer to the tables within the chapters. "H" indicates data for homeowner properties (chapters 1–3, 8, and 9) and "R" indicates data for rental and vacant properties (chapters 1 and 4–9)]

Subject	Summary characteristics		Mortgage status		Type of first mortgage		Mortgage insurance status		Junior mortgage characteristics	
	H	R	H	R	H	R	H	R	H	R
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.										
Interest and principal payment as percent of rental receipts:										
First mortgage.....	2	...	3	...	...
Total mortgage.....	2	...	3	...	...
Items included in first mortgage payment.....	2	2	3	3	...	...
Payment, method of:										
First mortgage.....	2	2	3	3	...	...
Junior mortgage.....	4	4
Payment status (first mortgage).....	2	2	3	3	...	...
Real estate taxes:										
Per housing unit.....	1	1	...	...	3	3	...	...
Per \$1,000 value.....	1	1	...	2	3	3	...	...
As percent of income.....	3	...	...
As percent of rental receipts.....	1	...	2	...	3	...	...

... Not applicable.

¹Chapter 3 only for this subject.

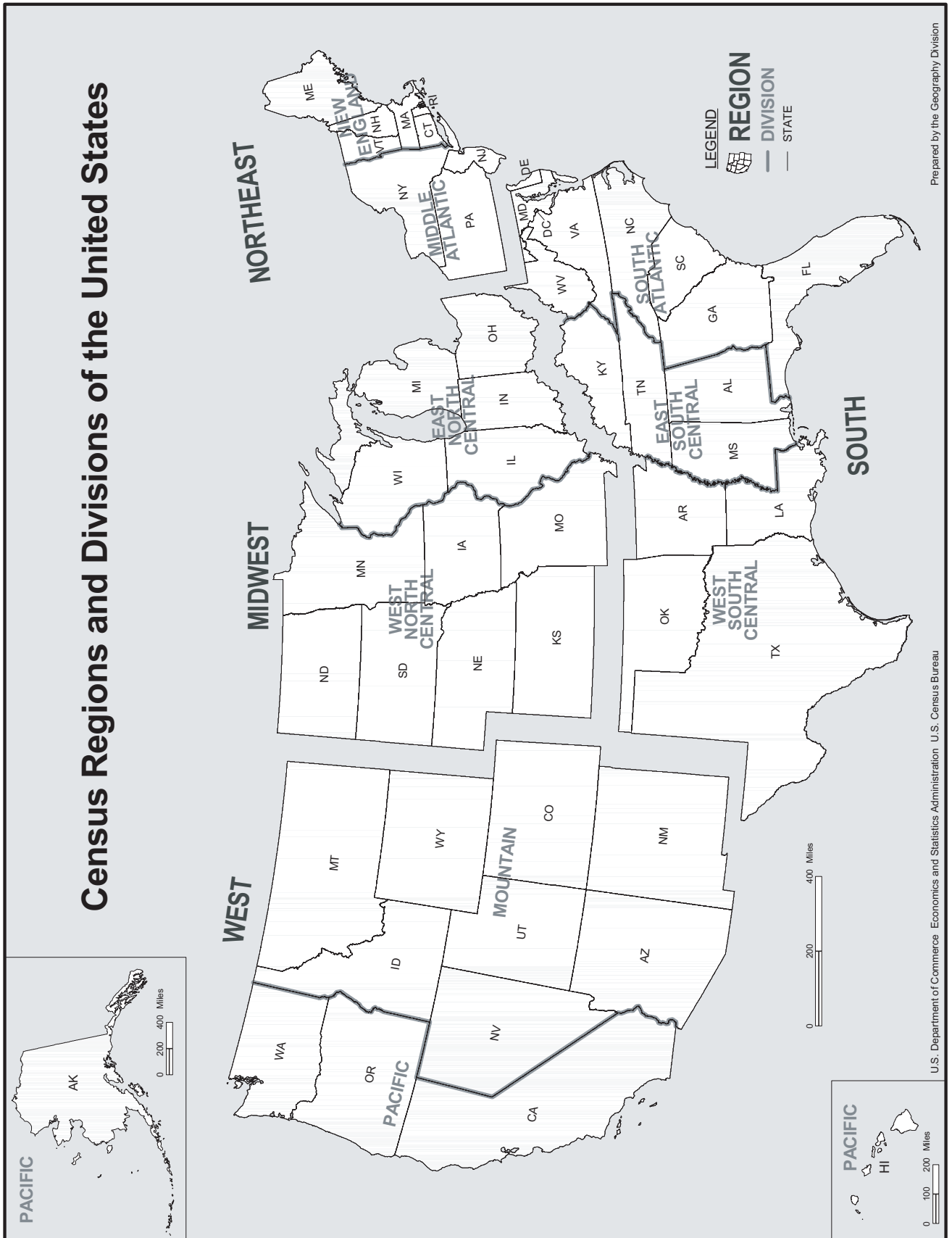
²Chapter 9 only for this subject.

³Chapters 6 and 7 only for this subject.

⁴Chapters 2, 8, and 9 only for this subject.

⁵Chapter 1 only for this subject.

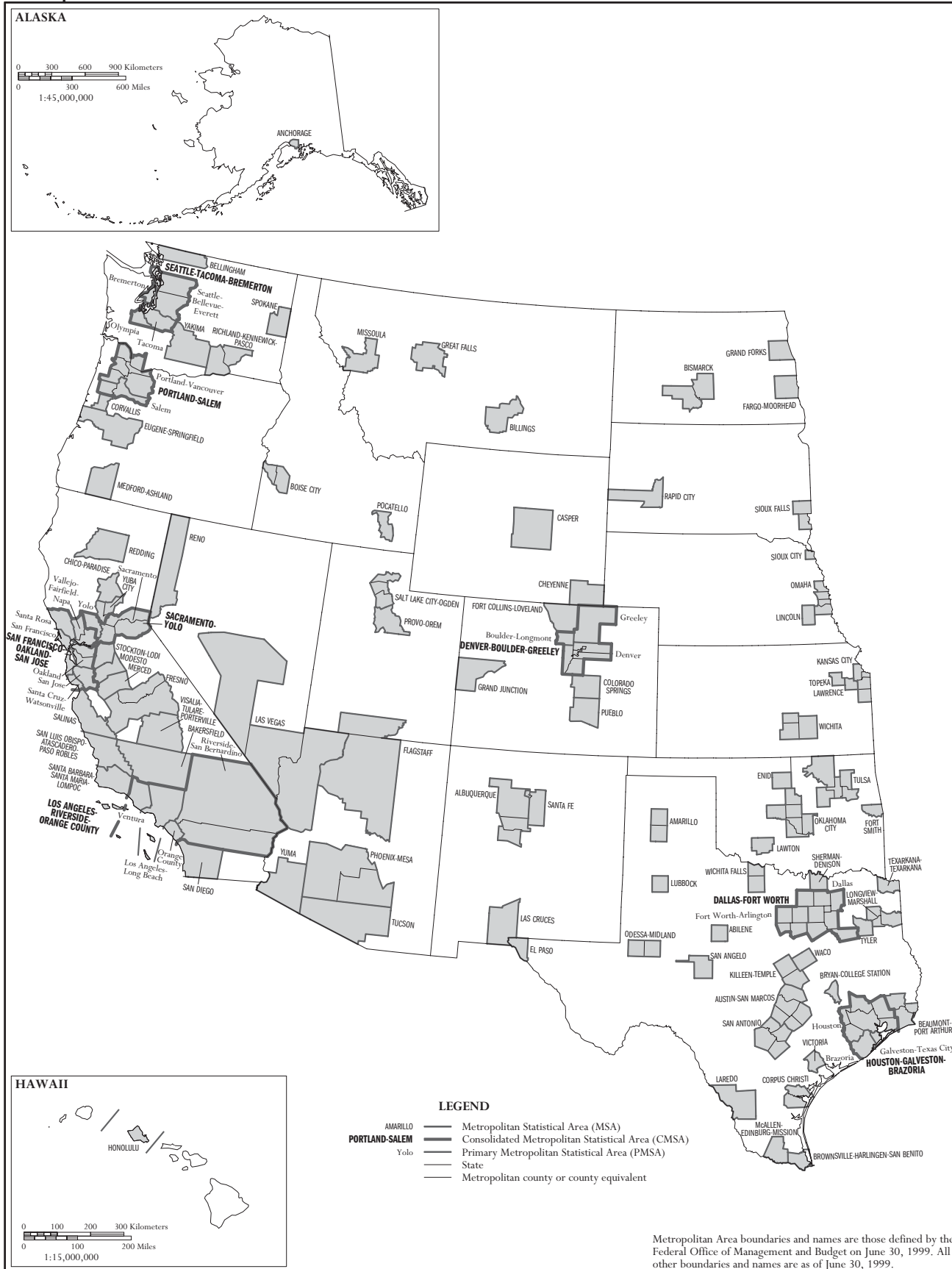
Census Regions and Divisions of the United States



Prepared by the Geography Division

U.S. Department of Commerce Economics and Statistics Administration U.S. Census Bureau

Metropolitan Areas of the United States and Puerto Rico: 1999



U.S. DEPARTMENT OF COMMERCE, Economics and Statistics Administration, Bureau of the Census

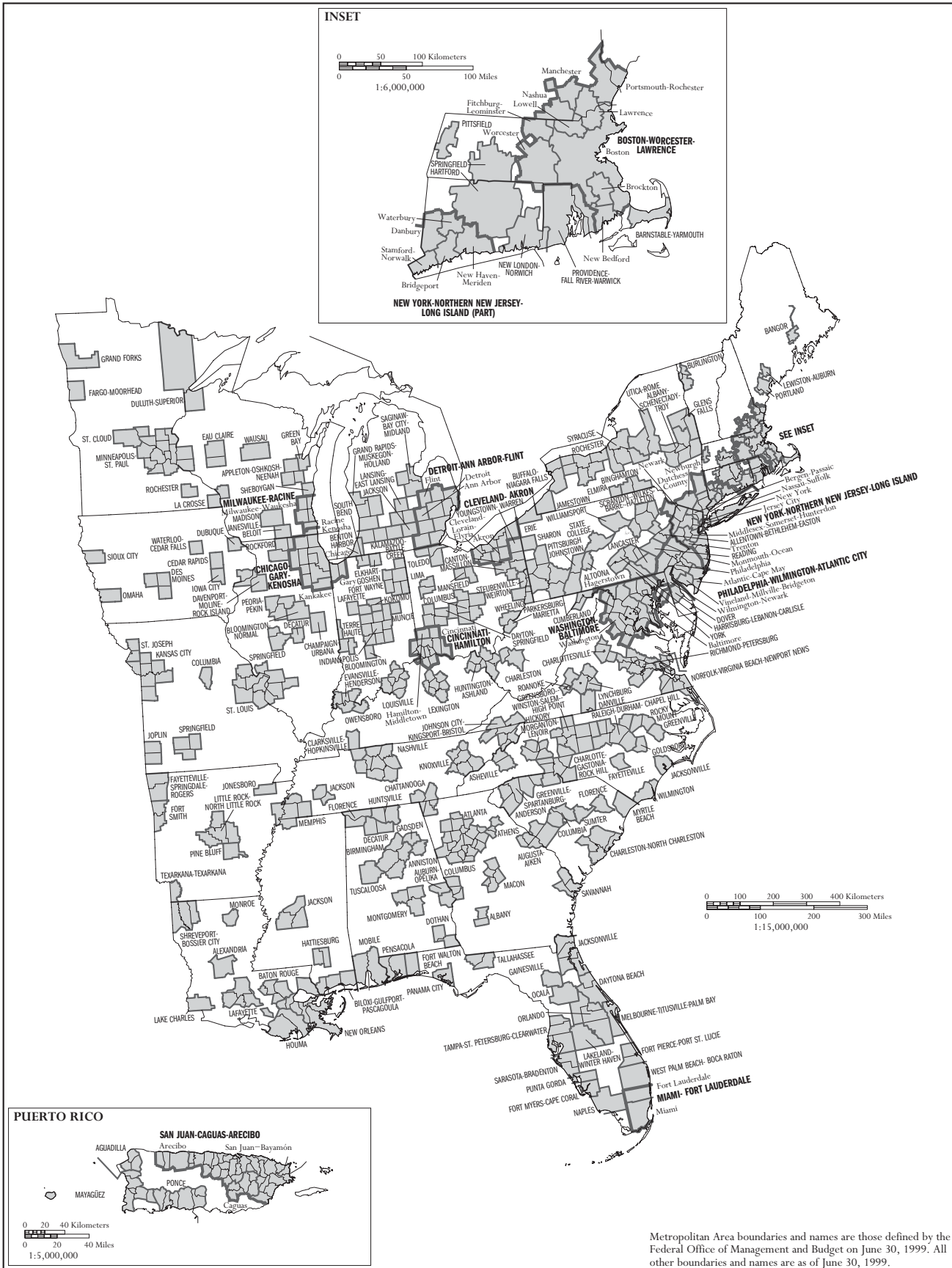
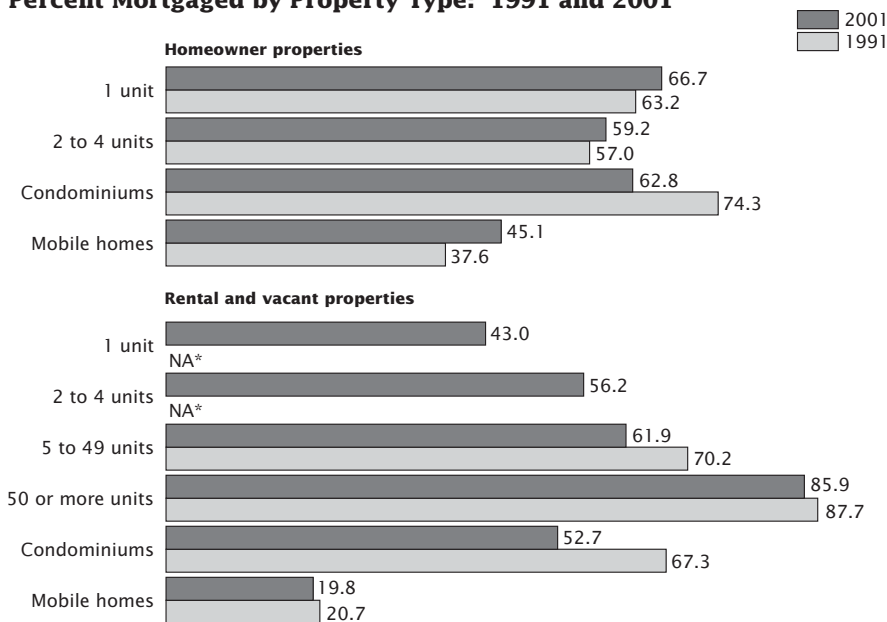
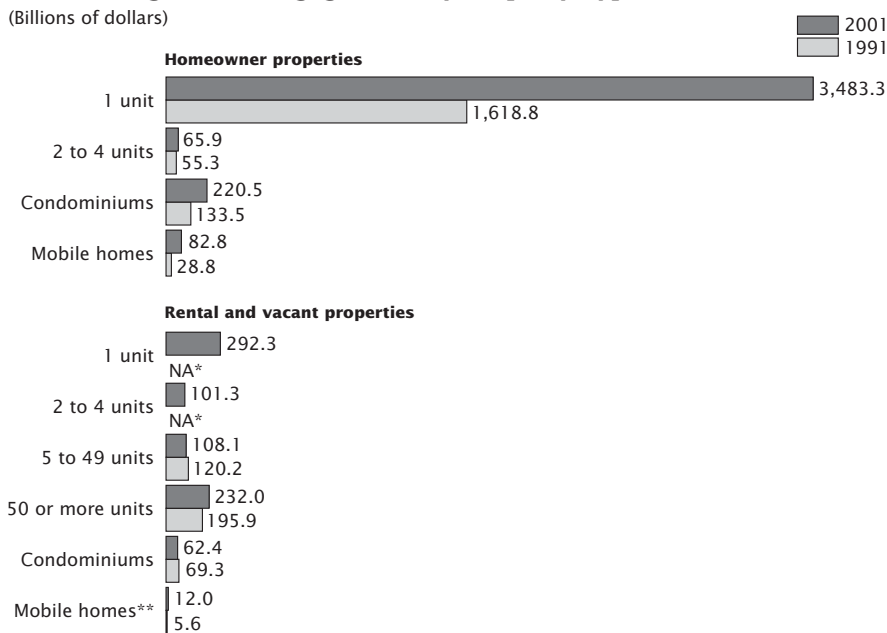


Figure 1.
Percent Mortgaged by Property Type: 1991 and 2001



*In 1991, rental and vacant properties were surveyed for 1 to 4 units. The percent mortgaged was 50.5 percent.
 Source: U.S. Census Bureau.

Figure 2.
Outstanding First Mortgage Debt by Property Type: 1991 and 2001

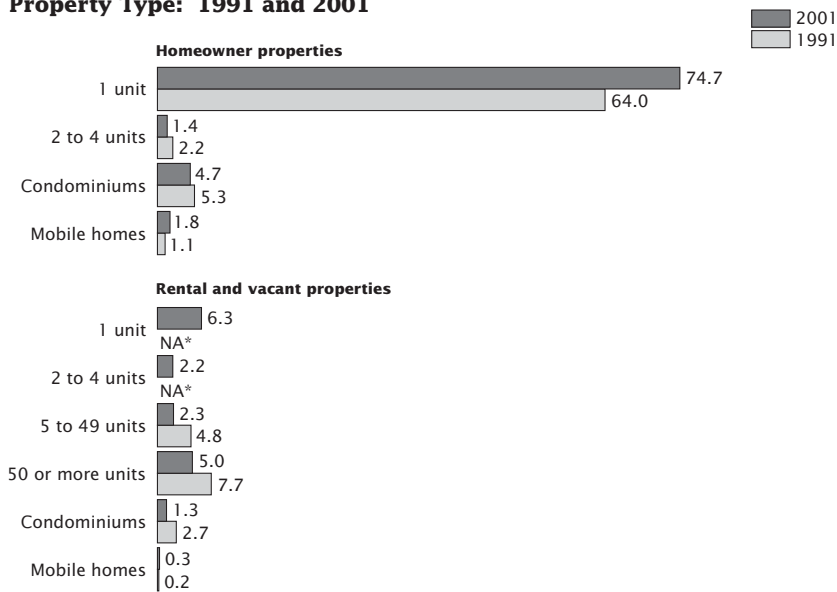


*In 1991, rental and vacant properties were surveyed for 1 to 4 units. The outstanding first mortgage debt was 301.8 billion dollars.

**In 1991, mobile home installment loan debt was not included.

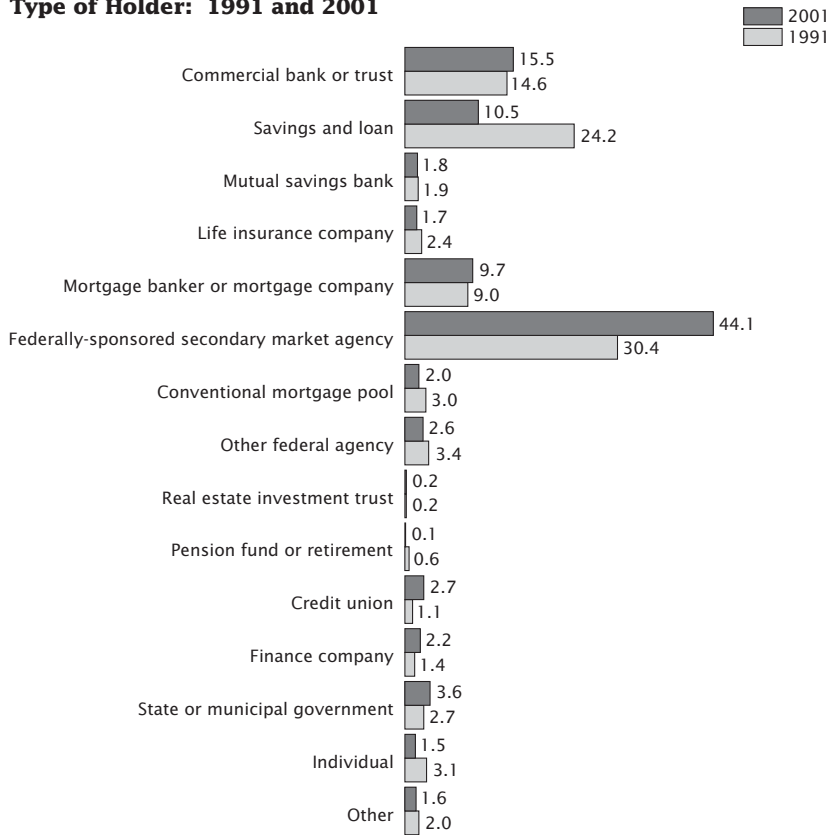
Source: U.S. Census Bureau.

Figure 3.
Percent of Outstanding First Mortgage Debt by Property Type: 1991 and 2001



* In 1991, rental and vacant properties were surveyed for 1 to 4 units. The percent of outstanding first mortgage debt was 11.9 percent.
 Source: U.S. Census Bureau.

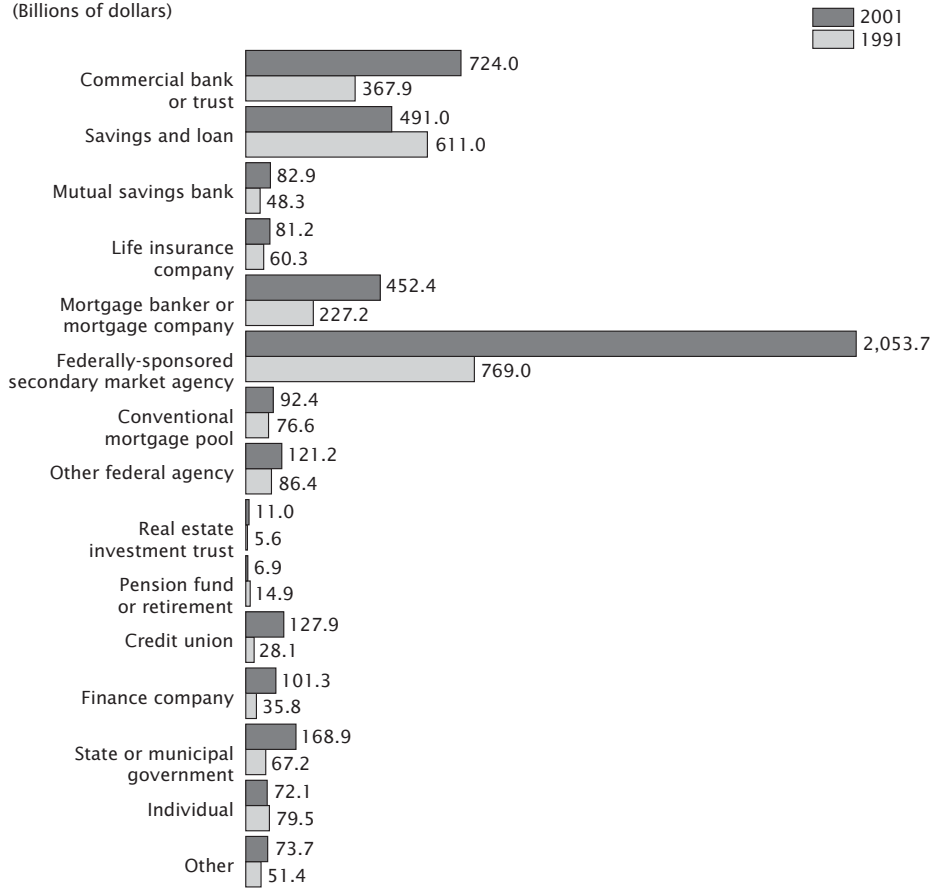
Figure 4.
Percent of Outstanding First Mortgage Debt Held by Type of Holder: 1991 and 2001



Source: U.S. Census Bureau.

Figure 5.
Outstanding First Mortgage Debt by Type of Holder: 1991 and 2001

(Billions of dollars)

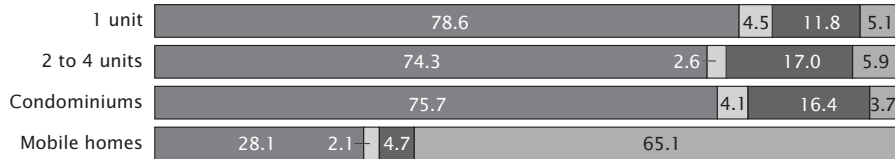


Source: U.S. Census Bureau.

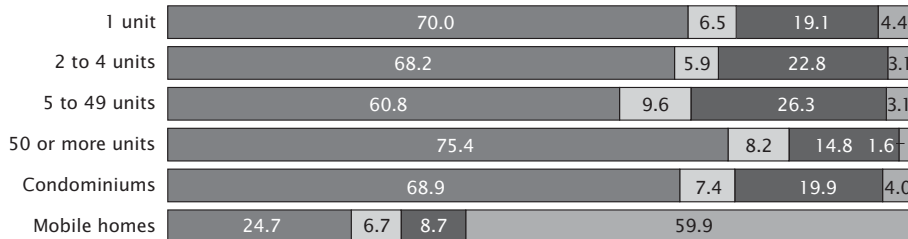
Figure 6.
Percent of Type of First Mortgage Instrument by Property Type: 2001

Fixed-rate mortgage
 Short-term/balloon mortgage
 Adjustable-rate mortgage (ARM)
 Other—including graduated payment mortgages (GPM)

Homeowner properties



Rental and vacant properties



Source: U.S. Census Bureau.

CHAPTER 1.

Selected Summary Characteristics
All Properties

TABLES

UNITED STATES

1. Selected Summary Characteristics1-3

Table 1. Selected Summary Characteristics, All Properties

[For information on confidentiality protection, sampling error, nonsampling error, and definitions see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties					Rental and vacant properties						
		Total	1 housing unit	2 to 4 housing units	Condo-miniums	Mobile homes	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units	Condo-miniums	Mobile homes
ALL PROPERTIES (in thousands)													
Mortgage Status													
All properties	83 465	67 671	56 960	1 087	3 883	5 741	15 794	9 855	2 035	473	71	1 619	1 741
Mortgaged ¹	50 570	43 636	37 968	643	2 437	2 588	6 933	4 237	1 144	293	61	854	344
Nonmortgaged	32 896	24 035	18 992	444	1 446	3 153	8 861	5 618	891	180	10	765	1 397
MORTGAGED PROPERTIES													
Type of First Mortgage Instrument													
Fixed-rate, level-payment mortgage	37 541	32 900	29 850	478	1 845	727	4 641	2 965	780	178	46	588	85
Short-term with balloon payment mortgage	2 333	1 869	1 695	17	101	55	464	277	68	28	5	63	23
Reverse Mortgage	11	11	11	—	—	—	—	—	—	—	—	—	—
Adjustable rate mortgage (ARM)	6 474	5 119	4 489	109	400	121	1 355	808	261	77	9	170	30
Other	4 211	3 737	1 923	38	91	1 685	474	188	36	9	1	34	206
First Mortgage Insurance Status													
FHA-insured first mortgage	4 989	4 439	3 985	72	326	56	550	359	84	19	6	70	12
VA-guaranteed first mortgage	1 264	1 163	1 055	13	84	12	101	73	22	—	—	6	—
Rural Housing Service/Rural Development-guaranteed loan	984	845	786	5	32	22	139	91	21	13	2	12	—
Insured by state agency	1 166	944	842	11	43	48	222	162	27	9	4	14	6
Insured by state agency with FHA insurance, VA or Rural Housing Service/Rural Development guarantee	41	37	27	—	7	3	4	4	—	—	—	—	—
Insured conventional first mortgage	5 606	4 935	4 426	70	313	125	672	451	91	25	5	86	14
Uninsured conventional first mortgage	32 856	27 961	25 289	446	1 575	651	4 895	2 989	873	224	44	654	112
Not available	3 663	3 313	1 558	26	57	1 672	350	108	26	2	—	13	201
Holder of First Mortgage													
Commercial bank or trust company	8 154	6 845	5 830	106	360	550	1 309	830	182	69	11	165	53
Savings and loan association, federal savings bank	4 954	4 107	3 451	72	245	340	847	480	166	50	7	106	58
Mutual savings bank	974	787	645	6	69	67	187	97	45	9	1	35	—
Life insurance company	761	635	565	11	51	9	126	77	21	9	3	4	12
Mortgage banker or mortgage company	3 997	3 530	3 154	52	255	69	467	278	65	12	1	104	7
Federally-sponsored secondary market agency or pool	21 459	18 927	17 242	258	1 094	333	2 533	1 635	424	79	24	329	42
Conventional mortgage pool	675	606	537	19	24	27	68	52	9	1	1	6	—
Other federal agency	1 340	1 110	999	23	77	11	230	161	27	14	4	24	—
Real estate investment trust	69	52	49	—	3	—	16	7	4	4	1	—	—
Pension or retirement fund	65	58	48	—	4	6	7	6	—	—	1	—	—
Credit Union	2 058	1 824	1 572	15	63	174	234	142	49	8	2	14	20
Finance company	2 685	2 341	1 425	28	53	835	345	165	25	3	1	9	142
State or municipal government or housing finance agency	1 728	1 442	1 309	29	59	45	286	178	68	12	4	18	7
Individual or individual's estate	858	697	625	14	34	23	161	84	35	16	1	21	4
Other	791	674	518	10	48	98	117	64	25	8	2	19	—
Holder of Junior Mortgage													
Commercial bank or trust company	2 123	2 004	1 859	10	56	79	119	74	21	5	1	9	8
Savings and loan association, federal savings bank	859	785	674	12	12	87	74	45	9	3	1	9	7
Mutual savings bank	178	178	142	—	15	21	1	—	—	1	—	—	—
Life insurance company	75	71	54	6	11	—	4	—	3	1	—	—	—
Mortgage banker or mortgage company	285	254	247	—	7	—	31	22	2	—	—	7	—
Federally-sponsored secondary market agency or pool	1 414	1 264	1 184	19	49	11	150	86	29	13	3	19	—
Conventional mortgage pool	118	118	111	5	2	—	—	—	—	—	—	—	—
Other federal agency	122	118	113	3	2	—	4	—	2	1	1	—	—
Real estate investment trust	6	6	6	—	—	—	—	—	—	—	—	—	—
Pension or retirement fund	4	4	4	—	—	—	—	—	—	—	—	—	—
Credit union	1 927	1 833	1 727	25	30	51	94	82	8	4	—	—	—
Finance company	4 598	4 339	3 868	59	136	276	259	159	69	4	—	23	3
State or municipal government or housing finance agency	198	176	152	7	17	—	22	6	12	2	1	—	—
Individual or individual's estate	130	116	106	2	8	—	14	6	5	3	—	—	—
Other	227	187	127	8	11	41	40	19	5	2	—	7	6

Table 1. Selected Summary Characteristics, All Properties—Con.

[For information on confidentiality protection, sampling error, nonsampling error, and definitions see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties					Rental and vacant properties						
		Total	1 housing unit	2 to 4 housing units	Condo-miniums	Mobile homes	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units	Condo-miniums	Mobile homes
MORTGAGED PROPERTIES—Con.													
Holder of Equity Line of Credit													
Commercial bank or trust company	1 344	1 309	1 241	11	45	11	35	24	6	1	—	3	—
Savings and loan association, federal savings bank	314	314	298	2	7	7	—	—	—	—	—	—	—
Mutual savings bank	66	66	66	—	—	—	—	—	—	—	—	—	—
Credit union	1 835	1 737	1 663	28	33	14	98	75	18	3	—	1	—
Finance company	5 085	4 737	4 434	72	159	73	348	223	80	5	—	30	8
Other	78	72	54	5	9	3	7	6	—	—	—	—	—
Holder of Installment Loan													
Commercial bank or trust company	419	410	...	...	...	410	8	...	...	...	...	...	8
Savings and loan association, federal savings bank	354	315	...	...	...	315	38	...	...	...	...	...	38
Mutual savings bank	82	82	...	...	...	82	—	...	...	...	...	...	—
Credit union	189	169	...	...	...	169	20	...	...	...	...	...	20
Finance company	1 121	985	...	...	...	985	136	...	...	...	...	...	136
State or municipal government or housing finance agency	25	18	...	...	...	18	7	...	...	...	...	...	7
Other	123	117	...	...	...	117	6	...	...	...	...	...	6
OUTSTANDING MORTGAGE DEBT (million dollars)													
Outstanding Traditional Mortgage Debt													
All mortgaged properties													
Total mortgage debt	4 927 257	4 072 760	3 678 901	69 292	226 721	97 845	854 497	308 938	105 146	116 677	246 911	64 124	12 702
First mortgage debt	4 660 529	3 852 558	3 483 287	65 897	220 528	82 845	807 971	292 286	101 322	108 064	231 990	62 357	11 952
Junior mortgage debt	266 728	220 202	195 614	3 395	6 193	15 000	46 526	16 652	3 824	8 614	14 920	1 767	749
Outstanding Traditional First Mortgage Debt by Mortgage Insurance Status													
FHA-insured mortgage	409 545	340 583	307 225	5 809	25 602	1 947	68 962	23 190	9 378	7 519	24 641	3 696	537
VA-guaranteed first mortgage	110 084	105 810	93 450	3 425	8 514	421	4 274	2 780	1 299	—	—	194	—
Rural Housing Service/Rural Development-guaranteed loan	79 445	60 199	56 332	331	2 356	1 180	19 247	3 426	2 080	8 138	4 831	771	—
Insured by state agency	127 080	85 486	79 826	994	3 528	1 138	41 594	11 678	1 357	4 068	22 076	2 250	165
Insured by state agency with FHA insurance, VA or Rural Housing Service/Rural Development guarantee	2 947	2 357	2 071	—	84	203	590	77	—	31	482	—	—
Insured conventional first mortgage	636 967	555 367	506 545	9 080	33 637	6 104	81 600	38 606	8 996	8 275	16 319	8 586	818
Uninsured conventional first mortgage	3 221 705	2 637 134	2 422 228	45 982	146 411	22 513	584 571	212 432	78 181	80 021	163 626	46 774	3 538
Not available	72 755	65 621	15 611	274	397	49 340	7 134	96	32	11	14	85	6 895
Outstanding Traditional Mortgage Debt by Holder of Mortgage													
Commercial bank or trust company													
Total mortgage debt	791 976	643 672	577 660	11 614	35 670	18 728	148 303	52 845	17 211	27 251	38 649	9 753	2 595
First mortgage debt	724 035	584 522	523 508	10 597	33 837	16 581	139 513	51 606	16 433	23 932	35 719	9 643	2 180
Junior mortgage debt	67 940	59 150	54 153	1 017	1 832	2 148	8 791	1 239	779	3 319	2 930	110	414
Savings and loan association, federal savings bank													
Total mortgage debt	519 360	415 316	368 181	10 079	24 411	12 644	104 044	36 055	15 677	19 252	22 626	7 935	2 498
First mortgage debt	491 009	391 492	347 368	9 690	24 185	10 249	99 517	34 383	15 356	18 440	21 686	7 359	2 293
Junior mortgage debt	28 350	23 824	20 813	388	227	2 395	4 527	1 672	321	811	940	577	205
Mutual savings bank													
Total mortgage debt	89 008	67 181	55 888	381	8 288	2 624	21 827	8 490	4 939	3 268	3 014	2 115	—
First mortgage debt	82 858	61 434	50 669	381	8 246	2 137	21 424	8 490	4 939	3 100	2 780	2 115	—
Junior mortgage debt	6 150	5 748	5 219	—	42	487	402	—	—	168	234	—	—

Table 1. Selected Summary Characteristics, All Properties—Con.

[For information on confidentiality protection, sampling error, nonsampling error, and definitions see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties					Rental and vacant properties						
		Total	1 housing unit	2 to 4 housing units	Condo-miniums	Mobile homes	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units	Condo-miniums	Mobile homes
OUTSTANDING MORTGAGE DEBT—													
Con.													
Life insurance company													
Total mortgage debt	85 330	59 830	54 064	1 268	4 438	60	25 500	5 256	2 182	3 036	14 324	416	285
First mortgage debt	81 165	56 649	51 197	1 129	4 262	60	24 516	5 256	1 998	2 910	13 651	416	285
Junior mortgage debt	4 165	3 181	2 867	138	176	—	984	—	184	127	673	—	—
Mortgage banker or mortgage company													
Total mortgage debt	463 421	412 016	373 171	6 708	28 012	4 125	51 404	29 718	6 192	4 840	1 994	8 413	248
First mortgage debt	452 404	404 487	365 801	6 708	27 853	4 125	47 917	26 549	6 156	4 830	1 905	8 229	248
Junior mortgage debt	11 017	7 529	7 370	—	159	—	3 488	3 169	36	10	89	184	—
Federally-sponsored secondary market agency or pool													
Total mortgage debt	2 127 529	1 799 109	1 665 622	24 023	95 850	13 614	328 420	121 224	40 627	31 617	107 347	26 356	1 249
First mortgage debt	2 053 699	1 743 315	1 612 816	23 403	94 021	13 075	310 385	113 077	39 269	29 408	101 591	25 790	1 249
Junior mortgage debt	73 830	55 794	52 806	621	1 829	539	18 036	8 147	1 359	2 209	5 755	566	—
Conventional mortgage pool													
Total mortgage debt	96 863	89 478	82 178	3 041	2 815	1 444	7 385	3 062	786	742	2 632	163	—
First mortgage debt	92 449	85 211	78 143	2 938	2 685	1 444	7 238	3 062	786	740	2 488	163	—
Junior mortgage debt	4 413	4 267	4 035	103	130	—	146	—	—	2	144	—	—
Other federal agency													
Total mortgage debt	128 137	94 355	84 185	1 873	7 976	321	33 782	10 500	1 919	8 924	10 211	2 228	—
First mortgage debt	121 173	88 431	78 459	1 726	7 924	321	32 742	10 500	1 826	8 593	9 595	2 228	—
Junior mortgage debt	6 964	5 924	5 726	146	51	—	1 040	—	93	331	617	—	—
Real estate investment trust													
Total mortgage debt	11 487	6 432	6 175	—	257	—	5 055	1 242	224	813	2 776	—	—
First mortgage debt	11 000	6 097	5 840	—	257	—	4 903	1 242	224	708	2 729	—	—
Junior mortgage debt	487	335	335	—	—	—	152	—	—	105	47	—	—
Pension or retirement fund													
Total mortgage debt	7 048	3 994	3 261	—	613	120	3 054	339	—	354	2 361	—	—
First mortgage debt	6 888	3 915	3 182	—	613	120	2 973	339	—	353	2 281	—	—
Junior mortgage debt	160	79	79	—	—	—	81	—	—	2	80	—	—
Credit union													
Total mortgage debt	147 711	125 249	114 557	930	4 363	5 399	22 462	8 324	3 853	2 322	6 123	1 075	766
First mortgage debt	127 859	107 089	98 039	882	4 233	3 935	20 770	7 272	3 583	2 229	5 845	1 075	766
Junior mortgage debt	19 852	18 161	16 518	48	130	1 464	1 692	1 052	269	93	277	—	—
Finance company													
Total mortgage debt	120 016	104 190	67 446	1 134	1 639	33 971	15 825	5 862	981	982	3 222	26	4 752
First mortgage debt	101 278	86 029	56 558	996	1 552	26 923	15 249	5 623	981	900	3 049	—	4 696
Junior mortgage debt	18 737	18 161	10 888	138	87	7 048	576	239	—	82	173	26	56
State or municipal government or housing finance agency													
Total mortgage debt	180 222	132 177	122 158	4 205	4 425	1 389	48 045	16 470	5 759	5 673	19 046	1 069	28
First mortgage debt	168 897	124 183	115 680	3 689	3 494	1 320	44 714	16 385	5 300	5 054	16 877	1 069	28
Junior mortgage debt	11 325	7 993	6 477	517	930	69	3 331	85	459	619	2 169	—	—
Individual or individual's estate													
Total mortgage debt	77 124	57 532	52 098	2 538	2 599	298	19 591	4 853	3 477	4 541	3 996	2 518	207
First mortgage debt	72 067	53 766	48 806	2 381	2 280	298	18 301	4 554	3 334	3 957	3 731	2 518	207
Junior mortgage debt	5 057	3 767	3 292	156	318	—	1 290	298	144	584	264	—	—

Table 1. Selected Summary Characteristics, All Properties—Con.

[For information on confidentiality protection, sampling error, nonsampling error, and definitions see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties					Rental and vacant properties						
		Total	1 housing unit	2 to 4 housing units	Condo-miniums	Mobile homes	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units	Condo-miniums	Mobile homes
OUTSTANDING MORTGAGE DEBT—													
Con.													
Other													
Total mortgage debt	82 027	62 228	52 255	1 499	5 365	3 108	19 799	4 696	1 319	3 062	8 591	2 058	74
First mortgage debt	73 748	55 939	47 221	1 376	5 083	2 258	17 809	3 944	1 138	2 911	8 063	1 754	—
Junior mortgage debt	8 279	6 289	5 034	123	282	850	1 990	752	181	151	527	304	74
Outstanding Equity Line of Credit Debt by Holder													
Commercial bank or trust company	31 832	31 057	28 454	1 029	1 317	256	775	464	254	4	20	33	—
Savings and loan association, federal savings bank	8 857	8 805	8 668	109	28	—	52	—	—	52	—	—	—
Mutual savings bank	2 257	2 249	2 249	—	—	—	8	—	—	8	—	—	—
Credit union	11 466	10 714	10 646	33	34	—	752	517	175	7	—	53	—
Finance company	4 812	4 812	4 580	186	—	46	—	—	—	—	—	—	—
Other	1 512	1 467	1 202	53	181	31	45	36	—	9	—	—	—
Outstanding Installment Debt by Holder													
Commercial bank or trust company	12 097	11 682	...	...	...	11 682	414	...	...	...	...	...	414
Savings and loan association, federal savings bank	11 266	9 656	...	...	...	9 656	1 610	...	...	...	...	...	1 610
Mutual savings bank	2 468	2 468	...	...	...	2 468	—	...	...	...	...	...	—
Credit union	5 310	4 544	...	...	...	4 544	766	...	...	...	...	...	766
Finance company	35 908	31 156	...	...	...	31 156	4 752	...	...	...	...	...	4 752
State or municipal government or housing finance agency	591	563	...	...	...	563	28	...	...	...	...	...	28
Other	2 961	2 887	...	...	...	2 887	74	...	...	...	...	...	74

¹Includes properties that have home equity and/or installment loans.

CHAPTER 2.
1-Unit Homeowner Properties

TABLES

UNITED STATES

2-1. Mortgage Status2-3
2-2. Type of First Mortgage2-7
2-3. Mortgage Insurance Status2-16
2-4. Junior Mortgages and Home Equity Lines of Credit2-28
2-5. Mortgage Status, Regional Summary2-30

Table 2-1. Mortgage Status, 1-Unit Homeowner Properties

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
1-housing-unit properties	56 960	18 992	37 968	36 410	1 558
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	45 209	13 519	31 689	30 402	1 287
In central cities	13 708	4 561	9 147	8 815	332
Not in central cities	31 501	8 958	22 542	21 588	955
Outside MAs	11 751	5 473	6 279	6 008	271
Manner of Acquisition					
By purchase	53 488	16 601	36 887	35 481	1 406
Placed one new mortgage	43 382	9 462	33 920	32 878	1 042
Placed two or more new mortgages	1 138	188	950	938	11
Assumed mortgage(s) already on property	1 712	765	948	886	62
Assumed mortgage(s) already on property and placed new mortgage	294	104	191	171	20
Borrowed using assets other than this property as collateral	659	463	196	135	61
Paid all cash—no borrowing	6 033	5 424	610	403	206
Other manner	268	195	74	70	4
By inheritance or gift	2 650	2 000	649	504	145
By divorce	144	77	67	67	—
By some other manner	123	75	48	48	—
Not reported	556	239	317	310	7
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)					
Sale of previous home	21 572	2 788	18 784	18 579	205
Sale of other real property or other investments	7 117	1 150	5 967	5 879	87
Savings	1 137	218	918	908	10
Borrowing from a retirement plan	10 800	1 069	9 731	9 636	94
Borrowing using assets other than this property as collateral	842	31	810	810	—
Proceeds from an insurance policy	492	49	443	423	20
Payments in a lease-purchase agreement	153	33	120	120	—
From a state or local government source	177	34	143	143	—
From a non-profit organization	284	12	271	263	8
From parents or relatives	34	—	34	34	—
Other	1 973	122	1 851	1 846	5
No downpayment required	100	12	88	88	—
Not reported	1 707	334	1 372	1 354	18
Other properties	554	158	396	392	4
Not reported	35 122	16 112	19 010	17 661	1 349
Not reported	266	92	174	170	4
Year Property Acquired					
1999 to 2001 (part)	10 368	1 568	8 800	8 716	83
1997 and 1998	7 223	1 051	6 172	6 110	62
1995 and 1996	5 292	980	4 313	4 212	101
1990 to 1994	9 136	1 854	7 282	7 133	148
1985 to 1989	6 445	1 846	4 599	4 397	202
1980 to 1984	3 934	1 528	2 407	2 247	160
1975 to 1979	4 253	1 986	2 267	2 049	218
1970 to 1974	3 110	1 950	1 160	909	251
1969 or earlier	7 199	6 230	969	636	333
Building and Land Acquisition					
Acquired at same time	49 955	15 598	34 357	33 017	1 340
Not acquired at same time	5 905	2 992	2 913	2 736	178
Land not owned by building owner	526	168	358	347	11
Not reported	575	235	340	311	29
Property New or Previously Occupied When Acquired					
Acquired by purchase	53 488	16 601	36 887	35 481	1 406
New	15 553	6 190	9 363	8 913	450
Previously occupied by someone else	37 599	10 269	27 330	26 380	949
Converted from nonresidential use	61	43	18	18	—
Other	45	14	31	31	—
Not reported	229	84	145	139	7
Other properties	2 917	2 153	764	619	145
Not reported	556	239	317	310	7
Year Structure Built					
1999 to March 2000	2 256	328	1 928	1 911	17
1997 and 1998	2 529	351	2 178	2 157	20
1995 and 1996	2 255	331	1 924	1 880	43
1990 to 1994	4 624	904	3 720	3 660	60
1980 to 1989	8 486	1 916	6 570	6 407	163
1970 to 1979	9 481	3 081	6 399	6 076	323
1960 to 1969	7 491	3 438	4 053	3 788	265
1950 to 1959	8 326	3 680	4 646	4 389	257
1940 to 1949	3 787	1 708	2 079	1 965	114
1939 or earlier	7 726	3 255	4 471	4 176	295

Table 2-1. Mortgage Status, 1-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Age Restrictions					
Property located in subdivision restricted to people age 55 or older	2 555	532	2 023	1 987	36
Property located in subdivision not restricted to people age 55 or older	51 404	16 964	34 440	32 987	1 453
Not reported	3 001	1 496	1 505	1 436	69
Neighborhood Composition					
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older ..	5 422	2 653	2 768	2 589	179
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older ..	35 115	9 994	25 121	24 263	858
Don't know or not reported	16 423	6 344	10 079	9 558	521
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	551	47	504	495	10
Other government grant or subsidy	227	30	196	193	3
Property tax relief	3 383	1 652	1 731	1 633	98
Subsidy from a non-profit corporation	52	12	40	40	—
None of the above benefits	42 104	13 403	28 701	27 506	1 195
Not reported	10 710	3 871	6 839	6 587	252
Source of Property Benefits¹					
With property benefits	4 146	1 718	2 428	2 317	111
Federal government	606	126	480	467	13
State government	1 929	858	1 071	1 019	52
Local government	1 445	713	732	694	38
Non-profit corporation	52	12	40	40	—
Not reported	321	116	205	190	16
With no property benefits	42 104	13 403	28 701	27 506	1 195
Not reported	10 710	3 871	6 839	6 587	252
Reason for Benefits¹					
With property benefits	4 146	1 718	2 428	2 317	111
Occupied by low- or moderate-income individuals ..	730	203	528	511	16
Occupied by elderly or disabled individuals	1 082	806	276	253	23
A historic structure	27	—	27	27	—
Located in a community development or economic development area	182	26	157	151	5
Covered by a Homestead Exemption	1 827	761	1 066	1 008	58
Covered by a Community Land Trust	9	3	5	5	—
Covered by disaster relief	25	—	25	—	—
Other reason	709	219	490	468	22
Not reported	197	67	131	127	4
With no property benefits	42 104	13 403	28 701	27 506	1 195
Not reported	10 710	3 871	6 839	6 587	252
OWNER CHARACTERISTICS					
Owner Status					
1 owner	21 541	9 573	11 968	11 431	537
2 owners	34 677	9 104	25 573	24 552	1 021
3 or more owners	742	314	428	428	—
Age of Owner					
Under 25	383	54	328	328	—
25 to 34	5 445	234	5 211	5 182	28
35 to 44	11 534	950	10 584	10 436	148
45 to 54	13 040	2 296	10 744	10 399	345
55 to 64	9 663	3 609	6 054	5 579	475
65 to 74	7 410	4 866	2 544	2 178	367
75 and over	6 147	5 336	811	668	142
Not reported	3 339	1 647	1 692	1 640	52
Median	52	68	47	46	60
Race of Owner					
White alone	50 352	17 161	33 191	31 761	1 430
Black or African American alone	4 300	1 395	2 905	2 840	66
American Indian or Alaskan Native alone	295	98	198	194	4
Asian alone	1 519	246	1 273	1 241	32
Native Hawaiian or Other Pacific Islander alone ..	134	15	119	115	4
Two or more races	360	77	283	260	23
Sex of Owner					
Male	44 063	12 736	31 327	30 105	1 221
Female	12 898	6 256	6 641	6 305	337
Hispanic/Latino Origin					
Hispanic/Latino owner(s) only	4 091	1 093	2 998	2 927	70
No Hispanic/Latino owner(s)	52 869	17 899	34 970	33 483	1 487

Table 2-1. Mortgage Status, 1-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
OWNER CHARACTERISTICS—Con.					
Veteran Status¹					
Veteran	14 356	6 300	8 057	7 576	481
Active member of Reserves or National Guard for at least 6 years	1 989	623	1 365	1 327	38
Persian Gulf War or after (August 1990 to present)	946	58	888	881	7
Vietnam or after (August 1964 to July 1990)	5 949	1 329	4 620	4 437	183
Korean conflict or after (July 1950 to July 1964)	4 106	2 378	1 729	1 503	225
World War II or after (September 1940 to June 1950)	3 485	2 837	647	555	92
Nonveteran	38 837	10 983	27 854	26 861	993
Not reported	3 766	1 709	2 058	1 973	84
Income					
Less than \$5,000	5 769	2 649	3 120	3 018	102
\$5,000 to \$9,999	1 392	1 027	365	331	34
\$10,000 to \$14,999	2 144	1 518	626	595	31
\$15,000 to \$19,999	2 271	1 346	925	889	36
\$20,000 to \$24,999	2 808	1 498	1 310	1 244	66
\$25,000 to \$29,999	2 982	1 269	1 713	1 574	139
\$30,000 to \$34,999	3 126	1 287	1 839	1 738	101
\$35,000 to \$39,999	2 809	1 032	1 777	1 668	110
\$40,000 to \$49,999	5 846	1 774	4 072	3 858	213
\$50,000 to \$59,999	5 144	1 278	3 866	3 717	149
\$60,000 to \$79,999	8 190	1 649	6 541	6 352	189
\$80,000 to \$99,999	5 096	873	4 222	4 089	134
\$100,000 to \$119,999	3 333	598	2 735	2 629	106
\$120,000 or more	6 051	1 194	4 857	4 709	148
Median	48 860	30 735	58 373	58 852	47 488
Mean	63 957	46 781	72 548	72 951	63 121
Owned Home Previously					
Previously owned home	31 335	10 176	21 158	20 301	858
Never owned home before	22 921	7 462	15 459	14 820	639
Not reported	2 704	1 353	1 351	1 290	61
RECURRING EXPENSES					
Real Estate Tax					
Acquired before 2000	50 885	18 038	32 847	31 331	1 516
Less than \$100	9 606	3 873	5 733	5 558	175
\$100 to \$199	858	514	344	329	15
\$200 to \$299	1 086	614	472	455	17
\$300 to \$399	1 506	678	827	786	41
\$400 to \$499	1 557	732	825	793	32
\$500 to \$599	1 636	777	858	826	33
\$600 to \$699	1 810	777	1 033	995	38
\$700 to \$799	1 770	724	1 046	1 008	38
\$800 to \$899	1 794	705	1 089	998	92
\$900 to \$999	1 504	510	994	949	46
\$1,000 to \$1,249	4 445	1 382	3 064	2 862	201
\$1,250 to \$1,499	2 624	837	1 787	1 701	86
\$1,500 to \$1,999	5 023	1 423	3 600	3 423	176
\$2,000 to \$2,499	4 107	1 195	2 912	2 775	137
\$2,500 or more	10 474	2 463	8 012	7 634	378
Not reported	1 084	834	250	239	11
Median	1 100	788	1 252	1 249	1 322
Mean	1 630	1 266	1 822	1 817	1 918
Acquired 2000 and 2001 (part)	6 075	954	5 121	5 079	42
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	50 885	18 038	32 847	31 331	1 516
Less than \$5	13 418	5 510	7 908	7 627	281
\$5 to \$9	12 232	3 539	8 693	8 326	367
\$10 to \$14	10 542	3 392	7 150	6 816	334
\$15 to \$19	5 625	1 847	3 778	3 618	160
\$20 to \$24	3 477	1 232	2 245	2 098	147
\$25 to \$29	1 611	555	1 057	990	67
\$30 to \$39	2 756	1 092	1 664	1 605	59
\$40 to \$49	42	11	31	7	24
\$50 to \$59	30	10	20	—	20
\$60 or more	62	16	47	—	47
Not reported or not computed	1 088	834	254	243	11
Median	10	9	10	10	12
Acquired 2000 and 2001 (part)	6 075	954	5 121	5 079	42

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated not included.

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
1-housing-unit properties with traditional first mortgage	36 410	29 850	1 695	4 489	376
PROPERTY CHARACTERISTICS					
Manner of Acquisition					
By purchase	35 481	29 124	1 630	4 363	365
Placed one new mortgage	32 878	27 009	1 482	4 043	344
Placed two or more new mortgages	938	772	38	120	8
Assumed mortgage(s) already on property	886	742	42	102	—
Assumed mortgage(s) already on property and placed new mortgage	171	136	23	12	—
Borrowed using assets other than this property as collateral	135	103	18	11	3
Paid all cash-no borrowing	403	317	14	66	6
Other manner	70	45	13	9	3
By inheritance or gift	504	409	35	58	2
By divorce	67	53	6	8	—
By some other manner	48	39	4	4	—
Not reported	310	224	21	56	9
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	18 579	15 285	905	2 206	184
Sale of previous home	5 879	4 790	320	690	80
Sale of other real property or other investments	908	734	48	122	3
Savings	9 636	8 059	426	1 072	79
Borrowing from a retirement plan	810	665	40	88	17
Borrowing using assets other than this property as collateral	423	282	34	93	14
Proceeds from an insurance policy	120	105	—	15	—
Payments in a lease-purchase agreement	143	106	10	27	—
From a state or local government source	263	228	19	16	—
From a non-profit organization	34	22	—	12	—
From parents or relatives	1 846	1 498	76	250	21
Other	88	68	—	20	—
No downpayment required	1 354	1 098	104	149	4
Not reported	392	315	4	73	—
Other properties	17 661	14 438	781	2 258	183
Not reported	170	127	9	25	9
Year Property Acquired					
1999 to 2001 (part)	8 716	7 143	432	1 057	84
1997 and 1998	6 110	5 070	291	693	56
1995 and 1996	4 212	3 437	214	508	53
1990 to 1994	7 133	5 889	285	878	82
1985 to 1989	4 397	3 672	128	551	46
1980 to 1984	2 247	1 701	139	387	19
1975 to 1979	2 049	1 658	121	253	18
1970 to 1974	909	763	37	99	10
1969 or earlier	636	517	48	62	9
Property New or Previously Occupied When Acquired					
Acquired by purchase	35 481	29 124	1 630	4 363	365
New	8 913	7 297	367	1 140	109
Previously occupied by someone else	26 380	21 667	1 247	3 210	257
Converted from nonresidential use	18	12	3	3	—
Other	31	27	4	—	—
Not reported	139	121	8	10	—
Other properties	619	502	45	71	2
Not reported	310	224	21	56	9
Year Structure Built					
1999 to March 2000	1 911	1 537	86	266	22
1997 and 1998	2 157	1 742	91	296	28
1995 and 1996	1 880	1 546	74	209	52
1990 to 1994	3 660	3 089	127	415	28
1980 to 1989	6 407	5 285	261	815	46
1970 to 1979	6 076	4 980	305	749	41
1960 to 1969	3 788	3 140	175	445	27
1950 to 1959	4 389	3 643	222	472	52
1940 to 1949	1 965	1 627	87	234	18
1939 or earlier	4 176	3 260	266	589	62
Purchase Price					
Properties acquired by purchase 1997 to 2001 (part)	14 477	11 924	712	1 710	131
Less than \$20,000	287	209	18	57	3
\$20,000 to \$39,999	729	540	59	118	11
\$40,000 to \$59,999	1 084	922	58	94	11
\$60,000 to \$79,999	1 605	1 344	102	146	13
\$80,000 to \$99,999	1 796	1 513	84	194	3
\$100,000 to \$124,999	1 813	1 538	83	185	7
\$125,000 to \$149,999	1 822	1 550	67	189	17
\$150,000 to \$174,999	1 330	1 148	53	120	9
\$175,000 to \$199,999	840	683	38	102	17
\$200,000 to \$249,999	1 138	936	39	146	18
\$250,000 to \$299,999	717	581	30	93	13
\$300,000 to \$499,999	967	726	50	186	5
\$500,000 or more	349	233	31	82	3
Median	123 967	123 292	110 414	133 150	151 459
Mean	155 516	151 536	156 370	181 959	167 947
Other properties	21 933	17 925	984	2 779	245

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Value					
Less than \$20,000	285	222	32	32	—
\$20,000 to \$39,999	1 051	794	71	180	6
\$40,000 to \$59,999	2 317	1 801	137	348	30
\$60,000 to \$79,999	3 569	2 860	260	412	38
\$80,000 to \$99,999	4 371	3 665	143	518	45
\$100,000 to \$124,999	4 223	3 451	267	470	34
\$125,000 to \$149,999	4 235	3 516	146	537	36
\$150,000 to \$174,999	3 482	2 971	115	355	41
\$175,000 to \$199,999	2 476	2 130	82	239	25
\$200,000 to \$249,999	3 117	2 624	128	326	38
\$250,000 to \$299,999	2 167	1 784	102	237	44
\$300,000 to \$499,999	3 487	2 828	107	524	28
\$500,000 or more	1 630	1 204	105	312	10
Median	139 102	140 158	119 160	138 258	149 345
Mean	182 092	179 019	174 019	205 793	179 482
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	20 429	16 762	973	2 485	209
Less than \$500	308	239	5	60	4
\$500 to \$999	671	541	46	77	7
\$1,000 to \$2,499	3 306	2 719	131	451	4
\$2,500 to \$4,999	3 298	2 713	152	408	25
\$5,000 to \$7,499	3 843	3 129	176	476	62
\$7,500 to \$9,999	1 129	965	56	100	8
\$10,000 to \$14,999	2 624	2 160	95	342	27
\$15,000 to \$19,999	1 435	1 167	70	171	27
\$20,000 to \$29,999	1 875	1 554	119	176	26
\$30,000 or more	1 941	1 574	123	224	20
Median	6 712	6 733	7 169	6 291	8 491
Mean	12 852	12 590	17 307	12 748	14 406
Properties with no capital improvements between 1998 and 2000	12 646	10 372	580	1 569	126
Capital improvements not reported	3 335	2 716	143	436	41
Age Restrictions					
Property located in subdivision restricted to people age 55 or older	1 987	1 691	64	205	27
Property located in subdivision not restricted to people age 55 or older	32 987	26 983	1 577	4 103	324
Not reported	1 436	1 176	54	181	25
Neighborhood Composition					
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older	2 589	2 062	171	326	31
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	24 263	19 886	1 147	3 003	226
Don't know or not reported	9 558	7 902	377	1 160	119
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	495	448	12	35	—
Other government grant or subsidy	193	158	19	16	—
Property tax relief	1 633	1 350	87	181	15
Subsidy from a non-profit corporation	40	35	—	5	—
None of the above benefit	27 506	22 555	1 276	3 407	268
Not reported	6 587	5 348	302	844	93
Source of Property Benefits¹					
With property benefits	2 317	1 947	117	238	15
Federal government	467	404	30	33	—
State government	1 019	829	64	114	11
Local government	694	585	33	73	3
Non-profit corporation	40	35	—	5	—
Not reported	190	173	4	12	—
With no property benefits	27 506	22 555	1 276	3 407	268
Not reported	6 587	5 348	302	844	93
Reason For Benefits¹					
With property benefits	2 317	1 947	117	238	15
Occupied by low- or moderate-income individuals	511	455	14	39	3
Occupied by elderly or disabled individuals	253	207	15	25	7
A historic structure	27	27	—	—	—
Located in a community development or economic development area	151	140	2	9	—
Covered by a Homestead Exemption	1 008	842	65	101	—
Covered by a Community Land Trust	5	—	5	—	—
Covered by disaster relief	25	20	—	5	—
Other reason	468	394	26	43	4
Not reported	127	96	5	23	3
With no property benefits	27 506	22 555	1 276	3 407	268
Not reported	6 587	5 348	302	844	93
OWNER CHARACTERISTICS					
Owner Status					
1 owner	11 431	9 371	528	1 430	103
2 owners	24 552	20 105	1 154	3 020	273
3 or more owners	428	374	14	40	—

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
OWNER CHARACTERISTICS—Con.					
Age of Owner					
Under 25	328	255	15	56	3
25 to 34	5 182	4 240	289	603	51
35 to 44	10 436	8 606	462	1 275	93
45 to 54	10 399	8 670	422	1 198	109
55 to 64	5 579	4 459	264	805	50
65 to 74	2 178	1 792	128	237	22
75 and over	668	525	47	85	11
Not reported	1 640	1 304	69	230	38
Median	46	46	46	47	47
Race of Owner					
White alone	31 761	25 881	1 545	3 993	342
Black or African American alone	2 840	2 444	95	276	24
American Indian or Alaskan Native alone	194	163	14	17	—
Asian alone	1 241	1 054	20	157	10
Native Hawaiian or Other Pacific Islander alone	115	102	1	12	—
Two or more races	260	206	21	33	—
Sex of Owner					
Male	30 105	24 664	1 386	3 751	305
Female	6 305	5 185	310	738	71
Hispanic/Latino Origin					
Hispanic/Latino owner(s) only	2 927	2 445	163	296	24
No Hispanic/Latino owner(s)	33 483	27 404	1 533	4 193	352
Veteran Status¹					
Veteran					
Active member of Reserves or National Guard for at least 6 years	7 576	6 273	383	848	72
Persian Gulf War or after (August 1990 to present)	1 327	1 087	74	160	6
Vietnam or after (August 1964 to July 1990)	881	757	22	102	—
Korean conflict or after (July 1950 to July 1964)	4 437	3 710	243	432	51
World War II or after (September 1940 to June 1950)	1 503	1 210	73	206	15
Not reported	555	446	23	78	8
Nonveteran					
Not reported	26 861	21 918	1 251	3 420	271
	1 973	1 658	61	221	33
Income					
Less than \$5,000	3 018	2 406	106	461	45
\$5,000 to \$9,999	331	266	8	54	3
\$10,000 to \$14,999	595	472	31	92	—
\$15,000 to \$19,999	889	706	61	112	10
\$20,000 to \$24,999	1 244	1 048	72	115	8
\$25,000 to \$29,999	1 574	1 291	108	175	—
\$30,000 to \$34,999	1 738	1 460	63	199	17
\$35,000 to \$39,999	1 668	1 326	81	252	8
\$40,000 to \$49,999	3 858	3 107	200	505	46
\$50,000 to \$59,999	3 717	3 071	198	403	45
\$60,000 to \$79,999	6 352	5 261	261	750	80
\$80,000 to \$99,999	4 089	3 406	184	462	37
\$100,000 to \$119,999	2 629	2 182	124	285	38
\$120,000 or more	4 709	3 847	199	623	39
Median	58 852	59 257	55 974	56 921	61 300
Mean	72 951	72 947	68 731	75 140	66 161
Owned Home Previously					
Previously owned home	20 301	16 522	975	2 563	240
Never owned home before	14 820	12 269	665	1 763	122
Not reported	1 290	1 058	55	163	14
1-housing-unit properties with traditional first mortgage	36 410	29 850	1 695	4 489	376
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	270	204	25	41	—
By telephone or FAX	3 579	2 973	171	429	6
By regular mail	895	768	19	89	19
By personal visit	22 198	18 098	1 063	2 791	245
Through third party (such as real estate agent or builder)	6 531	5 451	260	742	78
Some other way	102	98	—	4	—
Not reported	2 474	1 961	134	351	27
Not available	361	296	23	42	—
Origin of First Mortgage					
Mortgage made at time property acquired	25 921	21 140	1 199	3 269	314
Mortgage assumed at time property acquired	704	593	36	75	—
Mortgage placed later than acquisition of property	9 785	8 117	461	1 146	62
Refinanced mortgage					
Same lender	8 890	7 389	395	1 046	59
Different lender	2 568	2 113	131	310	15
Mortgage placed on property owned free and clear of debt	6 321	5 277	264	736	44
Not available	896	727	66	100	3

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property	9 785	8 117	461	1 146	62
Obtain lower interest rate	5 976	5 111	244	590	31
Increase payment period for mortgage	83	60	4	19	—
Reduce payment period for mortgage	264	239	3	21	—
Renew or extend loan that had fallen due, without increasing outstanding balance	203	166	16	20	—
Receive cash or increase outstanding balance of loan	2 713	2 147	135	403	28
Other reason	277	179	33	62	3
Not reported	269	214	25	30	—
Other properties	26 625	21 733	1 234	3 343	314
Not available	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received	4 300	3 509	236	514	41
Less than \$20,000	1 711	1 431	65	204	12
\$20,000 to \$39,999	1 300	1 009	113	161	17
\$40,000 to \$59,999	552	464	23	66	—
\$60,000 to \$79,999	255	212	18	25	—
\$80,000 to \$99,999	173	142	14	12	5
\$100,000 to \$124,999	140	113	4	16	7
\$125,000 to \$149,999	50	47	—	4	—
\$150,000 to \$174,999	57	50	—	7	—
\$175,000 to \$199,999	18	9	—	8	—
\$200,000 to \$249,999	25	22	—	3	—
\$250,000 to \$299,999	15	9	—	5	—
\$300,000 or more	5	2	—	3	—
Median	26 754	26 411	29 458	26 626	...
Mean	35 604	34 984	31 238	41 431	...
Properties that refinanced and did not receive cash back	4 630	3 930	188	494	18
Properties that refinanced and did not report if received cash back	855	678	37	138	3
Properties that did not refinance	26 625	21 733	1 234	3 343	314
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received ¹	4 300	3 509	236	514	41
For additions, improvements or repairs to this property	2 032	1 627	136	256	13
To consolidate debts	1 992	1 617	116	226	33
For investment in other real estate	307	268	—	34	5
For other types of investments	270	228	11	32	—
For educational or medical expenses	336	299	11	26	—
To start a business	99	56	11	31	—
To settle a divorce	113	88	5	20	—
To pay taxes	126	105	9	11	—
To purchase an automobile, truck, or other vehicle	414	336	28	47	2
To purchase consumer product other than automobile, truck, or other vehicle	124	101	4	20	—
Other	103	85	9	4	5
Not reported	52	37	9	6	—
Properties that refinanced and did not receive cash back	4 630	3 930	188	494	18
Properties that refinanced and did not report if received cash back	855	678	37	138	3
Properties that did not refinance	26 625	21 733	1 234	3 343	314
Not available	—	—	—	—	—
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	13 816	11 294	700	1 688	133
1997 and 1998	8 586	7 295	356	872	63
1995 and 1996	3 932	3 128	207	539	58
1990 to 1994	6 283	5 216	255	746	65
1985 to 1989	1 921	1 522	51	310	38
1980 to 1984	693	482	29	173	8
1979 or earlier	1 179	913	96	159	11
First Mortgage Insurance Status					
FHA-insured first mortgage	3 985	3 442	142	370	31
VA-guaranteed first mortgage	1 055	943	26	78	8
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	786	695	25	46	20
Other federal, state, or local government-insured or guaranteed first mortgage	869	649	59	139	22
Insured conventional first mortgage	4 426	3 839	111	454	23
Uninsured conventional first mortgage	25 289	20 283	1 334	3 402	272
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$20,000	1 239	980	79	169	10
\$20,000 to \$29,999	1 785	1 359	138	259	30
\$30,000 to \$39,999	2 274	1 769	121	358	25
\$40,000 to \$49,999	2 508	2 071	135	281	21
\$50,000 to \$59,999	3 030	2 505	161	352	12
\$60,000 to \$79,999	5 696	4 675	308	645	67
\$80,000 to \$99,999	4 698	4 027	165	489	17
\$100,000 to \$149,999	7 972	6 708	309	839	116
\$150,000 to \$199,999	3 333	2 836	103	354	40
\$200,000 to \$249,999	1 683	1 348	56	267	12
\$250,000 to \$299,999	649	486	20	133	11
\$300,000 or more	1 117	735	81	290	10
Not reported	427	350	19	52	6
Median	86 214	86 906	73 232	86 293	101 173
Mean	106 653	105 084	98 702	119 940	108 455

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Loan					
Less than \$20,000	1 127	898	58	161	10
\$20,000 to \$29,999	1 633	1 265	117	230	21
\$30,000 to \$39,999	2 122	1 612	136	353	22
\$40,000 to \$49,999	2 283	1 873	137	256	17
\$50,000 to \$59,999	2 795	2 326	147	309	13
\$60,000 to \$79,999	5 529	4 566	271	627	65
\$80,000 to \$99,999	4 756	4 011	194	522	28
\$100,000 to \$149,999	8 152	6 822	347	870	112
\$150,000 to \$199,999	3 750	3 215	112	374	50
\$200,000 to \$249,999	1 733	1 398	46	278	12
\$250,000 to \$299,999	1 786	609	30	136	11
\$300,000 or more	1 326	914	81	322	10
Not reported	418	341	19	52	6
Median	90 545	91 042	77 989	90 836	104 097
Mean	112 359	110 727	104 021	126 279	113 324
Traditional First Mortgage Outstanding Debt					
Less than \$10,000	1 300	1 108	61	120	10
\$10,000 to \$19,999	1 750	1 359	108	268	16
\$20,000 to \$29,999	2 232	1 723	123	357	29
\$30,000 to \$39,999	2 662	2 094	163	378	27
\$40,000 to \$49,999	2 818	2 371	131	308	8
\$50,000 to \$59,999	2 761	2 270	143	319	30
\$60,000 to \$79,999	5 382	4 518	273	541	49
\$80,000 to \$99,999	4 507	3 720	182	541	63
\$100,000 to \$149,999	6 918	5 896	260	682	80
\$150,000 to \$199,999	2 955	2 487	88	342	38
\$200,000 to \$249,999	1 258	981	52	222	3
\$250,000 to \$299,999	499	351	18	121	9
\$300,000 or more	949	628	74	239	8
Not reported	420	343	19	52	6
Median	76 618	76 947	68 015	77 339	84 976
Mean	96 350	94 653	91 738	109 044	100 347
Total Mortgage Outstanding Debt					
Less than \$10,000	1 108	945	50	106	7
\$10,000 to \$19,999	1 598	1 277	71	240	10
\$20,000 to \$29,999	2 143	1 627	139	348	29
\$30,000 to \$39,999	2 437	1 906	156	352	23
\$40,000 to \$49,999	2 596	2 198	109	277	12
\$50,000 to \$59,999	2 647	2 151	143	325	29
\$60,000 to \$79,999	5 327	4 485	284	513	44
\$80,000 to \$99,999	4 606	3 761	206	570	69
\$100,000 to \$149,999	7 207	6 119	279	730	79
\$150,000 to \$199,999	3 275	2 759	96	376	44
\$200,000 to \$249,999	1 352	1 093	47	206	7
\$250,000 to \$299,999	617	453	23	133	9
\$300,000 or more	1 101	754	74	265	8
Not reported	395	322	19	48	6
Median	80 655	80 927	72 049	82 073	88 827
Mean	100 612	98 892	95 634	113 707	103 281
Current Interest Rate on First Mortgage					
Less than 6.0 percent	9 962	6 933	1 067	1 721	241
6.0 percent	423	359	—	64	—
6.1 to 6.4 percent	811	628	17	162	4
6.5 to 6.9 percent	3 720	3 220	46	428	25
7.0 percent	3 329	2 950	32	338	8
7.1 to 7.4 percent	2 817	2 489	32	286	10
7.5 to 7.9 percent	3 595	3 143	100	333	20
8.0 percent	1 411	1 281	42	84	3
8.1 to 8.4 percent	1 039	917	32	80	9
8.5 to 8.9 percent	1 335	1 133	63	127	12
9.0 percent	453	390	23	40	—
9.1 to 9.4 percent	353	246	42	61	4
9.5 to 9.9 percent	701	578	58	53	12
10.0 percent	217	208	9	—	—
10.1 to 10.4 percent	204	148	10	43	4
10.5 to 10.9 percent	365	262	15	88	—
11.0 percent	416	407	—	9	—
11.1 to 12.9 percent	598	444	60	88	6
13.0 percent	95	95	—	—	—
13.1 percent or more	4 566	4 018	46	485	17
Not reported	—	—	—	—	—
Median	7.1	7.2	6.0-	6.8	6.0-
Type of Interest Rate Buydown					
Properties with interest rate buydown	1 114	993	—	121	—
Constant payment	46	39	—	7	—
3-2-1 buydown	12	7	—	5	—
Other	34	29	—	5	—
Not reported	1 022	918	—	104	—
Properties without interest rate buydown	16 219	13 836	450	1 855	78
Not reported	19 077	15 020	1 245	2 513	298

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Term of First Mortgage					
Less than 5 years	160	52	97	4	7
5 years	303	183	113	7	—
6 to 9 years	192	104	56	21	10
10 years	669	602	38	19	11
11 to 14 years	99	68	15	—	—
15 years	4 005	3 696	59	233	17
16 to 19 years	58	—	7	—	4
20 years	818	687	24	99	8
21 to 24 years	24	20	—	4	—
25 years	290	213	4	73	—
26 to 29 years	96	81	—	15	—
30 years	14 396	12 236	199	1 892	69
More than 30 years	275	246	6	23	—
No stated term	15 026	11 614	1 086	2 077	249
Median	30+	30+	11	30+	30+
Unexpired Term of First Mortgage					
Less than 5 years	1 014	679	256	66	12
5 to 9 years	2 148	1 903	56	170	18
10 to 14 years	2 912	2 544	85	254	29
15 to 19 years	1 597	1 339	44	196	18
20 to 24 years	2 711	2 362	36	306	7
25 to 29 years	9 007	7 714	93	1 163	38
30 or more years	1 996	1 696	38	257	4
No stated term or not computed	15 026	11 614	1 086	2 077	249
Median	25	25	9	26	16
Holder of First Mortgage					
Commercial bank or trust company	5 472	3 926	502	963	82
Savings and loan association, federal savings bank	3 385	2 461	158	713	53
Mutual savings bank	626	474	16	124	13
Life insurance company	565	423	28	101	13
Mortgage banker or mortgage company	3 154	2 674	48	428	5
Federally-sponsored secondary market agency or pool	17 242	14 968	668	1 474	132
Conventional mortgage pool	537	474	5	58	—
Other federal agency	999	874	19	92	15
Real estate investment trust	49	29	—	20	—
Pension or retirement fund	48	32	5	11	—
Credit union	1 235	945	67	203	19
Finance company	657	532	22	95	8
State or municipal government or housing finance agency	1 309	1 110	57	125	18
Individual or individual's estate	625	493	78	44	9
Other	507	436	23	39	9
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	25 950	21 193	1 189	3 264	303
40 to 49 percent	952	807	24	115	7
50 to 59 percent	663	522	36	89	17
60 to 69 percent	945	787	24	111	23
70 to 79 percent	2 787	2 222	136	394	36
80 to 89 percent	2 799	2 166	108	479	46
90 to 94 percent	4 231	3 312	220	637	62
95 to 99 percent	2 378	2 003	98	253	24
100 percent or more	3 111	2 770	91	247	3
Not reported	7 658	6 260	429	888	82
Median	426	344	24	52	6
Other properties	91	92	92	87	83
Not available	10 460	8 656	506	1 225	73
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	25 950	21 193	1 189	3 264	303
40 to 49 percent	1 129	983	34	108	4
50 to 59 percent	710	566	37	87	20
60 to 69 percent	1 005	804	26	152	23
70 to 79 percent	5 181	4 256	238	630	57
80 to 89 percent	3 687	2 948	121	569	49
90 to 94 percent	4 034	3 171	215	588	61
95 to 99 percent	2 198	1 836	94	248	20
100 percent or more	2 780	2 452	76	248	3
Not reported	4 830	3 851	330	590	59
Median	394	326	19	43	6
Other properties	83	83	86	81	79
Not available	10 460	8 656	506	1 225	73
First Mortgage Risk					
Subprime loan	1 730	1 222	111	367	29
Not subprime loan	34 680	28 627	1 585	4 122	347
Not reported	—	—	—	—	—

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Treasury security	1 188	...	...	1 181	7
Average cost of funds in bank district	206	...	...	206	—
National average cost of funds	78	...	...	78	—
OTS contract mortgage rate	25	...	...	25	—
Other method	321	...	...	317	4
No index used	111	...	...	72	39
Not reported	2 927	...	...	2 611	316
Other junior mortgages	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Monthly	296	...	...	296	—
Every 3 months	25	...	...	25	—
Every 6 months	169	...	...	169	—
Yearly	1 178	...	...	1 168	10
Every 3 years	139	...	...	124	14
Every 5 years	121	...	...	121	—
Other	62	...	...	54	8
Not reported	2 864	...	...	2 531	333
Other properties	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Less than 1 percent	27	...	...	27	—
1 percent	3	...	...	3	—
1.1 to 1.9 percent	99	...	...	99	—
2 percent	908	...	...	901	7
2.1 to 2.9 percent	50	...	...	50	—
3 percent	103	...	...	103	—
3.1 to 3.9 percent	72	...	...	72	—
4.0 percent or more	315	...	...	315	—
No caps	372	...	...	346	27
Not reported	2 905	...	...	2 573	332
Other properties	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Less than 1 percent	—	...	...	—	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	53	...	...	53	—
2.1 to 2.9 percent	4	...	...	4	—
3 percent	10	...	...	10	—
3.1 to 3.9 percent	8	...	...	8	—
4.0 percent or more	1 531	...	...	1 524	7
No caps	250	...	...	224	27
Not reported	2 998	...	...	2 666	332
Other properties	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Yes, rate has changed	1 142	...	...	1 128	14
No change since mortgage made	855	...	...	827	28
Not reported	2 858	...	...	2 535	323
Other junior mortgages	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Less than 1 percent	17	...	...	17	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	24	...	...	24	—
2 percent	215	...	...	215	—
2.1 to 2.9 percent	1 040	...	...	1 034	7
3 percent	210	...	...	210	—
3.1 to 3.9 percent	142	...	...	142	—
4 percent	3	...	...	3	—
4.1 to 4.9 percent	21	...	...	21	—
5 percent or more	207	...	...	207	—
Not reported	2 976	...	...	2 618	359
Median	2.7	...	...	2.7	2.5
Other properties	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—
ARM Convertible To Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	4 854	...	...	4 489	365
Can be converted	151	...	...	147	3
Cannot be converted	1 597	...	...	1 568	29
Not reported	3 106	...	...	2 773	333
Other properties	31 556	29 850	1 695	—	11
Not reported	—	—	—	—	—

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	106	---	---	102	4
Payments can change monthly	37	---	---	37	---
Payments can change every three months	---	---	---	---	---
Payments can change every six months	4	---	---	4	---
Payments can change yearly	50	---	---	50	---
Payments can change every 3 years	6	---	---	6	---
Payments can change every 5 years	4	---	---	---	4
Other	---	---	---	---	---
Not reported	4	---	---	4	---
Monthly payments cannot change	33 437	29 850	1 695	1 846	45
Not reported	2 867	---	---	2 541	326
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	106	---	---	102	4
Yes, unrestricted negative amortization	4	---	---	4	---
Yes, restricted negative amortization	14	---	---	14	---
No negative amortization allowed	78	---	---	74	4
Not reported	10	---	---	10	---
Monthly payments cannot change	33 437	29 850	1 695	1 846	45
Not reported	2 867	---	---	2 541	326
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	35 335	29 078	1 624	4 270	363
Interest and principal	35 280	29 065	1 609	4 256	351
Fully amortized	32 154	27 698	78	4 077	301
Not fully amortized	3 127	1 366	1 531	179	50
Interest only	54	14	15	14	12
No regular payments required	100	60	4	33	3
Not reported	976	711	68	187	9
Items Included in First Mortgage Payment¹					
Regular payments of both interest and principal	35 280	29 065	1 609	4 256	351
Real estate taxes	13 252	12 047	87	1 094	25
Property insurance	11 849	10 879	76	877	16
Mortgage insurance	3 892	3 638	10	237	8
Other	4 708	4 273	36	389	9
No items included or not reported	21 524	16 614	1 508	3 080	322
No regular payments of interest and principal	1 130	785	86	233	25
Monthly Interest and Principal Payments on First Mortgage					
Monthly payments of interest and/or principal	35 335	29 078	1 624	4 270	363
Less than \$100	179	142	9	28	---
\$100 to \$199	807	590	76	134	7
\$200 to \$299	2 047	1 664	99	259	25
\$300 to \$399	3 131	2 535	144	424	29
\$400 to \$499	3 473	2 922	171	364	17
\$500 to \$599	3 907	3 255	160	459	32
\$600 to \$699	3 589	3 015	183	353	38
\$700 to \$799	3 105	2 540	158	389	18
\$800 to \$899	2 656	2 299	88	227	42
\$900 to \$999	2 257	1 928	101	200	28
\$1,000 to \$1,249	4 015	3 314	164	495	42
\$1,250 to \$1,499	2 137	1 789	70	244	34
\$1,500 or more	4 030	3 085	201	694	50
Median	717	716	684	729	835
Mean	892	874	901	1 003	993
No regular payments required	100	60	4	33	3
Not reported	976	711	68	187	9
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	36 310	29 789	1 692	4 457	373
Up-to-date, ahead of schedule, or less than 90 days past due	18 583	16 046	438	2 017	83
Delinquent by 90 days or more	407	347	6	54	---
Legal proceedings have begun	149	118	6	25	---
Legal proceedings have not begun	189	168	---	21	---
Not reported	69	61	---	8	---
Not reported	17 320	13 397	1 248	2 386	290
Other properties	100	60	4	33	3
Monthly Interest and Principal Payments on Total Mortgages					
Regular monthly payments of interest and/or principal	35 438	29 154	1 628	4 293	363
Less than \$100	184	146	9	28	---
\$100 to \$199	738	555	51	125	7
\$200 to \$299	1 906	1 545	89	246	25
\$300 to \$399	2 838	2 263	148	405	22
\$400 to \$499	3 179	2 663	166	342	8
\$500 to \$599	3 616	3 043	145	392	36
\$600 to \$699	3 501	2 963	163	336	38
\$700 to \$799	3 046	2 503	149	379	14
\$800 to \$899	2 699	2 311	98	250	39
\$900 to \$999	2 389	2 005	111	240	33
\$1,000 to \$1,249	4 324	3 537	210	531	47
\$1,250 to \$1,499	2 383	2 027	70	251	35
\$1,500 or more	4 638	3 593	219	767	59
Median	758	756	729	772	879
Mean	955	936	946	1 077	1 039
No regular payments required	972	696	67	196	13

Table 2-2. Type of First Mortgage, 1-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Interest and Principal Payments on Total Mortgages as Percent of Income					
Regular payments of interest and/or principal	35 438	29 154	1 628	4 293	363
Less than 5 percent	1 203	984	32	184	4
5 to 9 percent	5 808	4 830	283	643	53
10 to 14 percent	8 617	7 190	395	947	85
15 to 19 percent	6 719	5 575	323	736	85
20 to 24 percent	4 083	3 292	201	543	46
25 to 29 percent	2 222	1 847	103	257	15
30 to 34 percent	1 320	1 065	61	178	15
35 to 39 percent	785	622	47	113	3
40 to 49 percent	834	660	42	125	7
50 percent or more	1 302	1 077	49	165	10
Not reported or not computed	2 545	2 012	92	402	39
Median	16	16	16	16	16
No regular payments required	972	696	67	196	13

¹Detail does not add to total because more than one answer accepted.

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
1-housing-unit properties with traditional first mortgage	36 410	3 985	1 055	786	869	4 426	25 289
PROPERTY CHARACTERISTICS							
Property Location by Geographic Area							
Inside MAs	30 402	3 482	943	568	712	3 777	20 921
In central cities	8 815	1 216	322	137	208	1 211	5 721
Not in central cities	21 588	2 265	622	431	503	2 566	15 200
Outside MAs	6 008	504	111	218	157	649	4 369
Manner of Acquisition							
By purchase	35 481	3 911	1 013	775	842	4 330	24 611
Placed one new mortgage	32 878	3 722	931	706	812	4 089	22 617
Placed two or more new mortgages	938	47	17	16	11	115	732
Assumed mortgage(s) already on property	886	83	42	49	15	81	616
Assumed mortgage(s) already on property and placed new mortgage	171	12	9	3	—	10	136
Borrowed using assets other than this property as collateral	135	6	10	—	5	4	110
Paid all cash-no borrowing	403	31	4	—	—	27	341
Other manner	70	9	—	—	—	3	58
By inheritance or gift	504	33	16	—	17	43	395
By divorce	67	9	6	—	—	4	49
By some other manner	48	4	—	—	—	—	44
Not reported	310	30	20	11	10	49	190
Source of Downpayment¹							
Properties purchased 1995 to 2001 (part)	18 579	2 450	532	299	421	2 858	12 020
Sale of previous home	5 879	311	84	73	130	931	4 351
Sale of other real property or other investments	908	88	7	16	15	122	660
Savings	9 636	1 506	224	108	195	1 592	6 010
Borrowing from a retirement plan	810	160	26	12	14	139	460
Borrowing using assets other than this property as collateral	423	47	7	14	28	51	277
Proceeds from an insurance policy	120	17	4	—	—	19	80
Payments in a lease-purchase agreement	143	9	3	7	5	7	111
From a state or local government source	263	80	36	8	6	28	106
From a non-profit organization	34	—	—	6	—	—	29
From parents or relatives	1 846	339	31	38	46	304	1 087
Other	88	12	—	—	9	15	51
No downpayment required	1 354	215	157	48	43	156	735
Not reported	392	48	8	10	9	41	275
Other properties	17 661	1 506	519	483	443	1 543	13 167
Not reported	170	30	4	4	5	25	103
Year Property Acquired							
1999 to 2001 (part)	8 716	1 304	206	133	219	1 397	5 458
1997 and 1998	6 110	758	202	106	110	958	3 977
1995 and 1996	4 212	446	140	65	100	559	2 903
1990 to 1994	7 133	643	259	188	153	705	5 185
1985 to 1989	4 397	392	85	159	129	395	3 237
1980 to 1984	2 247	169	60	66	32	149	1 771
1975 to 1979	2 049	170	64	49	92	129	1 545
1970 to 1974	909	70	27	5	15	93	699
1969 or earlier	636	34	12	15	18	41	514
Building and Land Acquisition							
Acquired at same time	33 017	3 785	1 002	707	767	4 115	22 642
Not acquired at same time	2 736	85	32	50	89	238	2 242
Land not owned by building owner	347	66	8	13	5	36	220
Not reported	311	49	13	17	8	17	186
Property New or Previously Occupied When Acquired							
Acquired by purchase	35 481	3 911	1 013	775	842	4 330	24 611
New	8 913	654	225	211	207	995	6 621
Previously occupied by someone else	26 380	3 239	779	560	617	3 325	17 858
Converted from nonresidential use	18	—	—	—	4	—	15
Other	31	4	—	—	8	—	19
Not reported	139	13	8	4	7	9	98
Other properties	619	45	22	—	17	47	488
Not reported	310	30	20	11	10	49	190
Year Structure Built							
1999 to March 2000	1 911	238	58	33	35	330	1 216
1997 and 1998	2 157	211	63	42	36	335	1 471
1995 and 1996	1 880	160	55	28	20	296	1 322
1990 to 1994	3 660	273	152	112	83	436	2 603
1980 to 1989	6 407	703	175	172	139	727	4 491
1970 to 1979	6 076	759	174	186	211	652	4 093
1960 to 1969	3 788	373	101	64	99	412	2 738
1950 to 1959	4 389	561	156	49	104	537	2 982
1940 to 1949	1 965	282	31	39	31	182	1 399
1939 or earlier	4 176	424	88	61	111	519	2 973

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
PROPERTY CHARACTERISTICS—Con.							
Purchase Price							
Properties acquired by purchase 1997 to 2001 (part)							
Less than \$20,000	14 477	2 020	392	235	324	2 303	9 204
\$20,000 to \$39,999	287	22	—	9	4	20	232
\$40,000 to \$59,999	729	106	4	13	25	72	508
\$60,000 to \$79,999	1 084	223	27	29	37	113	654
\$80,000 to \$99,999	1 605	383	47	35	37	238	866
\$100,000 to \$124,999	1 796	413	65	29	31	302	957
\$125,000 to \$149,999	1 813	318	72	24	29	281	1 089
\$150,000 to \$174,999	1 822	268	78	19	55	349	1 053
\$175,000 to \$199,999	1 330	111	38	25	18	263	875
\$200,000 to \$249,999	840	95	30	9	22	140	545
\$250,000 to \$299,999	1 138	38	16	9	30	169	876
\$300,000 to \$499,999	5 717	10	5	21	4	139	539
\$500,000 or more	967	22	7	13	17	179	728
Median	349	10	3	—	15	37	284
Mean	123 967	93 332	118 492	102 924	124 049	133 929	132 057
Other properties	155 516	107 267	127 581	126 332	160 928	160 321	166 645
	21 933	1 966	663	551	545	2 123	16 085
Value							
Less than \$20,000	285	41	6	19	—	21	199
\$20,000 to \$39,999	1 051	134	15	41	44	97	720
\$40,000 to \$59,999	2 317	318	69	131	105	210	1 484
\$60,000 to \$79,999	3 569	590	151	101	95	385	2 248
\$80,000 to \$99,999	4 371	780	153	111	99	527	2 701
\$100,000 to \$124,999	4 223	586	157	86	71	551	2 773
\$125,000 to \$149,999	4 235	511	154	50	121	592	2 807
\$150,000 to \$174,999	3 482	350	96	36	54	429	2 518
\$175,000 to \$199,999	2 476	281	74	29	53	300	1 738
\$200,000 to \$249,999	3 117	177	103	59	58	436	2 283
\$250,000 to \$299,999	2 167	80	34	20	29	244	1 760
\$300,000 to \$499,999	3 487	99	35	69	82	444	2 758
\$500,000 or more	1 630	38	7	34	59	190	1 302
Median	139 102	105 548	121 279	98 343	129 484	142 822	147 440
Mean	182 092	123 634	136 064	156 854	180 078	182 308	194 040
Purchase Price as Percent of Value²							
Acquired by purchase							
Purchased 1997 to 2001 (part)	35 481	3 911	1 013	775	842	4 330	24 611
Less than 60 percent	14 477	2 020	392	235	324	2 303	9 204
60 to 69 percent	1 279	83	4	21	23	140	1 009
70 to 79 percent	1 130	133	8	32	15	184	1 759
80 to 89 percent	1 826	299	80	35	29	250	1 133
90 to 99 percent	7 380	1 060	210	82	172	1 281	4 575
100 percent or more	2 841	445	90	64	86	444	1 713
Median	88	89	90	87	91	89	87
Purchased 1990 to 1996 (part)	11 052	1 068	387	245	239	1 243	7 869
Less than 40 percent	676	23	15	23	12	49	553
40 to 59 percent	1 595	113	27	22	48	157	1 228
60 to 79 percent	3 991	408	147	70	51	446	2 869
80 to 99 percent	3 394	384	147	78	91	476	2 217
100 percent or more	1 374	130	51	52	37	115	990
Median	76	79	81	82	82	79	75
Purchased 1989 or earlier	9 952	823	234	295	278	784	7 538
Less than 20 percent	1 336	71	24	31	46	99	1 065
20 to 39 percent	2 312	127	51	33	72	158	1 871
40 to 59 percent	2 539	218	52	42	60	210	1 936
60 to 79 percent	1 883	216	54	86	30	176	1 321
80 to 99 percent	1 814	101	10	55	30	61	556
100 percent or more	1 049	90	23	48	31	80	779
Median	50	60	52	70	46	53	49
Not acquired by purchase	929	75	42	11	27	96	678
Value-Income Ratio							
Less than 1.0	2 389	284	66	55	53	262	1 669
1.0 to 1.4	4 818	606	178	100	93	602	3 239
1.5 to 1.9	6 216	730	221	119	193	919	4 033
2.0 to 2.4	5 543	626	197	125	107	759	3 729
2.5 to 2.9	4 072	488	97	63	101	512	2 812
3.0 to 3.4	2 616	270	69	54	48	296	1 879
3.5 to 3.9	1 794	183	68	16	31	175	1 321
4.0 or more	6 171	514	109	191	170	606	4 581
Not reported or not computed	2 791	283	51	63	73	294	2 028
Median	2.3	2.2	2.1	2.4	2.3	2.2	2.4
Value of Capital Improvements							
Properties with capital improvements between 1998 and 2000							
Less than \$500	20 429	2 223	602	381	407	2 459	14 357
\$500 to \$999	308	34	4	4	17	52	198
\$1,000 to \$2,499	3 306	430	104	75	73	481	2 141
\$2,500 to \$4,999	3 298	420	167	77	61	382	2 191
\$5,000 to \$7,499	3 843	478	122	43	59	459	2 683
\$7,500 to \$9,999	1 129	109	27	14	29	152	798
\$10,000 to \$14,999	2 624	276	51	34	59	348	1 856
\$15,000 to \$19,999	1 435	131	35	31	28	178	1 031
\$20,000 to \$29,999	1 875	154	48	64	37	179	1 392
\$30,000 or more	1 941	102	32	30	25	155	1 598
Median	6 712	5 725	5 299	6 471	6 391	6 313	7 031
Mean	12 852	8 373	9 493	11 265	13 060	10 429	14 138
Properties with no capital improvements between 1998 and 2000							
Capital improvements not reported	12 646	1 366	401	304	355	1 578	8 643
	3 335	396	52	101	106	390	2 290

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
PROPERTY CHARACTERISTICS—Con.							
Age Restrictions							
Property located in subdivision restricted to people age 55 or older	1 987	261	76	32	57	244	1 317
Property located in subdivision not restricted to people age 55 or older	32 987	3 569	936	712	766	4 030	22 973
Not reported	1 436	156	42	42	46	152	999
Neighborhood Composition							
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older	2 589	301	93	45	57	207	1 886
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	24 263	2 558	692	552	538	3 046	16 876
Don't know or not reported	9 558	1 126	269	189	274	1 173	6 528
Type of Property Benefits¹							
Government-sponsored below-market interest rate mortgage loan	495	113	21	52	17	58	233
Other government grant or subsidy	193	46	6	42	—	12	87
Property tax relief	1 633	132	55	24	17	134	1 271
Subsidy from a non-profit corporation	40	6	—	5	—	4	25
None of the above benefits	27 506	2 745	742	466	664	3 470	19 419
Not reported	6 587	956	235	201	170	752	4 273
Source of Property Benefits¹							
With property benefits	2 317	284	78	119	35	204	1 597
Federal government	467	106	16	84	16	21	224
State government	1 019	98	49	12	11	102	747
Local government	694	68	20	21	11	65	509
Non-profit corporation	40	6	—	5	—	4	25
Not reported	190	21	—	6	—	17	146
With no property benefits	27 506	2 745	742	466	664	3 470	19 419
Not reported	6 587	956	235	201	170	752	4 273
Reason for Benefits¹							
With property benefits	2 317	284	78	119	35	204	1 597
Occupied by low- or moderate-income individuals	511	85	14	73	3	43	293
Occupied by elderly or disabled individuals	253	20	3	14	7	12	197
A historic structure	27	6	—	—	—	4	17
Located in a community development or economic development area	151	40	—	6	8	14	83
Covered by a Homestead Exemption	1 008	93	37	34	7	85	751
Covered by a Community Land Trust	5	—	—	—	—	—	5
Covered by disaster relief	25	—	—	5	5	—	15
Other reason	468	70	23	11	8	43	314
Not reported	127	15	4	—	—	14	93
With no property benefits	27 506	2 745	742	466	664	3 470	19 419
Not reported	6 587	956	235	201	170	752	4 273
OWNER CHARACTERISTICS							
Owner Status							
1 owner	11 431	1 449	320	333	250	1 362	7 717
2 owners	24 552	2 469	731	438	609	3 008	17 296
3 or more owners	428	67	4	15	10	56	276
Age of Owner							
Under 25	328	78	6	6	26	47	165
25 to 34	5 182	934	142	97	121	874	3 015
35 to 44	10 436	1 155	317	245	206	1 394	7 119
45 to 54	10 399	952	243	235	251	1 167	7 551
55 to 64	5 579	469	214	66	135	520	4 174
65 to 74	2 178	143	65	51	43	182	1 694
75 and over	668	56	20	29	22	61	479
Not reported	1 640	198	47	58	64	181	1 093
Median	46	43	47	46	47	44	47
Race of Owner							
White alone	31 761	3 319	892	651	762	3 807	22 329
Black or African American	2 840	521	137	94	74	346	1 668
American Indian or Alaskan Native alone	194	33	6	—	8	15	132
Asian alone	1 241	84	13	38	21	187	897
Native Hawaiian or Other Pacific Islander alone	115	5	1	—	—	17	92
Two or more races	260	24	5	3	3	54	170
Sex of Owner							
Male	30 105	3 125	939	577	721	3 740	21 003
Female	6 305	860	115	209	147	686	4 286
Hispanic/Latino Origin							
Hispanic/Latino owner(s) only	2 927	557	70	94	61	325	1 821
No Hispanic/Latino owner(s)	33 483	3 429	984	692	808	4 101	23 469

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
OWNER CHARACTERISTICS—Con.							
Veteran Status¹							
Veteran	7 576	551	686	108	131	787	5 313
Active member of Reserves or National Guard for at least 6 years	1 327	108	97	28	27	133	934
Persian Gulf War or after (August 1990 to present)	881	76	214	5	18	74	494
Vietnam or after (August 1964 to July 1990)	4 437	352	469	60	76	461	3 020
Korean conflict or after (July 1950 to July 1964)	1 503	87	70	14	33	146	1 153
World War II or after (September 1940 to June 1950)	555	39	20	17	10	46	422
Nonveteran	26 861	3 240	288	631	662	3 410	18 629
Not reported	1 973	194	81	46	75	229	1 348
Income							
Less than \$5,000	3 018	314	54	66	76	325	2 182
\$5,000 to \$9,999	331	50	14	28	6	24	209
\$10,000 to \$14,999	595	55	36	29	25	19	431
\$15,000 to \$19,999	889	76	16	48	22	79	648
\$20,000 to \$24,999	1 244	152	18	51	48	100	876
\$25,000 to \$29,999	1 574	262	37	79	63	173	960
\$30,000 to \$34,999	1 738	283	41	67	25	190	1 132
\$35,000 to \$39,999	1 668	248	68	23	53	198	1 078
\$40,000 to \$49,999	3 858	633	155	69	93	501	2 408
\$50,000 to \$59,000	3 717	496	112	74	95	447	2 494
\$60,000 to \$79,999	6 352	723	217	92	122	857	4 341
\$80,000 to \$99,999	4 089	349	143	34	99	555	2 910
\$100,000 to \$119,999	2 629	181	98	62	50	310	1 927
\$120,000 or more	4 709	163	48	64	92	648	3 695
Median	58 852	48 716	58 052	40 264	52 476	63 669	61 050
Mean	72 951	53 371	63 482	56 081	74 927	77 780	76 043
Owned Home Previously							
Previously owned home	20 301	1 519	524	333	444	2 505	14 976
Never owned home before	14 820	2 333	498	410	374	1 767	9 437
Not reported	1 290	134	33	42	51	154	876
1-housing-unit properties with traditional first mortgage	36 410	3 985	1 055	786	869	4 426	25 289
MORTGAGE CHARACTERISTICS							
Number of Mortgages							
1 mortgage	27 072	3 194	748	628	666	3 359	18 477
2 mortgages	8 311	656	267	146	190	962	6 090
3 or more mortgages	1 027	136	39	12	14	105	722
Form of Debt of First Mortgage							
Mortgage or deed of trust	36 410	3 985	1 055	786	869	4 426	25 289
Contract to purchase	—	—	—	—	—	—	—
Some other loan secured by this property	—	—	—	—	—	—	—
Method of Loan Application							
By computer over the Internet or by e-mail	270	4	7	—	5	58	196
By telephone or FAX	3 579	329	74	33	95	441	2 608
By regular mail	895	89	25	18	28	88	647
By personal visit	22 198	2 308	520	521	512	2 680	15 657
Through third party (such as real estate agent or builder)	6 531	997	367	156	173	885	3 952
Some other way	102	11	—	5	3	5	77
Not reported	2 474	196	36	21	46	231	1 944
Not available	361	52	26	32	6	39	207
Origin of First Mortgage							
Mortgage made at time property acquired	25 921	3 257	839	624	654	3 466	17 081
Mortgage assumed at time property acquired	704	88	29	42	6	62	477
Mortgage placed later than acquisition of property	9 785	640	186	120	210	897	7 732
Refinanced mortgage	8 890	584	182	117	174	845	6 987
Same lender	2 568	182	77	34	51	183	2 041
Different lender	6 321	402	105	83	123	662	4 946
Mortgage placed on property owned free and clear of debt	896	56	4	3	35	52	745
Not available	—	—	—	—	—	—	—

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—Con.							
Purpose of First Mortgage Placed Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
	9 785	640	186	120	210	897	7 732
Obtain lower interest rate	5 976	437	124	89	103	576	4 647
Increase payment period for mortgage	83	—	—	6	3	15	59
Reduce payment period for mortgage	264	12	4	6	—	12	229
Renew or extend loan that had fallen due, without increasing outstanding balance	203	23	5	—	9	21	145
Receive cash or increase outstanding balance of loan	2 713	126	31	20	70	229	2 236
Other reason	277	23	6	—	6	11	232
Not reported	269	19	15	—	18	34	184
Other properties	26 625	3 345	868	666	659	3 529	17 557
Not available	—	—	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received							
	4 300	244	58	35	83	393	3 488
Less than \$20,000	1 711	150	32	13	53	199	1 263
\$20,000 to \$39,999	1 300	40	10	16	17	81	1 136
\$40,000 to \$59,999	552	24	12	6	5	51	454
\$60,000 to \$79,999	255	9	—	—	3	27	215
\$80,000 to \$99,999	173	13	—	—	—	11	149
\$100,000 to \$124,999	140	3	3	—	—	—	133
\$125,000 to \$149,999	50	5	—	—	—	5	41
\$150,000 to \$174,999	57	—	—	—	—	10	47
\$175,000 to \$199,999	18	—	—	—	—	3	15
\$200,000 to \$249,999	25	—	—	—	3	4	19
\$250,000 to \$299,999	15	—	—	—	—	—	15
\$300,000 or more	5	—	—	—	—	3	2
Median	26 754	20000-	—	—	—	20000-	28 468
Mean	35 604	25 484	—	—	—	39 152	36 470
Properties that refinanced and did not receive cash back	4 630	347	118	64	101	434	3 566
Properties that refinanced and did not report if received cash back	855	49	11	22	26	70	678
Properties that did not refinance	26 625	3 345	868	666	659	3 529	17 557
Not available	—	—	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received¹							
	4 300	244	58	35	83	393	3 488
For additions, improvements or repairs to this property	2 032	89	34	18	55	176	1 659
To consolidate debts	1 992	125	24	20	32	171	1 621
For investment in other real estate	307	8	—	—	—	36	263
For other type of investments	270	10	—	6	—	36	218
For educational or medical expenses	336	17	—	—	—	62	257
To start a business	99	7	10	—	—	8	73
To settle a divorce	113	8	—	—	—	—	105
To pay taxes	126	3	—	—	—	8	114
To purchase an automobile, truck, or other vehicle	414	19	7	—	—	61	327
To purchase consumer product other than automobile, truck, or other vehicle	124	24	—	4	—	9	88
Other	103	5	—	—	12	6	80
Not reported	52	4	—	—	—	—	48
Properties that refinanced and did not receive cash back	4 630	347	118	64	101	434	3 566
Properties that refinanced and did not report if received cash back	855	49	11	22	26	70	678
Properties that did not refinance	26 625	3 345	868	666	659	3 529	17 557
Not available	—	—	—	—	—	—	—
Purpose of Second Mortgage							
Properties with second mortgage							
	4 128	415	181	72	84	461	2 916
Provide funds for the purchase of the property	482	41	14	15	8	58	346
Provide funds for additions, improvements or repairs to this property	971	118	43	24	23	133	630
Provide funds for consolidation of debts	1 004	93	70	16	30	116	678
Provide funds for investment in other real estate	86	—	—	—	—	21	65
Provide funds for other types of investments	61	—	—	4	—	4	53
Provide funds for education or medical expenses	53	6	4	—	—	4	39
Provide funds for starting a business	101	14	4	—	4	10	69
Provide funds to settle a divorce	34	—	—	—	—	4	30
Provide funds to pay taxes	38	11	—	—	—	3	24
Provide funds to purchase automobile, truck, or vehicle	125	—	9	—	3	9	104
Provide funds to purchase another type of consumer product	29	—	4	—	4	—	21
Other reasons	38	11	—	5	—	—	22
Not reported	1 107	123	33	8	12	98	835
Other properties	32 282	3 570	874	714	785	3 966	22 373

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—							
Con.							
Purpose of Home Equity Line of Credit							
Properties with home equity line of credit	6 198	507	164	99	130	707	4 591
Provide funds for additions, improvements, or repairs to this property	1 937	132	48	37	56	215	1 449
Provide funds for consolidation of debts	1 243	146	39	24	20	173	840
Provide funds for investment in other real estate	122	4	—	—	—	8	107
Provide funds for other types of investments	148	12	3	—	4	15	118
Provide funds for education or medical expenses	166	11	4	4	4	23	121
Provide funds for starting a business	96	7	9	—	7	11	61
Provide funds to settle a divorce	19	—	—	—	—	7	12
Provide funds to pay taxes	52	—	4	—	3	15	29
Provide funds to purchase automobile, truck, or vehicle	401	18	7	11	—	33	332
Provide funds to purchase another type of consumer product	70	3	4	—	—	13	50
Other reasons	146	5	—	—	9	14	118
Not reported	1 798	169	47	23	27	179	1 353
Other properties	30 212	3 478	890	687	738	3 719	20 699
Year First Mortgage Made or Assumed							
1999 to 2001 (part)	13 816	1 582	284	191	306	1 947	9 506
1997 and 1998	8 586	932	305	151	167	1 107	5 925
1995 and 1996	3 932	439	109	71	91	515	2 707
1990 to 1994	6 283	619	233	169	136	518	4 607
1985 to 1989	1 921	204	30	120	88	187	1 292
1980 to 1984	693	90	30	50	27	41	455
1979 or earlier	1 179	121	64	33	52	111	798
Traditional First Mortgage Loan							
Less than \$20,000	1 239	113	22	59	52	70	922
\$20,000 to \$29,999	1 785	170	51	65	64	127	1 308
\$30,000 to \$39,999	2 274	206	40	92	66	194	1 676
\$40,000 to \$49,999	2 508	350	57	92	70	242	1 698
\$50,000 to \$59,999	3 030	396	84	74	55	318	2 102
\$60,000 to \$79,999	5 696	793	202	89	109	575	3 928
\$80,000 to \$99,999	4 698	754	163	82	66	580	3 053
\$100,000 to \$149,999	7 972	888	265	119	212	1 186	5 302
\$150,000 to \$199,999	3 333	240	125	39	80	467	2 381
\$200,000 to \$249,999	1 683	14	24	39	20	283	1 302
\$250,000 to \$299,999	649	—	12	19	—	172	445
\$300,000 or more	1 117	10	5	4	38	186	875
Not reported	427	52	3	12	37	26	297
Median	86 214	78 480	88 378	60 947	80 104	103 980	85 647
Mean	106 653	84 234	101 137	81 824	106 719	124 166	108 098
Total Mortgage Loan							
Less than \$20,000	1 127	102	14	55	49	64	843
\$20,000 to \$29,999	1 633	151	51	54	61	123	1 193
\$30,000 to \$39,999	2 122	205	30	99	61	182	1 546
\$40,000 to \$49,999	2 283	332	59	87	58	210	1 537
\$50,000 to \$59,999	2 795	353	75	74	64	311	1 917
\$60,000 to \$79,999	5 529	767	192	83	108	543	3 836
\$80,000 to \$99,999	4 756	773	136	87	57	561	3 141
\$100,000 to \$149,999	8 152	889	291	124	224	1 201	5 423
\$150,000 to \$199,999	3 750	312	135	42	92	529	2 641
\$200,000 to \$249,999	1 733	27	38	34	20	292	1 322
\$250,000 to \$299,999	786	7	25	28	—	175	551
\$300,000 or more	1 326	17	5	7	38	213	1 048
Not reported	418	52	3	12	37	22	292
Median	90 545	81 477	95 219	64 386	85 285	108 661	90 362
Mean	112 359	88 285	107 988	86 402	109 583	129 282	114 246
Traditional First Mortgage Outstanding Debt							
Less than \$10,000	1 300	93	54	40	47	92	973
\$10,000 to \$19,999	1 750	114	30	106	43	86	1 371
\$20,000 to \$29,999	2 232	240	36	42	81	193	1 640
\$30,000 to \$39,999	2 662	317	49	122	52	223	1 899
\$40,000 to \$49,999	2 818	302	82	68	64	292	2 010
\$50,000 to \$59,999	2 761	401	80	37	61	221	1 961
\$60,000 to \$79,999	5 382	810	187	87	96	707	3 495
\$80,000 to \$99,999	4 507	644	138	91	93	576	2 966
\$100,000 to \$149,999	6 918	815	248	94	172	1 011	4 579
\$150,000 to \$199,999	2 955	187	120	39	74	479	2 057
\$200,000 to \$249,999	1 258	—	23	30	14	230	962
\$250,000 to \$299,999	499	—	4	14	—	144	337
\$300,000 or more	949	10	1	4	38	149	747
Not reported	420	52	3	12	37	22	293
Median	76 618	72 330	80 973	52 094	74 446	93 449	75 134
Mean	96 350	78 102	88 906	72 766	98 478	115 024	96 904

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—Con.							
Total Mortgage Outstanding Debt							
Less than \$10,000	1 108	81	43	40	40	79	825
\$10,000 to \$19,999	1 598	98	25	89	43	90	1 254
\$20,000 to \$29,999	2 143	248	48	43	73	186	1 544
\$30,000 to \$39,999	2 437	281	36	124	44	201	1 750
\$40,000 to \$49,999	2 596	294	73	65	72	258	1 835
\$50,000 to \$59,999	2 647	387	71	45	58	201	1 885
\$60,000 to \$79,999	5 327	772	172	69	94	662	3 558
\$80,000 to \$99,999	4 606	665	145	104	93	598	3 000
\$100,000 to \$149,999	7 207	838	276	95	191	1 020	4 786
\$150,000 to \$199,999	3 275	247	112	39	74	556	2 247
\$200,000 to \$249,999	1 352	3	40	39	14	243	1 012
\$250,000 to \$299,999	617	11	7	14	—	137	449
\$300,000 or more	1 101	13	1	7	38	172	870
Not reported	395	46	3	12	37	22	274
Median	80 655	75 027	87 771	55 726	78 425	97 552	79 193
Mean	100 612	80 848	94 842	75 819	96 790	119 303	101 597
Current Interest Rate on First Mortgage							
Less than 6.0 percent	9 962	171	22	360	452	1 090	7 866
6.0 percent	423	28	9	1	7	10	367
6.1 to 6.4 percent	811	84	22	9	4	90	602
6.5 to 6.9 percent	3 720	263	123	27	23	495	2 787
7.0 percent	3 329	364	156	51	62	419	2 276
7.1 to 7.4 percent	2 817	308	83	21	19	515	1 872
7.5 to 7.9 percent	3 595	630	153	30	31	539	2 213
8.0 percent	1 411	389	117	15	12	132	747
8.1 to 8.4 percent	1 039	128	9	24	15	244	618
8.5 to 8.9 percent	1 335	303	69	39	4	175	745
9.0 percent	453	85	23	32	6	52	256
9.1 to 9.4 percent	353	95	31	4	4	18	201
9.5 to 9.9 percent	701	186	53	34	13	64	351
10.0 percent	217	36	7	11	9	11	135
10.1 to 10.4 percent	204	89	9	—	—	35	71
10.5 to 10.9 percent	365	149	23	19	13	9	152
11.0 percent	416	20	6	8	19	42	321
11.1 to 12.9 percent	598	289	53	11	5	7	234
13.0 percent	95	3	—	4	—	13	75
13.1 percent or more	4 566	366	85	87	172	457	3 399
Not reported	—	—	—	—	—	—	—
Median	7.1	8.0	7.9	6.9	6.0-	7.2	7.0
Type of Interest Rate Buydown							
Properties with interest rate buydown							
Constant payment	1 114	125	39	4	9	55	882
3-2-1 buydown	46	—	—	—	—	11	35
Other	12	3	—	—	—	5	4
Not reported	34	21	—	—	—	—	13
Not reported	1 022	100	39	4	9	39	830
Properties without interest rate buydown							
Not reported	16 219	1 908	526	293	157	2 219	11 117
Not reported	19 077	1 953	489	488	702	2 153	13 291
Term of First Mortgage							
Less than 5 years	160	5	—	—	—	4	151
5 years	303	—	—	—	4	9	290
6 to 9 years	192	—	—	—	—	4	188
10 years	669	10	—	4	14	21	620
11 to 14 years	99	—	—	—	3	3	92
15 years	4 005	124	44	3	18	248	3 566
16 to 19 years	58	—	—	6	—	8	44
20 years	818	30	3	6	14	102	663
21 to 24 years	24	—	—	6	—	4	15
25 years	290	17	4	5	6	20	239
26 to 29 years	96	7	4	—	—	7	78
30 years	14 396	3 793	1 000	54	117	2 274	7 158
More than 30 years	275	—	—	205	—	8	61
No stated term	15 026	—	—	497	692	1 713	12 124
Median	30+	30+	30+	30+	30+	30+	30+
Unexpired Term of First Mortgage							
Less than 5 years	1 014	67	22	—	7	37	881
5 to 9 years	2 148	164	72	18	25	62	1 806
10 to 14 years	2 912	120	60	27	11	176	2 519
15 to 19 years	1 597	304	33	43	9	194	1 014
20 to 24 years	2 711	639	267	95	53	319	1 338
25 to 29 years	9 007	2 200	539	58	54	1 574	4 582
30 or more years	1 996	492	61	48	18	352	1 025
No stated term or not computed	15 026	—	—	497	692	1 713	12 124
Median	25	27	26	23	23	27	21

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—Con.							
Holder of First Mortgage							
Commercial bank or trust company	5 472	440	78	104	156	499	4 194
Savings and loan association, federal savings bank	3 385	225	45	40	109	355	2 610
Mutual savings bank	626	52	7	8	9	61	489
Life insurance company	565	62	21	22	18	52	390
Mortgage banker or mortgage company	3 154	496	92	8	15	724	1 819
Federally-sponsored secondary market agency or pool	17 242	2 244	699	259	363	2 147	11 530
Conventional mortgage pool	537	44	14	4	5	67	403
Other federal agency	999	75	34	269	7	91	523
Real estate investment trust	49	3	—	4	—	—	42
Pension or retirement fund	48	—	—	—	—	—	39
Credit union	1 235	50	16	7	27	110	1 026
Finance company	657	16	—	5	18	51	567
State or municipal government or housing finance agency	1 309	206	31	40	85	164	784
Individual or individual's estate	625	30	8	4	34	55	493
Other	507	42	5	12	18	51	380
Servicer of First Mortgage							
Commercial bank or trust company	7 369	594	122	119	166	699	5 669
Savings and loan association, federal savings bank	3 984	339	91	45	115	458	2 936
Mutual savings bank	708	35	4	8	9	70	582
Life insurance company	518	53	10	22	18	48	368
Mortgage banker or mortgage company	18 501	2 598	730	261	404	2 658	11 850
Federally-sponsored secondary market agency or pool	69	10	7	—	—	13	38
Conventional mortgage pool	25	—	—	4	—	9	12
Other federal agency	929	54	20	263	7	76	508
Real estate investment trust	3	3	—	—	—	—	—
Pension or retirement fund	20	—	4	—	4	—	12
Credit union	1 346	50	32	7	26	118	1 113
Finance company	677	16	—	5	18	54	584
State or municipal government or housing finance agency	1 147	161	22	35	55	119	756
Individual or individual's estate	610	30	8	4	34	55	478
Other	505	42	5	12	12	51	383
Holder's Acquisition of First Mortgage							
Originated directly from borrower	15 811	1 323	272	266	440	1 740	11 770
Purchased from present servicer	10 167	1 290	374	353	237	1 293	6 620
Purchased from someone else	10 432	1 373	408	167	191	1 393	6 900
Not reported	—	—	—	—	—	—	—
First Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	25 950	3 283	834	655	636	3 444	17 099
40 to 49 percent	952	53	4	40	13	86	757
50 to 59 percent	663	42	14	15	14	49	530
60 to 69 percent	945	41	10	27	28	65	774
70 to 79 percent	2 787	243	41	69	75	261	2 099
80 to 89 percent	2 799	159	35	72	40	225	2 268
90 to 94 percent	4 231	274	81	84	97	487	3 208
95 to 99 percent	2 378	235	20	29	64	698	1 332
100 percent or more	3 111	816	90	60	58	802	1 285
Not reported	7 658	1 380	535	250	226	749	4 518
Median	426	40	3	8	23	22	328
Other properties	91	99	100+	93	93	94	86
Not available	10 460	703	221	131	233	983	8 191
First Mortgage Loan as a Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	25 950	3 283	834	655	636	3 444	17 099
40 to 49 percent	1 129	39	4	30	20	95	940
50 to 59 percent	710	29	16	10	14	41	601
60 to 69 percent	1 005	33	10	33	20	52	857
70 to 79 percent	5 181	696	218	92	120	523	3 533
80 to 89 percent	3 687	173	34	71	47	280	3 082
90 to 94 percent	4 034	256	47	100	103	736	2 792
95 to 99 percent	2 198	245	33	23	51	758	1 088
100 percent or more	2 780	999	80	60	61	535	1 044
Not reported	4 830	771	388	227	178	405	2 861
Median	394	40	3	8	23	18	301
Other properties	83	96	98	89	88	90	78
Not available	10 460	703	221	131	233	983	8 191
First Mortgage Risk							
Subprime loan	1 730	152	21	27	58	104	1 367
Not subprime loan	34 680	3 833	1 033	758	811	4 322	23 923
Not reported	—	—	—	—	—	—	—

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—Con.							
Total Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	25 950	3 283	834	655	636	3 444	17 099
Less than 40 percent	844	50	4	30	13	86	661
40 to 49 percent	634	36	10	10	14	46	519
50 to 59 percent	860	41	6	16	24	56	715
60 to 69 percent	2 524	205	31	61	70	228	1 930
70 to 79 percent	2 461	154	42	69	40	201	1 955
80 to 89 percent	3 770	264	62	83	93	422	2 845
90 to 94 percent	2 365	223	16	43	61	655	1 367
95 to 99 percent	2 944	721	87	66	55	715	1 301
100 percent or more	9 127	1 549	571	267	244	1 013	5 481
Not reported	421	40	3	8	23	22	323
Median	94	100	100+	96	94	95	89
Other properties	10 460	703	221	131	233	983	8 191
Not available	—	—	—	—	—	—	—
Total Mortgage Loan as Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	25 950	3 283	834	655	636	3 444	17 099
Less than 40 percent	3 100	199	62	82	78	236	2 442
40 to 49 percent	1 911	145	30	33	62	166	1 475
50 to 59 percent	2 718	219	54	69	48	310	2 018
60 to 69 percent	4 006	421	88	100	72	429	2 896
70 to 79 percent	4 293	510	83	102	100	582	2 917
80 to 89 percent	4 062	535	176	92	109	833	2 317
90 to 94 percent	1 631	344	75	37	58	290	827
95 to 99 percent	1 429	395	90	39	40	281	584
100 percent or more	2 410	473	172	93	47	298	1 327
Not reported	389	40	3	8	23	18	296
Median	72	82	86	74	75	80	69
Other properties	10 460	703	221	131	233	983	8 191
Not available	—	—	—	—	—	—	—
Total Outstanding Debt as a Percent of Value							
Less than 20 percent	2 684	156	62	67	77	167	2 156
20 to 29 percent	2 170	107	45	76	37	131	1 774
30 to 39 percent	2 808	194	39	39	63	240	2 234
40 to 49 percent	3 568	283	46	77	106	309	2 746
50 to 59 percent	4 916	403	76	107	72	518	3 740
60 to 69 percent	5 204	512	88	108	140	537	3 819
70 to 79 percent	5 549	576	206	134	109	817	3 707
80 to 89 percent	4 023	661	190	60	110	869	2 133
90 to 99 percent	3 188	779	174	57	83	578	1 518
100 percent or more	1 764	253	123	40	35	221	1 092
Not reported or not computed	537	63	6	20	37	38	372
Median	63	75	78	62	64	74	59
Index Used to Adjust Interest Rate on ARM							
Properties with adjustable rate first mortgage	4 854	402	86	66	161	470	3 670
Treasury security	1 188	103	7	4	—	109	965
Average cost of funds in bank district	206	3	—	—	—	11	191
National average cost of funds	78	—	—	—	—	9	69
OTS contract mortgage rate	25	—	—	—	—	—	25
Other method	321	—	—	—	23	22	276
No index used	111	6	—	—	—	11	94
Not reported	2 927	289	79	63	138	307	2 051
Other properties	31 556	3 584	969	719	707	3 957	21 620
Not reported	—	—	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted							
Properties with adjustable rate first mortgage	4 854	402	86	66	161	470	3 670
Monthly	296	3	—	—	—	17	276
Every 3 months	25	—	—	—	—	3	22
Every 6 months	169	—	—	—	23	4	141
Yearly	1 178	107	13	4	—	120	935
Every 3 years	139	—	—	—	—	8	131
Every 5 years	121	—	—	—	—	4	117
Other	62	—	—	—	—	5	57
Not reported	2 864	291	73	63	138	309	1 990
Other properties	31 556	3 584	969	719	707	3 957	21 620
Not reported	—	—	—	—	—	—	—

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE CHARACTERISTICS—							
Con.							
Caps on Interest Rate Per Adjustment Period							
Properties with adjustable rate first mortgage	4 854	402	86	66	161	470	3 670
Less than 1 percent	27	—	—	—	7	—	20
1 percent	3	—	—	—	—	—	3
1.1 to 1.9 percent	99	—	—	—	11	6	82
2 percent	908	—	—	—	—	88	819
2.1 to 2.9 percent	50	16	3	—	—	9	23
3 percent	103	14	—	—	—	16	73
3.1 to 3.9 percent	72	44	—	—	—	—	28
4.0 percent or more	315	33	10	—	5	13	254
No caps	372	4	—	—	—	28	340
Not reported	2 905	291	73	66	138	311	2 026
Other properties	31 556	3 584	969	719	707	3 957	21 620
Not reported	—	—	—	—	—	—	—
Caps on Interest Rate Over Life of ARM							
Properties with adjustable rate first mortgage	4 854	402	86	66	161	470	3 670
Less than 1 percent	—	—	—	—	—	—	—
1 percent	—	—	—	—	—	—	—
1.1 to 1.9 percent	—	—	—	—	—	—	—
2 percent	53	3	—	—	—	4	45
2.1 to 2.9 percent	4	—	—	—	—	—	4
3 percent	10	—	—	—	—	—	10
3.1 to 3.9 percent	8	—	—	—	—	—	8
4.0 percent or more	1 531	103	13	—	23	118	1 274
No caps	250	4	—	—	—	25	222
Not reported	2 998	291	73	66	138	323	2 106
Other properties	31 556	3 584	969	719	707	3 957	21 620
Not reported	—	—	—	—	—	—	—
Interest Rate Changed Since Mortgage Made							
Properties with adjustable rate first mortgage	4 854	402	86	66	161	470	3 670
Yes, rate has changed	1 142	107	13	4	3	77	938
No change since mortgage made	855	3	—	—	20	77	754
Not reported	2 858	291	73	63	138	315	1 978
Other properties	31 556	3 584	969	719	707	3 957	21 620
Not reported	—	—	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate							
Monthly payments can change (other than change in interest rate)	106	4	—	—	—	8	94
Payments can change monthly	37	—	—	—	—	4	34
Payments can change every three months	—	—	—	—	—	—	—
Payments can change every six months	4	—	—	—	—	—	4
Payments can change yearly	50	—	—	—	—	—	50
Payments can change every 3 years	6	—	—	—	—	—	6
Payments can change every 5 years	4	—	—	—	—	4	—
Other	—	—	—	—	—	—	—
Not reported	4	4	—	—	—	—	—
Monthly payments cannot change	33 437	3 705	979	723	731	4 112	23 186
Not reported	2 867	276	76	63	138	306	2 009
First Mortgage Allows for Negative Amortization							
Monthly payments can change (other than change in interest rate)	106	4	—	—	—	8	94
Yes, unrestricted negative amortization	4	—	—	—	—	—	4
Yes, restricted negative amortization	14	—	—	—	—	—	14
No negative amortization allowed	78	—	—	—	—	8	70
Not reported	10	4	—	—	—	—	6
Monthly payments cannot change	33 437	3 705	979	723	731	4 112	23 186
Not reported	2 867	276	76	63	138	306	2 009
MORTGAGE PAYMENTS AND OTHER EXPENSES							
Method of Payment of First Mortgage							
Regular payments of interest and/or principal	35 335	3 870	1 043	765	818	4 331	24 506
Interest and principal	35 280	3 870	1 043	765	818	4 328	24 456
Fully amortized	32 154	3 489	973	518	723	3 979	22 471
Not fully amortized	3 127	381	70	246	96	349	1 984
Interest only	54	—	—	—	—	3	51
No regular payments required	100	15	—	—	—	9	76
Not reported	976	100	11	21	50	86	707

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Items Included in First Mortgage Payment¹							
Regular payments of both interest and principal	35 280	3 870	1 043	765	818	4 328	24 456
Real estate taxes	13 252	2 258	694	103	123	2 357	7 718
Property insurance	11 849	2 242	676	93	106	2 166	6 566
Mortgage insurance	3 892	1 572	42	8	42	1 757	472
Other	4 708	967	409	22	56	805	2 449
No items included or not reported	21 524	1 549	325	656	687	1 884	16 423
No regular payments of interest and principal	1 130	115	11	21	50	98	834
Monthly Interest and Principal Payments on First Mortgage							
Monthly payments of interest and/or principal	35 335	3 870	1 043	765	818	4 331	24 506
Less than \$100	179	15	11	24	7	15	107
\$100 to \$199	807	108	34	46	40	58	521
\$200 to \$299	2 047	227	37	79	63	157	1 485
\$300 to \$399	3 131	417	81	127	88	288	2 130
\$400 to \$499	3 473	485	98	78	70	399	2 343
\$500 to \$599	3 907	652	174	64	72	455	2 489
\$600 to \$699	3 589	491	112	50	55	435	2 446
\$700 to \$799	3 105	312	95	69	76	406	2 147
\$800 to \$899	2 656	358	69	33	47	345	1 804
\$900 to \$999	2 257	200	72	19	41	310	1 615
\$1,000 to \$1,249	4 015	331	154	39	100	552	2 838
\$1,250 to \$1,499	2 137	142	74	55	76	279	1 511
\$1,500 or more	4 030	132	31	81	84	632	3 071
Median	717	606	677	545	720	788	734
Mean	892	726	751	720	954	973	913
No regular payments required	100	15	—	—	—	9	76
Not reported	976	100	11	21	50	86	707
Current First Mortgage Payment Status							
Regular monthly payments of principal and/or interest	36 310	3 971	1 055	786	869	4 417	25 213
Up-to-date, ahead of schedule, or less than 90 days past due	18 583	2 211	707	262	163	2 573	12 668
Delinquent by 90 days or more	407	94	13	31	11	45	213
Legal proceedings have begun	149	21	—	15	9	18	86
Legal proceedings have not begun	189	73	13	16	3	15	70
Not reported	69	—	—	—	—	12	57
Not reported	17 320	1 666	335	493	695	1 799	12 333
Other properties	100	15	—	—	—	9	76
Monthly Interest and Principal Payments on Total Mortgages							
Regular monthly payments of interest and/or principal	35 438	3 878	1 043	765	818	4 344	24 589
Less than \$100	184	19	11	24	7	19	104
\$100 to \$199	738	98	25	46	37	58	473
\$200 to \$299	1 906	221	38	67	54	157	1 369
\$300 to \$399	2 838	366	64	107	81	242	1 978
\$400 to \$499	3 179	453	77	65	59	365	2 160
\$500 to \$599	3 616	592	156	83	79	415	2 291
\$600 to \$699	3 501	492	97	65	57	423	2 366
\$700 to \$799	3 046	328	104	65	70	402	2 076
\$800 to \$899	2 699	372	74	41	59	356	1 797
\$900 to \$999	2 389	236	92	17	42	309	1 694
\$1,000 to \$1,249	4 324	362	163	42	98	565	3 093
\$1,250 to \$1,499	2 383	172	83	56	76	307	1 688
\$1,500 or more	4 638	168	59	86	98	726	3 501
Median	758	639	751	588	748	826	775
Mean	955	761	1 017	749	985	1 014	978
No regular payments monthly required	972	107	11	21	50	82	700
Interest and Principal Payments on Traditional First Mortgages as Percent of Income							
Monthly payments of interest and/or principal	35 335	3 870	1 043	765	818	4 331	24 506
Less than 5 percent	1 357	109	48	50	19	134	997
5 to 9 percent	6 372	640	150	108	142	679	4 654
10 to 14 percent	9 058	1 006	321	183	153	1 202	6 193
15 to 19 percent	6 584	776	245	129	189	897	4 348
20 to 24 percent	3 776	414	81	78	105	473	2 625
25 to 29 percent	1 918	227	57	46	67	224	1 296
30 to 34 percent	1 169	132	23	17	36	161	800
35 to 39 percent	652	80	14	32	17	65	445
40 to 49 percent	742	99	23	21	14	61	525
50 percent or more	1 173	126	33	38	11	150	815
Not reported or not computed	2 534	263	51	63	64	285	1 809
Median	15	15	15	15	17	15	15
No regular payments required	1 076	115	11	21	50	95	783

Table 2-3. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of mortgaged properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*	Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage				
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Real Estate Tax							
Acquired before 2000	31 331	3 215	967	705	750	3 534	22 161
Less than \$100	5 558	722	225	162	123	630	3 696
\$100 to \$199	329	65	—	26	15	30	193
\$200 to \$299	455	57	24	40	17	35	282
\$300 to \$399	786	112	9	36	12	65	551
\$400 to \$499	793	83	34	34	8	70	565
\$500 to \$599	826	105	19	35	12	84	572
\$600 to \$699	995	97	53	14	16	134	681
\$700 to \$799	1 008	113	31	30	14	119	701
\$800 to \$899	998	164	28	9	35	92	669
\$900 to \$999	949	122	37	34	19	142	594
\$1,000 to \$1,249	2 862	344	78	74	99	323	1 945
\$1,250 to \$1,499	1 701	217	78	22	40	202	1 142
\$1,500 to \$1,999	3 423	342	116	36	43	428	2 458
\$2,000 to \$2,499	2 775	218	91	26	69	373	1 998
\$2,500 or more	7 634	425	144	123	199	794	5 949
Not reported	239	28	—	6	27	13	164
Median	1 249	962	1 075	714	1 224	1 295	1 370
Mean	1 817	1 255	1 314	1 199	1 813	1 757	1 950
Acquired 2000 and 2001 (part)	5 079	771	88	80	119	893	3 128
Real Estate Tax as Percent of Income							
Acquired before 2000	31 331	3 215	967	705	750	3 534	22 161
Less than 1.0 percent	7 411	892	260	232	181	962	4 885
1.0 to 1.9 percent	5 966	586	214	138	88	650	4 290
2.0 to 2.9 percent	5 511	567	176	99	153	637	3 879
3.0 to 3.9 percent	3 524	312	124	49	119	397	2 522
4.0 to 4.9 percent	2 164	235	46	29	43	239	1 572
5.0 to 7.4 percent	2 428	219	53	49	46	240	1 822
7.5 to 9.9 percent	774	53	23	28	9	77	583
10.0 percent or more	1 021	96	20	32	28	90	756
Not reported or not computed	2 533	255	51	51	83	240	1 854
Median	2.2	2.0	1.9	1.7	2.4	2.1	2.3
Other Properties	5 079	771	88	80	119	893	3 128
Real Estate Tax Per \$1,000 Value							
Acquired before 2000	31 331	3 215	967	705	750	3 534	22 161
Less than \$5	7 627	906	267	233	165	847	5 209
\$5 to \$9	8 326	805	247	190	208	959	5 918
\$10 to \$14	6 816	631	215	157	134	811	4 868
\$15 to \$19	3 618	345	96	52	85	388	2 653
\$20 to \$24	2 098	230	76	16	56	202	1 517
\$25 to \$29	990	72	22	19	45	133	699
\$30 to \$39	1 605	197	43	33	30	181	1 120
\$40 to \$49	7	—	—	—	—	—	7
\$50 to \$59	—	—	—	—	—	—	—
\$60 or more	—	—	—	—	—	—	—
Not reported or not computed	243	28	—	6	27	13	168
Median	10	9	8	10	10	10	10
Acquired 2000 and 2001 (part)	5 079	771	88	80	119	893	3 128

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 2-4. Junior Mortgages and Home Equity Lines of Credit, 1-Unit Homeowner Mortgaged Properties

[Number of junior mortgages in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definition, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Columns may not add to total junior mortgages, because installment loans are included in total.]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
Total junior mortgages	10 374	6 198	4 176	MORTGAGE CHARACTERISTICS—			
Junior mortgages outstanding	5 607	1 431	4 176	Con.			
MORTGAGE CHARACTERISTICS				Term of Junior Mortgage			
Type of Junior Mortgage Instrument				Traditional junior mortgages	4 176	...	4 176
Fixed-rate, level-payment mortgage	3 373	—	3 373	Less than 5 years	78	...	78
Short-term with balloon payment mortgage	285	—	285	5 years	235	...	235
Reverse mortgage	—	—	—	6 to 9 years	88	...	88
Adjustable rate mortgage (ARM)	456	—	456	10 years	285	...	285
Other	1 493	1 431	62	11 to 14 years	31	...	31
				15 years	552	...	552
				16 to 19 years	—	...	—
				20 years	105	...	105
				21 to 24 years	3	...	3
				25 years	86	...	86
				26 to 29 years	—	...	—
				30 years	120	...	120
				More than 30 years	13	...	13
				No stated term	2 579	...	2 579
				Median	15	...	15
				Other junior mortgages	1 431	1 431	—
Purpose of Junior Mortgage				Holder of Junior Mortgage			
Provide funds for the purchase of the property ..	482	—	482	Commercial bank or trust company	1 749	774	976
Provide funds for additions, improvements or				Savings and loan association, federal savings			
repairs to this property	1 509	529	980	bank	638	195	442
Provide funds for consolidation of debts	1 298	280	1 018	Mutual savings bank	137	42	94
Provide funds for investment in other real				Life insurance company	54	—	54
estate	133	42	91	Mortgage banker or mortgage company	247	—	247
Provide funds for other types of investments ...	92	31	61	Federally-sponsored secondary market agency			
Provide funds for educational or medical				or pool	1 184	—	1 184
expenses	128	75	53	Conventional mortgage pool	111	—	111
Provide funds to start a business	125	22	103	Other federal agency	113	—	113
Provide funds to settle a divorce	38	4	34	Real estate investment trust	6	—	6
Provide funds to pay taxes	49	11	38	Pension or retirement fund	4	—	4
Provide funds to purchase an automobile, truck,				Credit union	679	278	401
or vehicle	264	138	125	Finance company	300	98	202
Provide funds to purchase consumer product ...	49	20	29	State or municipal government or housing			
Other reasons	71	30	41	finance agency	152	—	152
Not reported	1 369	248	1 121	Individual or individual's estate	106	—	106
				Other	127	43	84
Year Junior Mortgage Made or				Servicer of Junior Mortgage			
Assumed				Traditional junior mortgages	4 176	...	4 176
Traditional junior mortgages	4 176	...	4 176	Commercial bank or trust company	982	...	982
1999 to 2001 (part)	2 559	...	2 559	Savings and loan association, federal savings			
1997 and 1998	926	...	926	bank	434	...	434
1995 and 1996	279	...	279	Mutual savings bank	94	...	94
1990 to 1994	294	...	294	Life insurance company	54	...	54
1985 to 1989	63	...	63	Mortgage banker or mortgage company	1 557	...	1 557
1980 to 1984	22	...	22	Federally-sponsored secondary market agency			
1979 or earlier	33	...	33	or pool	—	...	—
Other junior mortgages	1 431	1 431	—	Conventional mortgage pool	5	...	5
				Other federal agency	109	...	109
Junior Mortgage Loan				Real estate investment trust	—	...	—
Traditional junior mortgages	4 176	...	4 176	Pension or retirement fund	4	...	4
Less than \$5,000	48	...	48	Credit union	401	...	401
\$5,000 to \$9,999	237	...	237	Finance company	205	...	205
\$10,000 to \$14,999	406	...	406	State or municipal government or housing			
\$15,000 to \$19,999	517	...	517	finance agency	142	...	142
\$20,000 to \$29,999	1 083	...	1 083	Individual or individual's estate	97	...	97
\$30,000 to \$39,999	602	...	602	Other	90	...	90
\$40,000 to \$49,999	375	...	375	Other junior mortgages	1 431	1 431	—
\$50,000 to \$59,999	261	...	261	Holder's Acquisition of Junior			
\$60,000 to \$79,999	233	...	233	Mortgage			
\$80,000 to \$99,999	109	...	109	Traditional junior mortgages	4 176	...	4 176
\$100,000 to \$149,999	144	...	144	Originated directly from borrower	2 575	...	2 575
\$150,000 to \$199,999	74	...	74	Purchased from present servicer	749	...	749
\$200,000 to \$249,999	33	...	33	Purchased from someone else	853	...	853
\$250,000 to \$299,999	14	...	14	Other junior mortgages	1 431	1 431	—
\$300,000 or more	17	...	17	Index Used to Adjust Interest Rate on			
Not reported	23	...	23	Junior Mortgage			
Median	28 027	...	28 027	Adjustable rate traditional Junior			
Mean	38 280	...	38 280	mortgages	518	...	518
Other junior mortgages	1 431	1 431	—	Treasury security	12	...	12
				Average cost of funds in bank district	12	...	12
Current Interest Rate on Junior				National average cost of funds	13	...	13
Mortgage				OTS contract mortgage rate	—	...	—
Less than 6.0 percent	1 626	333	1 293	Other method	32	...	32
6.0 percent	118	92	26	No index used	—	...	—
6.1 to 6.4 percent	101	92	9	Not reported	449	...	449
6.5 to 6.9 percent	297	260	37	Other junior mortgages	5 089	1 431	3 658
7.0 percent	235	53	182				
7.1 to 7.4 percent	114	59	55				
7.5 to 7.9 percent	318	165	153				
8.0 percent	206	79	127				
8.1 to 8.4 percent	120	41	79				
8.5 to 8.9 percent	247	70	177				
9.0 percent	138	45	94				
9.1 to 9.4 percent	65	14	51				
9.5 to 9.9 percent	135	25	110				
10.0 percent	94	16	77				
10.1 to 10.4 percent	43	8	35				
10.5 to 10.9 percent	58	26	31				
11.0 percent	71	3	67				
11.1 to 12.9 percent	251	14	237				
13.0 percent	50	9	41				
13.1 percent or more	1 320	27	1 293				
Not reported	—	—	—				
Not borrowed	—	—	—				
Median	8.0	6.9	8.9				

Table 2-4. Junior Mortgages and Home Equity Lines of Credit, 1-Unit Homeowner Mortgaged Properties—Con.

[Number of junior mortgages in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definition, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Columns may not add to total junior mortgages, because installment loans are included in total.]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
MORTGAGE CHARACTERISTICS—Con.				MORTGAGE CHARACTERISTICS—Con.			
Frequency With Which Rate Can Be Adjusted				Change in Monthly Interest and Principal Payments on Traditional Junior Mortgage Other Than Change in Interest Rate			
Adjustable rate traditional junior mortgages	518	...	518	Monthly payments can change (other than change in interest rate)	14	...	14
Monthly	46	...	46	Payments can change monthly	4	...	4
Every 3 months	7	...	7	Payments can change every three months	3	...	3
Every 6 months	—	...	—	Payments can change every six months	—	...	—
Yearly	9	...	9	Payments can change yearly	—	...	—
Every 3 years	—	...	—	Payments can change every 3 years	—	...	—
Every 5 years	12	...	12	Payments can change every 5 years	—	...	—
Other	3	...	3	Other	4	...	4
Not reported	441	...	441	Not reported	4	...	4
Other junior mortgages	5 089	1 431	3 658	Monthly payments cannot change .. Not reported or other junior mortgages	3 732	1 431	3 732
Interest Rate Changed Since Mortgage Made				Traditional Junior Mortgage Allows for Negative Amortization			
Adjustable rate traditional junior mortgages	518	...	518	Monthly payments can change (other than change in interest rate)	14	...	14
Yes, rate has changed	72	...	72	Yes, unrestricted negative amortization	4	...	4
No change since mortgage made	5	...	5	Yes, restricted negative amortization	—	...	—
Not reported	441	...	441	No negative amortization allowed	3	...	3
Other junior mortgages	5 089	1 431	3 658	Not reported	7	...	7
Caps on Interest Rate Per Adjustment Period				Monthly payments cannot change .. Not reported or other junior mortgages	3 732	1 431	3 732
Adjustable rate junior mortgages	1 796	1 278	518	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Less than 1 percent	38	38	—	Method of Payment of Traditional Junior Mortgage			
1 percent	29	29	—	Regular payments of interest and/or principal	3 624	...	3 624
1.1 to 1.9 percent	9	—	9	Interest and principal	3 617	...	3 617
2 percent	74	65	9	Fully amortized	3 154	...	3 154
2.1 to 2.9 percent	3	—	3	Not fully amortized	462	...	462
3 percent	15	15	—	Interest only	7	...	7
3.1 to 3.9 percent	—	—	—	No regular payments required	41	...	41
4.0 percent or more	40	23	16	Not reported or other junior mortgages	1 942	1 431	511
No caps	1 090	1 061	29				
Not reported	498	47	452				
Not borrowed	—	—	—				
Other junior mortgages	3 811	153	3 658				
Caps on Interest Rate Over Life of ARM							
Adjustable rate junior mortgages	1 796	1 278	518				
Less than 1 percent	11	11	—				
1 percent	—	—	—				
1.1 to 1.9 percent	4	—	4				
2 percent	22	22	—				
2.1 to 2.9 percent	—	—	—				
3 percent	—	—	—				
3.1 to 3.9 percent	3	3	—				
4.0 percent or more	743	695	49				
No caps	521	507	14				
Not reported	492	40	452				
Not borrowed	—	—	—				
Other junior mortgages	3 811	153	3 658				

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	10 490	3 660	6 829	14 636	5 154	9 482	20 447	7 258	13 189	11 387	2 920	8 468
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	9 123	3 041	6 081	10 774	3 338	7 435	15 587	4 847	10 740	9 726	2 293	7 433
In central cities	1 528	589	939	3 307	1 138	2 169	5 145	1 849	3 296	3 728	985	2 743
Not in central cities	7 595	2 452	5 143	7 466	2 200	5 266	10 442	2 998	7 444	5 998	1 308	4 690
Outside MAs	1 367	619	748	3 863	1 815	2 047	4 860	2 411	2 449	1 662	627	1 035
Manner of Acquisition												
By purchase	9 742	3 153	6 589	13 910	4 622	9 288	18 881	6 164	12 717	10 953	2 662	8 292
Placed one new mortgage	8 218	2 019	6 199	11 397	2 663	8 734	14 818	3 284	11 534	8 949	1 496	7 453
Placed two or more new mortgages	143	25	118	174	42	132	471	95	376	350	26	324
Assumed mortgage(s) already on property	198	116	82	335	161	174	730	317	412	450	170	280
Assumed mortgage(s) already on property and placed new mortgage	38	17	21	42	20	22	134	53	82	80	15	66
Borrowed using assets other than this property as collateral	92	57	34	223	165	59	265	204	61	79	37	42
Paid all cash-no borrowing	1 012	887	124	1 694	1 541	153	2 312	2 096	217	1 015	900	115
Other manner	43	32	12	44	30	14	151	115	36	30	18	12
By inheritance or gift	576	409	166	541	445	96	1 238	927	311	295	219	76
By divorce	21	13	8	38	11	27	62	41	21	24	12	12
By some other manner	30	12	18	28	21	7	65	42	22	-	-	-
Not reported	121	73	48	120	55	64	200	84	117	115	27	88
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	3 278	360	2 918	5 501	740	4 761	7 964	1 192	6 772	4 829	496	4 333
Sale of previous home	925	105	820	2 017	278	1 739	2 551	520	2 031	1 624	246	1 377
Sale of other real property or other investments	164	45	119	217	34	183	422	103	319	334	36	298
Savings	1 905	150	1 755	2 579	299	2 280	3 854	442	3 412	2 461	178	2 284
Borrowing from a retirement plan	150	14	136	169	3	166	296	8	289	226	6	220
Borrowing using assets other than this property as collateral	63	6	58	179	32	147	181	-	181	69	12	57
Proceeds from an insurance policy	22	9	13	48	9	38	33	6	28	50	8	41
Payments in a lease-purchase agreement	27	8	19	55	4	51	66	13	52	29	8	21
From a state or local government source	54	-	54	54	4	51	123	9	114	52	-	52
From a non-profit organization	3	-	3	9	-	9	19	-	19	5	-	5
From parents or relatives	380	16	364	422	22	400	720	54	665	452	29	422
Other	11	8	4	18	-	18	51	4	47	19	-	19
No downpayment required	214	54	160	435	107	328	752	126	626	305	47	258
Not reported	68	27	41	154	45	109	192	62	131	140	24	116
Other properties	7 168	3 269	3 899	9 074	4 393	4 680	12 381	6 030	6 350	6 500	2 419	4 080
Not reported	44	32	12	61	20	41	102	36	66	58	4	54
Year Property Acquired												
1999 to 2001 (part)	1 647	267	1 379	2 566	388	2 178	3 917	683	3 234	2 238	229	2 008
1997 and 1998	1 102	131	970	1 853	291	1 562	2 652	403	2 249	1 616	226	1 390
1995 and 1996	747	106	641	1 390	255	1 135	1 962	442	1 520	1 193	176	1 017
1990 to 1994	1 608	240	1 367	2 342	532	1 810	3 394	754	2 640	1 792	327	1 465
1985 to 1989	1 287	339	949	1 631	490	1 141	2 265	765	1 500	1 261	252	1 009
1980 to 1984	867	330	536	934	400	534	1 366	596	771	768	201	566
1975 to 1979	874	357	517	1 117	529	587	1 397	776	621	866	324	542
1970 to 1974	623	385	238	809	508	302	1 109	740	369	568	317	251
1969 or earlier	1 734	1 503	231	1 995	1 761	234	2 384	2 099	285	1 085	866	219
Building and Land Acquisition												
Acquired at same time	9 313	3 093	6 220	13 069	4 413	8 656	17 185	5 538	11 646	10 387	2 553	7 834
Not acquired at same time	941	454	487	1 327	656	670	2 851	1 548	1 303	786	333	453
Land not owned by building owner	107	43	64	136	44	92	176	68	108	106	13	94
Not reported	128	70	58	103	40	64	236	104	131	108	21	87

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Property New or Previously Occupied When Acquired												
Acquired by purchase.....	9 742	3 153	6 589	13 910	4 622	9 288	18 881	6 164	12 717	10 953	2 662	8 292
New.....	2 440	1 065	1 375	3 405	1 454	1 951	6 538	2 647	3 890	3 170	1 024	2 147
Previously occupied by someone else.....	7 232	2 057	5 174	10 408	3 106	7 302	12 228	3 477	8 751	7 731	1 629	6 102
Converted from nonresidential use.....	13	9	4	22	18	3	24	15	8	3	—	3
Other.....	15	11	4	6	—	8	11	—	11	12	4	9
Not reported.....	43	10	33	68	44	24	81	25	56	37	5	32
Other properties.....	627	435	192	606	477	130	1 365	1 010	355	318	231	88
Not reported.....	121	73	48	120	55	64	200	84	117	115	27	88
Year Structure Built												
1999 to March 2000.....	264	39	225	529	72	457	929	160	769	534	58	476
1997 and 1998.....	310	39	271	457	69	388	1 167	152	1 016	595	91	503
1995 and 1996.....	179	28	151	566	113	453	993	146	846	517	44	473
1990 to 1994.....	586	71	515	1 056	251	805	1 898	383	1 515	1 084	199	885
1980 to 1989.....	1 169	276	893	1 573	352	1 221	3 896	977	2 918	1 848	310	1 539
1970 to 1979.....	1 333	398	935	2 165	681	1 485	3 891	1 427	2 464	2 092	576	1 515
1960 to 1969.....	1 315	595	720	1 914	894	1 020	2 860	1 458	1 402	1 402	492	910
1950 to 1959.....	1 863	794	1 069	2 511	1 112	1 398	2 252	1 151	1 101	1 700	622	1 078
1940 to 1949.....	859	388	471	1 153	467	686	1 047	622	425	728	231	496
1939 or earlier.....	2 612	1 034	1 578	2 711	1 142	1 569	1 514	783	732	888	296	592
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part).....	2 578	285	2 292	4 153	520	3 633	6 141	822	5 319	3 715	374	3 341
Less than \$20,000.....	93	37	56	185	99	86	255	125	130	65	34	31
\$20,000 to \$39,999.....	156	27	129	365	112	253	400	104	296	98	36	63
\$40,000 to \$59,999.....	208	24	184	397	52	345	559	61	498	109	32	77
\$60,000 to \$79,999.....	231	35	195	540	50	490	869	109	760	174	14	160
\$80,000 to \$99,999.....	268	34	235	470	20	450	889	78	812	336	33	303
\$100,000 to \$124,999.....	297	26	272	486	57	429	773	81	692	469	41	428
\$125,000 to \$149,999.....	310	34	276	473	27	447	757	81	676	461	31	430
\$150,000 to \$174,999.....	213	13	201	312	7	304	524	69	455	419	33	386
\$175,000 to \$199,999.....	173	4	170	218	24	194	253	24	229	264	9	255
\$200,000 to \$249,999.....	227	19	207	271	18	253	334	29	305	399	18	381
\$250,000 to \$299,999.....	131	4	127	165	21	143	219	9	210	287	43	244
\$300,000 to \$499,999.....	210	28	181	223	33	190	230	28	202	428	31	398
\$500,000 or more.....	61	—	61	48	—	48	77	24	53	207	21	187
Median.....	127 880	91 211	131 900	106 172	58 952	111 208	103 160	83 133	105 895	158 768	123 624	161 666
Mean.....	163 904	120 401	169 322	130 110	95 078	135 121	126 887	117 810	128 290	206 829	175 652	210 320
Other properties.....	7 912	3 375	4 537	10 483	4 634	5 849	14 306	6 436	7 870	7 672	2 546	5 126
Value												
Less than \$20,000.....	238	197	41	477	357	120	707	570	137	94	73	21
\$20,000 to \$39,999.....	535	310	225	822	466	356	1 413	956	457	213	122	91
\$40,000 to \$59,999.....	755	387	368	1 344	629	714	2 314	1 066	1 249	267	138	130
\$60,000 to \$79,999.....	978	344	635	1 929	860	1 070	2 876	1 091	1 786	492	223	269
\$80,000 to \$99,999.....	1 032	407	625	2 032	672	1 360	2 757	809	1 948	840	243	598
\$100,000 to \$124,999.....	959	314	645	1 935	647	1 288	2 394	736	1 658	1 163	327	836
\$125,000 to \$149,999.....	990	268	722	1 464	393	1 071	2 118	475	1 643	1 144	223	921
\$150,000 to \$174,999.....	913	262	651	1 185	271	914	1 637	434	1 203	1 158	289	869
\$175,000 to \$199,999.....	691	188	503	865	176	688	928	217	710	809	155	654
\$200,000 to \$249,999.....	924	253	671	1 020	251	768	1 060	250	809	1 285	301	984
\$250,000 to \$299,999.....	805	272	533	550	156	394	779	199	579	985	244	741
\$300,000 to \$499,999.....	1 186	313	873	747	211	537	1 051	303	748	1 906	417	1 489
\$500,000 or more.....	484	145	339	266	64	202	413	153	261	1 031	165	866
Median.....	143 889	114 753	155 949	109 225	87 873	121 771	101 625	79 026	115 342	184 943	159 591	194 120
Mean.....	187 646	159 772	202 587	134 304	110 104	147 456	132 719	114 499	142 745	246 507	204 412	261 021

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Purchase Price as Percent of Value²												
Acquired by purchase.....	9 742	3 153	6 589	13 910	4 622	9 288	18 881	6 164	12 717	10 953	2 662	8 292
Purchased 1997 to 2001 (part).....	2 578	285	2 292	4 153	520	3 633	6 141	822	5 319	3 715	374	3 341
Less than 60 percent.....	336	88	247	533	171	363	521	168	353	415	73	342
60 to 69 percent.....	240	47	193	323	72	252	393	68	325	463	83	380
70 to 79 percent.....	299	12	287	470	36	434	606	84	523	631	36	595
80 to 99 percent.....	1 134	80	1 054	2 112	165	1 947	3 379	358	3 021	1 524	131	1 393
100 percent or more.....	552	53	499	707	73	634	1 241	145	1 097	679	51	628
Median.....	87	74	88	87	74	88	89	85	90	85	79	85
Purchased 1990 to 1996 (part).....	2 177	239	1 938	3 617	700	2 917	4 972	989	3 983	2 845	413	2 432
Less than 40 percent.....	199	38	162	294	100	194	325	132	193	213	40	173
40 to 59 percent.....	280	33	247	673	149	525	616	185	431	516	88	428
60 to 79 percent.....	669	64	605	1 275	204	1 071	1 804	340	1 465	1 098	183	914
80 to 99 percent.....	722	63	660	1 030	199	830	1 613	281	1 331	703	85	618
100 percent or more.....	303	39	264	331	42	289	600	48	553	307	13	294
Median.....	78	75	79	73	70	74	77	70	79	73	68	73
Purchased 1989 or earlier.....	4 988	2 628	2 360	6 140	3 403	2 738	7 769	4 353	3 416	4 393	1 874	2 519
Less than 20 percent.....	1 430	991	439	1 231	890	341	1 339	978	361	1 365	809	556
20 to 39 percent.....	1 152	539	613	1 600	857	743	1 681	1 069	612	980	344	636
40 to 59 percent.....	972	497	476	1 466	706	761	1 806	943	863	892	305	587
60 to 79 percent.....	808	455	353	1 217	728	489	1 836	988	848	752	354	398
80 to 99 percent.....	339	88	251	238	128	109	544	210	334	191	50	141
100 percent or more.....	271	56	215	374	83	291	543	149	395	213	12	201
Median.....	38	32	45	43	39	47	49	43	57	37	27	42
Not acquired by purchase.....	747	507	240	726	532	194	1 566	1 094	471	434	258	176
Value-Income Ratio												
Less than 1.0.....	898	436	462	1 374	641	733	2 131	987	1 144	402	190	212
1.0 to 1.4.....	1 316	307	1 010	1 951	598	1 353	3 070	837	2 233	659	188	471
1.5 to 1.9.....	1 529	413	1 115	2 588	577	2 011	3 214	805	2 409	1 049	169	880
2.0 to 2.4.....	1 339	288	1 051	2 048	481	1 568	2 791	766	2 025	1 276	190	1 085
2.5 to 2.9.....	1 045	273	772	1 364	349	1 015	1 937	581	1 356	1 212	165	1 046
3.0 to 3.4.....	633	167	466	925	289	636	1 221	425	796	1 019	201	818
3.5 to 3.9.....	450	144	305	695	247	448	677	226	451	790	144	646
4.0 or more.....	2 360	1 193	1 167	2 383	1 334	1 050	3 307	1 709	1 598	4 152	1 379	2 773
Not reported or not computed.....	920	439	481	1 307	638	670	2 099	923	1 177	829	293	536
Median.....	2.4	2.8	2.3	2.2	2.5	2.1	2.1	2.4	2.1	3.3	4.0+	3.2
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000.....	5 606	1 569	4 037	7 946	2 135	5 811	9 685	2 906	6 779	5 804	1 120	4 683
Less than \$500.....	68	27	42	190	83	107	261	145	116	95	36	60
\$500 to \$999.....	177	73	104	288	97	192	373	145	228	214	48	166
\$1,000 to \$2,499.....	759	263	496	1 272	407	865	1 829	520	1 309	943	185	759
\$2,500 to \$4,999.....	918	395	523	1 547	452	1 094	1 940	756	1 184	851	236	614
\$5,000 to \$7,499.....	1 029	270	759	1 409	350	1 060	1 867	477	1 390	1 005	202	804
\$7,500 to \$9,999.....	324	105	219	477	131	347	458	118	340	321	59	261
\$10,000 to \$14,999.....	792	191	601	977	238	739	1 114	323	791	776	137	639
\$15,000 to \$19,999.....	384	63	322	486	106	380	517	118	399	480	62	418
\$20,000 to \$29,999.....	493	85	408	726	140	585	687	148	539	496	57	439
\$30,000 or more.....	662	98	564	574	132	441	639	156	483	623	98	524
Median.....	7 141	5 253	8 582	6 200	5 212	6 526	5 588	4 625	5 994	6 986	5 691	7 312
Mean.....	15 949	11 895	17 525	10 563	9 229	11 054	11 016	11 369	10 865	13 060	9 764	13 849
Properties with no capital improvements between 1998 and 2000.....	3 806	1 614	2 192	5 245	2 343	2 901	8 256	3 200	5 056	4 446	1 409	3 037
Capital improvements not reported.....	1 077	478	600	1 445	675	770	2 506	1 151	1 354	1 137	390	747
Age Restrictions												
Property located in subdivision restricted to people age 55 or older.....	135	36	100	593	100	493	1 359	291	1 068	468	106	362
Property located in subdivision not restricted to people age 55 or older.....	9 757	3 387	6 370	13 273	4 643	8 629	17 881	6 291	11 590	10 494	2 644	7 851
Not reported.....	598	238	359	771	411	360	1 207	677	531	425	170	255
Neighborhood Composition												
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older....	850	420	430	1 436	739	697	2 330	1 164	1 166	805	331	475
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older....	6 909	2 134	4 775	9 175	2 773	6 402	11 707	3 524	8 183	7 323	1 562	5 761
Don't know or not reported.....	2 731	1 106	1 624	4 025	1 641	2 383	6 410	2 570	3 839	3 259	1 027	2 232

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	106	4	102	88	13	76	216	13	203	141	17	124
Other government grant or subsidy	48	12	37	60	3	57	60	12	47	59	4	55
Property tax relief	827	431	396	705	393	312	1 448	658	790	402	169	233
Subsidy from a non-profit corporation	5	—	5	7	4	3	40	8	32	—	—	—
None of the above benefits	7 660	2 522	5 138	11 138	3 700	7 438	14 531	4 981	9 551	8 775	2 200	6 575
Not reported	1 862	703	1 159	2 643	1 041	1 602	4 192	1 598	2 594	2 014	529	1 484
Source of Property Benefits¹												
With property benefits	968	435	533	856	413	443	1 724	680	1 044	598	190	409
Federal government	117	28	89	102	36	66	237	42	196	149	20	129
State government	599	278	321	449	216	232	650	277	374	231	87	143
Local government	281	146	135	230	144	86	763	363	399	172	61	111
Non-profit corporation	5	—	5	7	4	3	40	8	32	—	—	—
Not reported	52	29	23	76	13	63	143	49	94	50	25	25
With no property benefits	7 660	2 522	5 138	11 138	3 700	7 438	14 531	4 981	9 551	8 775	2 200	6 575
Not reported	1 862	703	1 159	2 643	1 041	1 602	4 192	1 598	2 594	2 014	529	1 484
Reason for Benefits¹												
With property benefits	968	435	533	856	413	443	1 724	680	1 044	598	190	409
Occupied by low- or moderate-income individuals	200	100	100	143	41	102	196	30	166	191	31	160
Occupied by elderly or disabled individuals	294	227	67	217	185	31	424	308	117	147	86	61
A historic structure	—	—	—	7	—	7	12	—	12	7	—	7
Located in a community development or economic development area	41	5	36	38	—	38	54	16	38	49	4	45
Covered by a Homestead Exemption	96	53	42	473	224	250	1 163	467	697	94	17	77
Covered by a Community Land Trust	—	—	—	9	3	5	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	11	—	11	14	—	14
Other reason	411	127	284	90	34	56	70	7	63	138	50	87
Not reported	76	31	44	24	8	17	58	10	48	39	18	22
With no property benefits	7 660	2 522	5 138	11 138	3 700	7 438	14 531	4 981	9 551	8 775	2 200	6 575
Not reported	1 862	703	1 159	2 643	1 041	1 602	4 192	1 598	2 594	2 014	529	1 484
OWNER CHARACTERISTICS												
Owner Status												
1 owner	3 896	1 819	2 077	5 644	2 594	3 049	8 236	3 795	4 441	3 766	1 365	2 401
2 owners	6 451	1 766	4 685	8 838	2 492	6 346	11 982	3 361	8 621	7 405	1 485	5 920
3 or more owners	142	75	67	154	67	88	229	102	127	217	70	147
Age of Owner												
Under 25	52	5	47	104	15	89	180	30	150	47	4	42
25 to 34	898	54	844	1 550	34	1 516	1 982	116	1 866	1 014	31	984
35 to 44	2 134	146	1 988	2 858	201	2 658	4 037	484	3 553	2 505	120	2 386
45 to 54	2 416	431	1 985	3 410	652	2 759	4 506	928	3 579	2 708	286	2 422
55 to 64	1 837	684	1 153	2 400	1 085	1 314	3 440	1 290	2 150	1 986	550	1 436
65 to 74	1 367	919	448	1 845	1 341	504	2 814	1 863	951	1 384	743	641
75 and over	1 247	1 144	104	1 611	1 447	164	2 134	1 815	319	1 154	929	224
Not reported	538	278	260	857	378	479	1 354	733	620	590	257	333
Median	53	69	47	52	68	46	52	67	47	52	70	48
Race of Owner												
White alone	9 644	3 482	6 162	13 521	4 826	8 695	17 158	6 198	10 959	10 029	2 655	7 374
Black or African American alone	469	118	350	723	219	504	2 738	949	1 788	370	108	262
American Indian or Alaskan Native alone	36	19	16	63	36	26	74	18	56	124	25	99
Asian alone	297	30	267	204	38	166	352	76	276	666	102	564
Native Hawaiian or Other Pacific Islander alone	3	3	—	9	—	9	12	4	8	111	8	102
Two or more races	41	7	33	117	35	82	115	13	101	88	22	66
Sex of Owner												
Male	8 043	2 354	5 689	11 305	3 427	7 878	15 567	4 909	10 659	9 147	2 046	7 101
Female	2 447	1 307	1 140	3 331	1 726	1 604	4 880	2 350	2 530	2 240	874	1 367
Hispanic/Latino Origin												
Hispanic/Latino owner(s) only	349	73	275	543	160	383	1 607	594	1 013	1 592	266	1 326
No Hispanic/Latino owner(s)	10 141	3 587	6 554	14 093	4 993	9 100	18 840	6 664	12 175	9 796	2 654	7 142

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.												
Veteran Status¹												
Veteran	2 473	1 235	1 238	3 590	1 734	1 855	5 252	2 238	3 013	3 042	1 092	1 950
Active member of Reserves or National Guard for at least 6 years	338	108	230	412	135	277	838	280	558	401	100	301
Persian Gulf War or after (August 1990 to present)	89	20	68	181	—	181	492	31	461	184	7	177
Vietnam or after (August 1964 to July 1990)	917	198	720	1 471	356	1 116	2 167	535	1 631	1 393	241	1 152
Korean conflict or after (July 1950 to July 1964)	748	477	271	1 048	684	364	1 460	814	646	850	402	448
World War II or after (September 1940 to June 1950)	651	572	79	827	702	125	1 281	1 020	262	726	544	182
Nonveteran	7 307	2 094	5 213	10 142	3 011	7 131	13 615	4 255	9 360	7 773	1 622	6 150
Not reported	710	331	378	904	408	496	1 581	765	816	572	205	367
Income												
Less than \$5,000	1 001	466	535	1 437	709	728	2 358	1 108	1 250	973	367	606
\$5,000 to \$9,999	181	130	51	317	244	74	712	533	179	181	120	61
\$10,000 to \$14,999	357	266	91	580	409	171	948	648	300	259	196	63
\$15,000 to \$19,999	372	232	139	597	394	203	867	517	351	435	203	232
\$20,000 to \$24,999	534	318	216	855	486	369	889	512	377	530	182	348
\$25,000 to \$29,999	476	222	254	862	466	395	1 113	386	727	531	195	337
\$30,000 to \$34,999	535	276	259	850	383	467	1 111	393	719	629	234	395
\$35,000 to \$39,999	514	169	345	719	245	475	1 056	479	576	520	138	382
\$40,000 to \$49,999	1 028	392	635	1 547	415	1 132	2 007	621	1 387	1 264	346	917
\$50,000 to \$59,999	823	230	593	1 389	342	1 047	1 881	513	1 368	1 051	193	858
\$60,000 to \$79,999	1 527	332	1 195	2 207	430	1 777	2 809	613	2 196	1 648	275	1 373
\$80,000 to \$99,999	921	163	759	1 244	243	1 001	1 794	322	1 472	1 137	145	991
\$100,000 to \$119,999	711	134	577	751	139	613	1 035	227	808	835	98	737
\$120,000 or more	1 509	330	1 179	1 281	249	1 032	1 867	388	1 479	1 395	227	1 168
Median	52 998	33 561	64 939	47 113	28 593	56 950	45 824	29 045	55 324	53 535	34 209	60 506
Mean	72 830	52 697	83 621	59 149	41 686	68 640	60 064	47 050	67 226	68 952	47 690	76 283
Owned Home Previously												
Previously owned home	4 794	1 593	3 201	8 176	2 817	5 359	11 331	3 879	7 452	7 034	1 887	5 147
Never owned home before	5 244	1 844	3 400	5 812	2 031	3 781	7 925	2 743	5 182	3 940	844	3 096
Not reported	452	223	228	648	305	343	1 191	636	555	413	189	225
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	9 558	3 501	6 057	13 074	4 921	8 153	18 168	6 835	11 333	10 085	2 780	7 304
Less than \$100	1 205	456	749	1 972	803	1 169	4 715	2 061	2 654	1 715	554	1 161
\$100 to \$199	66	50	16	150	88	63	594	359	235	47	17	30
\$200 to \$299	51	37	14	224	141	83	684	346	338	127	90	37
\$300 to \$399	104	55	49	350	156	193	857	386	472	195	81	114
\$400 to \$499	133	95	38	394	195	199	720	272	448	309	169	140
\$500 to \$599	144	104	40	414	213	201	789	315	474	288	144	144
\$600 to \$699	150	75	74	523	257	266	731	280	451	406	164	242
\$700 to \$799	148	87	61	495	226	269	722	296	426	405	114	291
\$800 to \$899	189	85	104	458	272	272	703	285	418	444	148	296
\$900 to \$999	150	65	85	469	177	293	501	167	334	384	101	283
\$1,000 to \$1,249	638	256	382	1 218	481	737	1 554	435	1 120	1 035	209	826
\$1,250 to \$1,499	402	177	225	807	297	510	732	209	523	683	155	529
\$1,500 to \$1,999	944	378	567	1 561	447	1 114	1 283	301	982	1 234	297	937
\$2,000 to \$2,499	1 014	341	673	1 218	398	820	1 002	268	734	873	189	684
\$2,500 or more	4 053	1 113	2 939	2 478	620	1 858	2 121	466	1 655	1 823	263	1 560
Not reported	168	125	43	342	236	106	459	389	70	116	85	324
Median	2 183	1 691	2 450	1 188	944	1 387	668	426	832	1 160	810	1 284
Mean	2500+	2 224	2500+	1 582	1 264	1 768	1 107	835	1 263	1 623	1 100	1 816
Acquired 2000 and 2001 (part)	932	160	772	1 562	232	1 329	2 279	423	1 856	1 303	139	1 164

Table 2-5. Mortgage Status, 1-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 1990	9 558	3 501	6 057	13 074	4 921	8 153	18 168	6 835	11 333	10 085	2 780	7 304
Less than \$5	1 392	545	847	2 344	937	1 407	6 486	2 801	3 684	3 197	1 226	1 970
\$5 to \$9	997	412	584	2 290	744	1 545	4 803	1 585	3 218	4 142	797	3 345
\$10 to \$14	1 776	590	1 186	3 661	1 331	2 331	3 306	1 036	2 270	1 798	435	1 363
\$15 to \$19	1 748	550	1 198	2 152	716	1 436	1 362	482	879	364	98	265
\$20 to \$24	1 439	522	916	1 140	457	683	774	212	562	125	41	84
\$25 to \$29	866	266	601	428	166	262	258	97	161	59	26	33
\$30 to \$39	1 123	481	643	669	320	348	684	218	466	280	73	207
\$40 to \$49	13	5	8	15	5	9	14	—	14	—	—	—
\$50 to \$59	11	—	11	3	—	3	15	10	5	—	—	—
\$60 or more	25	5	20	27	7	19	7	4	3	4	—	4
Not reported or not computed	168	125	43	345	236	110	459	389	70	116	85	32
Median	17	16	17	12	12	12	7	6	8	7	6	7
Acquired 2000 and 2001 (part)	932	160	772	1 562	232	1 329	2 279	423	1 856	1 303	139	1 164

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

CHAPTER 3.
2- to 4-Unit Homeowner Properties

TABLES

UNITED STATES

3-1. Mortgage Status	3-3
3-2. Type of First Mortgage	3-8
3-3. Mortgage Status, Regional Summary	3-17

Table 3-1. Mortgage Status, 2- to 4-Unit Homeowner Properties

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
2- to 4-housing-unit properties	1 087	444	643	617	26
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	933	383	550	532	18
In central cities	443	170	273	268	5
Not in central cities	490	213	277	264	13
Outside MAs	154	61	93	85	8
Manner of Acquisition					
By purchase	984	356	628	606	22
Placed one new mortgage	768	206	562	548	14
Placed two or more new mortgages	39	7	31	31	—
Assumed mortgage(s) already on property	28	19	9	7	2
Assumed mortgage(s) already on property and placed new mortgage	5	1	4	4	—
Borrowed using assets other than this property as collateral	23	19	5	5	—
Paid all cash—no borrowing	111	94	17	10	7
Other manner	10	10	—	—	—
By inheritance or gift	85	77	8	4	4
By divorce	5	—	5	5	—
By some other manner	1	1	—	—	—
Not reported	12	10	2	2	—
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	401	68	332	328	5
Sale of previous home	76	15	62	60	2
Sale of other real property or other investments	25	6	19	19	—
Savings	243	32	211	208	3
Borrowing from a retirement plan	31	4	27	25	3
Borrowing using assets other than this property as collateral	10	1	8	8	—
Proceeds from an insurance policy	5	2	3	3	—
Payments in a lease-purchase agreement	—	—	—	—	—
From a state or local government source	4	—	4	4	—
From a non-profit organization	—	—	—	—	—
From parents or relatives	60	10	50	50	—
Other	—	—	—	—	—
No downpayment required	33	14	19	19	—
Not reported	8	5	3	3	—
Other properties	676	367	308	287	21
Not reported	10	8	2	2	—
Year Property Acquired					
1999 to 2001 (part)	202	48	154	152	2
1997 and 1998	125	22	103	101	2
1995 and 1996	110	24	86	83	3
1990 to 1994	155	43	111	111	—
1985 to 1989	107	38	68	64	4
1980 to 1984	72	31	41	37	4
1975 to 1979	63	35	28	28	1
1970 to 1974	61	39	22	16	6
1969 or earlier	192	164	28	24	4
Building and Land Acquisition					
Acquired at same time	963	369	594	571	23
Not acquired at same time	80	54	25	22	3
Land not owned by building owner	18	8	10	10	—
Not reported	27	13	13	13	—
Property New or Previously Occupied When Acquired					
Acquired by purchase	984	356	628	606	22
New	141	87	55	52	3
Previously occupied by someone else	827	259	568	548	20
Converted from nonresidential use	6	6	—	—	—
Other	2	—	2	2	—
Not reported	7	4	3	3	—
Other properties	91	78	13	9	4
Not reported	12	10	2	2	—
Year Structure Built					
1999 to March 2000	31	10	21	21	—
1997 and 1998	18	3	15	13	2
1995 and 1996	11	—	8	8	—
1990 to 1994	37	13	24	24	—
1980 to 1989	89	27	61	59	3
1970 to 1979	100	44	56	56	—
1960 to 1969	78	47	31	27	4
1950 to 1959	123	59	63	63	1
1940 to 1949	100	48	52	50	2
1939 or earlier	501	189	311	296	15

Table 3-1. Mortgage Status, 2- to 4-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	292	46	246	244	2
Less than \$20,000	29	17	13	13	—
\$20,000 to \$39,999	73	9	63	63	—
\$40,000 to \$59,999	72	13	59	59	—
\$60,000 to \$79,999	46	3	43	41	2
\$80,000 to \$99,999	14	—	14	14	—
\$100,000 to \$124,999	21	4	17	17	—
\$125,000 to \$149,999	5	—	5	5	—
\$150,000 to \$174,999	9	—	9	9	—
\$175,000 to \$199,999	9	—	9	9	—
\$200,000 to \$249,999	3	—	3	3	—
\$250,000 to \$299,999	4	—	4	4	—
\$300,000 to \$499,999	4	—	4	4	—
\$500,000 or more	2	—	2	2	—
Median	52 049	...	55 880	55 523	...
Mean	72 806	...	79 275	79 384	...
Other properties	795	399	396	372	24
Value					
Less than \$20,000	9	7	2	2	—
\$20,000 to \$39,999	51	31	19	17	2
\$40,000 to \$59,999	75	37	39	33	6
\$60,000 to \$79,999	105	46	60	58	2
\$80,000 to \$99,999	110	35	75	73	2
\$100,000 to \$124,999	131	49	83	81	2
\$125,000 to \$149,999	75	24	51	49	2
\$150,000 to \$174,999	99	39	59	59	—
\$175,000 to \$199,999	47	6	40	38	2
\$200,000 to \$249,999	130	63	67	64	3
\$250,000 to \$299,999	54	27	27	25	2
\$300,000 to \$499,999	138	58	80	77	2
\$500,000 or more	63	22	41	39	2
Median	145 738	144 145	146 475	147 704	...
Mean	203 469	181 172	218 881	220 603	...
Value Per Housing Unit²					
Less than \$20,000	70	43	27	25	2
\$20,000 to \$39,999	222	103	119	110	9
\$40,000 to \$59,999	210	69	141	139	2
\$60,000 to \$79,999	156	54	102	99	2
\$80,000 to \$99,999	68	18	50	48	2
\$100,000 to \$124,999	130	63	67	63	4
\$125,000 to \$149,999	54	26	29	27	2
\$150,000 to \$174,999	44	23	21	21	—
\$175,000 to \$199,999	40	20	19	19	—
\$200,000 to \$249,999	43	10	33	32	1
\$250,000 to \$299,999	8	3	4	4	—
\$300,000 to \$499,999	28	10	18	17	1
\$500,000 or more	14	2	12	12	—
Median	65 255	62 753	66 588	66 912	...
Mean	94 659	84 315	101 810	103 084	...
Purchase Price as Percent of Value²					
Acquired by purchase	984	356	628	606	22
Purchased 1997 to 2001 (part)	292	46	246	244	2
Less than 60 percent	74	22	52	52	—
60 to 69 percent	24	6	18	16	2
70 to 79 percent	18	4	13	13	—
80 to 99 percent	120	11	109	109	—
100 percent or more	55	3	52	52	—
Median	85	...	87	87	...
Purchased 1990 to 1996 (part)	244	47	197	195	3
Less than 40 percent	40	6	34	31	3
40 to 59 percent	37	4	33	33	—
60 to 79 percent	80	19	61	61	—
80 to 99 percent	50	4	46	46	—
100 percent or more	35	11	24	24	—
Median	71	...	71	71	...
Purchased 1989 or earlier	448	263	184	167	18
Less than 20 percent	135	104	31	24	7
20 to 39 percent	111	63	48	42	6
40 to 59 percent	57	27	30	30	—
60 to 79 percent	85	52	33	30	3
80 to 99 percent	23	12	12	12	—
100 percent or more	37	6	31	29	2
Median	36	29	49	52	...
Not acquired by purchase	103	89	15	11	4
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	591	198	393	375	18
Less than \$500	12	12	—	—	—
\$500 to \$999	21	16	4	4	—
\$1,000 to \$2,499	79	26	53	49	4
\$2,500 to \$4,999	113	53	60	57	3
\$5,000 to \$7,499	87	24	63	61	2
\$7,500 to \$9,999	37	8	29	29	—
\$10,000 to \$14,999	70	18	52	52	—
\$15,000 to \$19,999	37	8	29	27	3
\$20,000 to \$29,999	55	21	34	34	—
\$30,000 or more	80	12	68	62	6
Median	7 038	4 597	8 879	8 885	...
Mean	14 276	9 937	16 461	16 325	...
Properties with no capital improvements between 1998 and 2000	390	190	200	197	4
Capital improvements not reported	106	57	49	45	4

Table 3-1. Mortgage Status, 2- to 4-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	591	198	393	375	18
Less than \$500	43	31	12	11	2
\$500 to \$999	36	14	22	22	—
\$1,000 to \$2,499	166	68	99	93	5
\$2,500 to \$4,999	121	36	84	82	2
\$5,000 to \$7,499	65	14	50	50	1
\$7,500 to \$9,999	37	8	29	27	2
\$10,000 to \$14,999	55	15	40	39	1
\$15,000 to \$19,999	17	4	13	13	—
\$20,000 to \$29,999	22	2	20	14	5
\$30,000 or more	29	6	24	24	—
Median	3 541	2 192	4 398	4 384	...
Mean	6 581	4 643	7 556	7 509	...
Properties with no capital improvements between 1998 and 2000	390	190	200	197	4
Capital improvements not reported	106	57	49	45	4
Age Restrictions					
Property located in subdivision restricted to people age 55 or older	25	13	12	12	—
Property located in subdivision not restricted to people age 55 or older	1 006	398	607	584	24
Not reported	56	33	23	21	2
Neighborhood Composition					
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older	126	58	68	64	4
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	663	246	417	402	16
Don't know or not reported	298	141	158	151	6
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	27	—	27	27	—
Other government grant or subsidy	4	2	2	2	—
Property tax relief	99	43	55	53	2
Subsidy from a non-profit corporation	1	—	1	1	—
None of the above benefits	754	307	447	428	19
Not reported	202	92	110	105	5
Source of Property Benefits¹					
With property benefits	131	45	86	83	2
Federal government	24	6	17	17	—
State government	53	19	34	34	—
Local government	58	27	31	29	2
Non-profit corporation	1	—	1	1	—
Not reported	9	2	8	8	—
With no property benefits	754	307	447	428	19
Not reported	202	92	110	105	5
Reason for Benefits¹					
With property benefits	131	45	86	83	2
Occupied by low- or moderate-income individuals	21	4	17	17	—
Occupied by elderly or disabled individuals	35	22	13	13	—
A historic structure	3	—	3	3	—
Located in a community development or economic development area	8	—	8	8	—
Covered by a Homestead Exemption	45	18	27	25	2
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	24	4	21	21	—
Not reported	9	2	7	7	—
With no property benefits	754	307	447	428	19
Not reported	202	92	110	105	5
OWNER CHARACTERISTICS					
Owner Status					
1 owner	552	256	295	281	15
2 owners	494	166	328	316	11
3 or more owners	41	22	20	20	—
Age of Owner					
Under 25	8	—	8	8	—
25 to 34	106	3	103	101	3
35 to 44	141	18	122	122	—
45 to 54	200	36	164	160	4
55 to 64	188	77	111	105	6
65 to 74	188	123	66	57	8
75 and over	174	147	27	25	3
Not reported	82	41	41	39	2
Median	58	71	49	49	...

Table 3-1. Mortgage Status, 2- to 4-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
OWNER CHARACTERISTICS—Con.					
Race of Owner					
White alone	931	389	542	518	24
Black or African American alone	109	38	71	69	2
American Indian or Alaskan Native alone	2	—	—	—	—
Asian alone	25	9	16	16	—
Native Hawaiian or Other Pacific Islander alone	10	2	8	8	—
Two or more races	9	5	5	5	—
Sex of Owner					
Male	718	256	461	447	14
Female	369	188	181	169	12
Hispanic/Latino Origin					
Hispanic/Latino owner(s) only	149	35	113	113	—
No Hispanic/Latino owner(s)	938	409	529	503	26
Veteran Status¹					
Veteran	228	108	120	117	2
Active member of Reserves or National Guard for at least 6 years	15	6	9	7	2
Persian Gulf War or after (August 1990 to present)	9	1	8	8	—
Vietnam or after (August 1964 to July 1990)	80	17	63	63	—
Korean conflict or after (July 1950 to July 1964)	64	32	32	32	—
World War II or after (September 1940 to June 1950)	81	65	16	15	1
Nonveteran	776	297	478	457	21
Not reported	83	39	45	43	2
Income					
Less than \$5,000	102	50	52	50	2
\$5,000 to \$9,999	14	9	5	5	—
\$10,000 to \$14,999	70	47	24	21	2
\$15,000 to \$19,999	75	42	33	29	4
\$20,000 to \$24,999	82	41	41	41	—
\$25,000 to \$29,999	83	51	32	27	5
\$30,000 to \$34,999	55	24	31	31	—
\$35,000 to \$39,999	73	27	45	44	2
\$40,000 to \$49,999	107	34	73	67	7
\$50,000 to \$59,999	92	30	62	62	—
\$60,000 to \$79,999	138	34	104	104	1
\$80,000 to \$99,999	74	22	52	50	2
\$100,000 to \$119,999	43	4	39	39	—
\$120,000 or more	78	29	49	47	2
Median	39 245	28 286	47 971	49 922	...
Mean	56 397	45 258	64 097	63 551	...
Owned Home Previously					
Previously owned home	511	214	297	283	14
Never owned home before	502	191	311	300	10
Not reported	74	39	35	33	2
RECURRING EXPENSES					
Real Estate Tax Per Housing Unit					
Acquired before 2000	965	410	555	530	24
Less than \$100	165	84	82	78	4
\$100 to \$199	19	12	7	7	—
\$200 to \$299	44	17	27	23	4
\$300 to \$399	49	23	26	22	4
\$400 to \$499	60	24	36	34	2
\$500 to \$599	73	39	34	34	—
\$600 to \$699	53	17	36	36	—
\$700 to \$799	55	20	35	33	2
\$800 to \$899	44	14	30	30	—
\$900 to \$999	48	8	40	40	—
\$1,000 to \$1,249	92	43	49	45	4
\$1,250 to \$1,499	57	23	35	33	2
\$1,500 to \$1,999	68	27	41	40	1
\$2,000 to \$2,499	41	13	28	28	—
\$2,500 or more	77	31	46	46	—
Not reported	20	16	4	3	2
Median	717	597	779	793	...
Mean	952	893	995	1 015	...
Acquired 2000 and 2001 (part)	122	34	88	86	2

Table 3-1. Mortgage Status, 2- to 4-Unit Homeowner Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit as only mortgage]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
RECURRING EXPENSES—Con.					
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	965	410	555	530	24
Less than \$5	224	106	118	114	4
\$5 to \$9	191	69	122	114	8
\$10 to \$14	182	64	117	109	9
\$15 to \$19	128	45	83	81	2
\$20 to \$24	67	35	31	31	—
\$25 to \$29	54	23	31	31	—
\$30 to \$39	95	50	45	45	—
\$40 to \$49	—	—	—	—	—
\$50 to \$59	2	2	—	—	—
\$60 or more	3	—	3	3	—
Not reported or not computed	20	16	4	3	2
Median	12	12	12	12	...
Acquired 2000 and 2001 (part)	122	34	88	86	2

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
2- to 4-housing-unit properties with traditional first mortgage	617	478	17	109	12
PROPERTY CHARACTERISTICS					
Manner of Acquisition					
By purchase	606	468	17	108	12
Placed one new mortgage	548	424	16	96	12
Placed two or more new mortgages	31	24	2	5	—
Assumed mortgage(s) already on property	7	4	—	3	—
Assumed mortgage(s) already on property and placed new mortgage	4	4	—	—	—
Borrowed using assets other than this property as collateral	5	5	—	—	—
Paid all cash-no borrowing	10	6	—	4	—
Other manner	—	—	—	—	—
By inheritance or gift	4	4	—	—	—
By divorce	5	5	—	—	—
By some other manner	—	—	—	—	—
Not reported	2	2	—	—	—
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	328	248	14	56	10
Sale of previous home	60	49	—	9	2
Sale of other real property or other investments	19	17	—	2	—
Savings	208	162	9	30	7
Borrowing from a retirement plan	25	19	—	5	—
Borrowing using assets other than this property as collateral	8	8	—	—	—
Proceeds from an insurance policy	3	1	—	2	—
Payments in a lease-purchase agreement	—	—	—	—	—
From a state or local government source	4	4	—	—	—
From a non-profit organization	—	—	—	—	—
From parents or relatives	50	39	3	6	2
Other	—	—	—	—	—
No downpayment required	19	10	2	8	—
Not reported	3	2	—	1	—
Other properties	287	228	4	53	2
Not reported	2	2	—	—	—
Year Property Acquired					
1999 to 2001 (part)	152	122	9	20	2
1997 and 1998	101	85	—	16	—
1995 and 1996	83	51	5	20	8
1990 to 1994	111	88	2	22	—
1985 to 1989	64	52	2	10	—
1980 to 1984	37	27	—	10	—
1975 to 1979	28	25	—	3	—
1970 to 1974	16	11	—	3	2
1969 or earlier	24	19	—	5	—
Property New or Previously Occupied When Acquired					
Acquired by purchase	606	468	17	108	12
New	52	40	—	12	—
Previously occupied by someone else	548	427	17	92	12
Converted from nonresidential use	—	—	—	—	—
Other	2	1	—	2	—
Not reported	3	1	—	3	—
Other properties	9	9	—	—	—
Not reported	2	2	—	—	—
Year Structure Built					
1999 to March 2000	21	19	2	—	—
1997 and 1998	13	9	—	4	—
1995 and 1996	8	7	—	1	—
1990 to 1994	24	16	—	8	—
1980 to 1989	59	46	1	12	—
1970 to 1979	56	46	3	5	2
1960 to 1969	27	21	2	2	2
1950 to 1959	63	46	—	12	4
1940 to 1949	50	38	1	11	—
1939 or earlier	296	229	9	55	3
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	244	198	9	36	2
Less than \$20,000	13	7	—	6	—
\$20,000 to \$39,999	63	47	7	9	—
\$40,000 to \$59,999	59	56	—	3	—
\$60,000 to \$79,999	41	36	—	5	—
\$80,000 to \$99,999	14	12	2	—	—
\$100,000 to \$124,999	17	13	—	4	—
\$125,000 to \$149,999	5	5	—	—	—
\$150,000 to \$174,999	9	6	—	3	—
\$175,000 to \$199,999	9	7	—	—	2
\$200,000 to \$249,999	3	2	—	2	—
\$250,000 to \$299,999	4	4	—	—	—
\$300,000 to \$499,999	4	2	—	2	—
\$500,000 or more	2	—	—	2	—
Median	55 523	55 714	...	...	...
Mean	79 384	72 917	...	...	...
Other properties	372	281	8	73	10

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Value					
Less than \$20,000	2	2	—	—	—
\$20,000 to \$39,999	17	12	2	3	—
\$40,000 to \$59,999	33	28	—	4	—
\$60,000 to \$79,999	58	42	6	6	3
\$80,000 to \$99,999	73	57	2	14	—
\$100,000 to \$124,999	81	60	2	19	—
\$125,000 to \$149,999	49	46	—	3	—
\$150,000 to \$174,999	59	44	—	13	2
\$175,000 to \$199,999	38	27	—	9	2
\$200,000 to \$249,999	64	49	2	11	2
\$250,000 to \$299,999	25	19	2	5	—
\$300,000 to \$499,999	77	65	2	9	2
\$500,000 or more	39	26	—	13	—
Median	147 704	145 183	...	159 724	...
Mean	220 603	202 243	...	318 530	...
Value Per Housing Unit²					
Less than \$20,000	25	15	2	8	—
\$20,000 to \$39,999	110	88	9	10	3
\$40,000 to \$59,999	139	108	2	29	—
\$60,000 to \$79,999	99	83	1	15	—
\$80,000 to \$99,999	48	34	—	9	4
\$100,000 to \$124,999	63	48	—	13	2
\$125,000 to \$149,999	27	20	2	6	—
\$150,000 to \$174,999	21	20	—	1	—
\$175,000 to \$199,999	19	14	—	3	2
\$200,000 to \$249,999	32	27	2	3	—
\$250,000 to \$299,999	4	2	—	2	—
\$300,000 to \$499,999	17	11	—	6	—
\$500,000 or more	12	8	—	4	—
Median	66 912	66 713	...	69 814	...
Mean	103 084	93 084	...	154 854	...
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	375	287	8	69	10
Less than \$500	—	—	—	—	—
\$500 to \$999	4	4	—	1	—
\$1,000 to \$2,499	49	36	3	10	—
\$2,500 to \$4,999	57	40	—	11	5
\$5,000 to \$7,499	61	45	—	14	—
\$7,500 to \$9,999	29	25	—	4	—
\$10,000 to \$14,999	52	33	2	15	2
\$15,000 to \$19,999	27	24	—	2	—
\$20,000 to \$29,999	34	29	—	5	—
\$30,000 or more	62	51	3	7	—
Median	8 885	9 388	...	7 318	...
Mean	16 325	17 718	...	11 064	...
Properties with no capital improvements between 1998 and 2000	197	154	7	33	2
Capital improvements not reported	45	37	2	6	—
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	375	287	8	69	10
Less than \$500	11	7	—	4	—
\$500 to \$999	22	20	1	1	—
\$1,000 to \$2,499	93	65	3	21	5
\$2,500 to \$4,999	82	64	—	16	2
\$5,000 to \$7,499	50	30	2	16	2
\$7,500 to \$9,999	27	27	—	—	—
\$10,000 to \$14,999	39	32	—	7	—
\$15,000 to \$19,999	13	9	2	3	—
\$20,000 to \$29,999	14	13	1	—	—
\$30,000 or more	24	21	—	3	—
Median	4 384	4 542	...	3 907	...
Mean	7 509	8 158	...	5 179	...
Properties with no capital improvements between 1998 and 2000	197	154	7	33	2
Capital improvements not reported	45	37	2	6	—
Age Restrictions					
Property located in subdivision restricted to people age 55 or older	12	12	—	—	—
Property located in subdivision not restricted to people age 55 or older	584	453	16	103	12
Not reported	21	13	2	6	—
Neighborhood Composition					
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older	64	53	—	10	—
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	402	293	12	84	12
Don't know or not reported	151	132	5	15	—
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	27	17	—	6	3
Other government grant or subsidy	2	—	—	2	—
Property tax relief	53	42	—	9	2
Subsidy from a non-profit corporation	1	1	—	—	—
None of the above benefits	428	338	13	71	6
Not reported	105	80	5	20	—

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Source of Property Benefits¹					
With property benefits	83	60	—	18	6
Federal government	17	12	—	5	—
State government	34	24	—	9	—
Local government	29	20	—	7	2
Non-profit corporation	1	1	—	—	—
Not reported	8	4	—	—	3
With no property benefits	428	338	13	71	6
Not reported	105	80	5	20	—
Reason for Benefits¹					
With property benefits	83	60	—	18	6
Occupied by low- or moderate-income individuals	17	6	—	8	3
Occupied by elderly or disabled individuals	13	13	—	1	—
A historic structure	3	—	—	3	—
Located in a community development or economic development area	8	6	—	2	—
Covered by a Homestead Exemption	25	20	—	3	2
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	21	15	—	6	—
Not reported	7	7	—	—	—
With no property benefits	428	338	13	71	6
Not reported	105	80	5	20	—
OWNER CHARACTERISTICS					
Owner Status					
1 owner	281	225	10	41	5
2 owners	316	238	8	64	7
3 or more owners	20	16	—	4	—
Age of Owner					
Under 25	8	8	—	—	—
25 to 34	101	77	3	16	4
35 to 44	122	94	—	25	3
45 to 54	160	128	6	24	2
55 to 64	105	82	4	17	2
65 to 74	57	47	1	10	—
75 and over	25	20	2	3	—
Not reported	39	23	—	14	—
Median	49	49	...	48	...
Race of Owner					
White alone	518	404	16	89	10
Black or African American alone	69	51	—	16	2
American Indian or Alaskan Native alone	—	—	—	—	—
Asian alone	16	10	2	4	—
Native Hawaiian or Other Pacific Islander alone	8	8	—	—	—
Two or more races	5	5	—	—	—
Sex of Owner					
Male	447	345	11	85	7
Female	169	134	6	24	5
Hispanic/Latino Origin					
Hispanic/Latino owner(s) only	113	83	4	22	4
No Hispanic owner(s)	503	395	14	87	7
Veteran Status¹					
Veteran	117	98	2	18	—
Active member of Reserves or National Guard for at least 6 years	7	7	—	—	—
Persian Gulf War or after (August 1990 to present)	8	2	—	5	—
Vietnam or after (August 1964 to July 1990)	63	54	2	7	—
Korean conflict or after (July 1950 to July 1964)	32	24	—	8	—
World War II or after (September 1940 to June 1950)	15	15	—	—	—
Nonveteran	457	356	14	75	12
Not reported	43	25	2	15	—
Income					
Less than \$5,000	50	39	2	9	—
\$5,000 to \$9,999	5	3	2	—	—
\$10,000 to \$14,999	21	17	—	1	3
\$15,000 to \$19,999	29	22	4	3	—
\$20,000 to \$24,999	41	29	5	5	2
\$25,000 to \$29,999	27	19	1	7	—
\$30,000 to \$34,999	31	18	—	13	—
\$35,000 to \$39,999	44	36	—	8	—
\$40,000 to \$49,999	67	53	—	11	2
\$50,000 to \$59,999	62	41	—	21	—
\$60,000 to \$79,999	104	93	—	9	2
\$80,000 to \$99,999	50	44	—	6	—
\$100,000 to \$119,999	39	27	2	7	2
\$120,000 or more	47	37	1	9	—
Median	49 022	50 802	...	47 702	...
Mean	63 551	60 042	...	85 240	...

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
OWNER CHARACTERISTICS—Con.					
Owned Home Previously					
Previously owned home	283	226	8	46	2
Never owned home before	300	229	6	55	10
Not reported	33	24	3	7	—
2- to 4-housing-unit properties with traditional first mortgage	617	478	17	109	12
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	—	—	—	—	—
By telephone or FAX	71	61	1	7	2
By regular mail	14	11	—	3	—
By personal visit	339	257	11	64	7
Through third party (such as real estate agent or builder)	135	105	4	24	3
Some other way	—	—	—	—	—
Not reported	54	43	2	8	—
Not available	3	1	—	2	—
Origin of First Mortgage					
Mortgage made at time property acquired	433	330	12	81	10
Mortgage assumed at time property acquired	8	4	—	3	—
Mortgage placed later than acquisition of property	176	144	5	25	2
Refinanced mortgage	161	130	4	25	2
Same lender	34	29	—	6	—
Different lender	126	101	4	19	2
Mortgage placed on property owned free and clear of debt	16	14	1	—	—
Not available	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property ..					
Obtain lower interest rate	176	144	5	25	2
Increase payment period for mortgage	97	77	4	15	2
Reduce payment period for mortgage	—	—	—	—	—
Renew or extend loan that had fallen due, without increasing outstanding balance	8	8	—	—	—
Receive cash or increase outstanding balance of loan	65	54	1	10	—
Other reason	4	4	—	—	—
Not reported	2	2	—	—	—
Other properties	440	334	12	84	10
Not available	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received					
Less than \$20,000	85	64	1	19	—
\$20,000 to \$39,999	36	24	—	11	—
\$40,000 to \$59,999	27	22	—	5	—
\$60,000 to \$79,999	9	9	—	—	—
\$80,000 to \$99,999	6	3	—	3	—
\$100,000 to \$124,999	—	—	—	—	—
\$125,000 to \$149,999	7	5	1	—	—
\$150,000 to \$174,999	1	1	—	—	—
\$175,000 to \$199,999	—	—	—	—	—
\$200,000 to \$249,999	—	—	—	—	—
\$250,000 to \$299,999	—	—	—	—	—
\$300,000 or more	—	—	—	—	—
Median	25 082	27 084	...	...	...
Mean	33 126	34 128	...	...	...
Properties that refinanced and did not receive cash back	80	73	4	4	—
Properties that refinanced and did not report if received cash back	11	8	—	2	2
Properties that did not refinance	440	334	12	84	10
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received¹					
For additions, improvements or repairs to this property	85	64	1	19	—
To consolidate debts	45	36	—	9	—
For investment in other real estate	53	39	1	13	—
For other types of investments	10	4	—	7	—
For educational or medical expenses	—	—	—	—	—
To start a business	3	3	—	—	—
To settle a divorce	3	2	—	1	—
To pay taxes	3	3	—	—	—
To purchase an automobile, truck, or other vehicle	9	9	—	—	—
To purchase consumer product other than automobile, truck, or other vehicle	—	—	—	—	—
Other	2	2	—	—	—
Not reported	—	—	—	—	—
Properties that refinanced and did not receive cash back	80	73	4	4	—
Properties that refinanced and did not report if received cash back	11	8	—	2	2
Properties that did not refinance	440	334	12	84	10
Not available	—	—	—	—	—

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	236	193	10	31	2
1997 and 1998	113	99	—	14	—
1995 and 1996	88	54	5	21	8
1990 to 1994	137	103	2	31	2
1985 to 1989	12	9	—	4	—
1980 to 1984	19	10	—	9	—
1979 or earlier	10	10	—	—	—
First Mortgage Insurance Status					
FHA-insured first mortgage	72	53	—	15	3
VA-guaranteed first mortgage	13	13	—	—	—
Rural Housing Service-Rural Development- insured or -guaranteed first mortgage	5	1	—	3	—
Other federal, state, or local government-insured or guaranteed first mortgage	11	6	2	—	2
Insured conventional first mortgage	70	56	1	13	—
Uninsured conventional first mortgage	446	348	14	77	6
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$20,000	26	18	—	8	—
\$20,000 to \$29,999	28	18	2	8	—
\$30,000 to \$39,999	34	31	—	3	—
\$40,000 to \$49,999	33	29	—	4	—
\$50,000 to \$59,999	60	49	5	6	—
\$60,000 to \$79,999	82	56	4	19	3
\$80,000 to \$99,999	93	77	1	15	—
\$100,000 to \$149,999	112	91	1	15	4
\$150,000 to \$199,999	58	41	4	10	2
\$200,000 to \$249,999	28	23	—	5	—
\$250,000 to \$299,999	11	8	—	3	—
\$300,000 or more	39	29	—	8	2
Not reported	12	9	—	3	—
Median	88 460	88 979	...	85 678	...
Mean	119 482	112 557	...	153 113	...
Total Mortgage Loan					
Less than \$20,000	26	18	—	8	—
\$20,000 to \$29,999	24	17	2	5	—
\$30,000 to \$39,999	34	31	—	3	—
\$40,000 to \$49,999	30	26	—	4	—
\$50,000 to \$59,999	57	43	5	9	—
\$60,000 to \$79,999	82	59	4	17	3
\$80,000 to \$99,999	90	74	1	14	—
\$100,000 to \$149,999	110	86	1	18	4
\$150,000 to \$199,999	64	49	2	11	2
\$200,000 to \$249,999	32	25	2	5	—
\$250,000 to \$299,999	14	11	—	3	—
\$300,000 or more	42	32	—	8	2
Not reported	12	9	—	3	—
Median	91 032	91 245	...	89 970	...
Mean	125 478	118 401	...	159 865	...
Traditional First Mortgage Outstanding Debt					
Less than \$10,000	20	14	—	6	—
\$10,000 to \$19,999	18	14	—	4	—
\$20,000 to \$29,999	38	30	2	6	—
\$30,000 to \$39,999	33	28	—	5	—
\$40,000 to \$49,999	52	47	3	2	—
\$50,000 to \$59,999	55	35	2	14	3
\$60,000 to \$79,999	87	65	4	18	—
\$80,000 to \$99,999	85	64	3	16	2
\$100,000 to \$149,999	111	89	4	14	5
\$150,000 to \$199,999	46	38	—	8	—
\$200,000 to \$249,999	12	11	—	2	—
\$250,000 to \$299,999	11	8	—	3	—
\$300,000 or more	36	26	—	8	2
Not reported	12	9	—	3	—
Median	79 713	80 227	...	77 030	...
Mean	108 541	102 885	...	135 627	...
Total Mortgage Outstanding Debt					
Less than \$10,000	20	14	—	6	—
\$10,000 to \$19,999	18	14	—	4	—
\$20,000 to \$29,999	37	29	2	7	—
\$30,000 to \$39,999	32	27	—	5	—
\$40,000 to \$49,999	51	43	3	4	—
\$50,000 to \$59,999	51	31	2	14	3
\$60,000 to \$79,999	93	72	4	18	—
\$80,000 to \$99,999	71	57	3	8	2
\$100,000 to \$149,999	117	90	2	20	5
\$150,000 to \$199,999	45	38	—	7	—
\$200,000 to \$249,999	24	19	2	4	—
\$250,000 to \$299,999	10	7	—	3	—
\$300,000 or more	39	29	—	8	2
Not reported	9	9	—	—	—
Median	80 575	81 984	...	75 142	...
Mean	111 935	106 326	...	137 788	...

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Current Interest Rate on First Mortgage					
Less than 6.0 percent	201	139	11	43	9
6.0 percent	1	1	—	—	—
6.1 to 6.4 percent	8	8	—	—	—
6.5 to 6.9 percent	57	48	—	5	3
7.0 percent	58	40	—	18	—
7.1 to 7.4 percent	59	48	2	9	—
7.5 to 7.9 percent	55	45	2	9	—
8.0 percent	15	15	—	—	—
8.1 to 8.4 percent	3	2	—	—	—
8.5 to 8.9 percent	30	30	—	—	—
9.0 percent	4	3	—	1	—
9.1 to 9.4 percent	9	5	—	4	—
9.5 to 9.9 percent	9	7	1	1	—
10.0 percent	2	—	2	—	—
10.1 to 10.4 percent	6	6	—	—	—
10.5 to 10.9 percent	7	7	—	—	—
11.0 percent	6	6	—	—	—
11.1 to 12.9 percent	11	8	—	3	—
13.0 percent	3	3	—	—	—
13.1 percent or more	73	59	—	14	—
Not reported	—	—	—	—	—
Median	7.1	7.1	...	7.0	...
Type of Interest Rate Buydown					
Properties with interest rate buydown	9	9	—	—	—
Constant payment	1	1	—	—	—
3-2-1 buydown	2	2	—	—	—
Other	—	—	—	—	—
Not reported	6	6	—	—	—
Properties without interest rate buydown	270	216	7	43	3
Not reported	338	253	11	65	9
Term of First Mortgage					
Less than 5 years	4	—	4	—	—
5 years	5	3	1	—	—
6 to 9 years	—	—	—	—	—
10 years	15	15	—	—	—
11 to 14 years	3	3	—	—	—
15 years	53	52	—	1	—
16 to 19 years	1	1	—	—	—
20 years	14	8	—	6	—
21 to 24 years	—	—	—	—	—
25 years	7	4	—	3	—
26 to 29 years	3	1	—	—	—
30 years	219	174	2	42	3
More than 30 years	—	—	—	—	—
No stated term	293	217	11	57	9
Median	30+	30+	...	30+	...
Unexpired Term of First Mortgage					
Less than 5 years	13	8	4	1	—
5 to 9 years	18	16	1	—	—
10 to 14 years	54	45	—	9	—
15 to 19 years	20	16	—	4	—
20 to 24 years	59	40	2	17	—
25 to 29 years	127	104	—	20	3
30 or more years	33	33	—	—	—
No stated term or not computed	293	217	11	57	9
Median	25	25	...	23	...
Holder of First Mortgage					
Commercial bank or trust company	103	72	8	23	—
Savings and loan association, federal savings bank	72	46	—	25	—
Mutual savings bank	6	3	—	3	—
Life insurance company	11	5	1	3	2
Mortgage banker or mortgage company	52	46	—	6	—
Federally-sponsored secondary market agency or pool	258	226	6	23	2
Conventional mortgage pool	19	14	—	5	—
Other federal agency	23	15	—	5	2
Real estate investment trust	—	—	—	—	—
Pension or retirement fund	—	—	—	—	—
Credit union	10	5	—	5	—
Finance company	10	5	3	2	—
State or municipal government or housing finance agency	29	23	—	5	—
Individual or individual's estate	14	10	—	1	3
Other	10	7	—	1	2
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	432	326	12	84	10
Less than 40 percent	24	16	—	8	—
40 to 49 percent	10	10	—	—	—
50 to 59 percent	13	8	1	3	—
60 to 69 percent	43	37	2	4	—
70 to 79 percent	40	28	—	12	—
80 to 89 percent	63	45	4	11	3
90 to 94 percent	28	23	—	5	—
95 to 99 percent	44	35	3	4	2
100 percent or more	156	117	2	33	4
Not reported	11	7	—	3	—
Median	93	93	...	91	...
Other properties	185	153	5	25	2
Not available	—	—	—	—	—

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	432	326	12	84	10
Less than 40 percent	30	22	—	9	—
40 to 49 percent	8	8	—	—	—
50 to 59 percent	22	14	3	5	—
60 to 69 percent	79	68	—	12	—
70 to 79 percent	46	29	—	16	—
80 to 89 percent	60	44	4	11	—
90 to 94 percent	30	22	—	5	3
95 to 99 percent	45	34	3	5	2
100 percent or more	102	79	2	17	4
Not reported	9	6	—	3	—
Median	84	84	—	79	—
Other properties	185	153	5	25	2
Not available	—	—	—	—	—
First Mortgage Risk					
Subprime loan	41	30	1	10	—
Not subprime loan	576	448	17	99	12
Not reported	—	—	—	—	—
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	121	...	...	109	12
Treasury security	31	...	...	31	—
Average cost of funds in bank district	5	...	...	5	—
National average cost of funds	—	...	...	—	—
OTS contract mortgage rate	—	...	...	—	—
Other method	10	...	...	7	3
No index used	—	...	...	—	—
Not reported	74	...	...	65	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	121	...	...	109	12
Monthly	5	...	...	5	—
Every 3 months	—	...	...	—	—
Every 6 months	2	...	...	2	—
Yearly	29	...	...	29	—
Every 3 years	2	...	...	2	—
Every 5 years	—	...	...	—	—
Other	9	...	...	5	3
Not reported	74	...	...	65	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	121	...	...	109	12
Less than 1 percent	2	...	...	2	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	3	...	...	3	—
2 percent	25	...	...	25	—
2.1 to 2.9 percent	1	...	...	1	—
3 percent	—	...	...	—	—
3.1 to 3.9 percent	2	...	...	2	—
4.0 percent or more	6	...	...	3	3
No caps	5	...	...	5	—
Not reported	78	...	...	69	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	121	...	...	109	12
Less than 1 percent	—	...	...	—	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	3	...	...	—	3
2 percent	2	...	...	2	—
2.1 to 2.9 percent	—	...	...	—	—
3 percent	—	...	...	—	—
3.1 to 3.9 percent	—	...	...	—	—
4.0 percent or more	36	...	...	36	—
No caps	3	...	...	3	—
Not reported	76	...	...	67	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	121	...	...	109	12
Yes, rate has changed	35	...	...	31	3
No change since mortgage made	12	...	...	12	—
Not reported	74	...	...	65	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	121	...	...	109	12
Less than 1 percent	2	...	...	2	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	2	...	...	2	—
2.1 to 2.9 percent	26	...	...	26	—
3 percent	9	...	...	9	—
3.1 to 3.9 percent	3	...	...	3	—
4 percent	—	...	...	—	—
4.1 to 4.9 percent	—	...	...	—	—
5 percent or more	6	...	...	2	3
Not reported	74	...	...	65	9
Median	2.8	...	...	2.7	—
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
ARM Convertible to Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	121	...	...	109	12
Can be converted	8	...	...	5	3
Cannot be converted	36	...	...	36	—
Not reported	76	...	...	68	9
Other properties	496	478	17	—	—
Not reported	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	8	...	...	8	—
Payments can change monthly	2	...	...	2	—
Payments can change every three months	—	...	...	—	—
Payments can change every six months	—	...	...	—	—
Payments can change yearly	3	...	...	3	—
Payments can change every 3 years	—	...	...	—	—
Payments can change every 5 years	—	...	...	—	—
Other	3	...	...	3	—
Not reported	—	...	...	—	—
Monthly payments cannot change	535	478	17	36	3
Not reported	74	—	—	65	9
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	8	...	...	8	—
Yes, unrestricted negative amortization	—	...	...	—	—
Yes, restricted negative amortization	2	...	...	2	—
No negative amortization allowed	6	...	...	6	—
Not reported	—	...	...	—	—
Monthly payments cannot change	535	478	17	36	3
Not reported	74	—	—	65	9
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	590	465	14	99	12
Interest and principal	588	465	14	97	12
Fully amortized	543	438	—	94	12
Not fully amortized	45	28	14	3	—
Interest only	2	—	—	2	—
No regular payments required	5	—	3	2	—
Not reported	21	13	—	8	—
Items Included in First Mortgage Payment¹					
Regular monthly payments of both interest and principal	588	465	14	97	12
Real estate taxes	206	173	—	29	3
Property insurance	168	141	—	23	3
Mortgage insurance	63	52	—	8	3
Other	68	54	—	13	—
No items included or not reported	378	287	14	67	9
No regular payments of interest and principal	28	13	3	12	—
Monthly Interest and Principal Payments on First Mortgage					
Monthly payments of interest and/or principal	590	465	14	99	12
Less than \$100	—	—	—	—	—
\$100 to \$199	13	11	—	2	—
\$200 to \$299	25	20	—	5	—
\$300 to \$399	67	59	3	2	3
\$400 to \$499	55	39	3	13	—
\$500 to \$599	47	33	4	9	—
\$600 to \$699	70	58	—	12	—
\$700 to \$799	40	26	1	12	—
\$800 to \$899	45	39	—	6	—
\$900 to \$999	36	31	—	4	—
\$1,000 to \$1,249	73	55	2	14	2
\$1,250 to \$1,499	34	26	—	6	—
\$1,500 or more	84	67	—	13	4
Median	743	745	—	753	—
Mean	1 155	1 193	—	1 043	—
No regular payments required	5	—	3	2	—
Not reported	21	13	—	8	—

Table 3-2. Type of First Mortgage, 2- to 4-Unit Homeowner Mortgaged Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	611	478	14	106	12
Up-to-date, ahead of schedule, or less than 90 days past due	277	229	4	41	3
Delinquent by 90 days or more	4	4	—	—	—
Legal proceedings have begun	2	2	—	—	—
Legal proceedings have not begun	3	3	—	—	—
Not reported	—	—	—	—	—
Not reported	330	245	11	65	9
Other properties	5	—	3	2	—
Monthly Interest and Principal Payments on Total Mortgages					
Regular monthly payments of interest and/or principal	592	467	14	99	12
Less than \$100	—	—	—	—	—
\$100 to \$199	13	11	—	2	—
\$200 to \$299	24	20	—	5	—
\$300 to \$399	65	57	3	2	3
\$400 to \$499	54	41	3	10	—
\$500 to \$599	47	34	4	9	—
\$600 to \$699	60	54	—	6	—
\$700 to \$799	33	19	1	13	—
\$800 to \$899	44	33	—	12	—
\$900 to \$999	42	35	—	8	—
\$1,000 to \$1,249	68	54	—	13	2
\$1,250 to \$1,499	44	34	—	8	2
\$1,500 or more	95	76	2	13	4
Median	793	785	...	825	...
Mean	1 230	1 271	...	1 108	...
No regular payments required	25	12	3	10	—
Interest and Principal Payments on Total Mortgages as Percent of Income					
Regular payments of interest and/or principal	592	467	14	99	12
Less than 5 percent	9	8	1	1	—
5 to 9 percent	59	55	—	4	—
10 to 14 percent	75	64	—	11	—
15 to 19 percent	118	91	2	23	2
20 to 24 percent	86	69	—	17	—
25 to 29 percent	66	51	3	12	—
30 to 34 percent	46	40	—	3	3
35 to 39 percent	33	21	2	7	2
40 to 49 percent	22	14	1	6	2
50 percent or more	40	24	3	11	2
Not reported or not computed	37	31	2	4	—
Median	21	20	...	22	...
No regular payments required	25	12	3	10	—

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
2- to 4-housing-unit properties	444	199	245	229	82	147	208	95	113	205	67	138
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	395	184	211	205	70	134	166	76	90	167	53	114
In central cities	180	75	105	115	43	71	68	33	35	81	19	62
Not in central cities	215	109	106	90	27	63	98	43	55	86	34	52
Outside MAs	50	16	34	24	12	12	42	19	23	38	14	24
Manner of Acquisition												
By purchase	395	156	238	212	69	143	192	79	113	185	50	134
Placed one new mortgage	334	116	219	167	36	131	134	35	99	133	20	113
Placed two or more new mortgages	13	2	11	8	1	7	9	2	8	8	3	5
Assumed mortgage(s) already on property	7	7	—	8	5	3	6	5	1	7	2	5
Assumed mortgage(s) already on property and placed new mortgage	1	1	—	—	—	—	2	—	2	3	—	3
Borrowed using assets other than this property as collateral	—	—	—	6	6	—	13	11	3	4	2	2
Paid all cash-no borrowing	36	27	8	24	22	2	24	24	—	27	21	7
Other manner	3	3	—	—	—	—	3	3	—	3	3	—
By inheritance or gift	43	41	2	16	12	4	11	10	—	16	14	2
By divorce	3	—	3	—	—	—	—	—	—	2	—	2
By some other manner	—	—	—	—	—	—	—	—	—	1	1	—
Not reported	4	2	2	1	1	—	5	5	—	2	2	—
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	143	16	126	103	26	77	81	21	60	74	5	69
Sale of previous home	10	1	9	27	6	21	21	4	17	18	4	14
Sale of other real property or other investments	3	—	3	10	4	6	5	2	3	7	—	7
Savings	104	12	92	63	15	48	35	4	31	40	1	39
Borrowing from a retirement plan	20	—	20	7	4	3	1	1	—	5	—	5
Borrowing using assets other than this property as collateral	7	—	7	2	1	2	1	1	—	—	—	—
Proceeds from an insurance policy	1	—	1	4	2	2	—	—	—	—	—	—
Payments in a lease-purchase agreement	—	—	—	—	—	—	—	—	—	—	—	—
From a state or local government source	4	—	4	—	—	—	—	—	—	—	—	—
From a non-profit organization	—	—	—	—	—	—	—	—	—	—	—	—
From parents or relatives	23	4	19	10	3	7	15	3	12	12	—	12
Other	—	—	—	—	—	—	—	—	—	—	—	—
No downpayment required	9	2	7	11	3	8	14	9	4	—	—	—
Not reported	1	—	1	3	3	—	4	2	2	—	—	—
Other properties	298	181	117	125	56	70	122	69	53	132	62	69
Not reported	4	2	2	1	1	—	5	5	—	—	—	—
Year Property Acquired												
1999 to 2001 (part)	63	16	46	42	12	30	53	18	35	44	2	42
1997 and 1998	49	8	40	28	3	25	31	9	21	18	1	16
1995 and 1996	50	6	45	35	12	23	8	4	4	17	3	14
1990 to 1994	60	12	48	25	8	17	31	8	24	38	16	23
1985 to 1989	40	14	27	27	9	18	22	9	13	17	6	11
1980 to 1984	33	18	15	17	4	13	9	8	2	13	2	7
1975 to 1979	20	16	4	16	8	8	16	7	9	11	4	11
1970 to 1974	29	16	13	10	6	7	7	7	14	14	10	4
1969 or earlier	101	94	7	29	21	8	30	27	4	32	23	10
Building and Land Acquisition												
Acquired at same time	409	179	230	212	76	136	168	68	100	174	45	129
Not acquired at same time	14	10	4	10	3	7	30	20	10	25	21	4
Land not owned by building owner	6	2	4	3	2	1	6	4	2	2	—	2
Not reported	15	8	7	4	1	3	3	3	—	4	1	3

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Property New or Previously Occupied When Acquired												
Acquired by purchase.....	395	156	238	212	69	143	192	79	113	185	50	134
New.....	40	23	16	19	10	9	50	34	16	33	19	13
Previously occupied by someone else.....	343	127	216	194	59	134	140	44	96	151	30	121
Converted from nonresidential use.....	4	4	—	—	—	—	2	2	—	—	—	—
Other.....	2	—	2	—	—	—	—	—	—	—	—	—
Not reported.....	6	2	3	—	—	—	—	—	—	1	1	—
Other properties.....	46	41	5	16	12	4	11	10	—	19	15	4
Not reported.....	4	2	2	1	1	—	5	5	—	2	2	—
Year Structure Built												
1999 to March 2000.....	8	3	5	7	3	3	11	2	9	5	2	4
1997 and 1998.....	4	—	4	2	—	2	10	3	7	2	—	2
1995 and 1996.....	1	—	1	6	2	4	1	—	1	2	1	1
1990 to 1994.....	10	2	8	3	—	3	13	5	8	12	6	6
1980 to 1989.....	13	7	6	7	1	6	39	18	21	29	1	28
1970 to 1979.....	17	7	10	29	13	17	32	13	20	22	12	10
1960 to 1969.....	29	14	15	11	7	3	23	17	6	15	8	7
1950 to 1959.....	32	16	16	29	17	13	29	17	12	34	10	23
1940 to 1949.....	46	25	20	17	5	12	19	10	9	19	8	11
1939 or earlier.....	286	125	161	119	34	85	31	11	20	66	19	46
Purchase Price Per Housing Unit²												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$20,000.....	14	5	9	10	8	2	6	4	2	7	—	7
\$20,000 to \$39,999.....	27	3	24	12	3	9	26	3	23	7	—	—
\$40,000 to \$59,999.....	21	—	21	19	2	17	25	10	14	7	1	6
\$60,000 to \$79,999.....	15	3	12	11	—	11	9	—	9	11	—	11
\$80,000 to \$99,999.....	1	—	1	8	—	8	4	—	4	2	—	2
\$100,000 to \$124,999.....	4	—	4	6	2	4	4	—	4	8	2	6
\$125,000 to \$149,999.....	1	—	1	—	—	—	—	—	—	4	—	4
\$150,000 to \$174,999.....	1	—	—	3	—	3	—	—	—	5	—	5
\$175,000 to \$199,999.....	8	—	8	—	—	—	—	—	—	1	—	1
\$200,000 to \$249,999.....	—	—	—	—	—	—	—	—	—	3	—	3
\$250,000 to \$299,999.....	—	—	—	—	—	—	—	—	—	4	—	4
\$300,000 to \$499,999.....	—	—	—	—	—	—	—	—	—	4	—	4
\$500,000 or more.....	—	—	—	—	—	—	—	—	—	2	—	2
Median.....	44 494	...	47 018	52 991	...	58 487	44 016	...	44 869	106 369	...	107 714
Mean.....	58 558	...	61 850	57 738	...	63 818	45 299	...	48 281	147 814	...	151 898
Other properties.....	352	189	163	161	68	93	135	77	57	147	64	83
Value												
Less than \$20,000.....	—	—	—	6	4	2	—	—	—	3	3	—
\$20,000 to \$39,999.....	22	8	13	11	11	—	18	12	6	—	—	—
\$40,000 to \$59,999.....	35	13	22	16	8	8	22	12	9	3	3	—
\$60,000 to \$79,999.....	32	13	19	25	10	15	31	17	15	17	7	10
\$80,000 to \$99,999.....	41	19	22	28	6	22	31	9	22	9	—	9
\$100,000 to \$124,999.....	48	12	36	35	9	26	33	22	11	15	6	9
\$125,000 to \$149,999.....	20	12	9	23	10	14	26	1	25	5	1	4
\$150,000 to \$174,999.....	49	23	26	27	6	20	8	3	6	15	7	7
\$175,000 to \$199,999.....	23	5	19	9	1	8	2	—	2	13	1	12
\$200,000 to \$249,999.....	56	34	21	29	10	18	14	10	4	31	9	23
\$250,000 to \$299,999.....	29	17	12	5	2	2	9	—	9	12	8	3
\$300,000 to \$499,999.....	72	30	42	10	4	6	11	9	2	45	15	29
\$500,000 or more.....	17	14	4	7	2	5	1	—	1	38	7	31
Median.....	162 130	174 572	151 245	121 156	108 523	125 697	100 976	93 982	108 946	235 812	230 503	237 809
Mean.....	219 194	217 961	220 198	143 685	126 163	153 519	123 393	115 168	130 317	317 196	232 639	358 545

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value Per Housing Unit²												
Less than \$20,000	27	11	15	20	15	6	20	14	6	3	3	—
\$20,000 to \$39,999	88	35	53	42	19	24	68	36	32	24	13	11
\$40,000 to \$59,999	70	25	45	54	11	42	66	28	38	21	5	17
\$60,000 to \$79,999	60	26	34	55	19	36	23	2	21	18	7	11
\$80,000 to \$99,999	36	12	24	12	3	9	1	—	1	19	3	17
\$100,000 to \$124,999	64	39	26	24	9	16	10	7	3	31	9	23
\$125,000 to \$149,999	26	16	10	4	1	3	9	—	9	15	8	7
\$150,000 to \$174,999	20	11	9	5	2	3	5	5	—	14	6	9
\$175,000 to \$199,999	12	—	3	4	2	3	7	5	2	17	4	12
\$200,000 to \$249,999	31	6	26	—	—	—	1	—	—	11	5	6
\$250,000 to \$299,999	—	—	—	4	—	4	—	—	—	4	3	1
\$300,000 to \$499,999	6	6	—	3	2	1	—	—	—	19	2	17
\$500,000 or more	4	2	2	—	—	—	—	—	—	10	—	10
Median	72 668	82 851	65 889	59 300	53 598	60 967	44 941	38 989	49 519	113 844	109 711	115 402
Mean	102 395	100 023	104 324	68 433	60 375	72 956	55 691	53 624	57 431	146 630	110 376	164 358
Purchase Price as Percent of Value²												
Acquired by purchase	395	156	238	212	69	143	192	79	113	185	50	134
Purchased 1997 to 2001 (part)	93	11	82	68	14	54	74	18	56	58	3	55
Less than 60 percent	19	2	17	18	12	7	17	6	11	19	2	18
60 to 69 percent	12	3	8	3	2	1	4	—	4	5	—	5
70 to 79 percent	5	3	2	5	—	5	2	—	2	5	1	4
80 to 99 percent	36	3	33	24	—	24	34	8	26	26	—	26
100 percent or more	20	—	20	17	—	17	16	3	13	2	—	2
Median	86	—	88	86	—	92	88	—	89	78	—	80
Purchased 1990 to 1996 (part)	102	9	93	58	18	40	37	9	28	47	10	37
Less than 40 percent	13	1	13	6	1	5	11	1	9	9	2	7
40 to 59 percent	14	3	12	12	2	10	3	—	3	8	—	8
60 to 79 percent	39	4	35	21	7	14	9	4	5	11	4	7
80 to 99 percent	18	—	18	11	3	8	8	1	7	12	—	12
100 percent or more	18	2	16	5	2	3	6	3	3	6	4	3
Median	72	—	73	69	—	—	—	—	—	—	—	—
Purchased 1989 or earlier	200	137	63	87	37	49	82	53	29	79	37	43
Less than 20 percent	79	66	13	18	8	10	16	12	4	22	17	5
20 to 39 percent	57	37	20	21	8	12	14	10	4	20	7	12
40 to 59 percent	13	9	4	19	7	11	13	9	5	12	2	10
60 to 79 percent	26	17	10	20	13	7	27	18	9	11	4	7
80 to 99 percent	14	8	6	1	—	1	5	2	3	3	2	1
100 percent or more	11	1	10	8	—	8	6	2	5	11	3	8
Median	27	21	39	45	—	45	56	49	—	38	—	—
Not acquired by purchase	50	43	7	16	13	4	16	16	—	21	17	4
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000	259	100	159	130	34	95	91	39	52	111	25	86
Less than \$500	6	6	—	—	—	—	2	2	—	4	4	—
\$500 to \$999	7	7	—	8	6	3	4	4	—	2	—	2
\$1,000 to \$2,499	30	16	14	12	3	10	18	5	13	19	3	16
\$2,500 to \$4,999	63	29	34	14	7	7	17	13	5	18	4	14
\$5,000 to \$7,499	35	17	17	19	1	17	17	4	13	17	—	16
\$7,500 to \$9,999	21	4	17	8	2	6	5	—	5	4	2	2
\$10,000 to \$14,999	28	10	19	21	5	16	9	—	9	12	4	8
\$15,000 to \$19,999	19	2	18	11	4	7	1	1	—	5	1	4
\$20,000 to \$29,999	24	7	17	14	4	10	9	8	—	8	2	6
\$30,000 or more	25	1	24	23	4	19	10	2	8	22	5	17
Median	6 683	4 270	9 684	10 869	—	11 554	5 720	—	6 637	6 914	—	6 711
Mean	12 965	8 177	15 961	16 977	—	18 757	10 979	—	12 341	16 903	—	17 355
Properties with no capital improvements between 1998 and 2000	150	89	60	80	28	51	80	37	43	81	35	46
Capital improvements not reported	36	10	25	20	19	—	37	19	17	14	8	6

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value of Capital Improvements Per Unit												
Properties with capital improvements between 1998 and 2000	259	100	159	130	34	95	91	39	52	111	25	86
Less than \$500	16	16	—	12	6	7	8	5	3	6	4	3
\$500 to \$999	19	8	11	—	—	—	9	5	5	8	1	6
\$1,000 to \$2,499	79	38	41	26	10	17	29	14	15	32	6	26
\$2,500 to \$4,999	57	24	33	24	5	19	17	3	14	22	5	18
\$5,000 to \$7,499	24	5	19	22	5	17	10	2	8	9	2	7
\$7,500 to \$9,999	21	4	17	11	4	7	1	—	1	4	—	4
\$10,000 to \$14,999	25	4	22	12	2	10	11	8	3	7	2	5
\$15,000 to \$19,999	5	—	5	6	2	5	—	—	—	6	2	4
\$20,000 to \$29,999	4	—	4	10	—	10	2	2	—	6	—	6
\$30,000 or more	9	1	8	6	2	5	4	—	4	10	3	7
Median	3 205	2 019	4 628	5 230	...	5 731	2 446	...	3 150	3 536	...	3 624
Mean	5 954	3 750	7 332	8 128	...	9 035	4 821	...	5 176	7 689	...	7 784
Properties with no capital improvements between 1998 and 2000	150	89	60	80	28	51	80	37	43	81	35	46
Capital improvements not reported	36	10	25	20	19	—	37	19	17	14	8	6
Age Restrictions												
Property located in subdivision restricted to people age 55 or older	—	—	—	7	—	7	6	6	—	13	7	6
Property located in subdivision not restricted to people age 55 or older	421	189	232	214	76	138	184	77	108	186	57	130
Not reported	24	10	13	8	6	2	18	13	5	6	4	3
Neighborhood Composition												
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older	61	29	32	16	3	13	34	19	15	15	7	8
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	264	110	154	149	53	96	118	43	75	131	39	92
Don't know or not reported	120	60	60	64	26	37	56	33	23	59	22	37
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	15	—	15	6	—	6	4	—	4	2	—	2
Other government grant or subsidy	2	—	2	—	—	—	—	—	—	2	—	—
Property tax relief	41	14	26	33	13	20	19	12	7	5	3	2
Subsidy from a non-profit corporation	1	—	1	—	—	—	—	—	—	—	—	—
None of the above benefits	287	133	155	160	62	98	145	63	82	162	50	112
Not reported	98	52	46	30	7	22	40	20	20	34	12	22
Source of Property Benefits¹												
With property benefits	59	14	45	39	13	26	23	12	11	9	5	4
Federal government	10	2	8	9	3	6	5	2	4	—	—	—
State government	23	4	20	9	3	6	14	9	5	6	3	2
Local government	28	13	15	21	7	14	7	7	—	2	—	2
Non-profit corporation	1	—	1	—	—	—	—	—	—	—	—	—
Not reported	6	—	6	—	—	—	2	—	2	2	—	—
With no property benefits	287	133	155	160	62	98	145	63	82	162	50	112
Not reported	98	52	46	30	7	22	40	20	20	34	12	22
Reason for Benefits¹												
With property benefits	59	14	45	39	13	26	23	12	11	9	5	4
Occupied by low- or moderate-income individuals	12	—	12	3	—	3	5	2	2	1	1	—
Occupied by elderly or disabled individuals	22	13	9	7	5	2	4	4	—	2	—	2
A historic structure	3	—	3	—	—	—	—	—	—	—	—	—
Located in a community development or economic development area	5	—	5	3	—	3	—	—	—	—	—	—
Covered by a Homestead Exemption	5	—	5	23	8	15	17	10	7	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	20	2	19	—	—	—	2	—	2	2	2	—
Not reported	—	—	—	3	—	3	2	—	2	4	2	2
With no property benefits	287	133	155	160	62	98	145	63	82	162	50	112
Not reported	98	52	46	30	7	22	40	20	20	34	12	22

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS												
Owner Status												
1 owner	236	115	120	130	54	77	92	47	45	94	41	53
2 owners	200	80	120	94	26	68	107	40	68	92	20	72
3 or more owners	9	4	5	4	2	2	9	9	—	20	6	13
Age of Owner												
Under 25	3	—	3	3	—	3	2	—	2	—	—	—
25 to 34	55	—	55	19	—	19	22	3	19	11	—	11
35 to 44	47	10	37	38	8	30	25	—	25	31	—	31
45 to 54	77	16	61	45	2	43	41	17	24	37	1	36
55 to 64	74	39	35	38	12	26	39	16	23	37	9	28
65 to 74	74	52	22	35	19	16	32	26	7	47	26	21
75 and over	83	72	11	34	30	4	29	24	5	28	21	7
Not reported	32	11	21	17	10	7	17	9	8	15	10	5
Median	58	71	48	55	72	49	56	68	48	59	72	52
Race of Owner												
White alone	398	182	216	174	64	110	179	79	100	180	64	116
Black or African American alone	35	10	24	44	15	28	24	12	13	7	1	5
American Indian or Alaskan Native alone	—	—	—	—	—	—	2	2	—	—	—	—
Asian alone	6	4	3	6	3	3	—	—	—	13	2	11
Native Hawaiian or Other Pacific Islander alone	2	2	—	3	—	3	—	—	—	5	—	5
Two or more races	4	2	2	3	—	3	3	3	—	—	—	—
Sex of Owner												
Male	293	122	171	140	44	97	139	60	80	145	31	114
Female	151	77	74	89	39	50	69	36	33	60	36	23
Hispanic/Latino Origin												
Hispanic/Latino owner(s) only	37	8	29	28	2	26	39	14	24	46	11	34
No Hispanic/Latino owner(s)	408	192	216	201	80	121	169	81	89	160	56	103
Veteran Status¹												
Veteran	75	39	36	53	24	29	38	25	13	61	20	41
Active member of Reserves or National Guard for at least 6 years	7	2	5	2	2	—	—	—	—	6	2	4
Persian Gulf War or after (August 1990 to present)	—	—	—	4	1	3	—	—	—	5	—	5
Vietnam or after (August 1964 to July 1990)	26	6	20	16	2	14	11	2	9	27	6	21
Korean conflict or after (July 1950 to July 1964)	22	11	12	13	6	7	13	9	4	15	6	9
World War II or after (September 1940 to June 1950)	30	26	4	19	14	5	16	14	2	16	11	5
Nonveteran	338	153	185	158	48	110	153	59	94	127	37	90
Not reported	31	8	23	17	10	8	17	10	6	18	11	7
Income												
Less than \$5,000	38	23	16	23	7	16	24	13	11	17	7	9
\$5,000 to \$9,999	—	—	—	11	6	5	3	3	—	—	—	—
\$10,000 to \$14,999	37	22	15	12	10	2	12	9	3	9	6	3
\$15,000 to \$19,999	38	25	13	15	6	9	14	9	4	8	1	7
\$20,000 to \$24,999	29	17	12	9	1	8	27	16	11	17	7	10
\$25,000 to \$29,999	37	22	15	19	10	9	11	5	6	17	14	3
\$30,000 to \$34,999	20	10	10	15	5	11	11	6	5	9	4	5
\$35,000 to \$39,999	30	19	11	15	3	12	15	2	15	11	3	8
\$40,000 to \$49,999	47	17	30	29	8	21	20	7	13	11	2	9
\$50,000 to \$59,999	32	13	19	20	8	12	18	4	14	21	4	17
\$60,000 to \$79,999	64	9	55	17	3	15	17	7	11	40	16	24
\$80,000 to \$99,999	31	9	22	23	9	13	7	3	4	14	—	14
\$100,000 to \$119,999	9	—	9	15	4	11	10	—	10	9	—	8
\$120,000 or more	32	12	19	7	3	3	16	9	7	24	4	20
Median	38 795	27 825	50 669	38 668	31 171	41 153	35 569	24 013	40 617	52 093	29 588	58 334
Mean	56 047	41 483	67 895	45 297	43 060	46 552	54 584	52 300	56 508	71 362	49 168	82 215

Table 3-3. Mortgage Status, 2- to 4-Unit Homeowner Properties: Regional Summary—Con.

[Number of 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.												
Owned Home Previously												
Previously owned home	158	76	82	116	43	73	105	49	56	132	45	86
Never owned home before	260	114	147	100	31	68	80	33	47	62	13	49
Not reported	27	10	17	13	8	5	23	13	10	12	9	3
RECURRING EXPENSES												
Real Estate Tax Per Housing Unit												
Acquired before 2000	407	192	215	200	72	128	171	79	93	186	67	119
Less than \$100	51	22	29	33	19	14	56	31	25	25	13	13
\$100 to \$199	1	—	1	7	5	2	3	—	3	8	7	1
\$200 to \$299	10	8	2	10	4	6	11	4	7	13	1	12
\$300 to \$399	19	12	6	4	—	4	15	3	12	11	7	4
\$400 to \$499	12	4	8	23	9	14	14	8	6	11	3	9
\$500 to \$599	22	14	8	18	4	14	12	5	7	21	16	5
\$600 to \$699	21	6	15	10	6	4	8	4	5	14	1	13
\$700 to \$799	25	12	13	8	2	6	13	6	7	9	—	9
\$800 to \$899	30	9	20	6	3	4	8	2	6	—	—	—
\$900 to \$999	29	6	22	10	—	10	6	1	4	4	—	4
\$1,000 to \$1,249	38	27	11	21	6	15	9	2	7	24	8	16
\$1,250 to \$1,499	33	19	14	17	—	17	5	3	1	3	—	3
\$1,500 to \$1,999	39	19	20	15	7	9	3	—	3	11	2	9
\$2,000 to \$2,499	21	2	19	8	3	5	—	—	—	12	8	5
\$2,500 or more	51	26	25	8	2	7	3	3	—	14	—	14
Not reported	7	5	2	2	2	—	5	5	—	6	3	3
Median	936	1 001	917	647	471	843	386	336	399	601	513	712
Mean	1 215	1 209	1 220	845	682	934	478	478	477	926	676	1 064
Acquired 2000 and 2001 (part)	37	7	30	29	10	19	37	17	20	19	—	19
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	407	192	215	200	72	128	171	79	93	186	67	119
Less than \$5	71	28	43	35	19	16	59	32	27	59	26	33
\$5 to \$9	54	33	22	35	13	22	38	6	32	64	18	46
\$10 to \$14	65	39	27	44	7	36	34	9	25	39	9	29
\$15 to \$19	62	21	41	43	9	34	12	9	3	11	6	5
\$20 to \$24	42	18	24	10	6	4	11	8	3	3	3	—
\$25 to \$29	38	15	23	9	3	6	5	3	3	2	2	—
\$30 to \$39	62	31	31	22	12	10	8	6	1	3	—	3
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	2	2	—	—	—	—	—	—	—	—	—	—
\$60 or more	3	—	3	—	—	—	—	—	—	—	—	—
Not reported or not computed	7	5	2	2	2	—	5	5	—	6	3	3
Median	16	14	17	13	12	14	8	9	8	7	7	8
Acquired 2000 and 2001 (part)	37	7	30	29	10	19	37	17	20	19	—	19

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 4.

Rental and Vacant 1-Housing-Unit Properties

TABLES

UNITED STATES

4-1. Mortgage Status	4-3
4-2. Type of First Mortgage	4-7
4-3. Mortgage Insurance Status	4-16
4-4. Junior Mortgages and Home Equity Lines of Credit	4-29
4-5. Mortgage Status, Regional Summary	4-31

Table 4-1. Mortgage Status, Rental and Vacant 1-Housing-Unit Properties

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed-end) mortgage—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 properties]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
1-housing-unit properties	9 855	5 618	4 237	4 129	108
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	7 116	3 772	3 344	3 259	85
In central cities	2 975	1 641	1 335	1 293	42
Not in central cities	4 141	2 132	2 009	1 966	43
Outside MAs	2 739	1 846	893	870	23
Manner of Acquisition					
By purchase	7 821	3 931	3 890	3 799	91
Placed one new mortgage	4 965	1 517	3 448	3 373	75
Placed two or more new mortgages	118	45	73	73	—
Assumed mortgage(s) already on property	465	193	272	267	6
Assumed mortgage(s) already on property and placed new mortgage	32	25	7	7	—
Borrowed using assets other than this property as collateral	179	144	35	25	11
Paid all cash—no borrowing	1 904	1 872	32	32	—
Other manner	157	135	23	23	—
By inheritance or gift	1 203	1 090	113	96	16
By divorce	37	31	6	6	—
By tax free exchange of other property	24	16	8	8	—
By foreclosure or assignment	95	74	21	21	—
By some other manner	118	67	50	50	—
Not reported	556	408	148	148	—
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	3 041	985	2 056	2 043	14
Sale of stock or partnership shares for this project	41	13	29	29	—
Sale of previously owned stocks, shares, or other securities	51	5	46	46	—
Sale of land or other real estate	256	66	191	191	—
Owner's cash, bank deposits, share accounts, or bonds	1 575	438	1 137	1 137	—
Borrowing from a retirement plan	81	26	55	55	—
Borrowing using assets other than this property as collateral	185	59	126	126	—
Proceeds from an insurance policy	23	11	13	13	—
From a state or local government source	—	—	—	—	—
From a non-profit organization	5	5	—	—	—
Proceeds from sale of tax credits	—	—	6	6	—
From parents or relatives	158	57	101	101	—
Other cash source	120	59	61	61	—
Non-cash source	23	—	23	23	—
No downpayment required	415	154	261	247	14
Not reported	329	162	167	167	—
Other properties	6 557	4 482	2 075	1 981	94
Not reported	258	152	106	106	—
Year Property Acquired					
1999 to 2001 (part)	1 874	792	1 082	1 069	13
1997 and 1998	1 110	463	647	647	—
1995 and 1996	948	427	521	509	12
1990 to 1994	1 580	855	725	720	5
1985 to 1989	1 341	744	597	575	23
1980 to 1984	803	564	239	227	12
1975 to 1979	693	489	204	204	—
1970 to 1974	562	436	126	107	19
1969 or earlier	943	848	95	70	24
Building and Land Acquisition					
Acquired at same time	8 698	4 832	3 866	3 759	108
Not acquired at same time	649	454	196	196	—
Land not owned by building owner	109	63	47	47	—
Not reported	398	270	128	128	—
Property New or Previously Owned When Acquired					
Acquired by purchase	7 821	3 931	3 890	3 799	91
New	1 250	652	598	567	31
Previously owned	6 404	3 196	3 208	3 148	60
As residential property	6 328	3 127	3 201	3 141	60
Converted from nonresidential use	76	69	7	7	—
Other	39	19	20	20	—
Not reported	129	64	65	65	—
Other properties	1 478	1 279	199	182	16
Not reported	556	408	148	148	—
Year Structure Built					
1999 to March 2000	271	133	138	138	—
1997 and 1998	258	105	152	152	—
1995 and 1996	209	85	124	124	—
1990 to 1994	438	173	265	265	—
1980 to 1989	950	395	554	554	—
1970 to 1979	1 287	598	689	676	13
1960 to 1969	1 236	722	515	472	42
1950 to 1959	1 787	1 075	712	695	17
1940 to 1949	1 279	852	427	415	13
1939 or earlier	2 140	1 480	660	637	23

Table 4-1. Mortgage Status, Rental and Vacant 1-Housing-Unit Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed-end) mortgage—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 properties]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Purchase Price					
Properties acquired by purchase 1997 to 2001 (part)					
	2 288	721	1 567	1 560	7
Less than \$20,000	293	178	115	115	—
\$20,000 to \$39,999	316	90	226	226	—
\$40,000 to \$59,999	292	88	204	204	—
\$60,000 to \$79,999	302	68	234	228	7
\$80,000 to \$99,999	234	70	163	163	—
\$100,000 to \$124,999	165	40	125	125	—
\$125,000 to \$149,999	235	65	169	169	—
\$150,000 to \$174,999	83	36	48	48	—
\$175,000 to \$199,999	129	33	96	96	—
\$200,000 to \$249,999	95	7	88	88	—
\$250,000 to \$299,999	50	6	44	44	—
\$300,000 to \$499,999	48	21	27	27	—
\$500,000 or more	47	19	27	27	—
Median	76 117	61 513	80 528	80 933	...
Mean	103 232	96 406	106 375	106 508	...
Other properties	7 567	4 897	2 670	2 569	101
Value					
Less than \$20,000	855	729	126	120	6
\$20,000 to \$39,999	1 400	1 058	341	322	20
\$40,000 to \$59,999	1 351	836	515	510	5
\$60,000 to \$79,999	1 427	769	658	633	25
\$80,000 to \$99,999	1 188	628	560	542	18
\$100,000 to \$124,999	830	356	474	469	5
\$125,000 to \$149,999	544	254	290	284	6
\$150,000 to \$174,999	512	233	279	268	11
\$175,000 to \$199,999	280	84	196	196	—
\$200,000 to \$249,999	450	159	291	286	5
\$250,000 to \$299,999	315	162	153	147	7
\$300,000 to \$499,999	469	221	248	248	—
\$500,000 or more	234	128	106	106	—
Median	78 533	64 819	97 113	97 746	...
Mean	112 774	98 225	132 065	133 045	...
Purchase Price as Percent of Value²					
Acquired by purchase					
	7 821	3 931	3 890	3 799	91
Purchased 1997 to 2001 (part)	2 288	721	1 567	1 560	7
Less than 60 percent	295	63	231	—	—
60 to 69 percent	202	31	171	171	—
70 to 79 percent	276	40	236	236	—
80 to 99 percent	609	59	549	549	—
100 percent or more	902	522	380	373	7
Median	92	100+	85	85	...
Purchased 1990 to 1996 (part)	2 039	864	1 175	1 163	12
Less than 40 percent	252	139	113	106	7
40 to 59 percent	405	201	201	201	—
60 to 79 percent	599	177	421	416	5
80 to 99 percent	411	164	247	247	—
100 percent or more	368	175	193	193	—
Median	72	70	73	73	...
Purchased 1989 or earlier	3 494	2 346	1 148	1 075	73
Less than 20 percent	542	408	134	121	13
20 to 39 percent	777	601	176	151	25
40 to 59 percent	733	430	303	285	18
60 to 79 percent	692	428	265	253	12
80 to 99 percent	286	164	122	122	—
100 percent or more	438	289	148	143	6
Median	51	47	57	59	...
Not acquired by purchase	2 034	1 687	347	331	16
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000					
	3 560	1 671	1 888	1 829	59
Less than \$500	153	113	40	40	—
\$500 to \$999	191	115	77	70	7
\$1,000 to \$2,499	786	426	360	335	25
\$2,500 to \$4,999	830	408	422	399	22
\$5,000 to \$7,499	721	293	428	428	—
\$7,500 to \$9,999	136	30	106	106	—
\$10,000 to \$14,999	245	123	121	121	—
\$15,000 to \$19,999	161	69	93	93	—
\$20,000 to \$29,999	149	37	111	106	5
\$30,000 or more	188	58	130	130	—
Median	4 458	3 617	5 267	5 411	...
Mean	11 401	13 393	9 638	9 814	...
Properties with no capital improvements between 1998 and 2000	4 807	3 022	1 786	1 750	36
Capital improvements not reported	1 488	925	563	550	13

Table 4-1. Mortgage Status, Rental and Vacant 1-Housing-Unit Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed-end) mortgage—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 properties]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Monthly Rental Receipts					
Acquired before 2000	8 708	5 078	3 629	3 528	102
Less than \$100	302	210	91	86	6
\$100 to \$199	463	350	112	112	—
\$200 to \$299	628	501	127	122	5
\$300 to \$399	846	545	301	295	7
\$400 to \$499	892	497	395	364	31
\$500 to \$599	866	488	378	365	13
\$600 to \$799	1 120	496	624	624	—
\$800 to \$999	723	358	365	360	6
\$1000 or more	1 537	598	940	928	12
No rental receipts	1 331	1 035	296	272	24
Median	564	484	684	691	...
Mean	1000+	1000+	1000+	1000+	6
Acquired 2000 and 2001 (part)	1 147	540	608	602	6
Rental Receipts as Percent of Value²					
Acquired before 2000	8 708	5 078	3 629	3 528	102
Less than 5 percent	678	362	316	304	11
5 to 9 percent	2 199	1 013	1 185	1 161	25
10 to 14 percent	3 572	2 053	1 519	1 489	30
15 to 19 percent	282	178	104	98	6
20 to 24 percent	138	89	49	49	—
25 to 29 percent	69	46	23	23	—
30 to 39 percent	38	33	5	5	—
40 percent or more	140	99	41	41	—
Median	11	11	10	10	...
Acquired 2000 and 2001 (part)	1 147	540	608	602	6
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	8 708	5 078	3 629	3 528	102
Less Than 1.0 percent	2 729	1 418	1 310	1 291	19
1.0 to 2.9 percent	12	—	12	12	—
3.0 to 4.9 percent	30	15	15	15	—
5.0 to 6.9 percent	30	6	24	24	—
7.0 to 8.9 percent	147	51	96	96	—
9.0 to 10.9 percent	58	32	26	26	—
11.0 to 12.9 percent	34	—	34	34	—
13.0 to 14.9 percent	63	38	25	25	—
15.0 percent or more	710	403	307	282	25
Not reported or not computed	4 895	3 115	1 780	1 723	57
Median	1.0-	1.0-	1.0-	1.0-	...
Acquired 2000 and 2001 (part)	1 147	540	608	602	6
Age Restrictions					
Property located in subdivision restricted to people age 55 or older	1 123	705	418	403	15
Property located in subdivision not restricted to people age 55 or older	8 221	4 582	3 640	3 559	81
Not reported	511	331	179	168	12
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	19	—	19	19	—
Government rental subsidy	148	75	73	73	—
Government grant	19	7	13	13	—
Property tax relief	91	54	37	32	5
Federal income tax credit for low-income, old, or historic properties	9	9	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—
Subsidy from a non-profit corporation	25	18	8	8	—
None of the above benefits	8 514	4 829	3 685	3 588	96
Not reported	1 029	626	403	397	6
Source of Property Benefits¹					
With property benefits	312	163	150	144	5
Federal government	112	57	55	55	—
State government	79	29	50	50	—
Local government	119	72	47	42	5
Non-profit corporation	25	18	8	8	—
Not reported	13	8	5	5	—
With no property benefits	8 514	4 829	3 685	3 588	96
Not reported	1 029	626	403	397	6
Reason for Benefits¹					
With property benefits	312	163	150	144	5
Occupied by low- or moderate-income individuals	182	100	82	76	5
Occupied by elderly or disabled individuals	37	25	11	6	5
A historic structure	9	9	—	—	—
Located in a community development or economic development area	—	—	—	—	—
Covered by a Homestead Exemption	20	20	—	—	—
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	7	—	7	7	—
Other reason	75	26	50	44	5
Not reported	19	8	11	11	—
With no property benefits	8 514	4 829	3 685	3 588	96
Not reported	1 029	626	403	397	6

Table 4-1. Mortgage Status, Rental and Vacant 1-Housing-Unit Properties—Con.

[Number of properties in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed-end) mortgage—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 properties]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s).....	8 154	4 562	3 592	3 491	101
Limited partnership.....	551	309	242	236	7
Joint venture.....	46	16	30	30	—
General partnership.....	104	54	50	50	—
Life insurance company.....	20	6	14	14	—
Depository institution.....	—	—	—	—	—
Public real estate investment trust.....	34	23	11	11	—
Private real estate investment trust.....	19	15	5	5	—
Corporation-other than real estate investment trust.....	448	270	177	177	—
Housing cooperative organization.....	34	30	5	5	—
Non-profit or church-related institution.....	218	165	54	54	—
Pension fund.....	—	—	—	—	—
Fraternal organization.....	—	—	—	—	—
Other.....	226	169	57	57	—
RECURRING EXPENSES					
Real Estate Tax Per Housing Unit					
Acquired before 2000.....	8 708	5 078	3 629	3 528	102
Less than \$100.....	663	523	140	130	11
\$100 to \$199.....	363	297	65	65	—
\$200 to \$299.....	497	420	77	77	—
\$300 to \$399.....	714	507	207	201	7
\$400 to \$499.....	500	283	216	210	6
\$500 to \$599.....	626	377	248	216	32
\$600 to \$699.....	434	221	213	195	18
\$700 to \$799.....	411	248	164	164	—
\$800 to \$899.....	462	205	257	257	—
\$900 to \$999.....	239	124	115	115	—
\$1,000 to \$1,249.....	799	325	473	468	6
\$1,250 to \$1,499.....	455	218	237	237	—
\$1,500 to \$1,999.....	774	336	439	433	6
\$2,000 to \$2,499.....	527	249	278	271	7
\$2,500 or more.....	911	452	459	449	10
Not reported.....	334	293	40	40	—
Median.....	795	596	1 048	1 061	...
Mean.....	2 111	2500+	1 379	1 391	...
Acquired 2000 and 2001 (part).....	1 147	540	608	602	6
Real Estate Tax Per \$1,000 Value					
Acquired before 2000.....	8 708	5 078	3 629	3 528	102
Less than \$5.....	969	660	309	297	11
\$5 to \$9.....	3 312	1 724	1 589	1 545	44
\$10 to \$14.....	1 547	883	663	646	17
\$15 to \$19.....	894	467	427	415	12
\$20 to \$24.....	576	349	228	217	11
\$25 to \$29.....	369	220	149	143	6
\$30 to \$39.....	672	458	214	214	—
\$40 to \$49.....	18	13	5	5	—
\$50 to \$59.....	—	—	—	—	—
\$60 or more.....	8	2	6	6	—
Not reported or not computed.....	343	303	40	40	—
Median.....	10	10	10	10	...
Acquired 2000 and 2001 (part).....	1 147	540	608	602	6
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000.....	8 708	5 078	3 629	3 528	102
Less than 5 percent.....	640	428	211	206	5
5 to 9 percent.....	2 207	1 150	1 057	1 038	19
10 to 14 percent.....	1 474	723	751	708	43
15 to 19 percent.....	926	453	474	474	—
20 to 24 percent.....	519	225	294	294	—
25 to 29 percent.....	504	319	186	181	5
30 to 34 percent.....	171	83	88	88	—
35 to 39 percent.....	90	46	44	44	—
40 percent or more.....	299	202	96	96	—
Not reported or not computed.....	1 877	1 450	428	399	29
Median.....	12	12	12	12	...
Acquired 2000 and 2001 (part).....	1 147	540	608	602	6

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
1-housing-unit properties with traditional first mortgage.....	4 129	2 965	277	808	80
PROPERTY CHARACTERISTICS					
Manner of Acquisition					
By purchase.....	3 799	2 746	263	719	71
Placed one new mortgage.....	3 373	2 454	251	603	66
Placed two or more new mortgages.....	73	43	7	23	—
Assumed mortgage(s) already on property.....	267	200	5	62	—
Assumed mortgage(s) already on property and placed new mortgage.....	7	7	—	—	—
Borrowed using assets other than this property as collateral.....	25	14	—	11	—
Paid all cash-no borrowing.....	32	22	—	4	6
Other manner.....	23	6	—	17	—
By inheritance or gift.....	96	60	—	36	—
By divorce.....	6	6	—	—	—
By tax free exchange of other property.....	8	6	—	2	—
By foreclosure or assignment.....	21	7	—	14	—
By some other manner.....	50	32	8	8	3
Not reported.....	148	107	6	29	6
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part).....	2 043	1 432	193	366	51
Sale of stock or partnership shares for this project.....	29	22	—	6	—
Sale of previously owned stocks, shares, or other securities.....	46	36	—	9	—
Sale of land or other real estate.....	191	141	27	23	—
Owner's cash, bank deposits, share accounts, or bonds.....	1 137	779	116	223	19
Borrowing from a retirement plan.....	55	41	—	14	—
Borrowing using assets other than this property as collateral.....	126	83	12	23	8
Proceeds from an insurance policy.....	13	5	—	8	—
From a state or local government source.....	—	—	—	—	—
From a non-profit organization.....	—	—	—	—	—
Proceeds from sale of tax credits.....	6	6	—	—	—
From parents or relatives.....	101	82	6	13	—
Other cash source.....	61	40	14	—	7
Non-cash source.....	23	17	—	6	—
No downpayment required.....	247	162	34	41	9
Not reported.....	167	118	5	37	7
Other properties.....	1 981	1 443	83	426	29
Not reported.....	106	89	—	16	—
Year Property Acquired					
1999 to 2001 (part).....	1 069	747	87	214	21
1997 and 1998.....	647	457	67	107	17
1995 and 1996.....	509	362	41	93	13
1990 to 1994.....	720	566	21	126	7
1985 to 1989.....	575	408	31	135	—
1980 to 1984.....	227	164	23	24	16
1975 to 1979.....	204	130	6	68	—
1970 to 1974.....	107	89	—	19	—
1969 or earlier.....	70	41	—	23	6
Property New or Previously Owned When Acquired					
Acquired by purchase.....	3 799	2 746	263	719	71
New.....	567	424	23	120	—
Previously owned.....	3 148	2 248	240	588	71
As residential property.....	3 141	2 241	240	588	71
Converted from nonresidential use.....	7	7	—	—	—
Other.....	20	17	—	3	—
Not reported.....	65	57	—	7	—
Other properties.....	182	112	8	60	3
Not reported.....	148	107	6	29	6
Year Structure Built					
1999 to March 2000.....	138	89	8	34	7
1997 and 1998.....	152	121	5	26	—
1995 and 1996.....	124	79	8	31	7
1990 to 1994.....	265	180	27	55	3
1980 to 1989.....	554	372	59	115	8
1970 to 1979.....	676	492	38	126	21
1960 to 1969.....	472	358	42	73	—
1950 to 1959.....	695	555	45	82	13
1940 to 1949.....	415	284	11	107	12
1939 or earlier.....	637	436	33	159	9
Purchase Price					
Properties acquired by purchase 1997 to 2001 (part).....	1 560	1 087	152	283	38
Less than \$20,000.....	115	68	16	26	5
\$20,000 to \$39,999.....	226	171	23	32	—
\$40,000 to \$59,999.....	204	130	27	44	4
\$60,000 to \$79,999.....	228	170	14	36	8
\$80,000 to \$99,999.....	163	108	27	29	—
\$100,000 to \$124,999.....	125	84	—	26	15
\$125,000 to \$149,999.....	169	114	20	35	—
\$150,000 to \$174,999.....	48	32	6	9	—
\$175,000 to \$199,999.....	96	62	13	20	—
\$200,000 to \$249,999.....	88	74	—	14	—
\$250,000 to \$299,999.....	44	44	—	—	—
\$300,000 to \$499,999.....	27	18	—	9	—
\$500,000 or more.....	27	13	6	2	6
Median.....	80 933	81 015	...	82 681	...
Mean.....	106 508	106 829	...	104 023	...
Other properties.....	2 569	1 878	125	525	42

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Value					
Less than \$20,000	120	94	8	13	5
\$20,000 to \$39,999	322	244	39	39	9
\$40,000 to \$59,999	510	383	37	80	9
\$60,000 to \$79,999	633	441	36	137	18
\$80,000 to \$99,999	542	350	40	144	8
\$100,000 to \$124,999	469	353	13	90	13
\$125,000 to \$149,999	284	215	6	51	12
\$150,000 to \$174,999	268	205	20	37	6
\$175,000 to \$199,999	196	135	5	56	—
\$200,000 to \$249,999	286	193	20	74	—
\$250,000 to \$299,999	147	90	33	21	3
\$300,000 to \$499,999	248	195	14	39	—
\$500,000 or more	106	66	6	28	6
Median	97 746	98 269	89 323	98 738	...
Mean	133 045	131 590	130 639	139 177	...
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	1 829	1 321	177	325	7
Less than \$500	40	32	—	8	—
\$500 to \$999	70	32	12	26	—
\$1,000 to \$2,499	335	260	32	43	—
\$2,500 to \$4,999	399	272	58	66	3
\$5,000 to \$7,499	428	306	33	84	5
\$7,500 to \$9,999	106	80	8	19	—
\$10,000 to \$14,999	121	94	8	19	—
\$15,000 to \$19,999	93	64	6	23	—
\$20,000 to \$29,999	106	91	—	16	—
\$30,000 or more	130	90	19	21	—
Median	5 411	5 523	4 391	5 579	...
Mean	9 814	9 851	9 447	9 984	...
Properties with no capital improvements between 1998 and 2000	1 750	1 251	74	371	53
Capital improvements not reported	550	393	26	112	20
Monthly Rental Receipts					
Acquired before 2000	3 528	2 561	222	678	67
Less than \$100	86	86	—	—	—
\$100 to \$199	112	66	13	34	—
\$200 to \$299	122	70	12	25	15
\$300 to \$399	295	211	7	77	—
\$400 to \$499	364	269	19	71	5
\$500 to \$599	365	275	20	62	8
\$600 to \$799	624	437	40	128	20
\$800 to \$999	360	283	25	45	6
\$1,000 or more	928	686	80	150	12
No rental receipts	272	179	6	85	3
Median	691	698	788	642	...
Mean	1000+	1000+	1000+	819	...
Acquired 2000 and 2001 (part)	602	404	55	130	13
Rental Receipts as Percent of Value²					
Acquired before 2000	3 528	2 561	222	678	67
Less than 5 percent	304	173	12	119	—
5 to 9 percent	1 161	854	88	185	34
10 to 14 percent	1 489	1 089	107	268	25
15 to 19 percent	98	92	—	6	—
20 to 24 percent	49	33	8	2	5
25 to 29 percent	23	17	—	6	—
30 to 39 percent	5	—	—	5	—
40 percent or more	41	39	1	1	—
Median	10	11	10	10	...
Acquired 2000 and 2001 (part)	602	404	55	130	13
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	3 528	2 561	222	678	67
Less Than 1.0 percent	1 291	871	115	299	5
1.0 to 2.9 percent	12	7	—	5	—
3.0 to 4.9 percent	15	15	—	—	—
5.0 to 6.9 percent	24	17	—	7	—
7.0 to 8.9 percent	96	79	—	17	—
9.0 to 10.9 percent	26	18	8	—	—
11.0 to 12.9 percent	34	28	—	6	—
13.0 to 14.9 percent	25	10	6	1	7
15.0 percent or more	282	213	12	57	—
Not reported or not computed	1 723	1 304	81	284	54
Median	1.0-	1.0-	1.0-	1.0-	...
Acquired 2000 and 2001 (part)	602	404	55	130	13
Age Restrictions					
Property restricted to people age 55 or older	403	295	10	98	—
Property not restricted to people age 55 or older	3 559	2 567	261	658	73
Not reported	168	103	6	52	7

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	19	19	—	—	—
Government rental subsidy	73	56	—	16	—
Government grant	13	13	—	—	—
Property tax relief	32	27	—	5	—
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—
Subsidy from a non-profit corporation	8	—	—	—	8
None of the above benefits	3 588	2 546	263	727	53
Not reported	397	304	14	59	19
Source of Property Benefits¹					
With property benefits					
Federal government	144	115	—	22	8
State government	55	51	—	3	—
Local government	50	50	—	—	—
Local government	42	29	—	13	—
Non-profit corporation	8	—	—	—	8
Not reported	5	—	—	5	—
With no property benefits					
Not reported	3 588	2 546	263	727	53
Not reported	397	304	14	59	19
Reason for Benefits¹					
With property benefits					
Occupied by low- or moderate-income individuals	144	115	—	22	8
Occupied by elderly or disabled individuals	76	60	—	16	—
A historic structure	6	6	—	—	—
Located in a community development or economic development area	—	—	—	—	—
Covered by a Homestead Exemption	—	—	—	—	—
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	7	7	—	—	—
Other reason	44	37	—	—	8
Not reported	11	5	—	5	—
With no property benefits					
Not reported	3 588	2 546	263	727	53
Not reported	397	304	14	59	19
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	3 491	2 522	228	675	65
Limited partnership	236	191	13	32	—
Joint venture	30	30	—	—	—
General partnership	50	39	—	12	—
Life insurance company	14	8	—	6	—
Depository institution	—	—	—	—	—
Public real estate investment trust	11	—	—	7	4
Private real estate investment trust	5	5	—	—	—
Corporation - other than real estate investment trust	177	103	21	54	—
Housing cooperative organization	5	—	—	5	—
Non-profit or church-related institution	54	32	14	—	8
Pension fund	—	—	—	—	—
Fraternal organization	—	—	—	—	—
Other	57	36	—	18	3
1-housing-unit properties with traditional first mortgage	4 129	2 965	277	808	80
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	31	25	—	—	6
By telephone or FAX	466	301	37	112	15
By regular mail	114	77	7	31	—
By personal visit	2 390	1 755	170	415	50
Through third party (such as real estate agent or builder)	557	396	45	110	6
Some other way	55	36	—	16	3
Not reported	309	215	13	81	—
Not available	207	158	5	43	—
Origin of First Mortgage					
Mortgage made at time property acquired	3 032	2 178	231	560	63
Mortgage assumed at time property acquired	292	232	5	55	—
Mortgage placed later than acquisition of property	805	555	40	193	17
Refinanced mortgage					
Same lender	696	473	40	172	11
Different lender	184	106	12	55	11
Mortgage placed on property owned free and clear of debt	512	367	28	117	—
Not available	109	82	—	20	6
Not available	—	—	—	—	—

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property ..	805	555	40	193	17
Obtain lower interest rate	428	297	26	98	6
Increase payment period for mortgage	13	13	—	—	—
Reduce payment period for mortgage	—	—	—	—	—
Renew or extend loan that had fallen due, without increasing outstanding balance	10	10	—	—	—
Receive cash or increase outstanding balance of loan	230	177	—	48	5
Other reason	89	51	—	38	—
Not reported	35	7	13	9	6
Other properties	3 324	2 410	237	615	63
Not available	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received	325	215	—	109	—
Less than \$20,000	135	90	—	44	—
\$20,000 to \$39,999	76	57	—	19	—
\$40,000 to \$59,999	49	28	—	20	—
\$60,000 to \$79,999	34	22	—	12	—
\$80,000 to \$99,999	11	5	—	6	—
\$100,000 to \$124,999	20	13	—	7	—
\$125,000 to \$149,999	—	—	—	—	—
\$150,000 to \$174,999	—	—	—	—	—
\$175,000 to \$199,999	—	—	—	—	—
\$200,000 to \$249,999	—	—	—	—	—
\$250,000 to \$299,999	—	—	—	—	—
\$300,000 or more	—	—	—	—	—
Median	27 203	25 975	...	...	...
Mean	32 949	32 260	...	...	...
Properties that refinanced and did not receive cash back	362	254	40	62	6
Properties that refinanced and did not report if received cash back	118	86	—	22	11
Properties that did not refinance	3 324	2 410	237	615	63
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received ¹	325	215	—	109	—
For additions, improvements or repairs to this property	91	64	—	27	—
To consolidate debts	88	49	—	38	—
For investment in other real estate	91	58	—	34	—
For other types of investments	31	18	—	13	—
For educational or medical expenses	7	7	—	—	—
To start a business	—	—	—	—	—
To settle a divorce	8	8	—	—	—
To pay taxes	6	—	—	6	—
To purchase an automobile, truck, or other vehicle	8	8	—	—	—
To purchase consumer product other than automobile, truck, or other vehicle	6	6	—	—	—
Other	54	25	—	29	—
Not reported	5	5	—	—	—
Properties that refinanced and did not receive cash back	362	254	40	62	6
Properties that refinanced and did not report if received cash back	118	86	—	22	11
Properties that did not refinance	3 324	2 410	237	615	63
Not available	—	—	—	—	—
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	1 527	1 070	114	323	21
1997 and 1998	758	563	66	107	22
1995 and 1996	515	369	35	99	13
1990 to 1994	669	514	35	118	3
1985 to 1989	352	215	13	119	6
1980 to 1984	118	86	7	8	16
1979 or earlier	189	148	6	35	—
First Mortgage Insurance Status					
FHA-insured first mortgage	359	322	—	21	16
VA-guaranteed first mortgage	73	55	—	18	—
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	91	71	7	13	—
Other federal, state, or local government-insured or guaranteed first mortgage	166	121	7	38	—
Insured conventional first mortgage	451	344	42	52	13
Uninsured conventional first mortgage	2 989	2 051	220	667	50
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$20,000	353	277	32	33	11
\$20,000 to \$29,999	361	272	34	55	—
\$30,000 to \$39,999	416	296	18	86	16
\$40,000 to \$49,999	374	255	26	93	—
\$50,000 to \$59,999	432	348	21	48	15
\$60,000 to \$79,999	560	383	29	135	12
\$80,000 to \$99,999	396	318	16	50	12
\$100,000 to \$149,999	624	411	60	144	8
\$150,000 to \$199,999	307	195	28	84	—
\$200,000 to \$249,999	120	87	6	27	—
\$250,000 to \$299,999	39	25	—	14	—
\$300,000 or more	54	27	1	20	6
Not reported	94	70	6	17	—
Median	62 896	59 968	63 358	71 708	...
Mean	80 652	77 516	75 296	93 335	...

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Loan					
Less than \$20,000	332	256	32	33	11
\$20,000 to \$29,999	357	278	26	53	—
\$30,000 to \$39,999	421	301	18	86	16
\$40,000 to \$49,999	352	234	26	93	—
\$50,000 to \$59,999	421	344	21	41	15
\$60,000 to \$79,999	562	387	31	132	12
\$80,000 to \$99,999	398	304	22	60	12
\$100,000 to \$149,999	643	430	60	144	8
\$150,000 to \$199,999	338	217	28	92	—
\$200,000 to \$249,999	103	83	6	14	—
\$250,000 to \$299,999	36	11	—	25	—
\$300,000 or more	80	51	1	22	6
Not reported	88	70	6	11	—
Median	64 894	61 832	68 192	73 847	...
Mean	85 010	82 514	77 406	96 470	...
Traditional First Mortgage Outstanding Debt					
Less than \$10,000	212	176	6	25	5
\$10,000 to \$19,999	353	236	40	70	6
\$20,000 to \$29,999	428	307	24	81	16
\$30,000 to \$39,999	424	338	31	55	—
\$40,000 to \$49,999	421	305	27	81	8
\$50,000 to \$59,999	322	221	13	81	7
\$60,000 to \$79,999	527	389	28	98	12
\$80,000 to \$99,999	464	333	26	93	12
\$100,000 to \$149,999	485	340	53	84	8
\$150,000 to \$199,999	257	156	20	81	—
\$200,000 to \$249,999	66	52	—	14	—
\$250,000 to \$299,999	39	30	1	8	—
\$300,000 or more	43	17	—	20	6
Not reported	88	64	6	17	—
Median	55 683	53 991	54 556	60 616	...
Mean	72 296	69 655	69 755	81 910	...
Total Mortgage Outstanding Debt					
Less than \$10,000	197	161	6	25	5
\$10,000 to \$19,999	346	230	40	70	6
\$20,000 to \$29,999	435	324	17	79	16
\$30,000 to \$39,999	415	322	39	55	—
\$40,000 to \$49,999	410	299	27	75	8
\$50,000 to \$59,999	328	234	7	81	7
\$60,000 to \$79,999	513	386	21	95	12
\$80,000 to \$99,999	472	324	39	97	12
\$100,000 to \$149,999	524	366	53	97	8
\$150,000 to \$199,999	262	161	20	81	—
\$200,000 to \$249,999	51	45	—	6	—
\$250,000 to \$299,999	30	16	1	14	—
\$300,000 or more	69	41	—	22	6
Not reported	76	58	6	11	—
Median	56 822	55 041	58 574	63 048	...
Mean	74 793	72 702	69 372	83 646	...
Current Interest Rate on First Mortgage					
Less than 6.0 percent	1 606	1 050	176	329	51
6.0 percent	27	6	—	22	—
6.1 to 6.4 percent	54	34	—	20	—
6.5 to 6.9 percent	165	111	—	46	8
7.0 percent	282	197	15	70	—
7.1 to 7.4 percent	221	152	13	52	4
7.5 to 7.9 percent	262	201	6	49	5
8.0 percent	132	131	1	—	—
8.1 to 8.4 percent	119	91	11	17	—
8.5 to 8.9 percent	176	119	13	41	3
9.0 percent	70	54	7	9	—
9.1 to 9.4 percent	86	34	16	26	9
9.5 to 9.9 percent	51	44	—	7	—
10.0 percent	22	16	6	—	—
10.1 to 10.4 percent	27	27	—	—	—
10.5 to 10.9 percent	23	10	5	7	—
11.0 percent	81	67	8	6	—
11.1 to 12.9 percent	78	66	—	13	—
13.0 percent	—	—	—	—	—
13.1 percent or more	648	556	—	93	—
Not reported	—	—	—	—	—
Median	7.1	7.3	6.0-	6.9	...
Type of Interest Rate Buydown					
Properties with interest rate buydown	41	36	—	5	—
Constant payment	—	—	—	—	—
3-2-1 buydown	—	—	—	—	—
Other	5	5	—	—	—
Not reported	35	31	—	5	—
Properties without interest rate buydown	1 489	980	86	412	12
Not reported	2 599	1 949	191	392	68

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Term of First Mortgage					
Less than 5 years	37	25	7	6	—
5 years	49	—	49	—	—
6 to 9 years	22	7	6	9	—
10 years	69	47	5	17	—
11 to 14 years	18	6	—	12	—
15 years	314	223	8	76	8
16 to 19 years	4	4	—	—	—
20 years	89	25	13	47	5
21 to 24 years	5	5	—	—	—
25 years	27	8	5	13	—
26 to 29 years	9	—	—	—	—
30 years	1 301	974	—	311	16
More than 30 years	25	17	8	—	—
No stated term	2 161	1 615	176	318	51
Median	30+	30+	6	30+	...
Unexpired Term of First Mortgage					
Less than 5 years	117	52	55	9	—
5 to 9 years	193	115	11	66	—
10 to 14 years	305	183	13	92	17
15 to 19 years	226	116	8	98	5
20 to 24 years	232	163	5	61	3
25 to 29 years	747	606	—	136	4
30 or more years	149	114	8	27	—
No stated term or not computed	2 161	1 615	176	318	51
Median	23	25	5-	19	...
Holder of First Mortgage					
Commercial bank or trust company	819	489	83	211	36
Savings and loan association, federal savings bank	460	285	35	140	—
Mutual savings bank	97	62	6	29	—
Life insurance company	77	34	20	24	—
Mortgage banker or mortgage company	278	242	—	36	—
Federally-sponsored secondary market agency or pool	1 635	1 315	68	220	33
Conventional mortgage pool	52	26	—	26	—
Other federal agency	161	114	21	21	5
Real estate investment trust	7	—	—	7	—
Pension or retirement fund	6	—	6	—	—
Credit union	125	92	5	27	—
Finance company	86	67	12	—	6
State or municipal government or housing finance agency	178	144	—	34	—
Individual or individual's estate	84	70	7	7	—
Other	64	24	13	26	—
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 056	2 231	223	542	61
Less than 40 percent	72	52	21	—	—
40 to 49 percent	84	66	—	18	—
50 to 59 percent	112	66	—	38	7
60 to 69 percent	314	252	6	49	6
70 to 79 percent	357	281	4	65	8
80 to 89 percent	562	397	59	89	17
90 to 94 percent	209	131	33	45	—
95 to 99 percent	248	199	19	30	—
100 percent or more	1 026	729	75	200	22
Not reported	70	57	6	7	—
Median	90	89	93	91	...
Other properties	1 074	734	54	266	19
Not available	—	—	—	—	—
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 056	2 231	223	542	61
Less than 40 percent	60	43	12	5	—
40 to 49 percent	108	85	—	23	—
50 to 59 percent	111	73	—	38	—
60 to 69 percent	547	391	37	105	13
70 to 79 percent	518	374	35	101	8
80 to 89 percent	553	322	65	149	17
90 to 94 percent	154	99	34	21	—
95 to 99 percent	228	196	7	25	—
100 percent or more	707	591	26	68	22
Not reported	70	57	6	7	—
Median	83	84	84	80	...
Other properties	1 074	734	54	266	19
Not available	—	—	—	—	—
First Mortgage Risk					
Subprime loan	301	202	34	65	—
Not subprime loan	3 828	2 763	243	743	80
Not reported	—	—	—	—	—

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	888	...	...	808	80
Treasury security	222	...	...	222	—
Average cost of funds in bank district	56	...	...	56	—
National average cost of funds	15	...	...	15	—
OTS contract mortgage rate	—	...	...	—	—
Other method	124	...	...	116	8
No index used	18	...	...	14	5
Not reported	452	...	...	385	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	888	...	...	808	80
Monthly	93	...	...	93	—
Every 3 months	13	...	...	13	—
Every 6 months	45	...	...	45	—
Yearly	198	...	...	198	—
Every 3 years	50	...	...	45	5
Every 5 years	33	...	...	33	—
Other	8	...	...	—	8
Not reported	449	...	...	381	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	888	...	...	808	80
Less than 1 percent	20	...	...	20	—
1 percent	12	...	...	12	—
1.1 to 1.9 percent	18	...	...	18	—
2 percent	191	...	...	191	—
2.1 to 2.9 percent	3	...	...	3	—
3 percent	4	...	...	4	—
3.1 to 3.9 percent	4	...	...	4	—
4.0 percent or more	47	...	...	47	—
No caps	132	...	...	120	12
Not reported	456	...	...	388	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	888	...	...	808	80
Less than 1 percent	20	...	...	20	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	—	...	...	—	—
2.1 to 2.9 percent	—	...	...	—	—
3 percent	—	...	...	—	—
3.1 to 3.9 percent	—	...	...	—	—
4.0 percent or more	351	...	...	351	—
No caps	61	...	...	49	12
Not reported	456	...	...	388	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	888	...	...	808	80
Yes, rate has changed	305	...	...	293	12
No change since mortgage made	127	...	...	127	—
Not reported	456	...	...	388	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	888	...	...	808	80
Less than 1 percent	—	...	...	—	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	15	...	...	15	—
2 percent	11	...	...	11	—
2.1 to 2.9 percent	172	...	...	172	—
3 percent	37	...	...	37	—
3.1 to 3.9 percent	80	...	...	80	—
4 percent	—	...	...	—	—
4.1 to 4.9 percent	19	...	...	19	—
5 percent or more	65	...	...	65	—
Not reported	490	...	...	409	80
Median	3.0	...	...	3.0	—
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—
ARM Convertible to Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	888	...	...	808	80
Can be converted	64	...	...	64	—
Cannot be converted	316	...	...	304	12
Not reported	508	...	...	440	68
Other properties	3 241	2 965	277	—	—
Not reported	—	—	—	—	—

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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 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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	31	...	...	23	8
Payments can change monthly .....	—	...	...	—	—
Payments can change every three months .....	—	...	...	—	—
Payments can change every six months .....	—	...	...	—	—
Payments can change yearly	31	...	...	23	8
Payments can change every 3 years .....	—	...	...	—	—
Payments can change every 5 years .....	—	...	...	—	—
Other .....	—	...	...	—	—
Not reported .....	—	...	...	—	—
Monthly payments cannot change	3 651	2 965	277	405	5
Not reported	447	—	—	380	68
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	31	...	...	23	8
Yes, unrestricted negative amortization	2	...	...	2	—
Yes, restricted negative amortization	15	...	...	7	8
No negative amortization allowed	14	...	...	14	—
Not reported .....	—	...	...	—	—
Monthly payments cannot change	3 651	2 965	277	405	5
Not reported	447	—	—	380	68
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	3 883	2 772	270	761	80
Interest and principal	3 870	2 772	270	748	80
Fully amortized	3 547	2 732	18	716	80
Not fully amortized	323	39	253	31	—
Interest only	13	—	—	13	—
No regular payments required	13	6	—	8	—
Not reported	233	187	6	40	—
Items Included in First Mortgage Payment¹					
Regular payments of both interest and principal	3 870	2 772	270	748	80
Real estate taxes	943	744	14	184	—
Property insurance	901	718	13	169	—
Mortgage insurance	190	173	—	17	—
Other	320	248	—	72	—
No items included or not reported	2 860	1 988	256	535	80
No regular payments of interest and principal	259	193	6	60	—
Monthly Interest and Principal Payments on First Mortgage					
Monthly payments of interest and/or principal	3 883	2 772	270	761	80
Less than \$100	113	104	5	4	—
\$100 to \$199	211	117	28	60	6
\$200 to \$299	441	333	25	68	15
\$300 to \$399	478	368	18	85	6
\$400 to \$499	519	363	31	124	—
\$500 to \$599	379	303	22	42	12
\$600 to \$699	288	204	21	51	11
\$700 to \$799	277	223	—	48	6
\$800 to \$899	202	104	35	48	15
\$900 to \$999	172	117	12	43	—
\$1,000 to \$1,249	298	192	37	66	3
\$1,250 to \$1,499	184	129	15	40	—
\$1,500 or more	322	213	21	82	6
Median	547	533	628	595	...
Mean	1 402	970	707	1500+	...
No regular payments required	13	6	—	8	—
Not reported	233	187	6	40	—
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	4 116	2 959	277	800	80
Up-to-date, ahead of schedule, or less than 90 days past due	1 684	1 126	101	445	12
Delinquent by 90 days or more	26	26	—	—	—
Legal proceedings have begun	12	12	—	—	—
Legal proceedings have not begun	5	5	—	—	—
Not reported	8	8	—	—	—
Not reported	2 407	1 807	176	356	68
Other properties	13	6	—	8	—

Table 4-2. Type of First Mortgage, 1-Housing-Unit Rental and Vacant Mortgage Properties—Con.

[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]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Monthly Interest and Principal Payments on Total Mortgages					
Regular monthly payments of interest and/or principal	3 889	2 772	270	767	80
Less than \$100	107	98	5	4	—
\$100 to \$199	195	102	28	59	6
\$200 to \$299	428	328	17	68	15
\$300 to \$399	486	369	18	93	6
\$400 to \$499	476	337	33	106	—
\$500 to \$599	381	311	22	36	12
\$600 to \$699	302	212	21	57	11
\$700 to \$799	269	211	—	52	6
\$800 to \$899	189	93	28	54	15
\$900 to \$999	178	131	12	34	—
\$1,000 to \$1,249	340	230	37	70	3
\$1,250 to \$1,499	199	124	22	53	—
\$1,500 or more	340	225	27	82	6
Median	567	549	657	633	...
Mean	1 429	1 000	751	1500+	...
No regular payments	240	193	6	41	—
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	3 316	2 396	216	637	67
Less than 20 percent	138	125	6	7	—
20 to 29 percent	108	70	7	24	6
30 to 39 percent	158	144	—	14	—
40 to 49 percent	308	207	14	76	10
50 to 59 percent	279	185	11	84	—
60 to 69 percent	374	283	27	63	—
70 to 79 percent	309	213	31	58	7
80 to 89 percent	285	200	32	47	6
90 to 99 percent	226	173	30	23	—
100 percent or more	786	536	52	165	34
Not reported or not computed	345	259	6	77	3
Median	74	72	83	72	...
Other properties	813	569	61	171	13
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal ...	3 323	2 396	216	644	67
Less than 20 percent	132	120	6	7	—
20 to 29 percent	104	60	7	30	6
30 to 39 percent	151	138	—	14	—
40 to 49 percent	301	201	14	76	10
50 to 59 percent	278	183	11	84	—
60 to 69 percent	350	260	27	63	—
70 to 79 percent	258	193	25	32	7
80 to 89 percent	286	206	32	43	6
90 to 99 percent	235	182	30	23	—
100 percent or more	882	594	58	195	34
Not reported or not computed	345	259	6	77	3
Median	77	76	85	73	...
Other properties	807	569	61	164	13
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	3 528	2 561	222	678	67
Less than \$5	297	239	11	36	11
\$5 to \$9	1 545	1 082	99	331	33
\$10 to \$14	646	488	43	109	6
\$15 to \$19	415	286	27	95	7
\$20 to \$24	217	132	28	47	9
\$25 to \$29	143	119	6	18	—
\$30 to \$39	214	169	7	38	—
\$40 to \$49	5	5	—	—	—
\$50 to \$59	—	—	—	—	—
\$60 or more	6	6	—	—	—
Not reported or not computed	40	36	—	5	—
Median	10	10	10	10	...
Acquired 2000 and 2001 (part)	602	404	55	130	13
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	3 528	2 561	222	678	67
Less than 5 percent	206	172	12	17	5
5 to 9 percent	1 038	796	73	155	14
10 to 14 percent	708	479	51	141	37
15 to 19 percent	474	334	29	106	4
20 to 24 percent	294	206	38	49	—
25 to 29 percent	181	108	6	62	5
30 to 34 percent	88	77	—	11	—
35 to 39 percent	44	33	—	11	—
40 percent or more	96	55	7	35	—
Not reported or not computed	399	300	6	89	3
Median	12	12	12	14	...
Acquired 2000 and 2001 (part)	602	404	55	130	13

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged 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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
1-housing-unit properties with traditional first mortgage	4 129	359	73	91	166	451	2 989
PROPERTY CHARACTERISTICS							
Property Location by Geographic Area							
Inside MAs	3 259	288	66	53	101	394	2 357
In central cities	1 293	126	24	25	42	124	953
Not in central cities	1 966	163	42	28	59	270	1 404
Outside MAs	870	71	7	39	65	57	632
Manner of Acquisition							
By purchase	3 799	335	73	85	143	430	2 733
Placed one new mortgage	3 373	290	41	85	138	382	2 437
Placed two or more new mortgages	73	6	—	—	—	16	50
Assumed mortgage(s) already on property	267	28	32	—	5	18	184
Assumed mortgage(s) already on property and placed new mortgage	7	—	—	—	—	—	7
Borrowed using assets other than this property as collateral	25	—	—	—	—	7	17
Paid all cash-no borrowing	32	11	—	—	—	21	21
Other manner	23	—	—	—	—	6	17
By inheritance or gift	96	—	—	6	5	4	81
By divorce	6	—	—	—	—	—	6
By tax free exchange of other property	8	—	—	—	—	—	8
By foreclosure or assignment	21	—	—	—	8	—	13
By some other manner	50	7	—	—	—	—	43
Not reported	148	17	—	—	10	18	104
Source of Downpayment¹							
Properties purchased 1995 to 2001 (part)	2 043	192	12	57	68	294	1 419
Sale of stock or other partnership shares for this project	29	7	—	—	—	—	21
Sale of previously owned stocks, shares, or other securities	46	16	—	—	—	—	30
Sale of land or other real estate	191	—	—	—	—	41	149
Owner's cash, bank deposits, share accounts, or bonds	1 137	117	7	30	40	144	801
Borrowing from a retirement plan	55	—	—	—	—	7	48
Borrowing using assets other than this property as collateral	126	16	6	—	1	24	80
Proceeds from an insurance policy	13	—	—	—	—	8	5
From a state or local government source	—	—	—	—	—	—	—
From a non-profit organization	—	—	—	—	—	—	—
Proceeds from sale of tax credits	6	—	—	—	—	6	—
From parents or relatives	101	23	—	—	—	8	70
Other cash source	61	—	—	—	—	7	54
Non-cash source	23	7	—	—	—	—	16
No downpayment required	247	4	—	14	21	39	168
Not reported	167	31	—	13	8	27	88
Other properties	1 981	156	60	34	88	146	1 496
Not reported	106	11	—	—	10	11	74
Year Property Acquired							
1999 to 2001 (part)	1 069	98	6	33	59	155	719
1997 and 1998	647	73	7	6	15	77	470
1995 and 1996	509	32	—	18	4	73	382
1990 to 1994	720	83	18	14	29	56	521
1985 to 1989	575	21	13	1	30	67	443
1980 to 1984	227	34	18	—	8	23	144
1975 to 1979	204	—	5	14	17	—	167
1970 to 1974	107	17	6	—	5	—	79
1969 or earlier	70	—	—	6	—	—	65
Building and Land Acquisition							
Acquired at same time	3 759	324	73	74	158	409	2 720
Not acquired at same time	196	6	—	4	8	21	157
Land not owned by building owner	47	11	—	—	—	8	28
Not reported	128	19	—	13	—	14	83

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—							
Con.							
Property New or Previously Owned When Acquired							
Acquired by purchase	3 799	335	73	85	143	430	2 733
New	567	28	—	—	20	50	468
Previously owned	3 148	288	73	85	110	374	2 217
As residential property	3 141	282	73	85	110	374	2 216
Converted from nonresidential use	7	6	—	—	—	—	—
Other	20	—	—	—	—	5	14
Not reported	65	18	—	—	13	—	34
Other properties	182	7	—	6	13	4	151
Not reported	148	17	—	—	10	18	104
Year Structure Built							
1999 to March 2000	138	5	—	—	2	57	73
1997 and 1998	152	11	—	7	—	16	118
1995 and 1996	124	5	—	—	4	28	88
1990 to 1994	265	16	—	—	—	34	215
1980 to 1989	554	50	18	8	30	53	396
1970 to 1979	676	72	49	26	57	64	408
1960 to 1969	472	45	5	32	20	53	318
1950 to 1959	695	26	—	7	25	73	564
1940 to 1949	415	54	—	8	9	55	289
1939 or earlier	637	75	—	4	20	18	521
Purchase Price							
Properties acquired by purchase 1997 to 2001 (part) ..	1 560	164	12	39	68	222	1 055
Less than \$20,000	115	16	—	—	—	19	80
\$20,000 to \$39,999	226	15	7	13	14	14	165
\$40,000 to \$59,999	204	13	6	13	7	6	160
\$60,000 to \$79,999	228	35	—	—	13	10	169
\$80,000 to \$99,999	163	23	—	—	7	50	82
\$100,000 to \$124,999	125	21	—	—	3	21	79
\$125,000 to \$149,999	169	22	—	13	15	30	90
\$150,000 to \$174,999	48	13	—	—	—	11	23
\$175,000 to \$199,999	96	—	—	—	7	18	71
\$200,000 to \$249,999	88	5	—	—	—	29	54
\$250,000 to \$299,999	44	—	—	—	2	—	42
\$300,000 to \$499,999	27	1	—	—	1	—	26
\$500,000 or more	27	—	—	—	—	14	14
Median	80 933	82 849	...	...	...	114 527	74 615
Mean	106 508	86 815	...	...	...	137 899	105 565
Other properties	2 569	195	60	52	98	230	1 934
Value							
Less than \$20,000	120	16	—	8	—	22	74
\$20,000 to \$39,999	322	40	—	13	11	38	220
\$40,000 to \$59,999	510	19	21	23	25	—	421
\$60,000 to \$79,999	633	65	19	22	29	27	472
\$80,000 to \$99,999	542	31	16	13	19	71	391
\$100,000 to \$124,999	469	52	—	—	32	59	327
\$125,000 to \$149,999	284	32	6	13	13	46	174
\$150,000 to \$174,999	268	52	5	—	7	38	166
\$175,000 to \$199,999	196	20	6	—	—	21	150
\$200,000 to \$249,999	286	24	—	—	20	49	192
\$250,000 to \$299,999	147	3	—	—	—	13	131
\$300,000 to \$499,999	248	1	—	—	8	42	197
\$500,000 or more	106	5	—	1	2	26	72
Median	97 746	104 077	...	...	98 675	129 991	95 700
Mean	133 045	115 889	...	...	117 897	171 028	133 234
Purchase Price as Percent of Value²							
Acquired by purchase	3 799	335	73	85	143	430	2 733
Purchased 1997 to 2001 (part)	1 560	164	12	39	68	222	1 055
Less than 60 percent	231	13	7	—	14	39	159
60 to 69 percent	171	12	—	7	—	17	134
70 to 79 percent	236	38	—	6	13	20	158
80 to 99 percent	549	74	—	—	30	82	363
100 percent or more	373	27	6	26	11	64	240
Median	85	85	...	...	...	89	84
Purchased 1990 to 1996 (part)	1 163	108	18	26	29	122	860
Less than 40 percent	106	12	—	4	6	—	83
40 to 59 percent	201	22	—	8	14	21	136
60 to 79 percent	416	16	6	8	—	52	335
80 to 99 percent	247	34	12	—	9	23	170
100 percent or more	193	24	—	6	—	26	136
Median	73	...	...	...	...	...	73
Purchased 1989 or earlier	1 075	62	43	20	46	86	818
Less than 20 percent	121	17	—	6	—	9	98
20 to 39 percent	151	4	—	—	4	14	129
40 to 59 percent	285	13	17	—	13	27	215
60 to 79 percent	253	16	11	8	25	13	180
80 to 99 percent	122	—	14	1	5	14	88
100 percent or more	143	11	—	7	—	17	107
Median	59	...	...	...	...	...	57
Not acquired by purchase	331	24	—	6	23	22	256

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—							
Con.							
Value of Capital Improvements							
Properties with capital improvements between 1998 and 2000	1 829	151	30	46	78	178	1 346
Less than \$500	40	—	—	—	—	11	29
\$500 to \$999	70	—	6	—	—	—	64
\$1,000 to \$2,499	335	36	—	13	18	36	231
\$2,500 to \$4,999	399	55	12	14	12	13	293
\$5,000 to \$7,499	428	22	13	18	28	59	289
\$7,500 to \$9,999	106	12	—	—	7	6	82
\$10,000 to \$14,999	121	7	—	—	—	25	89
\$15,000 to \$19,999	93	6	—	—	7	6	73
\$20,000 to \$29,999	106	7	—	—	6	—	93
\$30,000 or more	130	5	—	—	—	23	102
Median	5 411	...	...	...	...	6 270	5 477
Mean	9 814	...	...	...	...	9 596	10 669
Properties with no capital improvements between 1998 and 2000	1 750	157	37	27	56	199	1 274
Capital improvements not reported	550	51	6	19	32	74	369
Monthly Rental Receipts							
Acquired before 2000	3 528	290	73	72	132	343	2 618
Less than \$100	86	6	—	14	—	—	66
\$100 to \$199	112	6	—	—	5	10	91
\$200 to \$299	122	16	7	—	—	—	99
\$300 to \$399	295	22	5	6	22	18	221
\$400 to \$499	364	24	21	10	19	13	278
\$500 to \$599	365	23	—	—	—	25	316
\$600 to \$799	624	36	23	26	15	48	475
\$800 to \$999	360	67	—	—	23	31	238
\$1000 or more	928	66	11	7	20	167	658
No rental receipts	272	24	7	8	28	30	175
Median	691	799	...	...	...	1000+	663
Mean	1000+	1000+	...	...	...	1000+	1000+
Acquired 2000 and 2001 (part) ..	602	69	—	20	34	108	371
Rental Receipts as Percent of Value²							
Acquired before 2000	3 528	290	73	72	132	343	2 618
Less than 5 percent	304	13	—	—	22	10	260
5 to 9 percent	1 161	115	33	—	51	99	862
10 to 14 percent	1 489	116	26	37	31	175	1 104
15 to 19 percent	98	—	7	13	—	18	61
20 to 24 percent	49	6	—	—	—	8	35
25 to 29 percent	23	6	—	—	—	—	17
30 to 39 percent	5	5	—	—	—	—	—
40 percent or more	41	—	—	—	—	4	37
Median	10	10	...	...	...	11	10
Acquired 2000 and 2001 (part) ..	602	69	—	20	34	108	371
Rental Vacancy Losses as Percent of Potential Receipts							
Acquired before 2000	3 528	290	73	72	132	343	2 618
Less than 1.0 percent	1 291	113	31	—	61	97	988
1.0 to 2.9 percent	12	5	—	—	—	7	—
3.0 to 4.9 percent	15	—	—	—	—	—	6
5.0 to 6.9 percent	24	6	—	—	4	—	18
7.0 to 8.9 percent	96	—	—	—	—	—	96
9.0 to 10.9 percent	26	—	—	—	—	—	26
11.0 to 12.9 percent	34	—	—	—	—	15	19
13.0 to 14.9 percent	25	—	—	—	—	—	25
15.0 percent or more	282	6	7	20	13	21	216
Not reported or not computed	1 723	155	35	51	54	211	1 217
Median	1.0-	1.0-	...	...	...	1.0-	1.0-
Acquired 2000 and 2001 (part) ..	602	69	—	20	34	108	371
Age Restrictions							
Property restricted to people age 55 or older	403	45	—	4	32	31	290
Property not restricted to people age 55 or older	3 559	292	73	69	126	406	2 592
Not reported	168	22	—	18	8	14	106

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—							
Con.							
Type of Property Benefits¹							
Government-sponsored below-market interest rate mortgage loan	19	—	9	4	—	—	7
Government rental subsidy	73	12	—	6	—	—	54
Government grant	13	6	—	—	—	—	7
Property tax relief	32	—	—	—	—	—	32
Federal income tax credit for low-income, old, or historic properties	—	—	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties ..	—	—	—	—	—	—	—
Subsidy from a non-profit corporation	8	—	—	—	—	—	8
None of the above benefits	3 588	282	58	75	158	395	2 621
Not reported	397	60	6	6	8	56	260
Source of Property Benefits¹							
With property benefits	144	18	9	10	—	—	108
Federal government	55	11	9	6	—	—	28
State government	50	6	—	10	—	—	34
Local government	42	—	—	6	—	—	36
Non-profit corporation	8	—	—	—	—	—	8
Not reported	5	—	—	—	—	—	5
With no property benefits	3 588	282	58	75	158	395	2 621
Not reported	397	60	6	6	8	56	260
Reason for Benefits¹							
With property benefits	144	18	9	10	—	—	108
Occupied by low- or moderate-income individuals	76	18	—	10	—	—	48
Occupied by elderly or disabled individuals ..	6	—	—	—	—	—	6
A historic structure	—	—	—	—	—	—	—
Located in a community development or economic development area	—	—	—	—	—	—	—
Covered by a Homestead Exemption	—	—	—	—	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—
Covered by disaster relief	7	—	—	—	—	—	7
Other reason	44	—	9	—	—	—	36
Not reported	11	—	—	—	—	—	11
With no property benefits	3 588	282	58	75	158	395	2 621
Not reported	397	60	6	6	8	56	260
OWNER CHARACTERISTICS							
Type of Owner							
Individual investor(s)	3 491	307	61	86	130	396	2 511
Limited partnership	236	11	6	6	12	36	164
Joint venture	30	—	—	—	6	—	24
General partnership	50	—	6	—	—	—	45
Life insurance company	14	11	—	—	—	—	3
Depository institution	—	—	—	—	—	—	—
Public real estate investment trust	11	4	—	—	—	—	7
Private real estate investment trust	5	—	—	—	—	—	5
Corporation—other than real estate investment trust	177	6	—	—	15	7	150
Housing cooperative organization	5	5	—	—	—	—	—
Non-profit or church-related institution	54	—	—	—	3	—	51
Pension fund	—	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—	—
Other	57	15	—	—	—	12	30
1-housing-unit properties with traditional first mortgages	4 129	359	73	91	166	451	2 989
MORTGAGE CHARACTERISTICS							
Number of Mortgages							
1 mortgage	3 696	330	66	82	152	413	2 654
2 mortgages	369	29	7	10	14	37	272
3 or more mortgages	64	—	—	—	—	2	62
Form of Debt of First Mortgage							
Mortgage or deed of trust	4 129	359	73	91	166	451	2 989
Contract to purchase	—	—	—	—	—	—	—
Some other loan secured by this property ..	—	—	—	—	—	—	—
Method of Loan Application							
By computer over the Internet or by e-mail ..	31	—	—	—	—	6	25
By telephone or FAX	466	15	6	19	25	49	353
By regular mail	114	14	7	—	—	14	80
By personal visit	2 390	203	10	46	113	252	1 765
Through third party (such as real estate agent or builder)	557	70	19	—	13	66	389
Some other way	55	14	—	—	7	14	20
Not reported	309	31	12	19	8	38	201
Not available	207	11	20	6	—	13	157

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Origin of First Mortgage							
Mortgage made at time property acquired . . .	3 032	272	36	75	133	385	2 132
Mortgage assumed at time property acquired	292	27	32	6	—	18	209
Mortgage placed later than acquisition of property	805	60	5	11	33	48	648
Refinanced mortgage	696	49	5	11	20	41	571
Same lender	184	5	—	—	13	13	153
Different lender	512	44	5	11	7	28	418
Mortgage placed on property owned free and clear of debt	109	11	—	—	13	7	77
Not available	—	—	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property							
Obtain lower interest rate	805	60	5	11	33	48	648
Increase payment period for mortgage	428	24	5	7	14	34	343
Reduce payment period for mortgage	13	—	—	—	—	7	6
Renew or extend loan that had fallen due, without increasing outstanding balance	—	—	—	—	—	—	—
Receive cash or increase outstanding balance of loan	10	—	—	—	—	—	10
Other reason	230	31	—	4	13	7	174
Not reported	89	5	—	—	5	—	79
Other properties	35	—	—	—	—	—	35
Not available	—	—	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received							
Less than \$20,000	325	35	5	4	25	13	242
\$20,000 to \$39,999	135	19	5	4	—	—	107
\$40,000 to \$59,999	76	6	—	—	20	—	51
\$60,000 to \$79,999	49	10	—	—	—	7	31
\$80,000 to \$99,999	34	—	—	—	—	6	28
\$100,000 to \$124,999	11	—	—	—	5	—	6
\$125,000 to \$149,999	20	—	—	—	—	—	20
\$150,000 to \$174,999	—	—	—	—	—	—	—
\$175,000 to \$199,999	—	—	—	—	—	—	—
\$200,000 to \$249,999	—	—	—	—	—	—	—
\$250,000 to \$299,999	—	—	—	—	—	—	—
\$300,000 or more	—	—	—	—	—	—	—
Median	27 203	—	—	—	—	—	25 657
Mean	32 949	—	—	—	—	—	32 606
Properties that refinanced and did not receive cash back	362	19	—	7	8	29	300
Properties that refinanced and did not report if received cash back	118	6	—	—	—	6	106
Properties that did not refinance	3 324	299	68	81	133	403	2 341
Not available	—	—	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received¹							
For additions, improvements or repairs to this property	325	35	5	4	25	13	242
To consolidate debts	91	5	—	4	8	—	73
For investment in other real estate	88	6	5	—	—	—	76
For other types of investments	91	24	—	—	8	7	52
For educational or medical expenses	31	—	—	—	5	—	26
To start a business	7	—	—	—	—	—	7
To settle a divorce	8	—	—	—	—	—	8
To pay taxes	6	—	—	—	—	—	6
To purchase an automobile, truck, or other vehicle	8	—	—	—	—	—	8
To purchase consumer product other than automobile, truck, or other vehicle	6	—	—	—	—	—	6
Other	54	—	—	—	7	6	41
Not reported	5	—	—	—	5	—	—
Properties that refinanced and did not receive cash back	362	19	—	7	8	29	300
Properties that refinanced and did not report if received cash back	118	6	—	—	—	6	106
Properties that did not refinance	3 324	299	68	81	133	403	2 341
Not reported	—	—	—	—	—	—	—

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Purpose of Second Mortgage							
Properties with second mortgage	276	11	—	4	14	32	214
Provide funds for the purchase of this property	44	—	—	—	—	14	30
Provide funds for additions, improvements or repairs to this property	85	—	—	4	14	10	57
Provide funds for consolidation of debts	38	4	—	—	—	—	33
Provide funds for investment in other real estate	5	—	—	—	—	—	5
Provide funds for other types of investments	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—
Provide funds for starting a business	—	—	—	—	—	—	—
Provide funds to settle a divorce	—	—	—	—	—	—	—
Provide funds to pay taxes	6	—	—	—	—	—	6
Provide funds to purchase automobile, truck, or vehicle	—	—	—	—	—	—	—
Provide funds to purchase another type of consumer product	—	—	—	—	—	—	—
Other reasons	21	—	—	—	—	—	21
Not reported	78	7	—	—	—	9	62
Other properties	3 854	348	73	87	152	419	2 775
Purpose of Home Equity Line of Credit							
Properties with home equity line of credit	222	18	7	6	—	8	183
Provide funds for additions, improvements or repairs to this property	74	—	7	6	—	—	61
Provide funds for consolidation of debts	19	7	—	—	—	—	12
Provide funds for investment in other real estate	29	11	—	—	—	—	18
Provide funds for other types of investments	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—
Provide funds for starting a business	—	—	—	—	—	—	—
Provide funds to settle a divorce	—	—	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	—	—	—	—	—	—	—
Provide funds to purchase another type of consumer product	—	—	—	—	—	—	—
Other reasons	16	—	—	—	—	—	16
Not reported	83	—	—	—	—	8	75
Other properties	3 908	341	66	86	166	443	2 806
Year First Mortgage Made or Assumed							
1999 to 2001 (part)	1 527	127	6	33	59	199	1 104
1997 and 1998	758	88	7	6	42	81	534
1995 and 1996	515	34	6	25	4	66	381
1990 to 1994	669	62	12	14	34	55	493
1985 to 1989	352	21	13	1	15	41	262
1980 to 1984	118	15	18	—	8	9	67
1979 or earlier	189	12	11	13	4	—	148
Traditional First Mortgage Loan							
Less than \$20,000	353	46	6	17	8	50	226
\$20,000 to \$29,999	361	38	17	19	17	18	252
\$30,000 to \$39,999	416	29	12	14	18	—	343
\$40,000 to \$49,999	374	12	16	15	13	23	296
\$50,000 to \$59,999	432	46	—	—	23	38	325
\$60,000 to \$79,999	560	44	6	7	22	90	391
\$80,000 to \$99,999	396	58	—	—	19	57	262
\$100,000 to \$149,999	624	59	6	13	24	87	436
\$150,000 to \$199,999	307	23	5	—	23	65	191
\$200,000 to \$249,999	120	—	—	—	—	10	109
\$250,000 to \$299,999	39	—	—	—	1	—	39
\$300,000 or more	54	—	—	—	—	6	48
Not reported	94	5	6	6	—	7	70
Median	62 896	62 796	...	...	64 511	81 093	60 844
Mean	80 652	70 635	...	...	78 755	95 302	81 507

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Total Mortgage Loan							
Less than \$20,000	332	46	6	13	8	50	209
\$20,000 to \$29,999	357	38	17	23	17	18	244
\$30,000 to \$39,999	421	29	12	14	18	—	348
\$40,000 to \$49,999	352	12	16	15	13	23	275
\$50,000 to \$59,999	421	46	—	—	9	38	328
\$60,000 to \$79,999	562	40	6	7	22	90	397
\$80,000 to \$99,999	398	55	—	—	19	50	274
\$100,000 to \$149,999	643	59	6	13	38	80	447
\$150,000 to \$199,999	338	30	5	—	23	73	207
\$200,000 to \$249,999	103	—	—	—	—	14	89
\$250,000 to \$299,999	36	—	—	—	1	—	35
\$300,000 or more	80	—	—	—	—	8	72
Not reported	88	5	6	6	—	7	64
Median	64 894	63 081	...	...	77 430	81 237	62 959
Mean	85 010	72 130	...	...	83 010	99 079	86 522
Traditional First Mortgage Outstanding Debt							
Less than \$10,000	212	27	15	13	8	6	142
\$10,000 to \$19,999	353	23	13	4	4	55	253
\$20,000 to \$29,999	428	58	15	19	27	6	303
\$30,000 to \$39,999	424	16	13	14	29	10	341
\$40,000 to \$49,999	421	8	—	15	14	39	346
\$50,000 to \$59,999	322	44	—	—	—	29	249
\$60,000 to \$79,999	527	47	6	7	18	106	343
\$80,000 to \$99,999	464	63	—	13	19	65	304
\$100,000 to \$149,999	485	54	11	—	31	75	314
\$150,000 to \$199,999	257	14	—	—	15	37	192
\$200,000 to \$249,999	66	—	—	—	1	10	55
\$250,000 to \$299,999	39	—	—	—	—	—	39
\$300,000 or more	43	—	—	—	—	6	37
Not reported	88	5	—	6	—	7	70
Median	55 683	60 208	...	...	60 971	74 537	52 963
Mean	72 296	65 417	...	...	70 803	86 867	72 780
Total Mortgage Outstanding Debt							
Less than \$10,000	197	27	15	13	8	6	127
\$10,000 to \$19,999	346	23	13	4	4	55	246
\$20,000 to \$29,999	435	58	15	19	27	6	310
\$30,000 to \$39,999	415	16	13	14	29	10	333
\$40,000 to \$49,999	410	8	—	15	—	39	349
\$50,000 to \$59,999	328	44	—	—	—	29	255
\$60,000 to \$79,999	513	43	6	7	32	99	327
\$80,000 to \$99,999	472	60	—	13	19	65	315
\$100,000 to \$149,999	524	61	11	—	31	75	347
\$150,000 to \$199,999	262	14	—	—	15	43	189
\$200,000 to \$249,999	51	—	—	—	1	8	42
\$250,000 to \$299,999	30	—	—	—	—	—	30
\$300,000 or more	69	—	—	—	—	8	61
Not reported	76	5	—	6	—	7	58
Median	56 822	60 228	...	...	69 391	75 543	53 939
Mean	74 793	65 912	...	...	73 166	88 953	75 840
Current Interest Rate on First Mortgage							
Less than 6.0 percent	1 606	38	5	51	72	161	1 278
6.0 percent	27	—	—	—	—	—	27
6.1 to 6.4 percent	54	9	—	—	—	—	45
6.5 to 6.9 percent	165	7	—	—	17	34	107
7.0 percent	282	41	4	—	19	30	187
7.1 to 7.4 percent	221	26	6	—	8	15	167
7.5 to 7.9 percent	262	44	—	—	—	52	165
8.0 percent	132	28	12	—	4	13	75
8.1 to 8.4 percent	119	—	—	—	—	11	108
8.5 to 8.9 percent	176	13	12	—	—	28	123
9.0 percent	70	—	—	—	—	13	57
9.1 to 9.4 percent	86	21	—	6	—	—	59
9.5 to 9.9 percent	51	16	18	—	—	—	18
10.0 percent	22	—	—	—	—	—	22
10.1 to 10.4 percent	27	—	—	—	—	—	—
10.5 to 10.9 percent	23	10	—	—	—	7	5
11.0 percent	81	20	—	—	6	12	42
11.1 to 12.9 percent	78	18	9	—	6	12	34
13.0 percent	—	—	—	—	—	—	—
13.1 percent or more	648	41	7	34	35	62	470
Not reported	—	—	—	—	—	—	—
Median	7.1	8.0	...	...	6.8	7.1	7.0

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Type of Interest Rate Buydown							
Properties with interest rate buydown							
Constant payment	—	—	7	—	—	5	29
3-2-1 buydown	—	—	—	—	—	—	—
Other	5	—	—	—	—	5	—
Not reported	35	—	7	—	—	—	29
Properties without interest rate buydown							
Not reported	1 489	122	42	6	30	183	1 106
	2 599	237	24	85	136	263	1 854
Term of First Mortgage							
Less than 5 years	37	—	—	—	—	4	33
5 years	49	—	—	—	—	—	49
6 to 9 years	22	—	—	—	—	—	22
10 years	69	—	—	—	—	6	62
11 to 14 years	18	—	—	—	—	—	18
15 years	314	8	—	—	9	19	278
16 to 19 years	4	—	—	—	—	—	4
20 years	89	—	—	—	8	21	60
21 to 24 years	5	—	—	—	—	—	5
25 years	27	—	—	—	—	—	27
26 to 29 years	9	—	—	—	—	—	9
30 years	1 301	344	73	—	17	178	689
More than 30 years	25	7	—	6	—	—	12
No stated term	2 161	—	—	85	132	223	1 721
Median	30+	30+	...	...	30+	30+	30+
Unexpired Term of First Mortgage							
Less than 5 years	117	6	6	—	—	4	101
5 to 9 years	193	12	20	—	9	6	147
10 to 14 years	305	23	4	—	—	23	255
15 to 19 years	226	28	32	—	8	21	137
20 to 24 years	232	56	11	—	4	24	137
25 to 29 years	747	173	—	—	13	138	423
30 or more years	149	62	—	6	—	13	68
No stated term or not computed	2 161	—	—	85	132	223	1 721
Median	23	27	...	...	20	26	20
Holder of First Mortgage							
Commercial bank or trust company	819	78	—	15	60	52	614
Savings and loan association, federal savings bank	460	12	—	15	23	13	396
Mutual savings bank	97	12	16	—	—	5	64
Life insurance company	77	—	—	—	8	17	53
Mortgage banker or mortgage company	278	43	—	—	—	90	145
Federally-sponsored secondary market agency or pool	1 635	181	45	39	51	199	1 120
Conventional mortgage pool	52	—	—	—	—	23	29
Other federal agency	161	12	6	6	11	14	111
Real estate investment trust	7	—	—	—	—	—	7
Pension or retirement fund	6	—	—	—	—	—	6
Credit union	125	5	6	6	—	—	109
Finance company	86	5	—	6	—	16	60
State or municipal government or housing finance agency	178	12	—	4	5	22	135
Individual or individual's estate	84	—	—	—	—	—	84
Other	64	—	—	—	8	—	56
Servicer of First Mortgage							
Commercial bank or trust company	932	75	7	15	60	74	702
Savings and loan association, federal savings bank	461	12	—	15	26	21	386
Mutual savings bank	77	—	7	—	—	5	64
Life insurance company	77	—	—	—	8	17	53
Mortgage banker or mortgage company	1 907	238	54	39	52	283	1 241
Federally-sponsored secondary market agency or pool	—	—	—	—	—	—	—
Conventional mortgage pool	—	—	—	—	—	—	—
Other federal agency	145	12	—	6	7	14	106
Real estate investment trust	—	—	—	—	—	—	—
Pension or retirement fund	6	—	—	—	—	—	6
Credit union	130	5	6	6	—	5	109
Finance company	81	5	—	6	—	11	60
State or municipal government or housing finance agency	171	12	—	4	5	22	128
Individual or individual's estate	84	—	—	—	—	—	84
Other	58	—	—	—	8	—	50
Holder's Acquisition of First Mortgage							
Originated directly from borrower	2 107	144	13	51	71	191	1 636
Purchased from present servicer	1 060	97	16	34	73	147	693
Purchased from someone else	962	118	44	6	21	113	659
Not reported	—	—	—	—	—	—	—

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
First Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3 056	274	68	75	123	381	2 134
40 to 49 percent	72	11	6	1	2	13	40
50 to 59 percent	84	—	4	—	—	15	65
60 to 69 percent	112	8	13	—	—	7	84
70 to 79 percent	314	42	—	25	14	25	209
80 to 89 percent	357	28	5	—	15	32	277
90 to 94 percent	562	31	9	—	16	97	409
95 to 99 percent	209	26	—	—	7	82	95
100 percent or more	248	42	6	6	17	21	155
Not reported	1 026	87	19	36	52	83	749
Median	70	—	6	6	—	7	51
Other properties	90	93	...	...	...	90	89
Not available	1 074	85	5	17	43	70	855
	—	—	—	—	—	—	—
First Mortgage Loan as a Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3 056	274	68	75	123	381	2 134
40 to 49 percent	60	11	—	1	2	5	42
50 to 59 percent	108	—	—	—	—	17	90
60 to 69 percent	111	7	7	—	—	—	97
70 to 79 percent	547	51	21	25	22	53	376
80 to 89 percent	518	34	15	—	16	74	380
90 to 94 percent	553	33	7	—	7	92	413
95 to 99 percent	154	14	—	—	7	64	69
100 percent or more	228	47	6	6	17	29	122
Not reported	707	78	7	36	52	40	493
Median	70	—	6	6	—	7	51
Other properties	83	91	...	...	...	84	81
Not available	1 074	85	5	17	43	70	855
	—	—	—	—	—	—	—
First Mortgage Risk							
Subprime loan	301	22	—	6	23	34	217
Not subprime loan	3 828	338	73	86	143	417	2 772
Not reported	—	—	—	—	—	—	—
Total Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3 056	274	68	75	123	381	2 134
40 to 49 percent	71	11	10	1	2	13	35
50 to 59 percent	71	—	—	—	—	13	57
60 to 69 percent	106	8	13	—	—	7	78
70 to 79 percent	307	42	—	25	14	25	202
80 to 89 percent	334	28	5	—	15	26	260
90 to 94 percent	550	37	9	—	16	89	399
95 to 99 percent	191	20	—	—	7	69	95
100 percent or more	265	42	6	6	17	23	170
Not reported	1 091	87	19	36	52	108	788
Median	70	—	6	6	—	7	51
Other properties	91	93	...	...	...	91	91
Not available	1 074	85	5	17	43	70	855
	—	—	—	—	—	—	—
Total Mortgage Loan as a Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase							
Less than 40 percent	3 056	274	68	75	123	381	2 134
40 to 49 percent	347	36	28	6	8	37	232
50 to 59 percent	297	33	—	—	6	60	198
60 to 69 percent	436	31	—	8	19	53	324
70 to 79 percent	523	31	13	34	19	30	395
80 to 89 percent	473	59	—	6	19	80	309
90 to 94 percent	344	23	16	—	35	57	213
95 to 99 percent	158	14	—	—	—	23	121
100 percent or more	88	32	6	—	—	9	42
Not reported	320	16	—	14	17	24	249
Median	70	—	6	6	—	7	51
Other properties	68	71	...	...	...	71	67
Not reported	1 074	85	5	17	43	70	855
	—	—	—	—	—	—	—

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Total Outstanding Debt as a Percent of Value							
Less than 20 percent	260	16	21	6	8	17	192
20 to 29 percent	276	17	7	—	4	13	235
30 to 39 percent	314	42	—	12	7	60	194
40 to 49 percent	526	54	15	—	44	46	367
50 to 59 percent	758	41	6	20	18	100	574
60 to 69 percent	416	34	6	28	15	24	310
70 to 79 percent	621	73	7	6	33	87	415
80 to 89 percent	387	17	11	—	27	58	274
90 to 99 percent	211	40	—	13	3	20	135
100 percent or more	269	16	—	—	8	18	227
Not reported or not computed	90	11	—	6	—	7	66
Median	58	62	...	...	62	59	58
Index Used to Adjust Interest Rate on ARM							
Properties with adjustable rate first mortgage							
Treasury security	888	37	18	13	38	65	717
Average cost of funds in bank district	222	4	5	—	8	7	198
National average cost of funds	56	—	—	—	—	—	56
OTS contract mortgage rate	15	—	—	—	—	6	9
Other method	124	—	—	—	—	15	109
No index used	18	—	—	—	—	7	11
Not reported	452	33	13	13	29	29	335
Other properties	3 241	322	55	78	128	386	2 271
Not reported	—	—	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted							
Properties with adjustable rate first mortgage							
Monthly	888	37	18	13	38	65	717
Every 3 months	93	—	—	—	—	6	87
Every 6 months	13	—	—	—	—	—	13
Yearly	45	—	—	—	—	15	30
Every 3 years	198	4	5	—	8	7	173
Every 5 years	50	—	—	—	—	—	50
Other	33	—	—	—	—	—	33
Not reported	8	—	—	—	—	—	8
Other properties	449	33	13	13	29	36	324
Not reported	3 241	322	55	78	128	386	2 271
Not reported	—	—	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period							
Properties with adjustable rate first mortgage							
Less than 1 percent	888	37	18	13	38	65	717
1 percent	20	—	—	—	—	—	20
1.1 to 1.9 percent	12	—	—	—	—	—	12
2 percent	18	—	—	—	—	—	18
2.1 to 2.9 percent	191	—	—	—	8	7	176
3 percent	3	—	—	—	—	—	3
3.1 to 3.9 percent	4	—	—	—	—	—	4
4.0 percent or more	4	4	—	—	—	—	—
No caps	47	—	5	—	—	21	21
Not reported	132	—	—	—	—	—	132
Other properties	456	33	13	13	29	36	331
Not reported	3 241	322	55	78	128	386	2 271
Not reported	—	—	—	—	—	—	—
Caps on Interest Rate Over Life of ARM							
Properties with adjustable rate first mortgage							
Less than 1 percent	888	37	18	13	38	65	717
1 percent	20	—	—	—	—	—	20
1.1 to 1.9 percent	—	—	—	—	—	—	—
2 percent	—	—	—	—	—	—	—
2.1 to 2.9 percent	—	—	—	—	—	—	—
3 percent	—	—	—	—	—	—	—
3.1 to 3.9 percent	—	—	—	—	—	—	—
4.0 percent or more	351	4	5	—	8	29	305
No caps	61	—	—	—	—	—	61
Not reported	456	33	13	13	29	36	331
Other properties	3 241	322	55	78	128	386	2 271
Not reported	—	—	—	—	—	—	—

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—							
Con.							
Interest Rate Changed Since Mortgage Made							
Properties with adjustable rate first mortgage	888	37	18	13	38	65	717
Yes, rate has changed	305	4	5	—	8	14	274
No change since mortgage made	127	—	—	—	—	15	112
Not reported	456	33	13	13	29	36	331
Other properties	3 241	322	55	78	128	386	2 271
Not reported	—	—	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate							
Monthly payments can change (other than change in interest rate)	31	—	—	—	—	—	31
Payments can change monthly	—	—	—	—	—	—	—
Payments can change every three months	—	—	—	—	—	—	—
Payments can change every six months	—	—	—	—	—	—	—
Payments can change yearly	31	—	—	—	—	—	31
Payments can change every 3 years	—	—	—	—	—	—	—
Payments can change every 5 years	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—
Monthly payments cannot change	3 651	326	60	78	137	415	2 635
Not reported	447	33	13	13	29	36	322
First Mortgage Allows for Negative Amortization							
Monthly payments can change (other than change in interest rate)	31	—	—	—	—	—	31
Yes, unrestricted negative amortization	2	—	—	—	—	—	2
Yes, restricted negative amortization	15	—	—	—	—	—	15
No negative amortization allowed	14	—	—	—	—	—	14
Not reported	—	—	—	—	—	—	—
Monthly payments cannot change	3 651	326	60	78	137	415	2 635
Not reported	447	33	13	13	29	36	322
MORTGAGE PAYMENTS AND OTHER EXPENSES							
Method of Payment of First Mortgage							
Regular payments of interest and/or principal	3 883	321	73	72	153	441	2 823
Interest and principal	3 870	321	73	72	153	441	2 810
Fully amortized	3 547	316	67	61	139	397	2 566
Not fully amortized	323	5	6	11	13	44	243
Interest only	13	—	—	—	—	—	13
No regular payments required	13	—	—	—	—	—	13
Not reported	233	38	—	19	13	10	153
Items Included in First Mortgage Payment¹							
Regular monthly payments of both interest and principal	3 870	321	73	72	153	441	2 810
Real estate taxes	943	128	60	6	12	157	579
Property insurance	901	134	54	6	12	165	530
Mortgage insurance	190	65	7	—	—	108	9
Other	320	47	37	—	—	47	189
No items included or not reported	2 860	187	13	66	141	269	2 184
No regular payments of interest and principal	259	38	—	19	13	10	179

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Monthly Interest and Principal Payments on First Mortgage							
Monthly payments of interest and/or principal	3 883	321	73	72	153	441	2 823
Less than \$100	113	34	—	—	—	13	65
\$100 to \$199	211	16	—	4	—	24	167
\$200 to \$299	441	43	28	14	17	18	322
\$300 to \$399	478	31	13	20	27	31	356
\$400 to \$499	519	63	16	7	23	33	378
\$500 to \$599	379	23	6	14	—	52	285
\$600 to \$699	288	28	—	—	7	60	193
\$700 to \$799	277	8	—	—	13	22	234
\$800 to \$899	202	28	6	—	—	44	124
\$900 to \$999	172	27	5	—	12	6	121
\$1,000 to \$1,249	298	15	—	13	18	71	182
\$1,250 to \$1,499	184	—	—	—	15	26	143
\$1,500 or more	322	5	—	1	21	40	254
Median	547	457	...	...	...	682	544
Mean	1 402	512	...	...	...	833	1 416
No regular payments required ..	13	—	—	—	—	—	13
Not reported	233	38	—	19	13	10	153
Current First Mortgage Payment Status							
Regular monthly payments of principal and/or interest	4 116	359	73	91	166	451	2 975
Up-to-date, ahead of schedule, or less than 90 days past due	1 684	134	54	—	34	229	1 233
Delinquent by 90 days or more	26	—	6	6	—	—	13
Legal proceedings have begun	12	—	6	6	—	—	—
Legal proceedings have not begun	5	—	—	—	—	—	5
Not reported	8	—	—	—	—	—	8
Not reported	2 407	225	13	85	132	223	1 729
Other properties	13	—	—	—	—	—	13
Monthly Interest and Principal Payments on Total Mortgages							
Regular monthly payments of interest and/or principal	3 889	321	73	72	153	441	2 829
Less than \$100	107	34	—	—	—	13	59
\$100 to \$199	195	16	—	—	—	24	155
\$200 to \$299	428	43	28	18	17	18	304
\$300 to \$399	486	31	13	20	27	31	364
\$400 to \$499	476	59	16	7	9	33	353
\$500 to \$599	381	23	6	14	—	52	287
\$600 to \$699	302	28	—	—	7	54	214
\$700 to \$799	269	12	—	—	13	22	221
\$800 to \$899	189	28	6	—	—	26	130
\$900 to \$999	178	27	5	—	26	6	113
\$1,000 to \$1,249	340	15	—	13	18	89	206
\$1,250 to \$1,499	199	—	—	—	15	28	156
\$1,500 or more	340	5	—	1	21	46	268
Median	567	461	...	...	...	692	563
Mean	1 429	516	...	...	...	860	1 446
No regular payments required ..	240	38	—	19	13	10	159
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts							
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	3 316	253	73	60	125	336	2 470
Less than 20 percent	138	27	—	—	—	22	89
20 to 29 percent	108	17	6	5	—	2	78
30 to 39 percent	158	10	4	—	—	45	99
40 to 49 percent	308	29	—	7	4	31	237
50 to 59 percent	279	21	13	—	7	25	214
60 to 69 percent	374	33	5	6	4	37	288
70 to 79 percent	309	6	12	8	—	38	246
80 to 89 percent	285	18	5	12	16	33	201
90 to 99 percent	226	19	15	—	30	19	142
100 percent or more	786	49	6	—	35	54	643
Not reported or not computed	345	24	7	22	28	30	234
Median	74	63	...	...	...	67	75
Other properties	813	107	—	32	41	115	518

Table 4-3. Mortgage Insurance Status, 1-Housing-Unit Rental and Vacant Mortgaged Properties

—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly 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 the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts							
Acquired before 2000 and regular payments of interest and/or principal							
Less than 20 percent	3 323	253	73	60	125	336	2 477
20 to 29 percent	132	27	—	—	—	22	83
30 to 39 percent	104	17	6	1	—	2	79
40 to 49 percent	151	10	4	—	—	38	99
50 to 59 percent	301	29	—	11	4	31	227
60 to 69 percent	278	21	13	—	7	25	212
70 to 79 percent	350	33	5	6	4	44	258
80 to 89 percent	258	2	12	8	—	31	205
90 to 99 percent	286	18	5	12	16	33	202
100 percent or more	235	19	15	—	30	19	152
Not reported or not computed	882	53	6	—	35	61	727
Median	345	24	7	22	28	30	234
Mean	77	63	—	—	—	68	78
Other properties	807	107	—	32	41	115	512
Real Estate Tax							
Acquired before 2000							
Less than \$100	3 528	290	73	72	132	343	2 618
\$100 to \$199	130	6	6	—	3	10	105
\$200 to \$299	65	—	—	—	5	—	54
\$300 to \$399	77	8	—	14	—	—	55
\$400 to \$499	201	20	7	24	9	14	127
\$500 to \$599	210	13	—	—	8	13	176
\$600 to \$699	216	19	9	7	12	17	153
\$700 to \$799	195	20	—	—	13	12	150
\$800 to \$899	164	7	7	6	12	13	119
\$900 to \$999	257	28	—	—	20	—	209
\$1,000 to \$1,249	115	12	5	—	8	7	83
\$1,250 to \$1,499	468	24	23	6	—	62	353
\$1,500 to \$1,999	237	15	—	6	—	41	175
\$2,000 to \$2,499	433	50	11	8	14	49	300
\$2,500 or more	271	19	6	1	13	21	212
Not reported	449	39	—	—	15	84	310
Median	40	5	—	—	—	—	36
Mean	1 061	1 038	—	—	—	1 395	1 043
Acquired 2000 and 2001 (part)	1 391	1 621	—	—	—	1 902	1 342
Acquired 2000 and 2001 (part)	602	69	—	20	34	108	371
Real Estate Tax Per \$1,000 Value							
Acquired before 2000							
Less than \$5	3 528	290	73	72	132	343	2 618
\$5 to \$9	297	11	6	8	21	18	233
\$10 to \$14	1 545	145	13	35	40	161	1 151
\$15 to \$19	646	52	35	—	37	50	471
\$20 to \$24	415	12	—	—	5	64	334
\$25 to \$29	217	34	7	14	15	24	124
\$30 to \$39	143	6	—	8	15	8	107
\$40 to \$49	214	21	12	6	—	19	156
\$50 to \$59	5	5	—	—	—	—	—
\$60 or more	—	—	—	—	—	—	—
Not reported or not computed	6	—	—	—	—	—	6
Median	40	5	—	—	—	—	36
Mean	10	10	—	—	—	10	10
Acquired 2000 and 2001 (part)	602	69	—	20	34	108	371
Real Estate Tax as Percent of Rental Receipts							
Acquired before 2000							
Less than 5 percent	3 528	290	73	72	132	343	2 618
5 to 9 percent	206	15	6	1	8	12	165
10 to 14 percent	1 038	95	6	29	21	138	750
15 to 19 percent	708	44	18	6	22	40	577
20 to 24 percent	474	48	7	8	17	66	328
25 to 29 percent	294	27	18	6	29	31	183
30 to 34 percent	181	13	12	—	—	8	148
35 to 39 percent	88	6	—	—	—	5	77
40 percent or more	44	—	—	—	8	—	36
Not reported or not computed	96	6	—	—	—	12	78
Median	399	34	7	22	28	30	277
Mean	12	12	—	—	—	11	12
Acquired 2000 and 2001 (part)	602	69	—	20	34	108	371

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 4-4. **Junior Mortgages and Home Equity Lines of Credit, 1-Housing-Unit Rental and Vacant Mortgaged Properties**

[Number of junior mortgages in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.), and meaning of symbols, see text. *Columns may not add to total junior mortgages because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
Total junior mortgages	499	222	278	MORTGAGE CHARACTERISTICS—			
Junior mortgages outstanding	308	30	278	Con.			
MORTGAGE CHARACTERISTICS				MORTGAGE CHARACTERISTICS—			
Type of Junior Mortgage Instrument				Term of Junior Mortgage			
Fixed-rate, level-payment mortgage	243	...	243	Traditional junior mortgages	278	...	278
Short-term with balloon payment mortgage	19	...	19	Less than 5 years	6	...	6
Reverse mortgage	...	...	...	5 years	14	...	14
Adjustable rate mortgage (ARM)	16	...	16	6 to 9 years	...	...	...
Other type of mortgage	30	30	...	10 years	12	...	12
Purpose of Junior Mortgage				11 to 14 years	...	...	...
Provide funds for the purchase of the property	44	...	44	15 years	29	...	29
Provide funds for additions, improvements or repairs to this property	95	10	85	16 to 19 years	...	...	...
Provide funds for consolidation of debts	38	...	38	20 years	...	...	...
Provide funds for investment in other real estate	5	...	5	21 to 24 years	...	...	...
Provide funds for other types of investments	...	...	...	25 years	4	...	4
Provide funds for educational or medical expenses	...	...	...	26 to 29 years	...	...	...
Provide funds to start a business	...	...	...	30 years	14	...	14
Provide funds to settle a divorce	...	...	...	More than 30 years	8	...	8
Provide funds to pay taxes	6	...	6	No stated term	191	...	191
Provide funds to purchase an automobile, truck, or vehicle	...	...	...	Median	15	...	15
Provide funds to purchase consumer product	...	...	...	Other junior mortgages	30	30	...
Other reasons	21	...	21	Holder of Junior Mortgage			
Not reported	100	20	80	Commercial bank or trust company	74	14	61
Year Junior Mortgage Made or Assumed				Savings and loan association, federal savings bank	45	...	45
Traditional junior mortgages	278	...	278	Mutual savings bank	...	...	...
1999 to 2001 (part)	150	...	150	Life insurance company	...	...	...
1997 and 1998	42	...	42	Mortgage banker or mortgage company	22	...	22
1995 and 1996	32	...	32	Federally-sponsored secondary market agency or pool	86	...	86
1990 to 1994	23	...	23	Conventional mortgage pool	...	...	...
1985 to 1989	25	...	25	Other federal agency	...	...	...
1980 to 1984	...	...	...	Real estate investment trust	...	...	...
1979 or earlier	5	...	5	Pension or retirement fund	...	...	...
Other junior mortgages	30	30	...	Credit union	34	10	24
Junior Mortgage Loan				Finance company	15	...	15
Traditional junior mortgages	278	...	278	State or municipal government or housing finance agency	6	...	6
Less than \$5,000	...	...	...	Individual or individual's estate	6	...	6
\$5,000 to \$9,999	52	...	52	Other	19	6	13
\$10,000 to \$14,999	18	...	18	Servicer of Junior Mortgage			
\$15,000 to \$19,999	11	...	11	Traditional junior mortgages	278	...	278
\$20,000 to \$29,999	47	...	47	Commercial bank or trust company	57	...	57
\$30,000 to \$39,999	33	...	33	Savings and loan association, federal savings bank	39	...	39
\$40,000 to \$49,999	27	...	27	Mutual savings bank	...	...	...
\$50,000 to \$59,999	20	...	20	Life insurance company	...	...	...
\$60,000 to \$79,999	16	...	16	Mortgage banker or mortgage company	118	...	118
\$80,000 to \$99,999	13	...	13	Federally-sponsored secondary market agency or pool	...	...	...
\$100,000 to \$149,999	6	...	6	Conventional mortgage pool	...	...	...
\$150,000 to \$199,999	...	...	...	Other federal agency	...	...	...
\$200,000 to \$249,999	4	...	4	Real estate investment trust	...	...	...
\$250,000 to \$299,999	7	...	7	Pension or retirement fund	...	...	...
\$300,000 or more	18	...	18	Credit union	24	...	24
Not reported	6	...	6	Finance company	15	...	15
Median	32 314	...	32 314	State or municipal government or housing finance agency	6	...	6
Mean	137 864	...	137 864	Individual or individual's estate	6	...	6
Other junior mortgages	30	30	...	Other	13	...	13
Current Interest Rate on Junior Mortgage				Other junior mortgages	30	30	...
Less than 6.0 percent	140	14	126	Holder's Acquisition of Junior Mortgage			
6.0 percent	...	...	...	Traditional junior mortgages	278	...	278
6.1 to 6.4 percent	...	...	...	Originated directly from borrower	141	...	141
6.5 to 6.9 percent	6	...	6	Purchased from present servicer	37	...	37
7.0 percent	2	...	2	Purchased from someone else	100	...	100
7.1 to 7.4 percent	...	...	...	Other junior mortgages	30	30	...
7.5 to 7.9 percent	30	10	20	Index Used to Adjust Interest Rate on Junior Mortgage ARM			
8.0 percent	...	...	...	Adjustable rate traditional junior mortgages	16	...	16
8.1 to 8.4 percent	14	...	14	Treasury security	4	...	4
8.5 to 8.9 percent	4	...	4	Average cost of funds in bank district	...	...	...
9.0 percent	...	...	...	National average cost of funds	...	...	...
9.1 to 9.4 percent	...	...	...	OTS contract mortgage rate	...	...	...
9.5 to 9.9 percent	5	...	5	Other method	6	...	6
10.0 percent	...	...	...	No index used	...	...	...
10.1 to 10.4 percent	...	...	...	Not reported	6	...	6
10.5 to 10.9 percent	...	...	...	Other junior mortgages	292	30	262
11.0 percent	6	...	6				
11.1 to 12.9 percent	35	6	28				
13.0 percent	...	...	...	
13.1 percent or more	65	...	65				
Not reported	...	...	...	
Not borrowed	...	...	...	
Median	7.6	...	7.6				

Table 4-4. Junior Mortgages and Home Equity Lines of Credit, 1-Housing-Unit Rental and Vacant Mortgaged Properties—Con.

[Number of junior mortgages in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text. *Columns may not add to total junior mortgages because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
MORTGAGE CHARACTERISTICS—Con.				MORTGAGE CHARACTERISTICS—Con.			
Frequency With Which Rate Can Be Adjusted				Change in Monthly Interest and Principal Payments on Traditional Junior Mortgage Other Than Change in Interest Rate			
Adjustable rate traditional junior mortgages	16	...	16	Monthly payments can change (other than change in interest rate)	—	...	—
Monthly	6	...	6	Payments can change monthly	—	...	—
Every 3 months	—	...	—	Payments can change every three months	—	...	—
Every 6 months	—	...	—	Payments can change every six months	—	...	—
Yearly	4	...	4	Payments can change yearly	—	...	—
Every 3 years	—	...	—	Payments can change every 3 years	—	...	—
Every 5 years	—	...	—	Payments can change every 5 years	—	...	—
Other	—	...	—	Other	—	...	—
Not reported	6	...	6	Not reported	—	...	—
Other junior mortgages	292	30	262	Monthly payments cannot change .. Not reported or other junior mortgages	268	—	268
Interest Rate Changed Since Mortgage Made				Not reported or other junior mortgages	40	30	10
Adjustable rate traditional junior mortgages	16	...	16	Traditional Junior Mortgage Allows for Negative Amortization			
Yes, rate has changed	10	...	10	Monthly payments can change (other than change in interest rate)	—	...	—
No change since mortgage made	—	...	—	Yes, unrestricted negative amortization	—	...	—
Not reported	6	...	6	Yes, restricted negative amortization	—	...	—
Other junior mortgages	292	30	262	No negative amortization allowed	—	...	—
Caps on Interest Rate Per Adjustment Period				Not reported	—	...	—
Adjustable rate junior mortgages ...	36	20	16	Monthly payments cannot change .. Not reported or other junior mortgages	268	—	268
Less than 1 percent	—	—	—	Not reported or other junior mortgages	40	30	10
1 percent	—	—	—	MORTGAGE PAYMENTS AND OTHER EXPENSES			
1.1 to 1.9 percent	—	—	—	Method of Payment of Traditional Junior Mortgage			
2 percent	10	—	10	Regular payments of interest and/or principal	229	...	229
2.1 to 2.9 percent	—	—	—	Interest and principal	229	...	229
3 percent	—	—	—	Fully amortized	204	...	204
3.1 to 3.9 percent	—	—	—	Not fully amortized	25	...	25
4.0 percent or more	—	—	—	Interest only	—	...	—
No caps	14	14	—	No regular payments required .. Not reported or other junior mortgages	—	—	—
Not reported	12	6	6	Not reported or other junior mortgages	79	30	49
Not borrowed	—	—	—				
Other junior mortgages	272	10	262				
Caps on Interest Rate Over Life of ARM							
Adjustable rate junior mortgages ...	36	20	16				
Less than 1 percent	—	—	—				
1 percent	—	—	—				
1.1 to 1.9 percent	—	—	—				
2 percent	—	—	—				
2.1 to 2.9 percent	—	—	—				
3 percent	—	—	—				
3.1 to 3.9 percent	—	—	—				
4.0 percent or more	18	14	4				
No caps	6	—	6				
Not reported	12	6	6				
Not borrowed	—	—	—				
Other junior mortgages	272	10	262				

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	1 296	799	497	2 147	1 221	926	4 173	2 586	1 587	2 239	1 013	1 226
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	1 103	675	428	1 276	664	612	2 941	1 703	1 238	1 796	731	1 065
In central cities	231	114	117	616	295	321	1 324	846	478	805	386	419
Not in central cities	872	560	311	660	370	291	1 617	857	760	991	344	647
Outside MAs	193	124	69	871	556	314	1 232	883	349	443	282	161
Manner of Acquisition												
By purchase	976	551	425	1 812	939	873	3 068	1 630	1 439	1 965	812	1 153
Placed one new mortgage	565	194	371	1 079	310	769	1 933	637	1 295	1 388	376	1 012
Placed two or more new mortgages	—	—	—	39	13	26	45	20	24	33	11	22
Assumed mortgage(s) already on property	40	12	28	85	32	53	210	108	102	131	42	89
Assumed mortgage(s) already on property and placed new mortgage	8	8	—	—	—	—	12	12	—	13	6	7
Borrowed using assets other than this property as collateral	47	27	20	31	21	10	86	81	5	15	15	—
Paid all cash-no borrowing	311	305	6	508	499	9	748	741	7	337	327	10
Other manner	6	6	—	69	64	5	34	29	5	48	36	12
By inheritance or gift	158	130	28	190	190	—	708	656	52	147	114	33
By divorce	20	20	—	7	7	—	10	4	6	—	—	—
By tax free exchange of other property	—	—	—	5	5	—	5	5	—	14	6	8
By foreclosure or assignment	28	22	6	24	16	8	35	27	7	9	9	—
By some other manner	11	11	—	43	17	26	54	34	20	9	5	4
Not reported	103	65	38	66	47	19	292	229	63	95	67	28
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	351	117	234	801	253	548	1 176	429	747	713	186	528
Sale of stock or other partnership shares for this project	6	—	6	11	4	7	10	9	2	14	—	14
Sale of previously owned stocks, shares, or other securities	23	—	23	8	—	8	7	—	7	13	5	8
Sale of land or other real estate	27	6	21	48	5	43	114	50	64	68	5	63
Owner's cash, bank deposits, share accounts, or bonds	142	41	101	438	121	316	578	174	404	417	101	316
Borrowing from a retirement plan	17	—	17	12	—	12	37	19	18	15	7	8
Borrowing using assets other than this property as collateral	55	10	45	35	8	27	70	40	30	25	—	25
Proceeds from an insurance policy	—	—	—	13	—	13	11	11	—	—	—	—
From a state or local government source	—	—	—	—	—	—	—	—	—	—	—	—
From a non-profit organization	—	—	—	—	—	—	5	5	—	—	—	—
Proceeds from sale of tax credits	—	—	—	—	—	—	—	—	—	6	—	6
From parents or relatives	6	6	—	46	22	24	69	22	47	37	7	30
Other cash source	—	—	—	44	24	19	44	14	30	33	20	15
Non-cash source	—	—	—	—	—	—	18	—	18	5	—	5
No downpayment required	36	18	17	134	39	95	196	89	107	49	7	42
Not reported	49	36	13	72	33	39	96	28	68	112	65	47
Other properties	887	662	225	1 312	947	365	2 870	2 074	796	1 487	798	689
Not reported	58	20	38	34	21	13	127	82	44	39	29	10
Year Property Acquired												
1999 to 2001 (part)	275	141	134	469	211	258	729	315	414	401	126	275
1997 and 1998	163	56	107	258	104	154	457	241	217	231	63	169
1995 and 1996	96	43	52	234	70	163	428	233	195	191	80	111
1990 to 1994	188	108	80	383	248	135	650	359	291	360	140	220
1985 to 1989	162	105	57	290	180	109	571	337	235	318	122	196
1980 to 1984	108	90	18	112	73	39	411	303	108	173	99	74
1975 to 1979	57	36	21	149	117	32	257	202	55	230	134	96
1970 to 1974	89	76	13	149	133	16	214	171	43	110	55	55
1969 or earlier	158	144	14	104	85	19	456	426	30	226	194	31

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Building and Land Acquisition												
Acquired at same time	1 132	697	435	1 967	1 090	876	3 609	2 194	1 415	1 990	850	1 140
Not acquired at same time	86	58	28	106	88	18	300	204	96	157	103	54
Land not owned by building owner	32	13	18	10	—	10	43	30	13	24	20	5
Not reported	47	31	16	64	42	22	220	157	63	68	40	28
Property New or Previously Occupied When Acquired												
Acquired by purchase												
New	976	551	425	1 812	939	873	3 068	1 630	1 439	1 965	812	1 153
Previously owned	115	62	53	215	137	78	560	281	279	360	172	188
As residential property	853	481	372	1 575	788	786	2 426	1 314	1 112	1 550	613	936
Converted from nonresidential use	847	481	366	1 548	762	786	2 399	1 287	1 112	1 534	598	936
Other	6	—	6	26	26	—	27	27	—	16	16	—
Not reported	—	—	—	13	13	—	13	6	8	12	—	12
Other properties	8	8	—	9	—	9	69	29	40	43	27	16
Not reported	217	183	34	269	235	34	812	727	85	179	134	45
Not reported	103	65	38	66	47	19	292	229	63	95	67	28
Year Structure Built												
1999 to March 2000	23	—	23	109	61	48	88	45	43	51	26	25
1997 and 1998	16	8	8	58	30	28	131	61	70	52	6	46
1995 and 1996	18	13	5	29	—	29	91	35	56	71	37	34
1990 to 1994	18	6	13	76	54	21	219	81	138	125	32	93
1980 to 1989	96	47	50	90	35	55	473	219	254	290	94	196
1970 to 1979	83	55	28	201	119	83	599	284	315	403	140	263
1960 to 1969	91	25	66	178	94	84	710	476	234	257	126	131
1950 to 1959	260	141	119	393	186	207	786	530	256	348	218	130
1940 to 1949	172	126	45	273	157	116	557	456	101	277	112	165
1939 or earlier	519	378	141	740	484	256	517	396	121	365	221	143
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$20,000	280	85	195	595	207	388	862	295	566	552	135	417
\$20,000 to \$39,999	33	21	13	114	62	51	134	94	39	12	1	11
\$40,000 to \$59,999	23	4	19	87	41	46	175	39	137	30	6	24
\$60,000 to \$79,999	14	—	14	121	21	99	138	54	84	19	12	7
\$80,000 to \$99,999	64	20	44	75	24	51	102	17	85	61	7	54
\$100,000 to \$124,999	39	19	20	72	20	52	72	14	58	51	17	33
\$125,000 to \$149,999	22	—	22	16	9	7	58	13	45	69	19	50
\$150,000 to \$174,999	37	7	30	31	4	28	91	33	58	76	22	54
\$175,000 to \$199,999	2	—	—	24	—	24	21	21	—	37	13	24
\$200,000 to \$249,999	6	6	—	29	16	13	26	11	15	68	—	68
\$250,000 to \$299,999	21	—	21	15	—	15	23	—	23	37	7	30
\$300,000 to \$499,999	14	6	8	—	—	—	12	—	12	24	—	24
\$500,000 or more	5	—	—	11	10	1	11	—	11	26	11	16
Median	82 864	...	88 585	55 971	40 142	59 389	57 618	45 499	65 370	136 269	...	138 636
Mean	104 077	...	112 307	72 646	67 060	75 616	75 648	62 168	82 670	178 879	...	164 464
Other properties	1 016	714	302	1 552	1 014	538	3 311	2 291	1 020	1 688	878	809
Value												
Less than \$20,000	101	101	—	240	185	55	447	388	59	67	55	12
\$20,000 to \$39,999	192	143	49	387	271	116	774	598	176	47	47	—
\$40,000 to \$59,999	147	78	69	360	191	170	711	470	241	133	98	35
\$60,000 to \$79,999	153	100	53	394	197	197	699	348	352	180	124	56
\$80,000 to \$99,999	135	72	63	285	138	146	470	260	210	298	158	140
\$100,000 to \$124,999	101	39	62	116	75	42	371	171	200	243	72	171
\$125,000 to \$149,999	77	59	18	104	28	76	189	116	73	174	52	123
\$150,000 to \$174,999	74	17	57	55	5	50	197	112	85	186	100	87
\$175,000 to \$199,999	63	40	24	42	11	31	39	11	28	135	22	113
\$200,000 to \$249,999	88	41	47	52	27	26	95	18	77	214	73	141
\$250,000 to \$299,999	42	41	1	49	39	9	55	23	33	170	59	111
\$300,000 to \$499,999	60	30	30	51	44	7	103	52	50	255	95	160
\$500,000 or more	63	39	24	10	10	1	23	20	4	138	60	78
Median	88 201	75 592	105 862	64 347	56 131	72 449	64 432	53 062	78 072	146 785	108 759	171 933
Mean	132 556	122 220	149 166	80 653	78 353	83 684	82 341	72 258	98 768	188 828	169 535	204 761

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Purchase Price as Percent of Value²												
Acquired by purchase.....	976	551	425	1 812	939	873	3 068	1 630	1 439	1 965	812	1 153
Purchased 1997 to 2001 (part).....	280	85	195	595	207	388	862	295	566	552	135	417
Less than 60 percent.....	46	—	46	67	29	38	88	18	70	93	17	77
60 to 69 percent.....	8	—	8	34	14	19	66	—	66	93	17	77
70 to 79 percent.....	48	13	35	70	14	57	97	6	91	60	7	53
80 to 99 percent.....	76	11	65	174	13	161	196	24	172	163	12	151
100 percent or more.....	102	62	40	244	130	114	414	247	167	141	83	59
Median.....	90	...	82	94	100+	90	98	100+	87	84	...	80
Purchased 1990 to 1996 (part).....	237	123	114	529	235	295	787	340	447	485	166	319
Less than 40 percent.....	19	12	6	106	56	50	71	32	39	56	39	18
40 to 59 percent.....	29	10	19	116	62	54	187	112	74	73	19	54
60 to 79 percent.....	70	32	38	148	40	108	205	59	147	175	46	129
80 to 99 percent.....	46	36	11	87	45	42	190	67	123	88	17	71
100 percent or more.....	73	33	40	72	32	40	131	66	65	92	45	48
Median.....	80	...	...	66	60	68	73	68	75	73	71	74
Purchased 1989 or earlier.....	459	342	117	688	497	190	1 419	994	425	928	512	417
Less than 20 percent.....	115	83	32	84	72	12	150	135	15	193	117	76
20 to 39 percent.....	92	78	14	149	123	26	284	237	47	252	163	89
40 to 59 percent.....	71	60	11	133	102	31	310	188	122	219	80	139
60 to 79 percent.....	66	49	17	162	96	66	355	227	127	110	55	55
80 to 99 percent.....	52	31	21	17	12	6	155	72	83	61	49	12
100 percent or more.....	57	36	22	131	81	50	156	124	31	94	48	46
Median.....	46	42	...	56	49	68	57	53	65	42	37	46
Not acquired by purchase.....	320	248	72	335	282	53	1 104	956	148	274	201	74
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000.....	546	284	263	879	428	452	1 257	644	612	878	316	562
Less than \$500.....	16	8	8	27	16	12	74	60	14	35	29	7
\$500 to \$999.....	8	—	—	75	37	38	73	48	25	35	21	14
\$1,000 to \$2,499.....	106	37	68	191	102	90	331	196	134	158	91	68
\$2,500 to \$4,999.....	135	97	38	193	114	79	303	150	153	198	47	151
\$5,000 to \$7,499.....	131	73	58	203	85	119	192	79	113	194	56	138
\$7,500 to \$9,999.....	10	6	4	66	18	49	35	6	29	25	—	25
\$10,000 to \$14,999.....	50	25	25	41	20	21	89	48	40	65	30	35
\$15,000 to \$19,999.....	22	—	22	51	28	23	51	23	28	36	17	19
\$20,000 to \$29,999.....	21	15	6	22	8	14	58	8	50	47	6	41
\$30,000 or more.....	46	13	33	8	—	8	50	26	25	83	19	64
Median.....	5 151	4 757	5 750	4 391	3 797	5 168	3 746	2 803	4 669	5 143	3 418	5 737
Mean.....	10 776	6 675	15 203	5 686	4 909	6 420	17 125	24 950	8 888	9 322	7 330	10 442
Properties with no capital improvements between 1998 and 2000.....	594	404	190	1 060	662	398	2 060	1 396	664	1 094	560	534
Capital improvements not reported.....	156	111	45	208	131	77	856	546	311	268	137	131
Monthly Rental Receipts												
Acquired before 2000.....	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less than \$100.....	14	9	5	76	56	20	185	118	67	28	28	—
\$100 to \$199.....	60	48	12	138	81	58	248	217	31	16	4	12
\$200 to \$299.....	70	55	15	93	59	35	401	331	70	63	56	6
\$300 to \$399.....	87	58	28	269	177	92	375	233	141	115	76	40
\$400 to \$499.....	127	64	62	252	117	135	398	231	167	116	85	31
\$500 to \$599.....	139	83	56	230	126	105	376	214	162	121	65	56
\$600 to \$799.....	95	38	56	209	81	128	458	235	222	359	141	218
\$800 to \$999.....	112	91	21	106	56	50	246	112	134	259	99	160
\$1000 or more.....	245	117	128	179	80	99	421	176	246	691	225	466
No rental receipts.....	174	129	46	323	256	67	602	500	102	232	150	82
Median.....	584	557	648	479	437	521	487	415	589	851	707	965
Mean.....	1000+	640	1000+	776	442	1000+	1000+	1000+	723	1000+	903	1000+
Acquired 2000 and 2001 (part).....	174	107	67	271	132	139	462	217	246	240	84	156

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Rental Receipts as Percent of Value²												
Acquired before 2000	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less than 5 percent	106	64	42	120	68	51	172	103	69	280	127	154
5 to 9 percent	233	133	99	445	200	245	744	383	361	777	297	480
10 to 14 percent	498	308	190	730	390	340	1 723	1 065	658	1 221	290	332
15 to 19 percent	36	21	15	69	44	26	164	113	51	62	—	12
20 to 24 percent	18	—	18	46	22	24	60	55	5	15	3	2
25 to 29 percent	2	—	2	20	14	6	34	6	9	13	7	6
30 to 39 percent	15	10	11	11	11	—	6	6	—	6	6	—
40 percent or more	28	20	8	45	37	9	45	25	20	21	17	4
Median	11	11	11	11	12	11	12	12	11	9	9	9
Acquired 2000 and 2001 (part)	174	107	67	271	132	139	462	217	246	240	84	156
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less Than 1.0 percent	327	196	131	637	322	315	955	557	398	810	343	467
1.0 to 2.9 percent	5	—	5	—	—	—	—	—	—	7	—	7
3.0 to 4.9 percent	—	—	—	16	8	7	7	7	—	8	—	8
5.0 to 6.9 percent	—	—	—	—	—	—	20	6	14	10	—	10
7.0 to 8.9 percent	7	—	7	37	15	22	68	30	38	35	6	28
9.0 to 10.9 percent	1	—	1	12	12	—	19	5	14	25	15	10
11.0 to 12.9 percent	—	—	—	18	—	18	6	—	6	10	—	10
13.0 to 14.9 percent	—	—	—	1	—	1	39	26	13	22	12	11
15.0 percent or more	87	50	36	117	50	67	388	234	154	118	68	50
Not reported or not computed	696	446	250	1 038	682	356	2 207	1 504	704	954	483	471
Median	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-
Acquired 2000 and 2001 (part)	174	107	67	271	132	139	462	217	246	240	84	156
Age Restrictions												
Property located in subdivision restricted to people age 55 or older	176	108	67	299	194	105	411	276	135	238	127	111
Property located in subdivision not restricted to people age 55 or older	1 095	685	410	1 801	1 004	796	3 415	2 084	1 330	1 911	808	1 103
Not reported	25	5	20	47	22	25	347	225	122	91	79	12
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	—	—	—	4	—	4	9	—	9	7	—	7
Government rental subsidy	6	—	6	54	12	41	56	37	19	32	26	6
Government grant	—	—	—	7	7	—	13	—	13	—	—	—
Property tax relief	25	—	25	7	7	—	33	30	4	26	18	8
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—	—	9	9	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—	—	—	—	—	—	—	—
Subsidy from a non-profit corporation	16	8	8	5	5	—	5	5	—	—	—	—
None of the above benefits	1 176	743	433	1 866	1 070	796	3 491	2 161	1 331	1 980	856	1 124
Not reported	73	48	25	205	120	84	557	344	213	194	114	81
Source of Property Benefits¹												
With property benefits	47	8	39	76	31	46	124	81	44	65	43	21
Federal government	—	—	—	34	19	14	65	38	27	13	—	13
State government	21	—	21	11	—	11	27	17	10	20	11	8
Local government	5	—	5	27	7	20	58	35	23	30	—	—
Non-profit corporation	16	8	8	5	5	—	5	5	—	—	—	—
Not reported	5	—	5	—	—	—	—	—	—	8	8	—
With no property benefits	1 176	743	433	1 866	1 070	796	3 491	2 161	1 331	1 980	856	1 124
Not reported	73	48	25	205	120	84	557	344	213	194	114	81

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Reason for Benefits¹												
With property benefits	47	8	39	76	31	46	124	81	44	65	43	21
Occupied by low- or moderate-income individuals	12	—	12	65	19	46	74	50	24	31	31	—
Occupied by elderly or disabled individuals	5	—	5	—	—	—	12	12	—	19	13	6
A historic structure	—	—	—	—	—	—	9	9	—	—	—	—
Located in a community development or economic development area	—	—	—	—	—	—	—	—	—	—	—	—
Covered by a Homestead Exemption	—	—	—	7	7	—	13	13	—	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	7	—	7
Other reason	30	8	22	5	5	—	28	8	19	13	5	8
Not reported	11	—	11	—	—	—	—	—	—	8	—	—
With no property benefits	1 176	743	433	1 866	1 070	796	3 491	2 161	1 331	1 980	856	1 124
Not reported	73	48	25	205	120	84	557	344	213	194	114	81
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	1 035	621	414	1 799	1 006	794	3 432	2 116	1 316	1 888	819	1 069
Limited partnership	70	40	31	123	66	57	213	122	91	145	82	64
Joint venture	—	—	—	5	—	5	28	16	12	13	—	13
General partnership	9	2	6	10	5	6	62	47	16	23	—	23
Life insurance company	—	—	—	3	—	3	17	6	11	—	—	—
Depository institution	—	—	—	—	—	—	—	—	—	—	—	—
Public real estate investment trust	6	6	—	4	—	4	15	8	7	10	10	—
Private real estate investment trust	8	8	—	5	—	5	7	7	—	—	—	—
Corporation—other than real estate investment trust	58	30	27	97	55	42	225	130	95	68	54	13
Housing cooperative organization	8	8	—	8	8	—	11	6	5	7	7	—
Non-profit or church-related institution	54	46	8	53	42	11	93	65	28	18	12	6
Pension fund	—	—	—	—	—	—	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—	—	—	—	—	—	—
Other	50	38	12	39	39	—	69	63	7	69	30	39
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less than \$100	64	64	—	133	97	36	329	257	72	138	106	32
\$100 to \$199	21	21	—	66	46	20	257	224	33	19	7	12
\$200 to \$299	48	48	—	132	116	15	294	239	55	23	17	7
\$300 to \$399	48	25	23	138	103	35	443	314	129	85	65	20
\$400 to \$499	30	13	17	136	54	82	270	174	96	64	42	22
\$500 to \$599	65	49	15	127	79	48	324	204	120	109	44	65
\$600 to \$699	48	21	27	76	54	22	203	88	116	107	58	48
\$700 to \$799	49	26	23	79	25	54	157	127	30	126	70	57
\$800 to \$899	35	22	13	75	40	35	202	97	105	150	46	104
\$900 to \$999	—	—	—	78	45	33	105	70	35	55	8	47
\$1,000 to \$1,249	86	27	60	199	87	112	257	108	149	256	104	152
\$1,250 to \$1,499	49	33	15	126	72	55	97	33	64	183	80	103
\$1,500 to \$1,999	138	62	76	153	80	73	207	84	123	277	110	167
\$2,000 to \$2,499	85	54	32	139	64	75	181	90	91	122	41	81
\$2,500 or more	324	204	121	139	59	81	200	96	104	247	93	154
Not reported	33	24	8	79	68	12	185	164	21	37	37	—
Median	1 509	1 388	1 614	816	629	1 017	553	439	810	1 101	880	1 199
Mean	2500+	2500+	2 345	1 065	959	1 205	841	703	1 073	1 352	1 170	1 503
Acquired 2000 and 2001 (part)	174	107	67	271	132	139	462	217	246	240	84	156

Table 4-5. Mortgage Status, 1-Housing Unit Rental and Vacant Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 1990	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less than \$5	50	41	8	81	73	7	497	354	143	342	191	150
\$5 to \$9	268	159	109	522	263	259	1 499	949	550	1 023	353	670
\$10 to \$14	120	74	46	385	240	146	614	350	263	428	220	208
\$15 to \$19	199	96	103	301	147	154	331	183	148	63	40	23
\$20 to \$24	129	88	41	192	98	94	219	132	87	37	31	6
\$25 to \$29	71	40	31	133	70	63	157	101	56	9	9	—
\$30 to \$39	239	156	83	172	130	43	205	131	74	55	41	14
\$40 to \$49	7	7	—	5	—	5	—	—	—	6	6	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	2	2	—	6	—	6	—	—	—	—	—	—
Not reported or not computed	37	29	8	79	68	12	190	169	21	37	37	—
Median	18	18	17	14	14	14	9	9	10	8	9	8
Acquired 2000 and 2001 (part)	174	107	67	271	132	139	462	217	246	240	84	156
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	1 122	692	430	1 876	1 089	787	3 710	2 369	1 341	1 999	928	1 071
Less than 5 percent	71	55	16	92	71	21	282	203	79	195	100	95
5 to 9 percent	165	92	73	320	152	168	1 097	684	414	625	223	403
10 to 14 percent	138	51	87	332	172	160	587	327	259	417	172	244
15 to 19 percent	144	83	61	214	113	101	358	178	180	209	77	132
20 to 24 percent	73	39	33	176	72	105	165	58	106	105	56	49
25 to 29 percent	148	98	50	144	89	55	157	95	62	56	37	19
30 to 34 percent	45	32	12	59	23	37	41	16	25	26	12	14
35 to 39 percent	28	19	10	21	—	21	28	21	8	13	7	6
40 percent or more	96	68	29	70	48	22	71	51	19	62	35	27
Not reported or not computed	214	155	59	448	350	98	924	735	189	291	209	82
Median	18	19	16	15	14	15	10	9	12	10	11	10
Acquired 2000 and 2001 (part)	174	107	67	271	132	139	462	217	246	240	84	156

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 5.

Rental and Vacant 2- to 4-Housing-Unit Properties

TABLES

UNITED STATES

5-1. Mortgage Status	5-3
5-2. Type of First Mortgage	5-8
5-3. Mortgage Insurance Status	5-18
5-4. Junior Mortgages and Home Equity Lines of Credit	5-31
5-5. Mortgage Status, Regional Summary	5-33

Table 5-1. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage ¹	Properties with home equity line of credit only
2- to 4-housing-unit properties	2 035	891	1 144	1 118	26
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	1 676	717	959	933	26
In central cities	924	405	520	506	14
Not in central cities	751	312	439	427	12
Outside MAs	359	174	185	185	-
Number of Housing Units					
2 housing units	1 458	663	795	779	16
3 housing units	269	109	160	152	8
4 housing units	308	119	189	187	2
Manner of Acquisition					
By purchase	1 750	662	1 088	1 065	23
Placed one new mortgage	1 271	332	939	927	12
Placed two or more new mortgages	81	23	58	58	-
Assumed mortgage(s) already on property	76	22	53	53	-
Assumed mortgage(s) already on property and placed new mortgage	18	4	14	14	-
Borrowed using assets other than this property as collateral	57	48	10	4	5
Paid all cash-no borrowing	213	201	12	5	6
Other manner	34	31	3	3	-
By inheritance or gift	176	154	21	19	2
By divorce	7	7	-	-	-
By tax free exchange of other property	14	5	10	10	-
By foreclosure or assignment	3	-	3	3	-
By some other manner	15	12	3	3	-
Not reported	70	51	19	19	-
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	678	135	543	538	5
Sale of stock or other partnership shares for this project	27	3	23	23	-
Sale of previously owned stocks, shares, or other securities	37	-	37	37	-
Sale of land or other real estate	61	13	48	48	-
Owner's cash, bank deposits, share accounts, or bonds	376	73	303	303	-
Borrowing from a retirement plan	8	-	8	8	-
Borrowing using assets other than this property as collateral	71	10	61	56	5
Proceeds from an insurance policy	-	-	-	-	-
From a state or local government source	7	-	7	7	-
From a non-profit organization	4	-	4	4	-
Proceeds from sale of tax credits	-	-	-	-	-
From parents or relatives	18	2	16	16	-
Other cash source	23	3	20	20	-
Non-cash source	6	2	4	4	-
No downpayment required	75	23	52	52	-
Not reported	36	11	25	25	-
Other properties	1 336	744	592	571	20
Not reported	21	12	9	9	-
Year Property Acquired					
1999 to 2001 (part)	355	68	287	287	-
1997 and 1998	238	83	156	150	6
1995 and 1996	193	62	132	130	2
1990 to 1994	309	108	201	198	3
1985 to 1989	343	167	176	166	10
1980 to 1984	186	101	86	83	3
1975 to 1979	156	97	60	57	2
1970 to 1974	111	79	32	32	-
1969 or earlier	143	128	15	15	-
Building and Land Acquisition					
Acquired at same time	1 781	744	1 037	1 011	26
Not acquired at same time	160	90	70	70	-
Land not owned by building owner	15	12	3	3	-
Not reported	79	45	34	34	-
Property New or Previously Occupied When Acquired					
Acquired by purchase	1 750	662	1 088	1 065	23
New	228	92	135	129	6
Previously owned	1 485	561	924	907	17
As residential property	1 406	530	876	861	15
Converted from nonresidential use	79	31	48	46	2
Other	13	4	9	9	-
Not reported	24	4	20	20	-
Other properties	215	178	37	35	2
Not reported	70	51	19	19	-

Table 5-1. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage ¹	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Year Structure Built					
1999 to March 2000	33	14	19	19	—
1997 and 1998	26	9	17	17	—
1995 and 1996	35	13	22	22	—
1990 to 1994	66	17	49	49	—
1980 to 1989	212	76	136	134	2
1970 to 1979	271	130	141	136	6
1960 to 1969	235	110	125	119	6
1950 to 1959	204	69	136	136	—
1940 to 1949	180	84	96	94	2
1939 or earlier	772	371	402	393	9
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	82	32	51	51	—
\$20,000 to \$39,999	161	17	144	141	3
\$40,000 to \$59,999	99	19	80	80	—
\$60,000 to \$79,999	85	19	66	66	—
\$80,000 to \$99,999	28	—	28	28	—
\$100,000 to \$124,999	18	—	18	18	—
\$125,000 to \$149,999	8	4	5	5	—
\$150,000 to \$174,999	6	—	6	6	—
\$175,000 to \$199,999	—	—	—	—	—
\$200,000 to \$249,999	4	—	4	4	—
\$250,000 to \$299,999	—	—	—	—	—
\$300,000 to \$499,999	6	—	6	6	—
\$500,000 or more	7	—	7	7	—
Median	41 700	35 678	43 017	43 423	...
Mean	60 052	39 049	64 611	64 889	...
Other properties	1 532	801	731	708	23
Value					
Less than \$20,000	46	43	3	3	—
\$20,000 to \$39,999	140	85	55	52	3
\$40,000 to \$59,999	180	93	87	87	—
\$60,000 to \$79,999	215	103	111	111	—
\$80,000 to \$99,999	220	105	115	106	10
\$100,000 to \$124,999	285	121	164	164	—
\$125,000 to \$149,999	198	85	113	109	4
\$150,000 to \$174,999	124	54	70	68	2
\$175,000 to \$199,999	107	26	80	77	3
\$200,000 to \$249,999	159	43	117	112	5
\$250,000 to \$299,999	101	47	55	55	—
\$300,000 to \$499,999	138	51	86	86	—
\$500,000 or more	122	34	88	88	—
Median	119 022	103 221	133 298	133 434	...
Mean	168 329	137 258	192 522	194 042	...
Value Per Housing Unit²					
Less than \$20,000	244	154	90	87	3
\$20,000 to \$39,999	499	247	252	249	2
\$40,000 to \$59,999	422	188	234	224	10
\$60,000 to \$79,999	316	118	198	189	9
\$80,000 to \$99,999	141	40	101	101	—
\$100,000 to \$124,999	129	36	93	91	2
\$125,000 to \$149,999	101	41	60	60	—
\$150,000 to \$174,999	69	34	34	34	—
\$175,000 to \$199,999	23	9	14	14	—
\$200,000 to \$249,999	25	9	15	15	—
\$250,000 to \$299,999	21	7	14	14	—
\$300,000 to \$499,999	28	5	23	23	—
\$500,000 or more	18	1	17	17	—
Median	53 040	44 734	59 732	59 875	...
Mean	71 038	58 404	80 875	81 516	...
Purchase Price as Percent of Value²					
Acquired by purchase					
Purchased 1997 to 2001 (part)	503	90	413	410	3
Less than 60 percent	76	8	68	68	—
60 to 69 percent	18	—	18	14	3
70 to 79 percent	83	6	77	77	—
80 to 99 percent	155	2	153	153	—
100 percent or more	171	74	97	97	—
Median	90	100+	86	86	...
Purchased 1990 to 1996 (part)	444	120	324	319	5
Less than 40 percent	68	22	46	46	—
40 to 59 percent	81	20	62	59	2
60 to 79 percent	160	45	115	115	—
80 to 99 percent	48	14	34	34	—
100 percent or more	85	17	68	65	3
Median	69	68	69	69	...
Purchased 1989 or earlier	803	452	351	335	15
Less than 20 percent	132	92	40	40	—
20 to 39 percent	212	126	85	83	3
40 to 59 percent	179	96	84	80	4
60 to 79 percent	125	75	51	48	2
80 to 99 percent	44	23	22	22	—
100 percent or more	108	39	69	63	6
Median	46	41	52	51	...
Not acquired by purchase	285	229	56	53	2

Table 5-1. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage ¹	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	1 022	401	620	603	18
Less than \$500	29	16	13	13	—
\$500 to \$999	52	23	29	29	—
\$1,000 to \$2,499	224	92	132	126	6
\$2,500 to \$4,999	155	53	102	95	6
\$5,000 to \$7,499	201	68	133	131	2
\$7,500 to \$9,999	59	34	25	25	—
\$10,000 to \$14,999	123	47	76	73	3
\$15,000 to \$19,999	71	19	52	52	—
\$20,000 to \$29,999	63	24	39	39	—
\$30,000 or more	45	26	19	19	—
Median	5 642	5 647	5 639	5 721	...
Mean	7 932	8 282	7 705	7 810	...
Properties with no capital improvements between 1998 and 2000	692	346	346	346	—
Capital improvements not reported	321	143	178	170	8
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	1 022	401	620	603	18
Less than \$500	106	50	56	56	—
\$500 to \$999	131	65	66	66	—
\$1,000 to \$2,499	291	93	197	183	15
\$2,500 to \$4,999	246	95	151	148	3
\$5,000 to \$7,499	107	39	68	68	—
\$7,500 to \$9,999	57	17	40	40	—
\$10,000 to \$14,999	53	21	32	32	—
\$15,000 to \$19,999	23	19	3	3	—
\$20,000 to \$29,999	9	3	7	7	—
\$30,000 or more	—	—	—	—	—
Median	2 414	2 382	2 429	2 472	...
Mean	3 473	3 756	3 290	3 336	...
Properties with no capital improvements between 1998 and 2000	692	346	346	346	—
Capital improvements not reported	321	143	178	170	8
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000	1 816	847	969	944	26
Less than \$100	74	50	25	25	—
\$100 to \$199	198	124	74	72	2
\$200 to \$299	249	125	124	121	3
\$300 to \$399	335	165	170	161	9
\$400 to \$499	228	90	138	133	5
\$500 to \$599	209	82	127	124	3
\$600 to \$799	115	37	78	74	4
\$800 to \$999	194	68	125	125	—
\$1000 or more	137	61	76	76	—
No rental receipts	77	44	33	33	—
Median	406	363	455	458	...
Mean	486	443	524	528	...
Acquired 2000 and 2001 (part)	219	44	175	175	—
Rental Receipts as Percent of Value²					
Acquired before 2000	1 816	847	969	944	26
Less than 5 percent	190	73	118	118	—
5 to 9 percent	472	218	254	243	11
10 to 14 percent	773	360	413	401	12
15 to 19 percent	155	67	88	88	—
20 to 24 percent	74	35	39	37	3
25 to 29 percent	21	12	8	8	—
30 to 39 percent	16	13	3	3	—
40 percent or more	32	25	7	7	—
Median	11	12	11	11	...
Acquired 2000 and 2001 (part)	219	44	175	175	—
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	1 816	847	969	944	26
Less Than 1.0 percent	566	226	340	331	9
1.0 to 2.9 percent	36	14	22	22	—
3.0 to 4.9 percent	80	42	38	38	—
5.0 to 6.9 percent	40	16	24	24	—
7.0 to 8.9 percent	88	33	56	56	—
9.0 to 10.9 percent	52	18	34	34	—
11.0 to 12.9 percent	41	19	21	21	—
13.0 to 14.9 percent	17	12	5	5	—
15.0 percent or more	255	113	142	133	9
Not reported or not computed	641	354	287	279	8
Median	2.2	3.3	1.1	1.1	...
Acquired 2000 and 2001 (part)	219	44	175	175	—
Age Restrictions					
Property restricted to people age 55 or older	443	203	240	240	—
Property not restricted to people age 55 or older	1 521	641	880	854	26
Not reported	70	47	24	24	—

Table 5-1. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage ¹	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	18	2	16	16	—
Government rental subsidy	79	14	65	59	6
Government grant	9	—	9	6	3
Property tax relief	15	2	13	13	—
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—
Subsidy from a non-profit corporation	—	—	—	—	—
None of the above benefits	1 724	762	962	946	16
Not reported	201	112	89	89	—
Source of Property Benefits¹					
With property benefits	111	17	93	84	10
Federal government	51	7	43	37	6
State government	29	3	26	26	—
Local government	37	8	29	25	3
Non-profit corporation	—	—	—	—	—
Not reported	—	—	—	—	—
With no property benefits	1 724	762	962	946	16
Not reported	201	112	89	89	—
Reason for Benefits¹					
With property benefits	111	17	93	84	10
Occupied by low- or moderate-income individuals	81	3	77	68	10
Occupied by elderly or disabled individuals	26	14	11	11	—
A historic structure	—	—	—	—	—
Located in a community development or economic development area	4	—	4	4	—
Covered by a Homestead Exemption	9	—	9	9	—
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	3	2	2	2	—
Not reported	—	—	—	—	—
With no property benefits	1 724	762	962	946	16
Not reported	201	112	89	89	—
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	1 732	749	982	957	26
Limited partnership	105	41	64	64	—
Joint venture	26	17	8	8	—
General partnership	28	17	11	11	—
Life insurance company	5	—	5	5	—
Depository institution	2	—	2	2	—
Public real estate investment trust	1	—	1	1	—
Private real estate investment trust	2	—	—	—	—
Corporation—other than real estate investment trust	95	43	52	52	—
Housing cooperative organization	4	—	4	4	—
Non-profit or church-related institution	19	8	12	12	—
Pension fund	—	—	—	—	—
Fraternal organization	—	—	—	—	—
Other	17	13	3	3	—
RECURRING EXPENSES					
Real Estate Tax Per Housing Unit					
Acquired before 2000	1 816	847	969	944	26
Less than \$100	127	74	53	53	—
\$100 to \$199	97	65	31	31	—
\$200 to \$299	146	83	63	60	3
\$300 to \$399	166	83	83	83	—
\$400 to \$499	174	52	121	121	—
\$500 to \$599	94	47	48	42	6
\$600 to \$699	143	64	79	74	5
\$700 to \$799	109	45	64	64	—
\$800 to \$899	96	50	45	45	—
\$900 to \$999	121	46	75	75	—
\$1,000 to \$1,249	167	67	100	96	4
\$1,250 to \$1,499	98	35	62	56	6
\$1,500 to \$1,999	127	40	87	85	2
\$2,000 to \$2,499	50	22	27	27	—
\$2,500 or more	39	14	25	25	—
Not reported	64	59	5	5	—
Median	651	580	707	707	—
Mean	811	712	892	892	—
Acquired 2000 and 2001 (part)	219	44	175	175	—

Table 5-1. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage ¹	Properties with home equity line of credit only
RECURRING EXPENSES—Con.					
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	1 816	847	969	944	26
Less than \$5	195	82	113	113	—
\$5 to \$9	500	224	276	273	3
\$10 to \$14	309	136	174	168	5
\$15 to \$19	277	126	151	143	9
\$20 to \$24	166	76	90	88	3
\$25 to \$29	123	45	78	72	6
\$30 to \$39	180	98	83	83	—
\$40 to \$49	—	—	—	—	—
\$50 to \$59	—	—	—	—	—
\$60 or more	2	2	—	—	—
Not reported or not computed	64	59	5	5	—
Median	13	13	13	12	...
Acquired 2000 and 2001 (part)	219	44	175	175	—
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	1 816	847	969	944	26
Less than 5 percent	144	75	70	70	—
5 to 9 percent	466	213	253	248	6
10 to 14 percent	402	162	239	230	9
15 to 19 percent	240	97	142	140	2
20 to 24 percent	107	45	62	62	—
25 to 29 percent	113	59	53	53	—
30 to 34 percent	63	42	21	18	2
35 to 39 percent	37	14	24	17	6
40 percent or more	98	36	62	62	—
Not reported or not computed	147	103	44	44	—
Median	13	13	13	13	...
Acquired 2000 and 2001 (part)	219	44	175	175	—

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged 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 Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
2- to 4-housing-unit properties with traditional first mortgage	1 118	780	68	261	10
PROPERTY CHARACTERISTICS					
Number of Housing Units					
2 housing units	779	550	39	184	7
3 housing units	152	100	15	36	1
4 housing units	187	130	14	41	2
Manner of Acquisition					
By purchase	1 065	736	68	254	7
Placed one new mortgage	927	648	61	213	6
Placed two or more new mortgages	58	33	5	19	1
Assumed mortgage(s) already on property	53	37	—	17	—
Assumed mortgage(s) already on property and placed new mortgage	14	10	2	2	—
Borrowed using assets other than this property as collateral	4	3	—	1	—
Paid all cash-no borrowing	5	4	—	2	—
Other manner	3	3	—	—	—
By inheritance or gift	19	16	—	3	—
By divorce	—	—	—	—	—
By tax free exchange of other property	10	7	—	—	3
By foreclosure or assignment	3	3	—	—	—
By some other manner	3	3	—	—	—
Not reported	19	15	—	4	—
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	538	372	41	124	2
Sale of stock or partnership shares for this project	23	21	3	—	—
Sale of previously owned stocks, shares, or other securities	37	24	2	11	—
Sale of land or other real estate	48	29	—	18	—
Owner's cash, bank deposits, share accounts, or bonds	303	224	16	61	2
Borrowing from a retirement plan	8	8	—	—	—
Borrowing using assets other than this property as collateral	56	35	14	7	—
Proceeds from an insurance policy	—	—	—	—	—
From a state or local government source	7	7	—	—	—
From a non-profit organization	4	—	—	4	—
Proceeds from sale of tax credits	—	—	—	—	—
From parents or relatives	16	11	—	5	—
Other cash source	20	19	2	—	—
Non-cash source	4	—	—	4	—
No downpayment required	52	34	6	11	—
Not reported	25	16	—	9	—
Other properties	571	400	27	136	8
Not reported	9	8	—	1	—
Year Property Acquired					
1999 to 2001 (part)	287	193	25	64	5
1997 and 1998	150	110	5	36	—
1995 and 1996	130	94	11	26	—
1990 to 1994	198	151	10	35	1
1985 to 1989	166	115	3	44	4
1980 to 1984	83	49	4	30	—
1975 to 1979	57	36	10	12	—
1970 to 1974	32	22	—	10	—
1969 or earlier	15	10	—	5	—
Property New or Previously Owned When Acquired					
Acquired by purchase	1 065	736	68	254	7
New	129	82	6	41	—
Previously owned	907	631	62	208	7
As residential property	861	605	54	196	7
Converted from nonresidential use	46	26	7	13	—
Other	9	5	—	3	—
Not reported	20	19	—	1	—
Other properties	35	29	—	3	3
Not reported	19	15	—	4	—
Year Structure Built					
1999 to March 2000	19	13	—	7	—
1997 and 1998	17	8	—	6	3
1995 and 1996	22	13	—	9	—
1990 to 1994	49	39	—	10	—
1980 to 1989	134	87	9	37	2
1970 to 1979	136	102	7	28	—
1960 to 1969	119	88	15	16	—
1950 to 1959	136	98	10	28	—
1940 to 1949	94	58	15	21	—
1939 or earlier	393	275	13	99	5

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	410	280	30	98	2
Less than \$20,000	51	30	10	11	—
\$20,000 to \$39,999	141	98	11	32	—
\$40,000 to \$59,999	80	54	—	26	—
\$60,000 to \$79,999	66	46	7	11	2
\$80,000 to \$99,999	28	22	—	6	—
\$100,000 to \$124,999	18	11	1	6	—
\$125,000 to \$149,999	5	3	—	1	—
\$150,000 to \$174,999	6	6	—	—	—
\$175,000 to \$199,999	—	—	—	—	—
\$200,000 to \$249,999	4	4	—	—	—
\$250,000 to \$299,999	—	—	—	—	—
\$300,000 to \$499,999	6	—	—	6	—
\$500,000 or more	7	7	—	—	—
Median	43 423	44 576	...	45 361	...
Mean	64 889	65 912	...	69 543	...
Other properties	708	500	38	162	8
Value					
Less than \$20,000	3	1	—	1	—
\$20,000 to \$39,999	52	37	8	8	—
\$40,000 to \$59,999	87	45	10	33	—
\$60,000 to \$79,999	111	71	9	31	—
\$80,000 to \$99,999	106	85	3	18	—
\$100,000 to \$124,999	164	120	9	35	—
\$125,000 to \$149,999	109	69	5	31	4
\$150,000 to \$174,999	68	56	6	2	4
\$175,000 to \$199,999	77	56	—	21	—
\$200,000 to \$249,999	112	80	—	32	—
\$250,000 to \$299,999	55	37	5	13	—
\$300,000 to \$499,000	86	57	6	22	2
\$500,000 or more	88	66	8	15	—
Median	133 434	136 062	114 205	129 178	...
Mean	194 042	194 774	216 974	186 158	...
Value Per Housing Unit²					
Less than \$20,000	87	53	14	20	—
\$20,000 to \$39,999	249	167	14	68	—
\$40,000 to \$59,999	224	163	7	53	1
\$60,000 to \$79,999	189	133	13	39	4
\$80,000 to \$99,999	101	73	6	17	5
\$100,000 to \$124,999	91	63	—	28	—
\$125,000 to \$149,999	60	44	5	11	—
\$150,000 to \$174,999	34	21	1	12	—
\$175,000 to \$199,999	14	14	—	—	—
\$200,000 to \$249,999	15	8	3	4	—
\$250,000 to \$299,999	14	14	1	—	—
\$300,000 to \$499,999	23	18	—	5	—
\$500,000 or more	17	9	3	5	—
Median	59 875	61 021	55 017	56 141	...
Mean	81 516	81 583	84 728	80 725	...
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	603	414	30	154	5
Less than \$500	13	6	—	7	—
\$500 to \$999	29	12	6	11	—
\$1,000 to \$2,499	126	86	—	36	4
\$2,500 to \$4,999	95	73	3	20	—
\$5,000 to \$7,499	131	98	7	24	1
\$7,500 to \$9,999	25	18	5	2	—
\$10,000 to \$14,999	73	37	2	34	—
\$15,000 to \$19,999	52	45	—	7	—
\$20,000 to \$29,999	39	30	3	7	—
\$30,000 or more	19	9	4	7	—
Median	5 721	5 769	...	5 338	...
Mean	7 810	7 744	...	7 752	...
Properties with no capital improvements between 1998 and 2000	346	242	32	67	5
Capital improvements not reported	170	123	6	40	—
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	603	414	30	154	5
Less than \$500	56	25	6	25	—
\$500 to \$999	66	47	1	17	—
\$1,000 to \$2,499	183	136	6	35	5
\$2,500 to \$4,999	148	108	10	30	—
\$5,000 to \$7,499	68	35	—	32	—
\$7,500 to \$9,999	40	33	4	3	—
\$10,000 to \$14,999	32	26	2	4	—
\$15,000 to \$19,999	3	3	—	—	—
\$20,000 to \$29,999	7	—	—	7	—
\$30,000 or more	—	—	—	—	—
Median	2 472	2 482	...	2 475	...
Mean	3 336	3 297	...	3 484	...
Properties with no capital improvements between 1998 and 2000	346	242	32	67	5
Capital improvements not reported	170	123	6	40	—

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000	944	659	53	227	5
Less than \$100	25	14	1	10	—
\$100 to \$199	72	57	8	6	—
\$200 to \$299	121	87	13	21	—
\$300 to \$399	161	103	5	53	—
\$400 to \$499	133	91	6	34	1
\$500 to \$599	124	93	4	27	—
\$600 to \$799	74	45	6	20	4
\$800 to \$999	125	93	—	32	—
\$1000 or more	76	56	9	12	—
No rental receipts	33	21	1	11	—
Median	458	464	...	449	...
Mean	528	526	...	483	...
Acquired 2000 and 2001 (part)	175	121	15	34	5
Rental Receipts as Percent of Value²					
Acquired before 2000	944	659	53	227	5
Less than 5 percent	118	94	7	17	—
5 to 9 percent	243	166	9	68	—
10 to 14 percent	401	275	30	91	5
15 to 19 percent	88	60	5	23	—
20 to 24 percent	37	27	1	9	—
25 to 29 percent	8	7	1	—	—
30 to 39 percent	3	1	—	1	—
40 percent or more	7	7	—	—	—
Median	11	11	...	11	...
Acquired 2000 and 2001 (part)	175	121	15	34	5
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	944	659	53	227	5
Less than 1.0 percent	331	239	16	72	4
1.0 to 2.9 percent	22	13	—	9	—
3.0 to 4.9 percent	38	25	3	10	—
5.0 to 6.9 percent	24	16	—	8	—
7.0 to 8.9 percent	56	32	5	19	—
9.0 to 10.9 percent	34	20	3	11	—
11.0 to 12.9 percent	21	18	—	3	—
13.0 to 14.9 percent	5	5	—	—	—
15.0 percent or more	133	96	9	28	—
Not reported or not computed	279	195	17	66	1
Median	1.1	1.0	...	2.8	...
Acquired 2000 and 2001 (part)	175	121	15	34	5
Age Restrictions					
Property restricted to people age 55 or older	240	156	14	66	4
Property not restricted to people age 55 or older	854	606	51	192	6
Not reported	24	18	3	2	—
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	16	15	—	—	1
Government rental subsidy	59	41	2	16	—
Government grant	6	5	—	—	—
Property tax relief	13	10	1	3	—
Federal income tax credit for low-income, old, or historic properties	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—
Subsidy from a non-profit corporation	—	—	—	—	—
None of the above benefits	946	657	60	220	9
Not reported	89	63	4	21	—
Source of Property Benefits¹					
With property benefits	84	59	4	20	1
Federal government	37	27	1	8	—
State government	26	21	1	2	1
Local government	25	15	1	9	—
Non-profit corporation	—	—	—	—	—
Not reported	—	—	—	—	—
With no property benefits	946	657	60	220	9
Not reported	89	63	4	21	—
Reason for Benefits¹					
With property benefits	84	59	4	20	1
Occupied by low- or moderate-income individuals	68	48	4	15	1
Occupied by elderly or disabled individuals	11	10	—	1	—
A historic structure	—	—	—	—	—
Located in a community development or economic development area	4	4	—	—	—
Covered by a Homestead Exemption	9	7	—	2	—
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	2	—	—	2	—
Not reported	—	—	—	—	—
With no property benefits	946	657	60	220	9
Not reported	89	63	4	21	—

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties

—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	957	661	54	232	10
Limited partnership	64	54	—	10	—
Joint venture	8	6	—	2	—
General partnership	11	6	4	—	—
Life insurance company	5	3	—	1	—
Depository institution	2	2	—	—	—
Public real estate investment trust	1	—	—	1	—
Private real estate investment trust	—	—	—	—	—
Corporation—other than real estate investment trust	52	35	6	11	—
Housing cooperative organization	4	4	—	—	—
Non-profit or church-related institution	12	4	5	3	—
Pension fund	—	—	—	—	—
Fraternal organization	—	—	—	—	—
Other	3	3	—	—	—
2- to 4-housing-unit properties with traditional first mortgage	1 118	780	68	261	10
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	4	4	—	—	—
By telephone or FAX	79	41	9	29	—
By regular mail	17	14	1	2	—
By personal visit	754	543	47	157	7
Through third party (such as real estate agent or builder)	144	94	8	40	3
Some other way	16	14	1	1	—
Not reported	73	48	—	25	—
Not available	30	20	2	8	—
Origin of First Mortgage					
Mortgage made at time property acquired	854	588	55	202	10
Mortgage assumed at time property acquired	53	36	2	15	—
Mortgage placed later than acquisition of property	211	156	11	44	—
Refinanced mortgage	185	141	11	33	—
Same lender	62	49	3	10	—
Different lender	123	92	8	23	—
Mortgage placed on property owned free and clear of debt	26	15	—	11	—
Not available	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property ..					
Obtain lower interest rate	107	79	7	21	—
Increase payment period for mortgage	—	—	—	—	—
Reduce payment period for mortgage	5	5	—	—	—
Renew or extend loan that had fallen due, without increasing outstanding balance	6	4	—	2	—
Receive cash or increasing outstanding balance of loan	61	47	2	12	—
Other reason	23	14	2	6	—
Not reported	8	6	—	2	—
Other properties	907	624	57	217	10
Not available	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received					
Less than \$20,000	32	22	—	10	—
\$20,000 to \$39,999	17	12	—	5	—
\$40,000 to \$59,999	22	16	2	4	—
\$60,000 to \$79,999	7	7	—	—	—
\$80,000 to \$99,999	2	—	—	2	—
\$100,000 to \$124,999	6	6	—	—	—
\$125,000 to \$149,999	—	—	—	—	—
\$150,000 to \$174,999	10	3	1	6	—
\$175,000 to \$199,999	—	—	—	—	—
\$200,000 to \$249,999	—	—	—	—	—
\$250,000 to \$299,999	1	1	—	—	—
\$300,000 or more	—	—	—	—	—
Median	39 156	39 160	...	...	...
Mean	51 205	46 661	...	...	...
Properties that refinanced and did not receive cash back	97	75	8	14	—
Properties that refinanced and did not report if received cash back	17	14	—	3	—
Properties that did not refinance	907	624	57	217	10
Not available	—	—	—	—	—

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received ¹	97	68	3	26	—
For additions, improvements or repairs to this property	27	14	—	13	—
To consolidate debts	33	29	—	5	—
For investment in other real estate	30	25	1	5	—
For other types of investments	5	2	—	3	—
For educational or medical expenses	8	6	2	—	—
To start a business	6	2	—	4	—
To settle a divorce	—	—	—	—	—
To pay taxes	—	—	—	—	—
To purchase an automobile, truck, or other vehicle	6	6	—	—	—
To purchase consumer product other than automobile, truck, or other vehicle	—	—	—	—	—
Other	7	7	—	—	—
Not reported	—	—	—	—	—
Properties that refinanced and did not receive cash back	97	75	8	14	—
Properties that refinanced and did not report if received cash back	17	14	—	3	—
Not available	907	624	57	217	10
Properties that did not refinance	—	—	—	—	—
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	399	271	34	90	5
1997 and 1998	208	158	7	43	—
1995 and 1996	135	102	4	30	—
1990 to 1994	193	142	12	37	1
1985 to 1989	102	62	1	34	4
1980 to 1984	39	21	2	16	—
1979 or earlier	42	24	7	11	—
First Mortgage Insurance Status					
FHA-insured first mortgage	84	69	2	11	1
VA-guaranteed first mortgage	22	22	—	—	—
Rural Housing Service-Rural Development- insured or -guaranteed first mortgage	21	11	3	8	—
Other federal, state, or local government-insured or guaranteed first mortgage	27	14	4	8	—
Insured conventional first mortgage	91	66	9	12	3
Uninsured conventional first mortgage	873	596	49	222	6
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$20,000	39	27	—	12	—
\$20,000 to \$29,999	63	37	12	14	—
\$30,000 to \$39,999	75	56	3	16	—
\$40,000 to \$49,999	106	62	12	32	—
\$50,000 to \$59,999	73	54	11	4	4
\$60,000 to \$79,999	167	122	3	42	—
\$80,000 to \$99,999	153	113	3	37	—
\$100,000 to \$149,999	231	178	6	42	4
\$150,000 to \$199,999	96	59	5	31	—
\$200,000 to \$249,999	38	20	7	12	—
\$250,000 to \$299,999	19	13	3	3	—
\$300,000 or more	49	30	4	13	2
Not reported	9	8	—	1	—
Median	84 016	84 904	56 468	84 691	...
Mean	105 534	102 268	126 586	109 096	...
Total Mortgage Loan					
Less than \$20,000	36	24	—	12	—
\$20,000 to \$29,999	60	37	12	11	—
\$30,000 to \$39,999	78	56	3	20	—
\$40,000 to \$49,999	93	53	8	32	—
\$50,000 to \$59,999	79	60	13	2	4
\$60,000 to \$79,999	163	115	5	42	—
\$80,000 to \$99,999	148	110	3	36	—
\$100,000 to \$149,999	230	178	6	42	4
\$150,000 to \$199,999	109	69	5	35	—
\$200,000 to \$249,999	40	23	7	10	—
\$250,000 to \$299,999	24	16	3	5	—
\$300,000 or more	49	30	4	13	2
Not reported	9	8	—	1	—
Median	86 078	87 302	58 605	85 973	...
Mean	109 353	106 662	129 295	111 641	...
Traditional First Mortgage Outstanding Debt					
Less than \$10,000	59	47	2	10	—
\$10,000 to \$19,999	60	36	2	22	—
\$20,000 to \$29,999	73	45	10	18	—
\$30,000 to \$39,999	81	47	10	24	—
\$40,000 to \$49,999	96	67	7	19	4
\$50,000 to \$59,999	104	71	9	23	—
\$60,000 to \$79,999	168	122	—	46	—
\$80,000 to \$99,999	129	95	5	29	—
\$100,000 to \$149,999	176	133	7	32	4
\$150,000 to \$199,999	85	63	6	17	—
\$200,000 to \$249,999	23	12	5	6	—
\$250,000 to \$299,999	20	14	1	2	—
\$300,000 or more	36	20	4	12	—
Not reported	8	7	—	1	—
Median	69 708	71 923	52 729	66 329	...
Mean	91 219	90 616	96 534	90 738	...

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Outstanding Debt					
Less than \$10,000	54	47	—	7	—
\$10,000 to \$19,999	60	31	4	25	—
\$20,000 to \$29,999	73	45	10	18	—
\$30,000 to \$39,999	76	42	10	24	—
\$40,000 to \$49,999	90	62	7	17	4
\$50,000 to \$59,999	112	79	9	23	—
\$60,000 to \$79,999	163	118	—	45	—
\$80,000 to \$99,999	124	90	5	29	—
\$100,000 to \$149,999	182	139	7	32	4
\$150,000 to \$199,999	94	68	6	20	—
\$200,000 to \$249,999	25	16	5	4	—
\$250,000 to \$299,999	19	13	1	4	2
\$300,000 or more	39	23	4	12	—
Not reported	8	7	—	1	—
Median	71 164	73 586	52 729	67 381	...
Mean	94 000	93 772	99 053	92 590	...
Current Interest Rate on First Mortgage					
Less than 6.0 percent	376	242	37	88	9
6.0 percent	12	6	—	6	—
6.1 to 6.4 percent	6	2	—	3	—
6.5 to 6.9 percent	78	63	—	15	—
7.0 percent	84	61	—	22	—
7.1 to 7.4 percent	42	25	—	18	—
7.5 to 7.9 percent	99	70	5	22	1
8.0 percent	35	16	2	17	—
8.1 to 8.4 percent	55	38	1	16	—
8.5 to 8.9 percent	50	37	—	13	—
9.0 percent	17	15	—	2	—
9.1 to 9.4 percent	16	11	2	4	—
9.5 to 9.9 percent	12	8	1	2	—
10.0 percent	29	14	9	6	—
10.1 to 10.4 percent	7	7	—	—	—
10.5 to 10.9 percent	13	—	10	3	—
11.0 percent	18	18	—	—	—
11.1 to 12.9 percent	28	27	1	—	—
13.0 percent	—	—	—	—	—
13.1 percent or more	142	119	—	23	—
Not reported	—	—	—	—	—
Median	7.1	7.3	6.0-	7.1	...
Type of Interest Rate Buydown					
Properties with interest rate buydown					
Constant payment	3	3	—	—	—
3-2-1 buydown	—	—	—	—	—
Other	—	—	—	—	—
Not reported	15	15	—	—	—
Properties without interest rate buydown					
Not reported	428	260	30	137	1
Not reported	673	502	38	124	9
Term of First Mortgage					
Less than 5 years	20	3	13	4	—
5 years	17	9	8	—	—
6 to 9 years	2	—	2	—	—
10 years	11	8	—	3	—
11 to 14 years	9	5	—	4	—
15 years	87	69	4	13	—
16 to 19 years	1	1	—	—	—
20 years	43	20	—	23	—
21 to 24 years	2	2	—	—	—
25 years	22	6	—	16	—
26 to 29 years	—	—	—	—	—
30 years	362	266	2	92	1
More than 30 years	6	2	—	3	—
No stated term	536	388	38	102	9
Median	30+	30+	5	30+	...
Unexpired Term of First Mortgage					
Less than 5 years	61	29	22	10	—
5 to 9 years	69	47	2	20	—
10 to 14 years	55	36	4	15	—
15 to 19 years	62	32	—	31	—
20 to 24 years	100	68	1	30	1
25 to 29 years	184	139	1	43	—
30 or more years	51	41	—	10	—
No stated term or not computed	536	388	38	102	9
Median	22	24	5-	21	...

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Holder of First Mortgage					
Commercial bank or trust company	179	105	29	46	—
Savings and loan association, federal savings bank	166	65	11	85	6
Mutual savings bank	45	27	1	17	—
Life insurance company	21	20	—	1	—
Mortgage banker or mortgage company	65	58	—	7	—
Federally-sponsored secondary market agency or pool	424	335	17	68	4
Conventional mortgage pool	9	9	—	—	—
Other federal agency	27	23	—	3	—
Real estate investment trust	4	4	—	—	—
Pension or retirement fund	—	—	—	—	—
Credit union	36	21	2	13	—
Finance company	13	13	—	—	—
State or municipal government or housing finance agency	68	46	4	17	—
Individual or individual's estate	35	30	5	—	—
Other	25	21	—	4	—
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	859	585	57	210	7
40 to 49 percent	28	26	—	2	—
50 to 59 percent	15	11	—	4	—
60 to 69 percent	38	25	3	10	—
70 to 79 percent	98	56	6	37	—
80 to 89 percent	126	74	9	39	4
90 to 94 percent	138	95	15	27	1
95 to 99 percent	80	64	1	15	—
100 percent or more	35	28	—	7	—
Not reported	294	199	23	71	2
Median	7	7	—	—	—
Other properties	89	90	—	85	—
Not available	260	195	11	50	3
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	859	585	57	210	7
40 to 49 percent	31	26	—	5	—
50 to 59 percent	9	8	—	1	—
60 to 69 percent	29	11	4	14	—
70 to 79 percent	197	119	14	63	—
80 to 89 percent	153	89	16	45	4
90 to 94 percent	138	101	7	30	1
95 to 99 percent	46	41	1	4	—
100 percent or more	28	26	—	2	—
Not reported	221	157	16	47	2
Median	7	7	—	—	—
Other properties	81	84	—	75	—
Not available	260	195	11	50	3
First Mortgage Risk					
Subprime loan	52	43	—	6	3
Not subprime loan	1 066	736	68	255	7
Not reported	—	—	—	—	—
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage					
Treasury security	271	—	—	261	10
Average cost of funds in bank district	68	—	—	68	—
National average cost of funds	25	—	—	25	—
OTS contract mortgage rate	12	—	—	12	—
Other method	—	—	—	—	—
No index used	29	—	—	28	1
Not reported	4	—	—	4	—
Other properties	132	—	—	123	9
Not reported	848	780	68	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage					
Monthly	271	—	—	261	10
Every 3 months	23	—	—	23	—
Every 6 months	6	—	—	6	—
Yearly	11	—	—	11	—
Every 3 years	82	—	—	82	—
Every 5 years	10	—	—	10	—
Other	11	—	—	11	—
Not reported	1	—	—	—	1
Other properties	127	—	—	119	9
Not reported	848	780	68	—	—

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	271	...	...	261	10
Less than 1 percent	6	...	...	6	—
1 percent	2	...	...	2	—
1.1 to 1.9 percent	9	...	...	9	—
2 percent	65	...	...	65	—
2.1 to 2.9 percent	4	...	...	4	—
3 percent	5	...	...	5	—
3.1 to 3.9 percent	...	...	...	...	—
4.0 percent or more	15	...	...	14	1
No caps	43	...	...	43	—
Not reported	123	...	...	114	9
Other properties	848	780	68	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	271	...	...	261	10
Less than 1 percent	3	...	...	3	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	—	...	...	—	—
2.1 to 2.9 percent	1	...	...	1	—
3 percent	1	...	...	—	1
3.1 to 3.9 percent	—	...	...	—	—
4.0 percent or more	103	...	...	103	—
No caps	39	...	...	39	—
Not reported	124	...	...	115	9
Other properties	848	780	68	—	—
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	271	...	...	261	10
Yes, rate has changed	108	...	...	107	1
No change since mortgage made	38	...	...	38	—
Not reported	124	...	...	116	9
Other properties	848	780	68	—	—
Not reported	—	—	—	—	—
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	271	...	...	261	10
Less than 1 percent	4	...	...	4	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	3	...	...	3	—
2.1 to 2.9 percent	43	...	...	43	—
3 percent	26	...	...	26	—
3.1 to 3.9 percent	33	...	...	33	—
4 percent	5	...	...	5	—
4.1 to 4.9 percent	—	...	...	—	—
5 percent or more	23	...	...	22	1
Not reported	134	...	...	125	9
Median	3.1	...	...	3.1	—
Other properties	848	780	68	—	—
Not reported	—	—	—	—	—
ARM Convertible to Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	271	...	...	261	10
Can be converted	19	...	...	18	1
Cannot be converted	118	...	...	118	—
Not reported	134	...	...	125	9
Other properties	848	780	68	—	—
Not reported	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	4	...	...	4	—
Payments can change monthly	—	...	...	—	—
Payments can change every three months	—	...	...	—	—
Payments can change every six months	—	...	...	—	—
Payments can change yearly	4	...	...	4	—
Payments can change every 3 years	—	...	...	—	—
Payments can change every 5 years	—	...	...	—	—
Other	—	...	...	—	—
Not reported	—	...	...	—	—
Monthly payments cannot change	986	780	68	137	1
Not reported	128	—	—	120	9
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	4	...	...	4	—
Yes, unrestricted negative amortization	—	...	...	—	—
Yes, restricted negative amortization	—	...	...	—	—
No negative amortization allowed	4	...	...	4	—
Not reported	—	...	...	—	—
Monthly payments cannot change	986	780	68	137	1
Not reported	128	—	—	120	9

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties

—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	1 063	755	67	231	10
Interest and principal	1 063	755	67	231	10
Fully amortized	974	737	6	222	10
Not fully amortized	89	18	61	10	—
Interest only	—	—	—	—	—
No regular payments required	16	2	1	13	—
Not reported	40	23	—	17	—
Items Included in First Mortgage Payment¹					
Regular monthly payments of both interest and principal	1 063	755	67	231	10
Real estate taxes	281	214	4	63	1
Property insurance	208	165	4	38	1
Mortgage insurance	32	32	—	—	—
Other	73	63	—	11	—
No items included or not reported	770	530	63	169	9
No regular payments of interest and principal	55	25	1	29	—
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	1 103	778	67	248	10
Less than \$100	46	28	1	17	—
\$100 to \$199	237	160	22	56	—
\$200 to \$299	228	164	8	52	4
\$300 to \$399	194	137	18	39	1
\$400 to \$499	128	103	4	21	—
\$500 to \$599	77	61	4	9	3
\$600 to \$699	73	61	6	7	—
\$700 to \$799	16	8	—	6	2
\$800 to \$899	19	6	1	11	—
\$900 to \$999	1	1	—	—	—
\$1,000 to \$1,249	10	10	—	—	—
\$1,250 to \$1,499	14	4	—	10	—
\$1,500 or more	20	13	3	4	—
Not reported	40	23	—	17	—
Median	310	319	309	282	...
Mean	397	401	396	383	...
No regular payments required	16	2	1	13	—
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	1 103	778	67	248	10
Up-to-date, ahead of schedule, or less than 90 days past due	483	329	26	127	1
Delinquent by 90 days or more	15	7	2	6	—
Legal proceedings have begun	8	3	—	5	—
Legal proceedings have not begun	4	—	2	2	—
Not reported	3	3	—	—	—
Other properties	604	443	38	115	9
	16	2	1	13	—
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit					
Regular monthly payments of interest and/or principal	1 103	778	67	248	10
Less than \$100	81	46	1	34	—
\$100 to \$199	233	158	20	55	—
\$200 to \$299	215	153	8	49	4
\$300 to \$399	203	139	20	43	1
\$400 to \$499	119	102	1	16	—
\$500 to \$599	89	73	4	9	3
\$600 to \$699	77	57	9	11	—
\$700 to \$799	17	10	—	6	2
\$800 to \$899	22	12	1	9	—
\$900 to \$999	1	1	—	—	—
\$1,000 to \$1,249	12	10	—	2	—
\$1,250 to \$1,499	14	4	—	10	—
\$1,500 or more	20	13	3	4	—
Not reported	—	—	—	—	—
Median	311	323	319	271	...
Mean	393	399	413	364	...
No regular payments required	16	2	1	13	—
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	900	638	52	205	5
Less than 20 percent	23	19	1	3	—
20 to 29 percent	57	43	1	13	—
30 to 39 percent	48	41	—	8	—
40 to 49 percent	93	66	5	17	4
50 to 59 percent	146	92	11	43	—
60 to 69 percent	157	107	12	36	1
70 to 79 percent	51	40	4	8	—
80 to 89 percent	80	49	5	26	—
90 to 99 percent	23	15	—	8	—
100 percent or more	183	146	12	25	—
Not reported or not computed	38	20	1	17	—
Median	64	64	...	63	...
Other properties	218	142	16	56	5

Table 5-2. Type of First Mortgage, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties
—Con.

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

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal . . .	906	643	52	206	5
Less than 20 percent	23	19	1	3	—
20 to 29 percent	53	39	1	13	—
30 to 39 percent	46	41	—	5	—
40 to 49 percent	91	66	5	16	4
50 to 59 percent	142	85	11	45	—
60 to 69 percent	152	107	10	34	1
70 to 79 percent	50	43	2	6	—
80 to 89 percent	85	52	7	26	—
90 to 99 percent	30	17	—	13	—
100 percent or more	195	154	14	27	—
Not reported or not computed	38	20	1	17	—
Median	65	66	...	63	...
Other properties	213	137	16	55	5
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	944	659	53	227	5
Less than \$5	113	78	7	27	—
\$5 to \$9	273	192	18	63	—
\$10 to \$14	168	121	11	32	4
\$15 to \$19	143	98	7	36	1
\$20 to \$24	88	49	3	36	—
\$25 to \$29	72	67	—	5	—
\$30 to \$39	83	50	7	26	—
\$40 to \$49	—	—	—	—	—
\$50 to \$59	—	—	—	—	—
\$60 or more	—	—	—	—	—
Not reported or not computed	5	3	—	1	—
Median	12	12	...	13	...
Acquired 2000 and 2001 (part)	175	121	15	34	5
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	944	659	53	227	5
Less Than 5 percent	70	53	5	12	—
5 to 9 percent	248	158	23	67	—
10 to 14 percent	230	173	10	43	4
15 to 19 percent	140	108	2	29	1
20 to 24 percent	62	38	3	21	—
25 to 29 percent	53	42	3	8	—
30 to 34 percent	18	6	2	11	—
35 to 39 percent	17	13	4	—	—
40 percent or more	62	44	1	17	—
Not reported or not computed	44	24	1	19	—
Median	13	13	...	13	...
Acquired 2000 and 2001 (part)	175	121	15	34	5

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged 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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
2- to 4-housing-unit properties with traditional first mortgage	1 118	84	22	21	27	91	873
PROPERTY CHARACTERISTICS							
Property Location by Geographic Area							
Inside MAs	933	70	20	21	19	74	729
In central cities	506	43	12	19	7	33	391
Not in central cities	427	27	8	3	12	41	338
Outside MAs	185	14	2	-	8	17	144
Number of Housing Units							
2 housing units	779	55	18	19	17	63	607
3 housing units	152	16	2	-	7	14	113
4 housing units	187	13	3	2	3	14	152
Manner of Acquisition							
By purchase	1 065	81	22	21	27	79	834
Placed one new mortgage	927	61	19	8	25	74	741
Placed two or more new mortgages	58	9	-	7	-	2	40
Assumed mortgage(s) already on property	53	8	1	3	2	-	39
Assumed mortgage(s) already on property and placed new mortgage	14	3	2	-	-	-	9
Borrowed using assets other than this property as collateral	4	-	-	-	-	3	1
Paid all cash-no borrowing	5	-	-	1	-	-	5
Other manner	3	-	-	3	-	-	-
By inheritance or gift	19	-	-	-	-	7	12
By divorce	-	-	-	-	-	-	-
By tax free exchange of other property	10	-	-	-	-	3	7
By foreclosure or assignment	3	3	-	-	-	-	-
By some other manner	3	-	-	-	-	-	3
Not reported	19	-	-	-	-	2	17
Source of Downpayment¹							
Properties purchased 1995 to 2001 (part)	538	41	12	9	9	45	423
Sale of stock or partnership shares for this project	23	-	-	-	-	3	21
Sale of previously owned stocks, shares, or other securities	37	-	2	-	-	1	33
Sale of land or other real estate	48	3	-	-	-	4	42
Owner's cash, bank deposits, share accounts, or bonds	303	20	12	3	6	37	226
Borrowing from a retirement plan	8	-	-	-	-	3	5
Borrowing using assets other than this property as collateral	56	-	2	-	-	2	51
Proceeds from an insurance policy	-	-	-	-	-	-	-
From a state or local government source	7	4	3	-	-	-	-
From a non-profit organization	4	-	-	-	-	-	4
Proceeds from sale of tax credits	-	-	-	-	-	-	-
From parents or relatives	16	-	3	-	3	-	9
Other cash source	20	-	2	-	-	-	18
Non-cash source	4	-	-	-	-	-	4
No downpayment required	52	12	-	-	-	2	37
Not reported	25	5	-	5	-	1	14
Other properties	571	44	11	13	18	44	442
Not reported	9	-	-	-	-	2	7
Year Property Acquired							
1999 to 2001 (part)	287	25	6	5	-	28	224
1997 and 1998	150	15	3	-	-	18	115
1995 and 1996	130	4	3	3	9	9	101
1990 to 1994	198	14	1	4	-	16	163
1985 to 1989	166	17	3	-	2	7	137
1980 to 1984	83	4	2	3	5	7	62
1975 to 1979	57	4	-	5	8	6	34
1970 to 1974	32	2	4	-	3	-	23
1969 or earlier	15	-	-	1	-	-	14
Building and Land Acquisition							
Acquired at same time	1 011	83	22	19	16	89	783
Not acquired at same time	70	1	-	3	8	2	57
Land not owned by building owner	3	-	-	-	-	-	3
Not reported	34	-	-	-	4	-	30

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.							
Property New or Previously Owned When Acquired							
Acquired by purchase	1 065	81	22	21	27	79	834
New	129	12	2	3	11	3	98
Previously owned	907	68	17	19	16	76	713
As residential property	861	64	17	19	16	72	674
Converted from nonresidential use	46	4	—	—	—	4	38
Other	9	—	—	—	—	—	9
Not reported	20	2	3	—	—	—	15
Other properties	35	3	—	—	—	10	22
Not reported	19	—	—	—	—	2	17
Year Structure Built							
1999 to March 2000	19	5	—	—	—	2	12
1997 and 1998	17	—	—	—	—	3	14
1995 and 1996	22	—	—	—	4	—	18
1990 to 1994	49	—	—	3	2	5	39
1980 to 1989	134	12	4	5	3	16	94
1970 to 1979	136	11	4	—	7	8	106
1960 to 1969	119	13	5	—	1	12	89
1950 to 1959	136	11	3	—	6	10	106
1940 to 1949	94	2	3	—	—	1	87
1939 or earlier	393	30	3	13	4	34	307
Purchase Price Per Housing Unit²							
Properties acquired by purchase 1997 to 2001 (part)	410	36	8	5	—	36	324
Less than \$20,000	51	5	—	—	—	5	40
\$20,000 to \$39,999	141	12	3	—	—	22	104
\$40,000 to \$59,999	80	11	2	5	—	1	60
\$60,000 to \$79,999	66	—	3	—	—	2	61
\$80,000 to \$99,999	28	4	—	—	—	5	18
\$100,000 to \$124,999	18	—	—	—	—	1	17
\$125,000 to \$149,999	5	—	—	—	—	—	5
\$150,000 to \$174,999	6	1	—	—	—	—	4
\$175,000 to \$199,999	—	—	—	—	—	—	—
\$200,000 to \$249,999	4	—	—	—	—	—	4
\$250,000 to \$299,999	—	—	—	—	—	—	—
\$300,000 to \$499,999	6	—	—	—	—	—	6
\$500,000 or more	7	1	—	—	—	—	5
Median	43 423	...	...	...	...	...	46 095
Mean	64 889	...	...	...	...	...	67 932
Other properties	708	48	14	16	27	55	548
Value							
Less than \$20,000	3	—	—	—	—	—	3
\$20,000 to \$39,999	52	—	2	3	3	2	43
\$40,000 to \$59,999	87	7	6	3	3	3	65
\$60,000 to \$79,999	111	6	3	—	—	4	99
\$80,000 to \$99,999	106	13	1	—	—	12	79
\$100,000 to \$124,999	164	13	4	5	3	14	123
\$125,000 to \$149,999	109	10	3	3	4	15	73
\$150,000 to \$174,999	68	3	—	—	7	14	44
\$175,000 to \$199,999	77	7	2	—	—	7	61
\$200,000 to \$249,999	112	13	—	—	3	7	89
\$250,000 to \$299,999	55	2	—	—	2	—	51
\$300,000 to \$499,999	86	8	—	4	2	4	69
\$500,000 or more	88	3	1	3	—	7	75
Median	133 434	131 983	...	...	...	139 625	133 641
Mean	194 042	192 190	...	...	...	191 109	195 498
Value Per Housing Unit²							
Less than \$20,000	87	4	4	3	6	7	63
\$20,000 to \$39,999	249	15	7	3	—	14	210
\$40,000 to \$59,999	224	24	4	5	1	24	165
\$60,000 to \$79,999	189	14	3	3	16	21	131
\$80,000 to \$99,999	101	3	2	1	4	11	79
\$100,000 to \$124,999	91	14	—	1	—	3	73
\$125,000 to \$149,999	60	2	—	—	—	3	55
\$150,000 to \$174,999	34	5	—	—	—	1	28
\$175,000 to \$199,999	14	—	—	—	—	—	14
\$200,000 to \$249,999	15	2	—	2	—	—	12
\$250,000 to \$299,999	14	—	1	—	—	3	10
\$300,000 to \$499,999	23	—	—	—	—	—	23
\$500,000 or more	17	1	—	3	—	2	10
Median	59 875	59 106	...	...	...	60 093	59 767
Mean	81 516	77 281	...	...	...	84 110	81 661

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.							
Purchase Price as Percent of Value²							
Acquired by purchase	1 065	81	22	21	27	79	834
Purchased 1997 to 2001 (part)	410	36	8	5	—	36	324
Less than 60 percent	68	10	—	—	—	10	48
60 to 69 percent	14	—	—	—	—	5	10
70 to 79 percent	77	4	—	—	—	3	70
80 to 99 percent	153	16	8	—	—	16	113
100 percent or more	97	6	—	5	—	2	83
Median	86	...	...	...	...	...	86
Purchased 1990 to 1996 (part)	319	18	4	8	9	25	255
Less than 40 percent	46	5	—	—	—	4	37
40 to 59 percent	59	4	—	1	—	3	51
60 to 79 percent	115	4	1	6	7	11	85
80 to 99 percent	34	3	3	—	—	3	25
100 percent or more	65	2	—	—	2	4	57
Median	69	...	...	...	...	...	69
Purchased 1989 or earlier	335	27	10	8	18	18	255
Less than 20 percent	40	2	—	2	2	5	29
20 to 39 percent	83	5	2	1	3	—	72
40 to 59 percent	80	3	—	—	—	3	62
60 to 79 percent	48	2	—	—	2	—	45
80 to 99 percent	22	7	2	—	—	1	11
100 percent or more	63	8	5	6	—	8	35
Median	51	...	...	...	...	...	48
Not acquired by purchase	53	3	—	—	—	12	38
Value of Capital Improvements							
Properties with capital improvements between 1998 and 2000	603	43	9	3	16	45	487
Less than \$500	13	3	—	—	—	—	11
\$500 to \$999	29	—	—	—	—	—	29
\$1,000 to \$2,499	126	6	6	—	7	7	107
\$2,500 to \$4,999	95	8	—	3	7	6	71
\$5,000 to \$7,499	131	13	—	—	6	12	99
\$7,500 to \$9,999	25	—	3	—	—	—	22
\$10,000 to \$14,999	73	6	—	—	3	—	64
\$15,000 to \$19,999	52	—	—	—	—	16	36
\$20,000 to \$29,999	39	5	—	—	—	3	31
\$30,000 or more	19	2	—	—	—	1	16
Median	5 721	...	...	...	...	...	5 645
Mean	7 810	...	...	...	...	...	7 673
Properties with no capital improvements between 1998 and 2000	346	24	3	10	9	45	254
Capital improvements not reported	170	18	10	8	2	—	132
Value of Capital Improvements Per Unit							
Properties with capital improvements between 1998 and 2000	603	43	9	3	16	45	487
Less than \$500	56	3	—	—	—	2	52
\$500 to \$999	66	6	—	—	—	5	49
\$1,000 to \$2,499	183	9	—	3	10	12	147
\$2,500 to \$4,999	148	13	3	—	3	8	120
\$5,000 to \$7,499	68	7	—	—	3	2	56
\$7,500 to \$9,999	40	—	—	—	—	13	27
\$10,000 to \$14,999	32	3	—	—	—	1	28
\$15,000 to \$19,999	3	—	—	—	—	—	3
\$20,000 to \$29,999	7	2	—	—	—	—	5
\$30,000 or more	—	—	—	—	—	—	—
Median	2 472	...	...	...	...	...	2 455
Mean	3 336	...	...	...	...	...	3 272
Properties with no capital improvements between 1998 and 2000	346	24	3	10	9	45	254
Capital improvements not reported	170	18	10	8	2	—	132
Monthly Rental Receipts Per Housing Unit							
Acquired before 2000	944	63	19	16	27	73	745
Less than \$100	25	1	—	—	3	—	21
\$100 to \$199	72	5	6	3	4	7	47
\$200 to \$299	121	3	6	3	4	6	98
\$300 to \$399	161	10	1	3	8	19	121
\$400 to \$499	133	15	—	—	3	15	100
\$500 to \$599	124	7	—	1	—	13	102
\$600 to \$799	74	6	2	—	2	5	58
\$800 to \$999	125	7	2	3	3	4	105
\$1000 or more	76	9	1	3	—	3	60
No rental receipts	33	—	—	—	—	—	33
Median	458	488	...	...	...	428	469
Mean	528	637	...	...	...	476	516
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.							
Rental Receipts as Percent of Value²							
Acquired before 2000	944	63	19	16	27	73	745
Less than 5 percent	118	9	2	—	8	11	87
5 to 9 percent	243	8	—	6	6	25	198
10 to 14 percent	401	33	13	10	4	28	312
15 to 19 percent	88	11	3	—	—	3	71
20 to 24 percent	37	2	—	—	6	—	29
25 to 29 percent	8	—	—	—	—	1	7
30 to 39 percent	3	—	—	—	—	—	3
40 percent or more	7	—	—	—	—	4	3
Median	11	12	...	...	...	10	11
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128
Rental Vacancy Losses as Percent of Potential Receipts							
Acquired before 2000	944	63	19	16	27	73	745
Less than 1.0 percent	331	16	7	3	6	31	268
1.0 to 2.9 percent	22	—	1	—	—	2	19
3.0 to 4.9 percent	38	4	—	—	—	7	26
5.0 to 6.9 percent	24	1	—	—	3	1	18
7.0 to 8.9 percent	56	—	—	2	—	9	45
9.0 to 10.9 percent	34	—	—	—	—	3	31
11.0 to 12.9 percent	21	1	1	—	2	—	18
13.0 to 14.9 percent	5	4	—	—	—	—	1
15.0 percent or more	133	11	2	6	6	13	95
Not reported or not computed	279	25	8	5	10	6	224
Median	1.1	4.2	...	...	...	3.0	1.0-
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128
Age Restrictions							
Property restricted to people age 55 or older	240	12	11	6	1	22	189
Property not restricted to people age 55 or older	854	69	9	15	26	69	666
Not reported	24	3	3	—	—	—	18
Type of Property Benefits¹							
Government-sponsored below-market interest rate mortgage loan	16	1	—	—	—	4	11
Government rental subsidy	59	6	—	—	—	4	49
Government grant	6	—	3	—	—	2	1
Property tax relief	13	4	—	—	—	—	9
Federal income tax credit for low-income, old, or historic properties	—	—	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—	—	—
Subsidy from a non-profit corporation	—	—	—	—	—	—	—
None of the above benefits	946	69	16	21	23	86	730
Not reported	89	4	4	—	4	—	78
Source of Property Benefits¹							
With property benefits	84	12	3	—	—	4	65
Federal government	37	—	—	—	—	4	33
State government	26	4	—	—	—	—	22
Local government	25	8	3	—	—	2	13
Non-profit corporation	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—
With no property benefits	946	69	16	21	23	86	730
Not reported	89	4	4	—	4	—	78
Reason for Benefits¹							
With property benefits	84	12	3	—	—	4	65
Occupied by low- or moderate-income individuals	68	10	—	—	—	4	54
Occupied by elderly or disabled individuals	11	5	—	—	—	—	6
A historic structure	—	—	—	—	—	—	—
Located in a community development or economic development area	4	—	3	—	—	—	2
Covered by a Homestead Exemption	9	2	—	—	—	—	7
Covered by a Community Land Trust	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—
Other reason	2	—	—	—	—	—	2
Not reported	—	—	—	—	—	—	—
With no property benefits	946	69	16	21	23	86	730
Not reported	89	4	4	—	4	—	78

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
OWNER CHARACTERISTICS							
Type of Owner							
Individual investor(s)	957	70	17	16	24	80	750
Limited partnership	64	3	3	3	3	—	51
Joint venture	8	3	—	—	—	2	4
General partnership	11	3	2	—	—	4	1
Life insurance company	5	—	—	—	—	—	5
Depository institution	2	—	—	—	—	2	—
Public real estate investment trust	1	—	—	—	—	—	1
Private real estate investment trust	—	—	—	—	—	—	—
Corporation—other than real estate investment trust	52	3	—	3	—	2	44
Housing cooperative organization	4	—	—	—	—	—	4
Non-profit or church-related institution	12	2	—	—	—	—	10
Pension fund	—	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—	—
Other	3	—	—	—	—	—	3
2- to 4-housing-unit properties with traditional first mortgage	1 118	84	22	21	27	91	873
MORTGAGE CHARACTERISTICS							
Number of Mortgages							
1 mortgage	961	78	20	16	24	76	748
2 mortgages	148	7	3	5	3	13	117
3 or more mortgages	9	—	—	—	—	2	7
Form of Debt of First Mortgage							
Mortgage or deed of trust	1 118	84	22	21	27	91	873
Contract to purchase	—	—	—	—	—	—	—
Some other loan secured by this property	—	—	—	—	—	—	—
Method of Loan Application							
By computer over the Internet or by e-mail	4	—	—	—	—	2	3
By telephone or FAX	79	4	—	2	3	9	61
By regular mail	17	3	—	—	1	3	9
By personal visit	754	51	11	8	20	67	598
Through third party (such as real estate agent or builder)	144	21	10	3	3	8	99
Some other way	16	—	—	3	—	—	13
Not reported	73	5	—	5	—	2	61
Not available	30	1	1	—	—	—	28
Origin of First Mortgage							
Mortgage made at time property acquired	854	61	19	15	22	71	665
Mortgage assumed at time property acquired	53	6	3	3	—	—	40
Mortgage placed later than acquisition of property	211	17	—	3	5	20	167
Refinanced mortgage	185	17	—	3	2	20	144
Same lender	62	9	—	—	5	5	48
Different lender	123	8	—	3	2	15	96
Mortgage placed on property owned free and clear of debt	26	—	—	—	3	—	24
Not available	—	—	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property							
Properties on which mortgages placed later than acquisition of property	211	17	—	3	5	20	167
Obtain lower interest rate	107	15	—	3	—	5	84
Increase payment period for mortgage	—	—	—	—	—	—	—
Reduce payment period for mortgage	5	—	—	—	—	1	4
Renew or extend loan that had fallen due, without increasing outstanding balance	6	—	—	—	—	—	6
Receive cash or increase outstanding balance of loan	61	2	—	—	5	8	47
Other reason	23	—	—	—	—	2	21
Not reported	8	—	—	—	—	3	5
Other properties	907	67	22	19	22	71	705
Not available	—	—	—	—	—	—	—

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received	97	—	—	—	5	12	80
Less than \$20,000	32	—	—	—	3	6	24
\$20,000 to \$39,999	17	—	—	—	2	4	10
\$40,000 to \$59,999	22	—	—	—	—	2	20
\$60,000 to \$79,999	7	—	—	—	—	—	7
\$80,000 to \$99,999	2	—	—	—	—	—	2
\$100,000 to \$124,999	6	—	—	—	—	—	6
\$125,000 to \$149,999	—	—	—	—	—	—	—
\$150,000 to \$174,999	10	—	—	—	—	—	10
\$175,000 to \$199,999	—	—	—	—	—	—	—
\$200,000 to \$249,999	—	—	—	—	—	—	—
\$250,000 to \$299,999	1	—	—	—	—	—	1
\$300,000 or more	—	—	—	—	—	—	—
Median	39 156	...	...	...	...	...	45 611
Mean	51 205	...	...	...	...	...	56 554
Properties that refinanced and did not receive cash back	97	15	—	3	—	7	72
Properties that refinanced and did not report if received cash back	17	1	—	—	—	—	15
Properties that did not refinance	907	67	22	19	22	71	705
Not available	—	—	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear							
Properties on which cash received ¹	97	—	—	—	5	12	80
For additions, improvements or repairs to this property	27	—	—	—	2	—	25
To consolidate debts	33	—	—	—	3	2	29
For investment in other real estate	30	—	—	—	—	8	22
For other types of investments	5	—	—	—	—	2	3
For educational or medical expenses	8	—	—	—	—	—	8
To start a business	6	—	—	—	—	—	6
To settle a divorce	—	—	—	—	—	—	—
To pay taxes	—	—	—	—	—	—	—
To purchase an automobile, truck, or other vehicle	6	—	—	—	3	—	3
To purchase consumer product other than automobile, truck, or other vehicle	—	—	—	—	—	—	—
Other	7	—	—	—	—	—	7
Not reported	—	—	—	—	—	—	—
Properties that refinanced and did not receive cash back	97	15	—	3	—	7	72
Properties that refinanced and did not report if received cash back	17	1	—	—	—	—	15
Properties that did not refinance	907	67	22	19	22	71	705
Not available	—	—	—	—	—	—	—
Purpose of Second Mortgage							
Properties with second mortgage	82	2	3	—	3	3	70
Provide funds for the purchase of the property	41	1	3	—	—	2	36
Provide funds for additions, improvements or repairs to this property	23	—	—	—	3	1	18
Provide funds for consolidation of debts	3	2	—	—	—	—	2
Provide funds for investment in other real estate	—	—	—	—	—	—	—
Provide funds for other types of investments	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—
Provide funds for starting a business	—	—	—	—	—	—	—
Provide funds to settle a divorce	—	—	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	—	—	—	—	—	—	—
Provide funds to purchase another type of consumer product	—	—	—	—	—	—	—
Other reasons	5	—	—	—	—	—	5
Not reported	9	—	—	—	—	—	9
Other properties	1 036	82	20	21	24	87	802
Purpose of Home Equity Line of Credit							
Properties with home equity line of credit	78	4	—	5	—	12	57
Provide funds for additions, improvements or repairs to this property	27	3	—	—	—	7	18
Provide funds for consolidation of debts	7	—	—	—	—	—	7
Provide funds for investment in other real estate	6	—	—	—	—	—	6
Provide funds for other types of investments	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—
Provide funds for starting a business	—	—	—	—	—	—	—
Provide funds to settle a divorce	—	—	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	8	—	—	—	—	—	8
Provide funds to purchase another type of consumer product	—	—	—	—	—	—	—
Other reasons	6	—	—	—	—	—	6
Not reported	24	1	—	5	—	5	13
Other properties	1 040	80	22	16	27	79	816

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Year First Mortgage Made or Assumed							
1999 to 2001 (part)	399	36	6	5	3	45	305
1997 and 1998	208	17	3	3	—	13	172
1995 and 1996	135	3	3	3	9	12	105
1990 to 1994	193	20	5	1	2	12	153
1985 to 1989	102	6	—	—	2	—	93
1980 to 1984	39	—	2	3	—	7	25
1979 or earlier	42	2	4	6	8	1	20
Traditional First Mortgage Loan							
Less than \$20,000	39	—	—	—	3	2	34
\$20,000 to \$29,999	63	8	—	6	3	—	46
\$30,000 to \$39,999	75	1	4	—	—	3	66
\$40,000 to \$49,999	106	—	5	—	3	17	82
\$50,000 to \$59,999	73	4	3	—	4	2	59
\$60,000 to \$79,999	167	15	—	5	7	22	118
\$80,000 to \$99,999	153	18	2	3	2	12	116
\$100,000 to \$149,999	231	19	3	—	3	21	184
\$150,000 to \$199,999	96	11	—	1	2	9	73
\$200,000 to \$249,999	38	2	—	2	—	1	33
\$250,000 to \$299,999	19	—	—	—	—	—	19
\$300,000 or more	49	5	1	3	—	2	37
Not reported	9	—	4	—	—	—	6
Median	84 016	94 983	...	...	...	79 854	84 831
Mean	105 534	123 110	...	...	...	108 573	103 343
Total Mortgage Loan							
Less than \$20,000	36	—	—	—	3	2	32
\$20,000 to \$29,999	60	8	—	6	—	—	46
\$30,000 to \$39,999	78	1	4	—	3	3	66
\$40,000 to \$49,999	93	—	5	—	3	17	69
\$50,000 to \$59,999	79	4	3	—	4	2	66
\$60,000 to \$79,999	163	15	—	5	7	20	115
\$80,000 to \$99,999	148	18	2	3	2	12	112
\$100,000 to \$149,999	230	19	3	—	3	21	184
\$150,000 to \$199,999	109	12	—	1	2	9	85
\$200,000 to \$249,999	40	—	—	2	—	3	35
\$250,000 to \$299,999	24	—	—	—	—	—	22
\$300,000 or more	49	5	1	3	—	2	37
Not reported	9	—	4	—	—	—	6
Median	86 078	94 983	...	...	...	81 928	87 338
Mean	109 353	124 572	...	...	...	111 743	107 722
Traditional First Mortgage Outstanding Debt							
Less than \$10,000	59	3	4	1	—	3	49
\$10,000 to \$19,999	60	3	3	3	5	4	42
\$20,000 to \$29,999	73	5	1	3	3	2	58
\$30,000 to \$39,999	81	6	—	—	4	6	66
\$40,000 to \$49,999	96	—	5	—	—	12	73
\$50,000 to \$59,999	104	3	—	—	7	6	89
\$60,000 to \$79,999	168	19	—	5	2	24	118
\$80,000 to \$99,999	129	16	2	3	2	6	100
\$100,000 to \$149,999	176	8	3	4	2	16	143
\$150,000 to \$199,999	85	11	—	—	—	8	66
\$200,000 to \$249,999	23	2	—	—	—	1	20
\$250,000 to \$299,999	20	—	—	—	—	—	20
\$300,000 or more	36	5	1	3	—	2	25
Not reported	8	—	2	—	—	—	6
Median	69 708	79 421	...	...	...	70 623	69 779
Mean	91 219	111 307	...	...	...	99 261	90 180
Total Mortgage Outstanding Debt							
Less than \$10,000	54	3	4	1	—	3	44
\$10,000 to \$19,999	60	3	3	3	5	4	42
\$20,000 to \$29,999	73	5	1	3	3	2	58
\$30,000 to \$39,999	76	6	—	—	4	6	60
\$40,000 to \$49,999	90	5	5	—	1	12	66
\$50,000 to \$59,999	112	3	—	—	7	6	96
\$60,000 to \$79,999	163	19	—	5	2	22	115
\$80,000 to \$99,999	124	16	2	3	2	6	95
\$100,000 to \$149,999	182	7	3	4	2	16	149
\$150,000 to \$199,999	94	12	—	—	—	8	74
\$200,000 to \$249,999	25	—	—	—	—	3	22
\$250,000 to \$299,999	19	2	—	—	—	—	18
\$300,000 or more	39	5	1	3	—	2	28
Not reported	8	—	2	—	—	—	6
Median	71 164	79 421	...	...	...	71 552	71 682
Mean	94 000	112 672	...	...	...	102 315	93 521

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Current Interest Rate on First Mortgage							
Less than 6.0 percent	376	8	3	18	21	31	295
6.0 percent	12	—	—	—	—	—	12
6.1 to 6.4 percent	6	—	2	—	—	—	3
6.5 to 6.9 percent	78	6	—	—	—	8	64
7.0 percent	84	4	3	—	—	10	66
7.1 to 7.4 percent	42	2	—	—	—	6	34
7.5 to 7.9 percent	99	12	—	—	—	11	76
8.0 percent	35	3	—	—	—	—	32
8.1 to 8.4 percent	55	1	—	—	—	5	49
8.5 to 8.9 percent	50	—	—	—	—	6	44
9.0 percent	17	4	2	—	—	—	11
9.1 to 9.4 percent	16	4	2	—	—	1	9
9.5 to 9.9 percent	12	3	—	—	—	—	9
10.0 percent	29	4	2	—	—	4	19
10.1 to 10.4 percent	7	5	—	—	—	—	2
10.5 to 10.9 percent	13	3	—	—	—	—	10
11.0 percent	18	2	—	—	—	—	16
11.1 to 12.9 percent	28	14	6	—	—	—	7
13.0 percent	—	—	—	—	—	—	—
13.1 percent or more	142	10	1	3	6	9	113
Not reported	—	—	—	—	—	—	—
Median	7.1	9.4	...	...	...	7.1	7.1
Type of Interest Rate Buydown							
Properties with interest rate buydown	18	—	2	—	—	—	16
Constant payment	3	—	—	—	—	—	3
3-2-1 buydown	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—
Not reported	15	—	2	—	—	—	13
Properties without interest rate buydown .	428	26	3	—	—	43	355
Not reported	673	58	17	21	27	47	502
Term of First Mortgage							
Less than 5 years	20	—	—	—	—	3	17
5 years	17	—	—	—	—	—	17
6 to 9 years	2	—	—	—	—	—	2
10 years	11	1	—	—	—	3	7
11 to 14 years	9	—	—	—	—	—	9
15 years	87	7	—	—	—	1	78
16 to 19 years	1	—	—	—	—	—	1
20 years	43	—	—	—	—	1	42
21 to 24 years	2	—	2	—	—	—	—
25 years	22	—	—	—	—	4	18
26 to 29 years	—	—	—	—	—	—	—
30 years	362	75	19	—	—	36	232
More than 30 years	6	—	2	—	—	—	3
No stated term	536	—	—	21	27	43	445
Median	30+	30+	...	...	...	30+	30+
Unexpired Term of First Mortgage							
Less than 5 years	61	—	4	—	—	6	51
5 to 9 years	69	11	2	—	—	—	56
10 to 14 years	55	—	—	—	—	1	54
15 to 19 years	62	12	—	—	—	1	49
20 to 24 years	100	10	6	—	—	4	80
25 to 29 years	184	44	7	—	—	27	105
30 or more years	51	7	3	—	—	8	33
No stated term or not computed	536	—	—	21	27	43	445
Median	22	26	...	...	...	27	20
Holder of First Mortgage							
Commercial bank or trust company	179	4	—	3	6	13	153
Savings and loan association, federal savings bank ..	166	10	—	1	2	4	150
Mutual savings bank	45	—	—	—	—	7	37
Life insurance company	21	—	—	—	—	—	21
Mortgage banker or mortgage company	65	11	—	—	—	17	37
Federally-sponsored secondary market agency or pool	424	37	20	13	6	30	317
Conventional mortgage pool	9	—	—	—	—	2	7
Other federal agency	27	1	2	—	6	—	18
Real estate investment trust	4	1	—	—	—	—	3
Pension or retirement fund	—	—	—	—	—	—	—
Credit union	36	7	—	2	—	3	24
Finance company	13	4	—	—	—	2	7
State or municipal government or housing finance agency	68	5	—	3	3	11	47
Individual or individual's estate	35	—	—	—	—	1	33
Other	25	4	—	—	4	—	17

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Servicer of First Mortgage							
Commercial bank or trust company	214	4	2	3	6	19	180
Savings and loan association, federal savings bank...	177	13	—	1	2	4	158
Mutual savings bank	50	—	—	—	—	7	43
Life insurance company	20	—	—	—	—	—	20
Mortgage banker or mortgage company	463	48	18	13	6	45	333
Federally-sponsored secondary market agency or pool	—	—	—	—	—	—	—
Conventional mortgage pool	—	—	—	—	—	—	—
Other federal agency	26	—	2	—	6	—	18
Real estate investment trust	—	—	—	—	—	—	—
Pension or retirement fund	—	—	—	—	—	—	—
Credit union	41	7	—	2	—	3	29
Finance company	11	4	—	—	—	—	7
State or municipal government or housing finance agency	62	5	—	3	3	11	41
Individual or individual's estate	30	—	—	—	—	1	29
Other	23	4	—	—	4	—	16
Holder's Acquisition of First Mortgage							
Originated directly from borrower	597	30	14	14	4	50	485
Purchased from present servicer	275	28	3	1	14	26	203
Purchased from someone else	246	26	5	6	10	15	184
Not reported	—	—	—	—	—	—	—
First Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	859	64	22	19	22	59	672
Less than 40 percent	28	—	—	—	2	—	26
40 to 49 percent	15	—	3	—	—	—	11
50 to 59 percent	38	—	—	1	—	6	31
60 to 69 percent	98	6	—	11	4	17	60
70 to 79 percent	126	5	3	—	3	3	112
80 to 89 percent	138	11	3	—	8	3	113
90 to 94 percent	80	2	2	—	—	15	61
95 to 99 percent	35	4	—	—	1	—	30
100 percent or more	294	36	6	7	5	16	224
Not reported	7	—	4	—	—	—	3
Median	89	100+	...	...	...	...	88
Other properties	260	20	—	3	5	31	201
Not available	—	—	—	—	—	—	—
First Mortgage Loan as a Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	859	64	22	19	22	59	672
Less than 40 percent	31	—	—	—	2	—	29
40 to 49 percent	9	—	3	—	—	2	4
50 to 59 percent	29	—	—	1	—	—	28
60 to 69 percent	197	6	—	11	4	20	155
70 to 79 percent	153	5	—	—	3	1	144
80 to 89 percent	138	9	3	—	8	16	102
90 to 94 percent	46	2	2	—	—	9	33
95 to 99 percent	28	9	—	—	1	—	18
100 percent or more	221	34	10	7	5	11	155
Not reported	7	—	4	—	—	—	3
Median	81	100+	...	...	...	...	78
Other properties	260	20	—	3	5	31	201
Not available	—	—	—	—	—	—	—
First Mortgage Risk							
Subprime loan	52	3	1	—	2	3	43
Not subprime loan	1 066	81	21	21	25	88	830
Not reported	—	—	—	—	—	—	—
Total Mortgage Loan as a Percent of Purchase Price							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	859	64	22	19	22	59	672
Less than 40 percent	30	—	—	—	2	—	28
40 to 49 percent	11	—	3	—	—	—	8
50 to 59 percent	30	—	—	1	—	6	24
60 to 69 percent	86	6	—	11	4	16	49
70 to 79 percent	108	5	3	—	—	4	96
80 to 89 percent	119	11	3	—	8	3	94
90 to 94 percent	89	2	2	—	—	15	70
95 to 99 percent	53	4	—	—	4	—	45
100 percent or more	327	37	6	7	5	16	256
Not reported	7	—	4	—	—	—	3
Median	92	100+	...	...	...	...	93
Other properties	260	20	—	3	5	31	201
Not available	—	—	—	—	—	—	—

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Total Mortgage Loan as Percent of Value							
Properties acquired by purchase with first mortgage made or assumed at time of purchase	859	64	22	19	22	59	672
Less than 40 percent	122	10	3	1	5	7	97
40 to 49 percent	106	—	2	1	15	18	70
50 to 59 percent	123	13	—	—	—	6	104
60 to 69 percent	149	12	—	17	3	9	108
70 to 79 percent	112	7	6	—	—	3	96
80 to 89 percent	99	11	7	—	—	11	69
90 to 94 percent	33	—	—	—	—	1	32
95 to 99 percent	29	4	—	—	—	—	25
100 percent or more	77	6	—	—	—	4	67
Not reported	7	—	4	—	—	—	3
Median	65	67	—	—	—	—	66
Other properties	260	20	—	3	5	31	201
Not available	—	—	—	—	—	—	—
Total Outstanding Debt as a Percent of Value							
Less than 20 percent	90	5	4	—	3	5	73
20 to 29 percent	108	—	3	5	7	5	88
30 to 39 percent	129	12	3	—	9	10	95
40 to 49 percent	143	10	—	1	8	23	100
50 to 59 percent	183	15	—	—	8	13	147
60 to 69 percent	135	13	—	—	3	16	103
70 to 79 percent	114	10	3	3	—	5	93
80 to 89 percent	104	13	6	—	—	10	75
90 to 99 percent	44	—	—	—	—	2	42
100 percent or more	60	6	—	—	—	2	51
Not reported or computed	8	—	2	1	—	—	6
Median	55	60	—	—	—	53	55
Index Used to Adjust Interest Rate on ARM							
Properties with adjustable rate first mortgage	271	13	—	8	8	15	227
Treasury security	68	—	—	—	—	—	68
Average cost of funds in bank district	25	—	—	—	—	—	25
National average cost of funds	12	—	—	—	—	—	12
OTS contract mortgage rate	—	—	—	—	—	—	—
Other method	29	1	—	—	—	3	25
No index used	4	—	—	—	—	—	4
Not reported	132	11	—	8	8	12	93
Other properties	848	72	22	14	19	75	646
Not reported	—	—	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted							
Properties with adjustable rate first mortgage	271	13	—	8	8	15	227
Monthly	23	—	—	—	—	—	23
Every 3 months	6	—	—	—	—	—	6
Every 6 months	11	—	—	—	—	3	7
Yearly	82	—	—	—	—	—	82
Every 3 years	10	—	—	—	—	—	10
Every 5 years	11	—	—	—	—	—	11
Other	1	1	—	—	—	—	—
Not reported	127	11	—	8	8	12	88
Other properties	848	72	22	14	19	75	646
Not reported	—	—	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period							
Properties with adjustable rate first mortgage	271	13	—	8	8	15	227
Less than 1 percent	6	—	—	—	—	3	3
1 percent	2	—	—	—	—	—	2
1.1 to 1.9 percent	9	—	—	—	—	—	9
2 percent	65	—	—	—	—	—	65
2.1 to 2.9 percent	4	—	—	—	—	—	4
3 percent	5	—	—	—	—	—	5
3.1 to 3.9 percent	—	—	—	—	—	—	—
4.0 percent or more	15	1	—	—	—	—	14
No caps	43	—	—	—	—	—	43
Not reported	123	11	—	8	8	12	84
Other properties	848	72	22	14	19	75	646
Not reported	—	—	—	—	—	—	—

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.							
Caps on Interest Rate Over Life of ARM							
Properties with adjustable rate first mortgage	271	13	—	8	8	15	227
Less than 1 percent	3	—	—	—	—	—	3
1 percent	—	—	—	—	—	—	—
1.1 to 1.9 percent	—	—	—	—	—	—	—
2 percent	—	—	—	—	—	—	—
2.1 to 2.9 percent	1	—	—	—	—	—	1
3 percent	1	1	—	—	—	—	—
3.1 to 3.9 percent	—	—	—	—	—	—	—
4.0 percent or more	103	—	—	—	—	3	99
No caps	39	—	—	—	—	—	39
Not reported	124	11	—	8	8	12	85
Other properties	848	72	22	14	19	75	646
Not reported	—	—	—	—	—	—	—
Interest Rate Changed Since Mortgage Made							
Properties with adjustable rate first mortgage	271	13	—	8	8	15	227
Yes, rate has changed	108	1	—	—	—	3	104
No change since mortgage made	38	—	—	—	—	—	38
Not reported	124	11	—	8	8	12	85
Other properties	848	72	22	14	19	75	646
Not reported	—	—	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate							
Monthly payments can change (other than change in interest rate)	4	—	—	—	—	—	4
Payments can change monthly	—	—	—	—	—	—	—
Payments can change every three months	—	—	—	—	—	—	—
Payments can change every six months	—	—	—	—	—	—	—
Payments can change yearly	4	—	—	—	—	—	4
Payments can change every 3 years	—	—	—	—	—	—	—
Payments can change every 5 years	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—
Monthly payments cannot change	986	73	22	14	19	79	780
Not reported	128	11	—	8	8	12	89
First Mortgage Allows for Negative Amortization							
Monthly payments can change (other than change in interest rate)	4	—	—	—	—	—	4
Yes, unrestricted negative amortization	—	—	—	—	—	—	—
Yes, restricted negative amortization	—	—	—	—	—	—	—
No negative amortization allowed	4	—	—	—	—	—	4
Not reported	—	—	—	—	—	—	—
Monthly payments cannot change	986	73	22	14	19	79	780
Not reported	128	11	—	8	8	12	89
MORTGAGE PAYMENTS AND OTHER EXPENSES							
Method of Payment of First Mortgage							
Regular payments of interest and/or principal	1 063	78	22	16	27	89	830
Interest and principal	1 063	78	22	16	27	89	830
Fully amortized	974	73	21	13	23	81	763
Not fully amortized	89	5	2	3	4	8	67
Interest only	—	—	—	—	—	—	—
No regular payments required	16	—	—	—	—	1	14
Not reported	40	6	—	5	—	—	29
Items Included in First Mortgage Payment¹							
Regular monthly payments of both interest and principal	1 063	78	22	16	27	89	830
Real estate taxes	281	28	5	—	—	27	221
Property insurance	208	28	5	—	—	24	152
Mortgage insurance	32	6	—	—	—	24	3
Other	73	15	7	—	—	7	51
No items included or not reported	770	51	17	16	27	60	599
No regular payments of interest and principal	55	6	—	5	—	1	43

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

[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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit							
Regular monthly payments of interest and/or principal	1 103	84	22	21	27	89	858
Less than \$100	46	5	2	1	3	4	31
\$100 to \$199	237	10	11	6	6	21	183
\$200 to \$299	228	14	5	—	5	16	188
\$300 to \$399	194	12	—	3	9	21	150
\$400 to \$499	128	14	—	1	—	14	98
\$500 to \$599	77	11	—	—	—	8	57
\$600 to \$699	73	1	3	—	—	3	66
\$700 to \$799	16	4	—	—	4	—	8
\$800 to \$899	19	2	—	—	—	—	17
\$900 to \$999	1	—	—	—	—	—	1
\$1,000 to \$1,249	10	3	1	—	—	—	5
\$1,250 to \$1,499	14	—	—	2	—	—	11
\$1,500 or more	20	1	—	3	1	2	12
Not reported	40	6	—	5	—	—	29
Median	310	377	...	...	...	315	308
Mean	397	432	...	...	...	353	375
No regular payments required	16	—	—	—	—	1	14
Current First Mortgage Payment Status							
Regular monthly payments of principal and/or interest	1 103	84	22	21	27	89	858
Up-to-date, ahead of schedule, or less than 90 days past due	483	26	5	—	—	46	406
Delinquent by 90 days or more	15	—	—	—	—	—	15
Legal proceedings have begun	8	—	—	—	—	—	8
Legal proceedings have not begun	4	—	—	—	—	—	4
Not reported	3	—	—	—	—	—	3
Not reported	604	58	17	21	27	43	437
Other properties	16	—	—	—	—	1	14
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit							
Regular monthly payments of interest and/or principal	1 103	84	22	21	27	89	858
Less than \$100	81	11	2	6	3	4	55
\$100 to \$199	233	10	11	6	6	21	178
\$200 to \$299	215	14	5	—	5	16	174
\$300 to \$399	203	12	—	3	9	19	161
\$400 to \$499	119	14	—	1	—	16	88
\$500 to \$599	89	11	—	—	—	8	69
\$600 to \$699	77	1	3	—	—	3	70
\$700 to \$799	17	4	—	—	4	—	10
\$800 to \$899	22	—	—	—	—	—	22
\$900 to \$999	1	—	—	—	—	—	1
\$1,000 to \$1,249	12	5	1	—	—	—	5
\$1,250 to \$1,499	14	—	—	2	—	—	11
\$1,500 or more	20	1	—	3	1	2	12
Not reported	—	—	—	—	—	—	—
Median	311	353	...	...	...	317	313
Mean	393	407	...	...	...	355	375
No regular payments required	16	—	—	—	—	1	14
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts							
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	900	62	19	16	27	72	705
Less than 20 percent	23	3	—	1	—	3	17
20 to 29 percent	57	—	6	—	3	5	43
30 to 39 percent	48	7	—	—	5	1	35
40 to 49 percent	93	—	2	3	—	4	76
50 to 59 percent	146	13	3	3	3	16	108
60 to 69 percent	157	10	—	—	—	15	131
70 to 79 percent	51	—	—	1	—	4	46
80 to 89 percent	80	3	2	3	2	9	61
90 to 99 percent	23	1	—	—	—	5	18
100 percent or more	183	17	5	5	11	10	134
Not reported or not computed	38	—	—	—	3	—	35
Median	64	...	...	...	...	64	64
Other properties	218	23	3	5	—	18	168

Table 5-3. Mortgage Insurance Status, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

(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. *Includes first mortgages that are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments)

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage				Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	VA first mortgage	Rural Housing Service-Rural Development first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.							
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts							
Acquired before 2000 and regular payments of interest and/or principal	906	62	19	16	27	72	710
Less than 20 percent	23	3	—	1	—	3	17
20 to 29 percent	53	—	6	—	3	5	39
30 to 39 percent	46	7	—	—	2	1	36
40 to 49 percent	91	8	2	3	—	3	76
50 to 59 percent	142	13	3	3	6	15	101
60 to 69 percent	152	10	—	—	—	15	126
70 to 79 percent	50	—	—	1	—	6	43
80 to 89 percent	85	3	2	3	2	9	66
90 to 99 percent	30	1	—	—	—	5	24
100 percent or more	195	17	5	5	11	10	147
Not reported or not computed	38	—	—	—	3	—	35
Median	65	...	...	...	...	66	65
Other properties	213	23	3	5	—	18	163
Real Estate Tax Per Housing Unit							
Acquired before 2000	944	63	19	16	27	73	745
Less than \$100	53	3	4	—	3	2	42
\$100 to \$199	31	—	—	—	—	—	26
\$200 to \$299	60	3	4	3	5	4	44
\$300 to \$399	83	10	3	3	—	10	57
\$400 to \$499	121	5	—	1	5	6	105
\$500 to \$599	42	—	—	—	—	5	37
\$600 to \$699	74	5	2	—	—	7	60
\$700 to \$799	64	2	—	—	4	7	49
\$800 to \$899	45	2	—	1	—	—	42
\$900 to \$999	75	3	—	—	4	2	65
\$1,000 to \$1,249	96	5	—	—	2	9	81
\$1,250 to \$1,499	56	11	2	—	—	5	38
\$1,500 to \$1,999	85	12	2	—	4	16	50
\$2,000 to \$2,499	27	—	1	3	—	23	23
\$2,500 or more	25	1	—	2	—	1	21
Not reported	5	—	—	—	—	—	5
Median	707	915	...	...	...	748	698
Mean	892	963	...	...	...	905	886
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128
Real Estate Tax Per \$1,000 Value							
Acquired before 2000	944	63	19	16	27	73	745
Less than \$5	113	9	4	3	5	7	85
\$5 to \$9	273	18	4	4	6	14	227
\$10 to \$14	168	15	3	6	5	7	132
\$15 to \$19	143	10	3	—	4	28	97
\$20 to \$24	88	8	2	2	3	6	67
\$25 to \$29	72	—	2	—	4	7	59
\$30 to \$39	83	5	—	—	—	4	73
\$40 to \$49	—	—	—	—	—	—	—
\$50 to \$59	—	—	—	—	—	—	—
\$60 or more	—	—	—	—	—	—	—
Not reported or not computed	5	—	—	—	—	—	5
Median	12	12	...	...	...	17	12
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128
Real Estate Tax as Percent of Rental Receipts							
Acquired before 2000	944	63	19	16	27	73	745
Less than 5 percent	70	9	4	3	7	6	48
5 to 9 percent	248	11	5	3	—	14	208
10 to 14 percent	230	24	3	5	3	21	174
15 to 19 percent	140	10	2	—	5	13	109
20 to 24 percent	62	1	2	3	—	3	52
25 to 29 percent	53	3	2	—	1	4	42
30 to 34 percent	18	—	—	2	—	—	16
35 to 39 percent	17	—	—	—	8	5	4
40 percent or more	62	5	—	—	—	7	51
Not reported or not computed	44	—	—	—	3	—	41
Median	13	12	...	...	...	14	13
Acquired 2000 and 2001 (part)	175	21	3	5	—	17	128

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

Table 5-4. Junior Mortgages and Home Equity Lines of Credit, Rental and Vacant 2- to 4-Housing-Unit Mortgaged Properties—Con.

[Number of junior mortgaged in thousands. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All junior mortgages	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages	Home equity lines of credit	Traditional junior mortgages
MORTGAGE CHARACTERISTICS—Con.				MORTGAGE CHARACTERISTICS—Con.			
Frequency With Which Rate Can Be Adjusted				Change in Monthly Interest and Principal Payments on Traditional Junior Mortgage Other Than Change in Interest Rate			
Adjustable rate traditional junior mortgages	17	...	17	Monthly payments can change (other than change in interest rate)	—	...	—
Monthly	2	—	2	Payments can change monthly	—	—	—
Every 3 months	—	—	—	Payments can change every three months	—	—	—
Every 6 months	—	—	—	Payments can change every six months	—	—	—
Yearly	5	—	5	Payments can change yearly	—	—	—
Every 3 years	2	—	2	Payments can change every 3 years	—	—	—
Every 5 years	—	—	—	Payments can change every 5 years	—	—	—
Other	2	—	2	Other	—	—	—
Not reported	8	—	8	Not reported	—	—	—
Other junior mortgages	80	10	70	Monthly payments cannot change .. Not reported or other junior mortgages	80	—	80
Interest Rate Changed Since Mortgage Made				Monthly payments cannot change .. Not reported or other junior mortgages	17	10	8
Adjustable rate traditional junior mortgages	17	...	17	Traditional Junior Mortgage Allows for Negative Amortization			
Yes, rate has changed	3	—	3	Monthly payments can change (other than change in interest rate)	—	...	—
No change since mortgage made	6	—	6	Yes, unrestricted negative amortization	—	—	—
Not reported	8	—	8	Yes, restricted negative amortization	—	—	—
Other junior mortgages	80	10	70	No negative amortization allowed	—	—	—
Caps on Interest Rate Per Adjustment Period				Not reported	—	—	—
Adjustable rate junior mortgages	27	10	17	Monthly payments cannot change .. Not reported or other junior mortgages	80	—	80
Less than 1 percent	2	2	—	Monthly payments cannot change .. Not reported or other junior mortgages	17	10	8
1 percent	—	—	—	MORTGAGE PAYMENTS AND OTHER EXPENSES			
1.1 to 1.9 percent	—	—	—	Method of Payment of Traditional Junior Mortgage			
2 percent	2	—	2	Regular payments of interest and/or principal	75	...	75
2.1 to 2.9 percent	5	—	5	Interest and principal	75	...	75
3 percent	—	—	—	Fully amortized	67	...	67
3.1 to 3.9 percent	—	—	—	Not fully amortized	8	...	8
4.0 percent or more	—	—	—	Interest only	—	—	—
No caps	9	8	2	No regular payments required<!-- Not reported or other junior mortgages</b-->	3	—	3
Not reported	9	—	9	No regular payments required<!-- Not reported or other junior mortgages</b-->	19	10	9
Not borrowed	—	—	—				
Other junior mortgages	70	—	70				
Caps on Interest Rate Over Life of ARM							
Adjustable rate junior mortgages	27	10	17				
Less than 1 percent	2	2	—				
1 percent	—	—	—				
1.1 to 1.9 percent	—	—	—				
2 percent	—	—	—				
2.1 to 2.9 percent	—	—	—				
3 percent	—	—	—				
3.1 to 3.9 percent	—	—	—				
4.0 percent or more	9	3	6				
No caps	6	4	2				
Not reported	9	—	9				
Not borrowed	—	—	—				
Other junior mortgages	70	—	70				

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
2- to 4-housing-unit properties	540	280	260	547	208	339	490	224	266	458	179	279
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	464	251	214	443	163	281	376	156	220	392	148	244
In central cities	206	114	92	279	97	181	215	89	125	225	104	121
Not in central cities	258	137	121	165	65	99	161	66	95	168	44	124
Outside MAs	76	30	46	104	46	59	114	68	46	65	31	34
Number of Housing Units												
2 housing units	374	202	171	406	156	250	368	176	192	310	129	181
3 housing units	108	48	59	61	25	36	43	20	23	56	16	40
4 housing units	58	30	29	80	27	53	79	28	51	91	34	57
Manner of Acquisition												
By purchase	456	205	251	490	164	326	408	156	252	396	137	259
Placed one new mortgage	355	129	227	366	78	288	259	56	203	291	70	221
Placed two or more new mortgages	21	5	15	21	8	13	18	—	18	21	10	11
Assumed mortgage(s) already on property	7	1	6	23	5	18	19	11	8	26	5	22
Assumed mortgage(s) already on property and placed new mortgage	2	2	—	3	—	3	11	2	8	3	—	3
Borrowed using assets other than this property as collateral	15	12	3	24	20	5	11	8	2	8	8	—
Paid all cash-no borrowing	51	51	—	45	45	—	76	66	10	42	39	2
Other manner	5	5	—	8	8	—	15	12	3	5	5	—
By inheritance or gift	67	65	2	28	20	8	47	42	4	35	27	7
By divorce	—	—	—	4	4	—	—	—	—	3	3	—
By tax free exchange of other property	—	—	—	—	—	—	—	—	—	14	5	10
By foreclosure or assignment	—	—	—	—	—	—	3	—	3	—	—	—
By some other manner	4	2	2	5	4	1	—	—	—	6	6	—
Not reported	13	9	5	20	16	4	32	25	7	4	1	3
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	178	39	139	201	25	176	168	44	124	131	27	104
Sale of stock or other partnership shares for this project	7	—	7	9	—	9	10	3	7	—	—	—
Sale of previously owned stocks, shares, or other securities	11	—	11	13	—	13	7	—	7	6	—	6
Sale of land or other real estate	16	3	13	20	1	18	11	4	7	14	4	10
Owner's cash, bank deposits, share accounts, or bonds	106	19	88	112	19	93	75	16	59	82	19	63
Borrowing from a retirement plan	3	—	3	3	—	3	2	—	2	—	—	—
Borrowing using assets other than this property as collateral	15	3	12	16	—	16	31	3	28	9	4	5
Proceeds from an insurance policy	—	—	—	—	—	—	—	—	—	—	—	—
From a state or local government source	4	—	4	3	—	3	—	—	—	—	—	—
From a non-profit organization	4	—	4	—	—	—	—	—	—	—	—	—
Proceeds from sale of tax credits	—	—	—	—	—	—	—	—	—	—	—	—
From parents or relatives	3	2	1	7	—	7	1	—	1	7	—	7
Other cash source	3	—	3	9	—	9	6	3	4	4	—	4
Non-cash source	—	—	—	4	—	4	2	2	—	—	—	—
No downpayment required	23	9	14	18	4	14	28	10	18	6	—	6
Not reported	6	4	1	9	—	9	10	5	5	12	2	10
Other properties	360	242	118	337	177	160	315	174	141	324	151	172
Not reported	2	—	2	10	7	3	7	5	2	3	—	3
Year Property Acquired												
1999 to 2001 (part)	109	35	73	116	18	99	58	6	53	72	9	63
1997 and 1998	52	15	37	66	12	53	70	30	40	51	25	25
1995 and 1996	44	12	31	42	12	30	67	26	41	41	11	30
1990 to 1994	79	25	53	116	45	71	62	29	33	52	9	43
1985 to 1989	90	59	31	95	48	47	80	31	49	79	30	49
1980 to 1984	42	26	16	42	21	22	52	35	17	50	19	31
1975 to 1979	41	26	12	26	14	12	35	16	19	55	39	16
1970 to 1974	32	28	5	21	16	5	22	14	8	36	21	15
1969 or earlier	52	51	1	23	23	—	45	37	7	23	16	6

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Building and Land Acquisition												
Acquired at same time	503	256	247	480	175	305	408	175	233	389	138	251
Not acquired at same time	19	18	2	46	16	30	49	28	21	45	28	17
Land not owned by building owner	2	1	1	1	—	1	6	5	1	6	6	—
Not reported	15	6	9	20	17	3	26	15	11	18	7	10
Property New or Previously Occupied When Acquired												
Acquired by purchase												
New	456	205	251	490	164	326	408	156	252	396	137	259
Previously owned	40	20	20	66	24	42	73	27	46	48	22	27
As residential property	407	181	227	404	136	267	330	129	201	344	115	229
Converted from nonresidential use	388	167	221	383	134	248	314	127	187	322	103	219
Other	20	14	6	21	2	19	16	3	14	22	13	10
Not reported	1	—	1	11	4	7	—	—	—	—	—	—
Other properties	8	4	3	9	—	9	4	—	4	3	—	3
Not reported	70	67	4	37	28	9	50	42	8	58	41	17
Not reported	13	9	5	20	16	4	32	25	7	4	1	3
Year Structure Built												
1999 to March 2000	10	9	1	7	2	5	9	2	7	7	1	6
1997 and 1998	4	—	4	14	6	8	6	3	2	3	—	3
1995 and 1996	—	—	—	5	2	2	18	9	10	12	1	10
1990 to 1994	15	4	10	29	9	20	6	—	6	16	4	13
1980 to 1989	18	8	10	43	11	31	108	46	62	43	10	33
1970 to 1979	41	19	22	58	25	33	72	37	35	100	49	51
1960 to 1969	29	26	3	74	31	44	64	31	33	67	22	45
1950 to 1959	36	14	22	50	19	32	51	15	36	67	21	46
1940 to 1949	45	21	24	40	19	21	56	27	29	38	17	22
1939 or earlier	343	179	164	226	84	142	99	54	45	104	54	50
Purchase Price Per Housing Unit²												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$20,000	137	28	108	163	17	146	110	27	83	93	18	76
\$20,000 to \$39,999	16	10	6	33	9	24	31	12	19	3	—	3
\$40,000 to \$59,999	39	—	39	53	1	52	40	9	31	29	7	23
\$60,000 to \$79,999	20	5	15	36	6	30	24	2	22	19	6	14
\$80,000 to \$99,999	37	12	25	21	—	21	16	4	12	11	3	8
\$100,000 to \$124,999	9	—	9	9	—	9	—	—	—	10	—	10
\$125,000 to \$149,999	10	—	10	—	—	—	—	—	—	8	—	8
\$150,000 to \$174,999	2	1	1	—	—	—	—	—	—	6	2	3
\$175,000 to \$199,999	—	—	—	—	—	—	—	—	—	6	—	6
\$200,000 to \$249,999	—	—	—	—	—	—	—	—	—	—	—	—
\$250,000 to \$299,999	1	—	1	3	—	3	—	—	—	—	—	—
\$300,000 to \$499,999	—	—	—	—	—	—	—	—	—	—	—	—
\$500,000 or more	3	—	3	3	—	3	—	—	—	—	—	—
Median	53 646	—	52 905	38 248	—	39 168	32 180	—	34 826	55 529	—	58 440
Mean	60 342	—	64 152	67 461	—	71 986	36 835	—	40 242	74 074	—	77 817
Other properties	403	252	151	384	191	193	380	197	183	364	161	203
Value												
Less than \$20,000	16	16	—	9	8	1	16	16	—	5	4	1
\$20,000 to \$39,999	30	23	7	53	32	20	53	26	27	4	4	—
\$40,000 to \$59,999	46	26	19	68	31	38	56	30	25	11	6	5
\$60,000 to \$79,999	64	30	34	69	29	40	68	37	31	15	8	7
\$80,000 to \$99,999	42	34	8	62	24	38	77	25	52	39	22	17
\$100,000 to \$124,999	93	47	46	66	19	47	75	25	50	50	29	21
\$125,000 to \$149,999	43	24	19	73	23	50	44	21	23	38	17	21
\$150,000 to \$174,999	34	13	21	32	21	11	18	9	9	40	11	29
\$175,000 to \$199,999	28	9	19	29	5	25	22	10	12	28	3	25
\$200,000 to \$249,999	51	22	29	30	1	29	23	10	13	55	10	45
\$250,000 to \$299,999	32	16	15	22	8	14	3	—	3	45	22	23
\$300,000 to \$499,999	32	5	27	17	7	10	24	12	12	64	26	38
\$500,000 or more	29	14	16	17	1	16	11	2	9	65	17	48
Median	119 410	105 513	146 851	105 015	84 054	116 998	93 673	82 423	99 160	199 503	149 722	215 194
Mean	158 484	132 873	186 136	141 438	108 075	161 919	124 229	108 441	137 484	259 345	214 218	288 252

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value Per Housing Unit²												
Less than \$20,000	63	50	13	89	50	39	78	43	35	14	10	3
\$20,000 to \$39,999	134	70	64	158	69	89	165	87	78	42	21	21
\$40,000 to \$59,999	106	58	49	105	43	62	117	38	79	94	49	45
\$60,000 to \$79,999	74	40	34	94	23	71	64	22	42	84	33	51
\$80,000 to \$99,999	40	13	27	40	8	32	24	13	11	36	5	31
\$100,000 to \$124,999	45	17	27	21	—	21	16	9	7	47	10	37
\$125,000 to \$149,999	34	17	17	18	7	11	2	—	2	48	18	30
\$150,000 to \$174,999	19	9	9	4	4	1	7	6	—	38	16	23
\$175,000 to \$199,999	7	—	7	3	3	—	—	—	—	13	6	7
\$200,000 to \$249,999	9	6	4	2	—	2	6	3	3	7	7	7
\$250,000 to \$299,999	5	—	5	4	—	4	4	—	4	9	7	2
\$300,000 to \$499,999	5	—	5	—	—	—	2	2	—	21	3	18
\$500,000 or more	—	—	—	10	1	9	4	—	4	—	—	4
Median	53 804	46 879	62 846	45 147	35 627	53 592	40 277	35 817	45 041	78 945	65 260	92 606
Mean	66 966	56 201	78 589	61 885	46 887	71 091	53 268	46 905	58 609	105 822	89 673	116 166
Purchase Price as Percent of Value²												
Acquired by purchase	456	205	251	490	164	326	408	156	252	396	137	259
Purchased 1997 to 2001 (part)	137	28	108	163	17	146	110	27	83	93	18	76
Less than 60 percent	19	3	16	22	—	22	17	3	14	17	2	16
60 to 69 percent	5	—	5	6	—	6	—	—	—	6	—	6
70 to 79 percent	16	—	16	32	—	32	20	4	16	15	2	14
80 to 99 percent	39	—	39	70	—	70	27	2	25	20	—	20
100 percent or more	58	25	32	33	17	16	46	18	28	35	14	20
Median	94	...	89	86	...	84	94	...	89	88	...	82
Purchased 1990 to 1996 (part)	105	23	82	140	41	99	113	39	74	86	17	69
Less than 40 percent	20	6	15	23	16	7	12	—	12	13	—	13
40 to 59 percent	15	6	9	25	10	15	9	—	9	33	4	29
60 to 79 percent	30	5	25	66	13	52	45	18	27	19	8	11
80 to 99 percent	3	—	3	9	1	8	30	13	17	6	—	6
100 percent or more	35	4	31	17	—	17	18	8	10	15	5	10
Median	71	...	74	67	...	71	76	...	72	58	...	55
Purchased 1989 or earlier	214	153	61	187	107	81	185	90	95	216	102	114
Less than 20 percent	45	39	6	16	12	4	25	21	4	45	19	26
20 to 39 percent	42	28	14	52	34	17	49	25	24	69	39	30
40 to 59 percent	50	34	16	57	31	26	32	11	21	41	21	20
60 to 79 percent	40	31	9	23	15	9	33	19	14	29	10	19
80 to 99 percent	16	12	4	12	5	6	8	2	6	9	3	6
100 percent or more	21	9	12	27	9	18	37	11	26	23	10	13
Median	48	46	...	49	44	54	51	39	58	38	36	41
Not acquired by purchase	84	75	8	57	44	13	82	67	15	62	42	20
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000	287	124	163	295	107	189	221	76	144	219	94	124
Less than \$500	8	2	6	11	4	7	6	6	—	4	4	—
\$500 to \$999	6	4	2	22	9	12	15	5	10	4	4	5
\$1,000 to \$2,499	45	17	28	74	34	40	38	19	19	67	22	45
\$2,500 to \$4,999	40	19	21	39	8	31	50	9	40	26	17	9
\$5,000 to \$7,499	54	26	28	60	16	44	48	12	35	39	14	25
\$7,500 to \$9,999	29	18	11	3	1	2	17	8	9	11	8	3
\$10,000 to \$14,999	47	18	28	42	13	29	17	6	11	17	9	8
\$15,000 to \$19,999	28	6	22	14	6	8	10	—	10	19	7	12
\$20,000 to \$29,999	23	7	16	18	10	8	9	1	7	14	6	7
\$30,000 or more	8	1	12	12	6	6	13	10	3	12	3	9
Median	7 094	6 919	7 257	5 067	4 374	5 206	5 116	4 864	5 191	5 166	5 028	5 244
Mean	8 710	8 678	8 733	7 391	7 736	7 195	7 403	8 643	6 748	8 174	8 087	8 241
Properties with no capital improvements between 1998 and 2000	176	120	56	160	73	88	174	93	81	182	61	121
Capital improvements not reported	77	37	40	92	29	63	95	54	41	57	23	33

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value of Capital Improvements Per Unit												
Properties with capital improvements between 1998 and 2000	287	124	163	295	107	189	221	76	144	219	94	124
Less than \$500	21	8	13	36	16	20	24	14	10	25	12	13
\$500 to \$999	32	21	11	39	23	15	25	7	18	35	14	21
\$1,000 to \$2,499	69	26	43	87	21	66	78	20	58	57	27	30
\$2,500 to \$4,999	85	42	43	63	16	47	53	20	33	46	18	28
\$5,000 to \$7,499	28	8	21	43	16	27	14	6	8	22	9	12
\$7,500 to \$9,999	29	6	23	5	5	8	8	—	8	15	5	9
\$10,000 to \$14,999	16	7	9	15	6	—	10	1	8	13	6	6
\$15,000 to \$19,999	7	7	—	4	4	—	9	9	—	3	—	3
\$20,000 to \$29,999	—	—	—	5	—	5	2	—	2	3	—	—
\$30,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	3 141	2 959	3 321	2 259	2 017	2 334	2 191	2 289	2 156	2 280	2 191	2 360
Mean	3 838	4 017	3 703	3 214	3 326	3 150	3 318	3 874	3 024	3 498	3 805	3 265
Properties with no capital improvements between 1998 and 2000	176	120	56	160	73	88	174	93	81	182	61	121
Capital improvements not reported	77	37	40	92	29	63	95	54	41	57	23	33
Monthly Rental Receipts Per Housing Unit												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than \$100	14	11	3	25	14	11	24	16	8	10	9	2
\$100 to \$199	64	45	19	55	36	20	67	38	29	12	5	6
\$200 to \$299	58	33	25	69	36	33	82	34	48	40	22	18
\$300 to \$399	82	57	25	89	37	51	113	50	63	51	20	30
\$400 to \$499	57	26	30	63	22	41	47	16	31	62	26	36
\$500 to \$599	56	28	28	43	31	33	31	14	17	79	31	49
\$600 to \$799	21	13	8	45	10	37	23	11	12	27	5	22
\$800 to \$999	73	24	50	32	—	32	32	19	13	56	26	30
\$1000 or more	26	7	19	39	23	16	12	8	4	60	23	37
No rental receipts	18	7	11	22	12	10	27	17	10	9	8	1
Median	412	358	503	391	321	453	338	331	343	530	502	547
Mean	459	389	540	460	431	479	368	376	361	683	618	732
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48
Rental Receipts as Percent of Value²												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than 5 percent	51	24	27	34	14	20	33	9	24	73	27	46
5 to 9 percent	147	94	54	80	30	50	86	35	51	158	59	100
10 to 14 percent	171	79	92	249	102	147	213	111	101	140	67	72
15 to 19 percent	34	14	20	62	30	32	46	22	24	14	2	12
20 to 24 percent	27	19	8	21	5	15	24	8	16	2	2	—
25 to 29 percent	12	6	6	4	1	2	5	5	—	—	—	—
30 to 39 percent	3	3	—	6	3	3	7	7	—	—	—	—
40 percent or more	6	6	—	8	4	4	7	5	3	10	10	—
Median	11	10	11	12	12	12	12	13	12	9	10	8
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than 1.0 percent	150	66	84	169	66	103	103	46	57	144	48	96
1.0 to 2.9 percent	8	2	6	9	2	7	11	4	7	8	6	2
3.0 to 4.9 percent	23	13	10	7	7	—	18	6	12	32	17	15
5.0 to 6.9 percent	1	—	1	12	5	8	11	3	7	15	8	7
7.0 to 8.9 percent	24	13	11	29	10	18	24	10	15	12	—	12
9.0 to 10.9 percent	7	4	3	20	1	19	12	4	7	13	9	5
11.0 to 12.9 percent	15	11	4	12	2	10	8	4	3	7	2	5
13.0 to 14.9 percent	8	8	—	5	1	4	3	2	1	1	1	—
15.0 percent or more	75	44	32	66	20	46	70	30	40	44	20	24
Not reported or not computed	158	91	67	154	85	69	199	113	85	130	64	66
Median	2.3	4.9	1.0-	1.0-	1.0-	2.2	4.7	4.5	4.9	1.0-	3.1	1.0-
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48
Age Restrictions												
Property restricted to people age 55 or older	112	61	51	134	52	83	92	40	52	104	50	54
Property not restricted to people age 55 or older	408	204	204	390	143	248	373	168	205	350	126	224
Not reported	19	15	4	23	14	9	25	15	9	4	3	1

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	11	—	11	2	—	2	2	2	—	3	—	3
Government rental subsidy	28	12	16	15	—	15	17	1	16	19	—	19
Government grant	—	—	—	8	—	8	—	—	—	1	—	1
Property tax relief	2	2	—	—	—	—	9	—	9	4	—	4
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—	—	—	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—	—	—	—	—	—	—	—
Subsidy from a non-profit corporation	—	—	—	—	—	—	—	—	—	—	—	—
None of the above benefits	451	237	214	471	182	290	406	180	225	395	162	233
Not reported	51	29	23	55	27	28	57	40	16	38	16	22
Source of Property Benefits¹												
With property benefits	37	14	23	21	—	21	28	3	25	24	—	24
Federal government	22	6	16	4	—	4	15	2	13	9	—	9
State government	9	2	7	5	—	5	7	1	6	9	—	9
Local government	7	7	—	14	—	14	7	1	6	9	—	9
Non-profit corporation	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
With no property benefits	451	237	214	471	182	290	406	180	225	395	162	233
Not reported	51	29	23	55	27	28	57	40	16	38	16	22
Reason for Benefits¹												
With property benefits	37	14	23	21	—	21	28	3	25	24	—	24
Occupied by low- or moderate-income individuals	24	2	22	19	—	19	18	1	16	20	—	20
Occupied by elderly or disabled individuals	15	14	1	3	—	3	3	—	3	5	—	5
A historic structure	—	—	—	—	—	—	—	—	—	—	—	—
Located in a community development or economic development area	—	—	—	3	—	3	2	—	2	—	—	—
Covered by a Homestead Exemption	—	—	—	—	—	—	5	—	5	4	—	4
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	—	—	—	—	—	—	3	2	2	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
With no property benefits	451	237	214	471	182	290	406	180	225	395	162	233
Not reported	51	29	23	55	27	28	57	40	16	38	16	22
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	489	250	239	442	173	269	397	177	220	404	150	255
Limited partnership	12	6	6	50	12	38	32	17	14	11	6	6
Joint venture	4	—	4	16	11	5	2	2	—	4	4	—
General partnership	2	2	—	6	4	2	13	8	4	7	3	4
Life insurance company	1	—	1	—	—	—	—	—	—	4	—	4
Depository institution	—	—	—	—	—	—	2	—	2	—	—	—
Public real estate investment trust	—	—	—	—	—	—	—	—	—	1	—	1
Private real estate investment trust	—	—	—	2	2	—	—	—	—	—	—	—
Corporation—other than real estate investment trust	21	14	7	23	3	19	30	12	18	21	13	8
Housing cooperative organization	—	—	—	4	—	4	—	—	—	—	—	—
Non-profit or church-related institution	2	2	—	2	—	2	10	2	8	6	4	2
Pension fund	—	—	—	—	—	—	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—	—	—	—	—	—	—
Other	8	5	3	3	3	—	5	5	—	—	—	—

Table 5-5. Mortgage Status, Rental and Vacant 2- to 4-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES												
Real Estate Tax Per Housing Unit												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than \$100	24	16	8	24	16	8	47	21	26	32	21	12
\$100 to \$199	16	16	—	30	15	15	44	29	14	7	5	2
\$200 to \$299	4	1	3	54	27	26	56	34	22	32	20	12
\$300 to \$399	32	25	7	30	15	15	62	22	41	42	21	21
\$400 to \$499	43	16	26	46	7	39	45	13	33	40	16	23
\$500 to \$599	15	8	7	23	17	5	28	8	20	29	13	16
\$600 to \$699	35	19	17	49	18	31	21	14	7	38	14	24
\$700 to \$799	24	6	18	30	15	15	34	15	20	21	9	12
\$800 to \$899	43	27	16	21	9	12	19	12	7	13	2	11
\$900 to \$999	35	12	22	25	5	19	34	20	14	28	9	19
\$1,000 to \$1,249	57	34	23	42	14	29	17	5	12	50	14	36
\$1,250 to \$1,499	48	26	22	16	3	12	11	1	10	23	5	17
\$1,500 to \$1,999	46	21	25	48	9	39	15	4	11	20	6	13
\$2,000 to \$2,499	19	6	13	21	10	11	3	3	—	6	3	3
\$2,500 or more	20	10	11	8	2	6	2	2	—	9	—	9
Not reported	9	8	1	18	16	2	20	19	—	17	16	1
Median	888	854	933	653	562	710	423	378	447	632	476	747
Mean	1 002	937	1 076	875	742	960	541	526	555	814	571	981
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than \$5	25	12	13	17	9	8	62	24	38	90	37	53
\$5 to \$9	80	30	50	99	34	65	155	86	69	167	74	93
\$10 to \$14	63	38	25	112	40	73	60	24	36	73	34	40
\$15 to \$19	93	64	29	86	31	56	61	25	36	37	6	30
\$20 to \$24	46	19	28	77	38	39	34	14	19	9	5	4
\$25 to \$29	52	22	30	39	15	24	27	7	20	5	—	5
\$30 to \$39	102	60	42	31	13	18	39	22	17	8	2	6
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	—	—	—	2	2	—	—	—	—	—	—	—
Not reported or not computed	9	8	1	18	16	2	20	19	—	17	16	1
Median	18	18	18	15	16	15	10	9	11	8	8	8
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	469	251	218	483	199	284	458	222	236	406	175	231
Less than 5 percent	20	11	9	28	14	14	36	17	19	60	32	28
5 to 9 percent	80	36	44	105	39	66	154	83	71	126	54	72
10 to 14 percent	98	48	51	128	49	79	77	23	54	98	43	56
15 to 19 percent	70	40	31	75	24	52	43	20	23	51	14	37
20 to 24 percent	35	20	15	40	17	23	23	6	17	9	2	7
25 to 29 percent	54	33	21	28	14	15	13	6	7	17	6	11
30 to 34 percent	22	18	4	14	7	7	22	17	5	4	—	4
35 to 39 percent	8	7	1	5	—	5	19	7	13	4	—	4
40 percent or more	54	23	31	20	8	12	14	4	10	9	—	9
Not reported or not computed	27	15	12	38	25	12	56	39	17	26	24	2
Median	17	18	15	13	13	14	11	9	12	10	9	11
Acquired 2000 and 2001 (part)	71	29	42	65	10	55	32	2	30	51	4	48

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 6.

Rental and Vacant 5- to 49-Housing-Unit Properties

TABLES

UNITED STATES

6-1. Mortgage Status	6-3
6-2. Type of First Mortgage	6-6
6-3. Mortgage Insurance Status	6-17
6-4. Junior Mortgages and Home Equity Lines of Credit	6-30
6-5. Mortgage Status, Regional Summary	6-32

Table 6-1. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
5- to 49-housing-unit properties	473 413	180 409	293 004	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Year Structure Built			
Property Location by Geographic Area				1999 to March 2000	16 200	2 802	13 398
Inside MAs	403 520	159 092	244 428	1997 and 1998	10 062	2 083	7 979
In central cities	231 452	92 360	139 092	1995 and 1996	8 448	2 328	6 120
Not in central cities	172 068	66 732	105 336	1990 to 1994	21 146	5 040	16 105
Outside MAs	69 893	21 318	48 575	1980 to 1989	56 750	17 488	39 262
				1970 to 1979	79 653	31 859	47 794
				1960 to 1969	83 085	35 203	47 882
				1950 to 1959	44 485	19 004	25 482
				1940 to 1949	29 326	11 542	17 783
				1939 or earlier	124 259	53 060	71 198
Number of Housing Units				Purchase Price Per Housing Unit²			
5 to 9 housing units	262 924	111 274	151 651	Properties acquired by purchase			
10 to 19 housing units	115 066	45 671	69 395	1997 to 2001 (part)	122 916	16 109	106 808
20 to 29 housing units	49 595	13 615	35 980	Less than \$20,000	27 836	4 789	23 048
30 to 39 housing units	25 654	5 410	20 245	\$20,000 to \$39,999	43 946	5 837	38 110
40 to 49 housing units	20 173	4 440	15 733	\$40,000 to \$59,999	24 056	1 894	22 162
				\$60,000 to \$79,999	9 034	794	8 240
				\$80,000 to \$99,999	6 216	445	5 772
				\$100,000 to \$124,999	4 010	594	3 416
				\$125,000 to \$149,999	1 885	249	1 637
				\$150,000 to \$174,999	1 025	378	647
				\$175,000 to \$199,999	591	—	591
				\$200,000 to \$249,999	692	—	692
				\$250,000 to \$299,999	447	—	447
				\$300,000 to \$499,999	2 617	320	2 297
				\$500,000 or more	2 009	632	1 377
				Median	35 176	30 885	35 833
				Mean	54 240	65 208	52 599
				Other properties	350 497	164 301	186 196
Manner of Acquisition				Value			
By purchase	410 529	144 909	265 620	Less than \$100,000	35 142	22 586	12 556
Placed one new mortgage	288 247	75 879	212 367	\$100,000 to \$199,999	69 637	34 127	35 510
Placed two or more new mortgages	27 328	4 589	22 739	\$200,000 to \$299,999	66 940	29 724	37 215
Assumed mortgage(s) already on property	25 403	9 739	15 664	\$300,000 to \$399,999	54 706	22 742	31 965
Assumed mortgage(s) already on property and placed new mortgage	7 538	3 138	4 401	\$400,000 to \$499,999	41 286	12 694	28 591
Borrowed using assets other than this property as collateral	10 160	6 454	3 706	\$500,000 to \$749,999	63 801	21 041	42 760
Paid all cash-no borrowing	36 203	32 443	3 760	\$750,000 to \$999,999	40 483	10 918	29 565
Other manner	15 650	12 667	2 982	\$1,000,000 to \$1,499,999	40 763	8 819	31 945
By inheritance or gift	21 821	16 783	5 038	\$1,500,000 to \$1,999,999	20 592	4 640	15 951
By divorce	698	432	267	\$2,000,000 to \$2,999,999	16 183	4 119	12 064
By tax free exchange of other property	5 307	1 857	3 450	\$3,000,000 to \$3,999,999	9 728	3 590	6 139
By foreclosure or assignment	4 044	1 837	2 207	\$4,000,000 to \$4,999,999	3 234	1 047	2 187
By some other manner	6 926	3 647	3 279	\$5,000,000 or more	10 918	4 362	6 556
Not reported	24 087	10 945	13 142	Median	424 903	316 562	503 889
				Mean	809 829	702 593	875 856
Source of Downpayment¹				Value Per Housing Unit²			
Properties purchased 1995 to 2001 (part)	155 251	24 442	130 809	Less than \$20,000	79 353	44 277	35 076
Sale of stock or partnership shares for this project	4 901	353	4 547	\$20,000 to \$39,999	152 336	57 861	94 475
Sale of previously owned stocks, shares, or other securities	5 364	439	4 925	\$40,000 to \$59,999	91 174	29 613	61 561
Sale of land or other real estate	17 520	2 656	14 864	\$60,000 to \$79,999	53 573	15 987	37 586
Owner's cash, bank deposits, share accounts, or bonds	74 359	10 026	64 334	\$80,000 to \$99,999	27 568	9 457	18 111
Borrowing from a retirement plan	1 510	—	1 510	\$100,000 to \$124,999	21 496	7 552	13 944
Borrowing using assets other than this property as collateral	13 502	1 327	12 175	\$125,000 to \$149,999	12 359	3 329	9 029
Proceeds from an insurance policy	572	—	572	\$150,000 to \$174,999	8 616	2 937	5 679
From a state or local government source	1 553	435	1 117	\$175,000 to \$199,999	4 568	1 032	3 537
From a non-profit organization	567	224	343	\$200,000 to \$249,999	6 665	1 463	5 202
From proceeds from sale of tax credits	1 971	238	1 734	\$250,000 to \$299,999	3 206	1 269	1 937
From parents or relatives	4 921	547	4 374	\$300,000 to \$499,999	4 929	2 059	2 870
Other cash source	6 424	2 789	3 635	\$500,000 or more	7 571	3 573	3 998
Non-cash source	1 312	550	762	Median	41 101	35 875	45 507
No downpayment required	15 377	3 091	12 285	Mean	65 729	61 825	68 133
Not reported	19 538	3 808	15 731	Purchase Price as Percent of Value²			
Other properties	306 379	152 500	153 878	Acquired by purchase	410 529	144 909	265 620
Not reported	11 784	3 467	8 317	Purchased 1997 to 2001 (part)	122 916	16 109	106 808
				Less than 60 percent	15 853	384	15 469
				60 to 69 percent	8 476	118	8 358
				70 to 79 percent	14 058	900	13 158
				80 to 99 percent	36 861	1 273	35 588
				100 percent or more	47 118	13 257	33 861
				Median	92	100+	89
				Purchased 1990 to 1996 (part)	90 462	23 862	66 600
				Less than 40 percent	13 259	5 551	7 708
				40 to 59 percent	13 870	4 259	9 612
				60 to 79 percent	24 693	4 591	20 102
				80 to 99 percent	18 737	4 789	13 949
				100 percent or more	19 510	4 348	15 161
				Median	75	69	76
				Purchased 1989 or earlier	197 151	104 939	92 212
				Less than 20 percent	32 743	20 451	12 291
				20 to 39 percent	38 360	23 349	15 010
				40 to 59 percent	38 705	19 374	19 331
				60 to 79 percent	29 784	15 664	14 120
				80 to 99 percent	16 864	7 674	9 190
				100 percent or more	39 872	17 954	21 917
				Median	54	49	59
				Not acquired by purchase	62 884	35 500	27 384
Building and Land Acquisition							
Acquired at same time	384 471	143 115	241 356				
Not acquired at same time	60 628	26 081	34 546				
Land not owned by building owner	4 701	1 618	3 084				
Not reported	23 614	9 595	14 018				
Property New or Previously Owned When Acquired							
Acquired by purchase	410 529	144 909	265 620				
New	87 505	38 207	49 299				
Previously owned	314 020	103 003	211 017				
As residential property	293 706	95 355	198 350				
Converted from nonresidential use	20 314	7 648	12 666				
Other	3 762	1 844	1 917				
Not reported	5 241	1 854	3 387				
Other properties	38 797	24 555	14 242				
Not reported	24 087	10 945	13 142				

Table 6-1. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.				PROPERTY CHARACTERISTICS—Con.			
Value of Capital Improvements				Age Composition			
Properties with capital improvements between 1998 and 2000	232 295	82 226	150 069	Over one-half the residents of the building age 55 or older	23 718	9 686	14 032
Less than \$5,000	49 177	17 074	32 104	Over one-half the residents of the building not age 55 or older	306 032	108 271	197 761
\$5,000 to \$9,999	47 614	21 967	25 647	Not reported	143 663	62 452	81 211
\$10,000 to \$24,999	72 087	28 506	43 581				
\$25,000 to \$49,999	32 001	8 139	23 862				
\$50,000 to \$74,999	11 397	3 352	8 045				
\$75,000 to \$99,999	4 220	1 181	3 038				
\$100,000 to \$149,999	6 969	954	6 015				
\$150,000 to \$199,999	3 498	424	3 075				
\$200,000 to \$299,999	2 085	286	1 799				
\$300,000 or more	3 247	343	2 903				
Median	14 028	11 090	15 949				
Mean	93 143	39 550	122 508				
Properties with no capital improvements between 1998 and 2000	142 023	56 673	85 350	Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older			
Capital improvements not reported	99 096	41 511	57 585	Property provides meal service	67 402	30 277	37 125
				Charge included in rent	49 260	21 107	28 153
				Charge not included in rent	250	139	111
				Not reported	17 892	9 030	8 861
				Property does not provide meal service	34 170	12 291	21 879
				Not reported	371 842	137 842	233 999
Value of Capital Improvements Per Unit				Type of Property Benefits¹			
Properties with capital improvements between 1998 and 2000	232 295	82 226	150 069	Government-sponsored below-market interest rate mortgage loan	14 327	316	14 011
Less than \$500	51 925	18 073	33 852	Government rental subsidy	51 652	13 273	38 379
\$500 to \$999	48 063	14 923	33 140	Government grant	3 036	1 269	1 767
\$1,000 to \$2,499	79 888	33 062	46 826	Property tax relief	7 572	2 386	5 186
\$2,500 to \$4,999	29 591	11 429	18 162	Federal income tax credit for low-income, old, or historic properties	7 008	1 335	5 673
\$5,000 to \$7,499	8 369	2 421	5 948	Accelerated federal income tax depreciation for low- and moderate-income properties	1 429	346	1 082
\$7,500 to \$9,999	3 949	1 379	2 570	Subsidy from a non-profit corporation	1 325	442	884
\$10,000 to \$14,999	3 772	237	3 535	None of the above benefits	350 862	140 709	210 154
\$15,000 to \$19,999	2 152	138	2 015	Not reported	53 138	22 992	30 146
\$20,000 to \$29,999	2 619	343	2 276				
\$30,000 or more	1 967	222	1 745				
Median	1 303	1 368	1 258	Source of Property Benefits¹			
Mean	9 795	3 254	13 379	With property benefits	69 413	16 709	52 704
Properties with no capital improvements between 1998 and 2000	142 023	56 673	85 350	Federal government	48 163	10 499	37 664
Capital improvements not reported	99 096	41 511	57 585	State government	9 841	2 717	7 124
				Local government	16 050	4 838	11 212
				Non-profit corporation	1 325	442	884
				Not reported	1 766	554	1 212
				With no property benefits	350 862	140 709	210 154
				Not reported	53 138	22 992	30 146
Monthly Rental Receipts Per Housing Unit				Reason for Benefits¹			
Acquired before 2000	414 809	172 254	242 555	With property benefits	69 413	16 709	52 704
Less than \$100	40 294	23 321	16 973	Occupied by low- or moderate-income individuals	55 508	12 398	43 110
\$100 to \$199	39 461	17 282	22 180	Occupied by elderly or disabled individuals	20 098	5 248	14 850
\$200 to \$299	54 741	21 186	33 556	A historic structure	1 830	940	890
\$300 to \$399	66 648	31 671	34 977	Located in a community development or economic development area	3 617	774	2 843
\$400 to \$499	59 695	23 813	35 882	Covered by a Homestead Exemption	534	391	143
\$500 to \$599	44 933	16 866	28 066	Covered by a Community Land Trust	54	—	54
\$600 to \$799	28 599	8 491	20 108	Covered by disaster relief	540	—	540
\$800 to \$999	39 732	16 116	23 617	Other reason	1 781	740	1 041
\$1,000 or more	38 910	12 450	26 459	Not reported	3 620	711	2 908
No rental receipts	1 796	1 058	738	With no property benefits	350 862	140 709	210 154
Median	409	375	437	Not reported	53 138	22 992	30 146
Mean	1,000+	610	1,000+	Section 8 Rental Housing Certificates and Vouchers			
Acquired 2000 and 2001 (part)	58 604	8 155	50 449	Property did or does have tenants receiving Section 8 assistance	143 378	42 184	101 194
				Property has never had tenants receiving Section 8 assistance	278 699	116 436	162 263
				Not reported	51 336	21 789	29 547
Rental Receipts as Percent of Value²				OWNER CHARACTERISTICS			
Acquired before 2000	414 809	172 254	242 555	Type of Owner			
Less than 5 percent	14 026	7 040	6 986	Individual investor(s)	289 918	116 514	173 404
5 to 9 percent	151 512	65 110	86 402	Limited partnership	70 737	23 995	46 741
10 to 14 percent	111 470	37 620	73 850	Joint venture	5 059	1 655	3 403
15 to 19 percent	65 541	25 134	40 407	General partnership	23 481	7 304	16 178
20 to 24 percent	27 545	14 148	13 397	Life insurance company	570	313	257
25 to 29 percent	10 520	4 237	6 283	Depository institution	248	—	248
30 to 39 percent	10 185	5 699	4 486	Public real estate investment trust	1 840	1 238	602
40 percent or more	20 508	10 620	9 888	Private real estate investment trust	655	451	204
Median	12	12	12	Corporation—other than real estate	52 917	18 100	34 818
Acquired 2000 and 2001 (part)	58 604	8 155	50 449	Housing cooperative organization	3 053	1 794	1 259
				Non-profit or church-related institution	11 617	5 046	6 571
				Pension fund	—	—	—
				Fratern organization	46	38	8
				Other	13 273	3 961	9 312
Age Restrictions							
Property restricted to people age 55 or older	111 082	47 092	63 990				
Property not restricted to people age 55 or older	339 365	124 006	215 359				
Not reported	22 966	9 311	13 655				

Table 6-1. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES				RECURRING EXPENSES—Con.			
Real Estate Tax Per Housing Unit				Property Management and Administration Expenses Per Housing Unit			
Acquired before 2000	414 809	172 254	242 555	Acquired before 2000	414 809	172 254	242 555
Less than \$100	43 065	23 068	19 997	Less than \$100	8 318	2 850	5 468
\$100 to \$199	38 164	18 994	19 170	\$100 to \$199	14 438	5 412	9 026
\$200 to \$299	49 768	21 898	27 870	\$200 to \$299	22 837	8 130	14 707
\$300 to \$399	50 428	20 565	29 862	\$300 to \$399	23 513	8 150	15 363
\$400 to \$499	43 117	20 037	23 080	\$400 to \$499	20 548	7 984	12 564
\$500 to \$599	35 151	15 856	19 296	\$500 to \$599	16 533	6 442	10 511
\$600 to \$699	25 093	8 360	16 733	\$600 to \$699	13 962	5 840	8 122
\$700 to \$799	23 674	6 437	17 237	\$700 to \$799	9 138	3 021	6 117
\$800 to \$899	18 188	5 794	12 394	\$800 to \$899	6 292	2 566	3 726
\$900 to \$999	11 701	2 497	9 204	\$900 to \$999	3 624	1 449	2 175
\$1,000 to \$1,249	22 711	7 376	15 335	\$1,000 to \$1,249	8 242	1 826	6 416
\$1,250 to \$1,499	12 097	3 837	8 260	\$1,250 to \$1,499	5 236	2 419	2 817
\$1,500 to \$1,999	13 177	2 974	10 203	\$1,500 to \$1,999	7 274	3 464	3 810
\$2,000 to \$2,499	4 555	1 585	2 969	\$2,000 to \$2,499	2 650	1 372	1 278
\$2,500 or more	9 410	2 270	7 140	\$2,500 or more	9 546	2 316	7 229
Not reported	14 509	10 704	3 805	No expenses	157 687	67 249	90 437
Median	443	382	497	Not reported or not computed	84 550	41 763	42 787
Mean	622	505	701	Median	484	489	480
Acquired 2000 and 2001 (part)	58 604	8 155	50 449	Acquired 2000 and 2001 (part)	58 604	8 155	50 449
Real Estate Tax Per \$1,000 Value				Maintenance and Repair Expenses Per Housing Unit			
Acquired before 2000	414 809	172 254	242 555	Acquired before 2000	414 809	172 254	242 555
Less than \$5	93 808	46 504	47 303	Less than \$100	11 843	6 362	5 481
\$5 to \$9	80 083	28 590	51 493	\$100 to \$199	24 597	9 791	14 806
\$10 to \$14	76 225	24 647	51 578	\$200 to \$299	25 791	8 943	16 848
\$15 to \$19	44 347	18 637	25 710	\$300 to \$399	25 308	9 136	16 173
\$20 to \$24	35 455	12 868	22 587	\$400 to \$499	23 902	9 424	14 478
\$25 to \$29	19 251	6 867	12 384	\$500 to \$599	27 507	13 314	14 193
\$30 to \$39	50 413	23 094	27 320	\$600 to \$699	21 264	9 916	11 349
\$40 to \$49	542	192	349	\$700 to \$799	21 624	6 336	15 288
\$50 to \$59	—	—	—	\$800 to \$899	19 638	8 591	11 047
\$60 or more	177	150	26	\$900 to \$999	10 948	3 652	7 296
Not reported or not computed	14 509	10 704	3 805	\$1,000 to \$1,249	29 728	12 832	16 896
Median	12	11	12	\$1,250 to \$1,499	17 692	5 381	12 311
Mean	14	11	12	\$1,500 to \$1,999	15 873	5 322	10 551
Acquired 2000 and 2001 (part)	58 604	8 155	50 449	\$2,000 to \$2,499	9 370	3 793	5 577
Real Estate Tax as Percent of Rental Receipts				\$2,500 or more	24 750	8 923	15 827
Acquired before 2000	414 809	172 254	242 555	No expenses	11 708	6 389	5 319
Less than 5 percent	66 506	31 208	35 298	Not reported or not computed	93 266	44 150	49 116
5 to 9 percent	146 608	59 813	86 795	Median	675	639	705
10 to 14 percent	82 509	32 473	50 036	Acquired 2000 and 2001 (part)	58 604	8 155	50 449
15 to 19 percent	47 694	15 609	32 085	Utility and Fuel Expenses Per Housing Unit			
20 to 24 percent	18 873	7 600	11 274	Acquired before 2000	414 809	172 254	242 555
25 to 29 percent	10 196	3 360	6 837	Less than \$250	44 188	16 767	27 421
30 to 34 percent	7 341	1 690	5 651	\$250 to \$499	86 787	34 769	52 018
35 to 39 percent	2 883	1 413	1 470	\$500 to \$749	69 517	26 786	42 731
40 percent or more	14 284	5 835	8 449	\$750 to \$999	38 770	14 745	24 025
Not reported or not computed	17 915	13 254	4 661	\$1,000 to \$1,249	23 629	8 830	14 799
Median	9	9	10	\$1,250 to \$1,499	11 135	5 411	5 724
Mean	9	9	10	\$1,500 to \$1,749	7 129	3 670	3 459
Acquired 2000 and 2001 (part)	58 604	8 155	50 449	\$1,750 to \$1,999	4 399	1 574	2 825
Property Management				\$2,000 to \$2,499	4 646	2 004	2 642
Property managed by paid property management company	199 687	70 444	129 243	\$2,500 or more	8 738	1 959	6 779
Property not managed by paid property management company	232 854	91 263	141 591	No expenses	26 546	11 538	15 008
Not reported	40 872	18 702	22 170	Not reported or not computed	89 324	44 200	45 124
				Median	567	563	569
				Acquired 2000 and 2001 (part)	58 604	8 155	50 449

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
5- to 49-housing-unit properties with traditional first mortgage . . .	290 542	177 603	28 495	77 490	6 955
PROPERTY CHARACTERISTICS					
Number of Housing Units					
5 to 9 housing units	150 027	87 884	17 162	41 383	3 598
10 to 19 housing units	68 655	41 324	5 220	20 032	2 080
20 to 29 housing units	35 980	23 095	3 544	8 651	690
30 to 39 housing units	20 147	13 925	1 375	4 392	456
40 to 49 housing units	15 733	11 376	1 194	3 033	131
Manner of Acquisition					
By purchase	263 339	158 514	25 510	72 880	6 435
Placed one new mortgage	211 513	129 928	21 159	57 325	3 100
Placed two or more new mortgages	22 178	12 068	1 115	6 069	2 926
Assumed mortgage(s) already on property	15 664	10 052	1 000	4 323	290
Assumed mortgage(s) already on property and placed new mortgage	4 401	2 331	288	1 781	—
Borrowed using assets other than this property as collateral	3 706	1 533	1 140	1 033	—
Paid all cash-no borrowing	3 339	1 522	328	1 371	119
Other manner	2 537	1 080	479	978	—
By inheritance or gift	4 858	3 625	1 066	106	61
By divorce	267	267	—	—	—
By tax free exchange of other property	3 450	1 648	324	1 478	—
By foreclosure or assignment	2 207	1 395	8	506	298
By some other manner	3 279	2 699	—	478	102
Not reported	13 142	9 456	1 587	2 042	58
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	130 388	76 313	14 585	36 015	3 475
Sale of stock or partnership shares for this project	4 547	3 491	119	938	—
Sale of previously owned stocks, shares, or other securities	4 925	2 536	936	1 287	167
Sale of land or other real estate	14 783	7 525	1 591	5 433	234
Owner's cash, bank deposits, share accounts, or bonds	64 334	36 485	7 054	18 080	2 714
Borrowing from a retirement plan	1 510	1 092	—	325	93
Borrowing using assets other than this property as collateral	12 175	7 179	1 620	3 163	213
Proceeds from an insurance policy	572	483	—	89	—
From a state or local government source	1 117	725	132	101	159
From a non-profit organization	343	84	—	133	125
Proceeds from sale of tax credits	1 734	1 416	171	122	125
From parents or relatives	4 374	2 947	281	1 147	—
Other cash source	3 356	1 607	334	1 334	82
Non-cash source	762	229	241	292	—
No downpayment required	12 225	6 525	1 949	3 644	107
Not reported	15 731	11 804	1 013	2 840	74
Other properties	151 837	94 919	12 745	40 751	3 421
Not reported	8 317	6 371	1 164	724	58
Year Property Acquired					
1999 to 2001 (part)	74 669	43 609	9 497	18 534	3 028
1997 and 1998	43 473	26 751	3 231	12 970	521
1995 and 1996	26 674	17 585	3 118	5 890	81
1990 to 1994	47 429	28 012	3 266	14 684	1 467
1985 to 1989	40 540	25 150	3 055	11 715	620
1980 to 1984	22 088	13 187	2 513	5 493	894
1975 to 1979	16 890	10 362	2 075	4 227	225
1970 to 1974	12 257	8 243	853	3 042	119
1969 or earlier	6 524	4 703	886	935	—
Property New or Previously Owned When Acquired					
Acquired by purchase	263 339	158 514	25 510	72 880	6 435
New	49 048	33 229	3 499	11 346	974
Previously owned	208 987	121 786	21 454	60 285	5 461
As residential property	196 563	114 735	19 399	57 114	5 315
Converted from nonresidential use	12 424	7 052	2 055	3 171	146
Other	1 917	1 252	226	439	—
Not reported	3 387	2 247	330	810	—
Other properties	14 061	9 633	1 398	2 568	462
Not reported	13 142	9 456	1 587	2 042	58
Year Structure Built					
1999 to March 2000	13 398	7 576	2 167	3 422	233
1997 and 1998	7 942	4 360	760	2 682	140
1995 and 1996	6 120	3 366	786	1 934	34
1990 to 1994	16 105	9 185	1 494	4 664	762
1980 to 1989	38 939	26 283	2 421	9 795	440
1970 to 1979	47 794	31 787	3 078	12 096	832
1960 to 1969	47 222	28 050	4 634	14 089	449
1950 to 1959	25 482	17 199	374	7 711	198
1940 to 1949	17 783	11 015	1 309	5 220	239
1939 or earlier	69 757	38 782	11 470	15 876	3 628

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	106 468	61 093	11 649	30 297	3 430
Less than \$20,000	23 048	12 822	2 912	4 861	2 453
\$20,000 to \$39,999	38 050	23 001	4 115	10 279	655
\$40,000 to \$59,999	21 920	11 432	2 006	8 299	183
\$60,000 to \$79,999	8 203	4 481	692	3 030	—
\$80,000 to \$99,999	5 772	2 981	230	2 421	140
\$100,000 to \$124,999	3 416	1 573	1 237	606	—
\$125,000 to \$149,999	1 637	1 503	134	—	—
\$150,000 to \$174,999	647	—	—	—	—
\$175,000 to \$199,999	591	371	—	220	—
\$200,000 to \$249,999	692	368	324	—	—
\$250,000 to \$299,999	447	447	—	—	—
\$300,000 to \$499,999	297	297	—	—	—
\$500,000 or more	1 377	795	—	581	—
Median	35 769	35 249	34 159	40 020	...
Mean	52 638	52 946	46 023	57 757	...
Other properties	184 074	116 510	16 846	47 193	3 525
Value					
Less than \$100,000	12 556	7 855	712	1 078	2 910
\$100,000 to \$199,999	34 949	23 985	3 436	7 402	125
\$200,000 to \$299,999	36 314	20 503	4 489	10 705	617
\$300,000 to \$399,999	31 722	19 219	4 561	7 546	397
\$400,000 to \$499,999	28 591	17 205	1 613	8 674	1 099
\$500,000 to \$749,999	42 486	24 592	3 831	13 496	567
\$750,000 to \$999,999	29 565	16 486	4 083	8 696	301
\$1,000,000 to \$1,499,999	31 945	20 203	2 215	9 207	319
\$1,500,000 to \$1,999,999	15 951	10 799	732	4 223	197
\$2,000,000 to \$2,999,999	12 064	7 738	807	3 303	216
\$3,000,000 to \$3,999,999	6 102	3 478	1 127	1 462	34
\$4,000,000 to \$4,999,999	2 187	1 326	473	388	—
\$5,000,000 or more	6 111	4 214	416	1 310	172
Median	506 704	500 345	465 101	561 865	271 620
Mean	870 140	898 490	803 696	858 835	544 342
Value Per Housing Unit²					
Less than \$20,000	34 996	24 201	1 893	5 637	3 264
\$20,000 to \$39,999	93 324	59 122	10 128	22 195	1 879
\$40,000 to \$59,999	60 813	34 401	7 524	17 752	1 136
\$60,000 to \$79,999	37 549	21 880	1 942	13 482	245
\$80,000 to \$99,999	18 111	11 594	1 311	5 066	140
\$100,000 to \$124,999	13 944	6 172	1 669	6 102	—
\$125,000 to \$149,999	9 029	5 337	1 813	1 879	—
\$150,000 to \$174,999	5 679	3 074	446	2 158	—
\$175,000 to \$199,999	3 537	1 406	503	1 546	82
\$200,000 to \$249,999	5 202	4 410	225	448	119
\$250,000 to \$299,999	1 937	1 592	255	—	90
\$300,000 to \$499,999	2 870	2 472	70	327	—
\$500,000 or more	3 553	1 941	714	897	—
Median	45 575	43 185	45 917	52 295	22 271
Mean	67 370	66 509	77 452	68 342	37 221
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	148 739	93 827	15 731	36 733	2 448
Less than \$5,000	31 889	18 062	5 104	8 239	484
\$5,000 to \$9,999	25 647	17 771	1 250	6 060	566
\$10,000 to \$24,999	42 955	26 772	4 406	10 854	923
\$25,000 to \$49,999	23 432	15 270	1 930	6 043	189
\$50,000 to \$74,999	8 045	5 161	631	2 217	35
\$75,000 to \$99,999	2 978	2 244	75	494	165
\$100,000 to \$149,999	6 015	4 017	620	1 291	87
\$150,000 to \$199,999	3 075	1 338	1 256	481	—
\$200,000 to \$299,999	1 799	1 178	196	425	—
\$300,000 or more	2 903	2 013	262	628	—
Median	15 878	16 208	15 146	15 621	...
Mean	123 414	172 428	55 146	34 239	...
Properties with no capital improvements between 1998 and 2000	84 218	46 297	7 292	26 902	3 727
Capital improvements not reported	57 585	37 479	5 471	13 855	780
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	148 739	93 827	15 731	36 733	2 448
Less than \$500	33 638	20 157	3 922	8 731	828
\$500 to \$999	33 140	22 537	2 839	7 054	710
\$1,000 to \$2,499	46 120	29 197	4 418	11 761	744
\$2,500 to \$4,999	17 753	10 308	2 497	4 868	79
\$5,000 to \$7,499	5 948	4 228	44	1 589	87
\$7,500 to \$9,999	2 570	1 718	152	700	—
\$10,000 to \$14,999	3 535	2 112	134	1 289	—
\$15,000 to \$19,999	2 015	1 607	304	104	—
\$20,000 to \$29,999	2 276	892	1 200	185	—
\$30,000 or more	1 745	1 071	222	452	—
Median	1 247	1 217	1 375	1 329	...
Mean	13 479	19 242	5 830	2 854	...
Properties with no capital improvements between 1998 and 2000	84 218	46 297	7 292	26 902	3 727
Capital improvements not reported	57 585	37 479	5 471	13 855	780

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than \$100	16 893	11 119	1 303	3 711	760
\$100 to \$199	22 180	16 220	871	5 031	58
\$200 to \$299	32 995	21 253	4 056	7 137	549
\$300 to \$399	34 589	24 044	3 426	6 404	715
\$400 to \$499	35 290	20 199	3 162	10 874	1 055
\$500 to \$599	27 852	15 885	2 445	8 827	696
\$600 to \$799	20 108	11 489	1 397	7 086	136
\$800 to \$999	23 617	11 704	2 356	9 322	235
\$1000 or more	26 014	16 860	2 774	6 202	178
No rental receipts	738	560	—	178	—
Median	437	409	439	492	410
Mean	1000+	1000+	1000+	756	409
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Rental Receipts as Percent of Value²					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than 5 percent	6 986	4 005	469	2 339	172
5 to 9 percent	85 839	55 274	8 154	21 460	951
10 to 14 percent	72 756	43 601	5 615	22 030	1 509
15 to 19 percent	39 783	23 035	4 098	11 954	697
20 to 24 percent	13 397	8 611	1 385	3 098	302
25 to 29 percent	6 283	4 241	603	1 110	329
30 to 39 percent	4 486	3 546	197	573	170
40 percent or more	9 888	6 460	1 150	2 027	251
Median	12	12	12	12	14
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than 1.0 percent	35 725	19 111	3 060	12 736	818
1.0 to 2.9 percent	34 410	19 021	3 794	11 321	274
3.0 to 4.9 percent	26 961	16 196	1 920	7 834	1 011
5.0 to 6.9 percent	14 910	9 469	1 406	3 899	135
7.0 to 8.9 percent	14 046	9 160	883	3 565	439
9.0 to 10.9 percent	11 622	7 062	1 524	2 887	149
11.0 to 12.9 percent	5 329	3 767	752	810	—
13.0 to 14.9 percent	4 774	3 016	695	911	152
15.0 percent or more	27 097	18 257	1 801	6 318	721
Not reported or not computed	65 400	44 273	5 956	14 489	682
Median	4.3	4.8	4.1	3.3	4.5
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Age Restrictions					
Property restricted to people age 55 or older	63 507	35 719	7 605	19 184	1 000
Property not restricted to people age 55 or older	213 381	133 148	19 971	56 524	3 737
Not reported	13 655	8 736	919	1 782	2 218
Age Composition					
Over one-half the residents of the building age 55 or older	13 914	8 755	1 248	3 877	34
Over one-half the residents of the building not age 55 or older	195 900	121 171	18 647	50 219	5 863
Not reported	80 728	47 676	8 600	23 395	1 057
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older					
Property provides meal service	36 846	19 765	4 895	11 628	558
Charge included in rent	28 116	15 070	3 796	8 876	374
Charge not included in rent	111	79	32	—	—
Not reported	8 619	4 616	1 068	2 753	183
Property does not provide meal service	21 879	14 586	1 283	5 708	302
Not reported	231 817	143 252	22 316	60 153	6 095
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	14 011	11 215	787	1 363	646
Government rental subsidy	38 030	26 278	2 528	8 191	1 033
Government grant	1 767	1 312	133	162	159
Property tax relief	5 186	2 762	394	1 716	313
Federal income tax credit for low-income, old, or historic properties	5 673	4 288	713	396	276
Accelerated federal income tax depreciation for low- and moderate-income properties	1 082	1 010	73	—	—
Subsidy from a non-profit corporation	884	479	—	279	125
None of the above benefits	208 079	119 810	21 766	61 361	5 142
Not reported	30 109	21 554	3 374	5 075	105
Source of Property Benefits¹					
With property benefits	52 355	36 238	3 354	11 054	1 708
Federal government	37 664	27 403	2 482	6 450	1 329
State government	7 124	4 966	84	1 831	243
Local government	10 863	5 959	1 177	3 492	235
Non-profit corporation	884	479	—	279	125
Not reported	1 212	659	300	253	—
With no property benefits	208 079	119 810	21 766	61 361	5 142
Not reported	30 109	21 554	3 374	5 075	105

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Reason for Benefits¹					
With property benefits	52 355	36 238	3 354	11 054	1 708
Occupied by low- or moderate-income individuals	42 760	30 516	2 831	8 524	890
Occupied by elderly or disabled individuals	14 850	10 734	1 321	2 435	361
A historic structure	890	655	40	195	—
Located in a community development or economic development area	2 843	1 838	39	884	82
Covered by a Homestead Exemption	143	108	—	—	35
Covered by a Community Land Trust	54	54	—	—	—
Covered by disaster relief	540	54	—	47	439
Other reason	1 041	721	40	213	67
Not reported	2 908	1 805	312	791	—
With no property benefits	208 079	119 810	21 766	61 361	5 142
Not reported	30 109	21 554	3 374	5 075	105
Section 8 Rental Housing Certificates and Vouchers					
Property did or does have tenants receiving Section 8 assistance	100 845	61 473	8 568	26 568	4 236
Property has never had tenants receiving Section 8 assistance	160 231	97 695	18 409	41 502	2 625
Not reported	29 466	18 436	1 517	9 420	93
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	171 160	96 581	16 589	53 230	4 760
Limited partnership	46 741	34 153	2 504	9 159	926
Joint venture	3 403	2 139	921	344	—
General partnership	16 178	10 360	3 030	2 628	159
Life insurance company	257	113	—	144	—
Depository institution	248	248	—	—	—
Public real estate investment trust	565	395	—	112	58
Private real estate investment trust	204	204	—	—	—
Corporation—other than real estate investment trust	34 637	21 681	4 224	8 170	562
Housing cooperative organization	1 259	731	91	150	286
Non-profit or church-related institution	6 571	4 696	289	1 433	153
Pension fund	—	—	—	—	—
Fraternal organization	8	—	—	8	—
Other	9 312	6 303	848	2 112	49
5- to 49-housing-unit properties with traditional first mortgage ...	290 542	177 603	28 495	77 490	6 955
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	294	294	—	—	—
By telephone or FAX	27 184	15 494	3 313	8 039	338
By regular mail	22 619	13 877	1 949	6 758	35
By personal visit	157 357	91 754	16 979	43 136	5 489
Through third party (such as real estate agent or builder)	42 309	27 536	2 809	11 586	379
Some other way	6 552	4 377	690	1 317	168
Not reported	27 531	19 691	2 124	5 341	374
Not available	6 695	4 580	631	1 315	170
Origin of First Mortgage					
Mortgage made at time property acquired	210 106	129 833	20 381	54 721	5 170
Mortgage assumed at time property acquired	16 832	10 379	1 402	4 761	290
Mortgage placed later than acquisition of property	63 604	37 390	6 711	18 008	1 495
Refinanced mortgage	58 258	34 630	6 076	16 056	1 495
Same lender	17 206	11 524	1 588	3 820	273
Different lender	41 051	23 106	4 488	12 235	1 222
Mortgage placed on property owned free and clear of debt	5 347	2 760	635	1 952	—
Not available	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property	63 604	37 390	6 711	18 008	1 495
Obtain lower interest rate	29 099	20 919	1 984	5 974	222
Increase payment period for mortgage	489	86	353	50	—
Reduce payment period for mortgage	1 118	244	874	—	—
Renew or extend loan that had fallen due, without increasing outstanding balance	5 231	2 562	919	1 643	107
Receive cash or increasing outstanding balance of loan	17 531	8 817	2 108	5 441	1 166
Other reason	4 761	2 066	473	2 222	—
Not reported	5 376	2 697	—	2 678	—
Other properties	226 938	140 213	21 783	59 482	5 460
Not available	—	—	—	—	—

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received	29 998	16 593	2 679	9 751	976
Less than \$100,000	12 659	7 171	1 761	3 448	280
\$100,000 to \$199,999	6 523	3 240	325	2 425	533
\$200,000 to \$299,999	3 028	1 872	66	955	135
\$300,000 to \$399,999	2 333	1 485	326	522	—
\$400,000 to \$499,999	2 498	856	134	1 507	—
\$500,000 to \$749,999	1 096	652	66	378	—
\$750,000 to \$999,999	556	404	—	124	28
\$1,000,000 to \$1,499,999	353	171	—	182	—
\$1,500,000 to \$1,999,999	102	92	—	10	—
\$2,000,000 to \$2,999,999	150	150	—	—	—
\$3,000,000 to \$3,999,999	201	—	—	201	—
\$4,000,000 to \$4,999,999	—	—	—	—	—
\$5,000,000 or more	500	500	—	—	—
Not reported	—	—	—	—	—
Median	135 879	134 739	...	158 888	...
Mean	345 785	441 277	...	264 707	...
Properties that refinanced and did not receive cash back	26 642	16 413	3 981	5 902	346
Properties that refinanced and did not report if received cash back	6 964	4 384	51	2 355	173
Properties that did not refinance	226 938	140 213	21 783	59 482	5 460
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received ¹	29 998	16 593	2 679	9 751	976
For additions, improvements or repairs to this property	13 677	7 106	1 690	3 999	883
To consolidate debts	7 393	4 686	1 127	1 487	93
For investment in other real estate	11 509	5 635	995	4 736	143
For other types of investments	3 515	2 187	—	1 235	93
For educational or medical expenses	2 105	1 678	228	199	—
To start a business	254	100	—	154	—
To settle a divorce	992	794	—	199	—
To pay taxes	1 315	1 031	—	284	—
To purchase an automobile, truck, or other vehicle	628	628	—	—	—
To purchase consumer product other than automobile, truck, or other vehicle ..	1 078	1 078	—	—	—
Other	2 652	1 602	107	943	—
Not reported	459	298	—	161	—
Properties that refinanced and did not receive cash back	26 642	16 413	3 981	5 902	346
Properties that refinanced and did not report if received cash back	6 964	4 384	51	2 355	173
Properties that did not refinance	226 938	140 213	21 783	59 482	5 460
Not available	—	—	—	—	—
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	110 869	59 985	14 539	33 030	3 315
1997 and 1998	57 275	37 990	4 814	13 395	1 075
1995 and 1996	26 321	16 853	2 502	6 694	272
1990 to 1994	44 435	26 840	3 009	13 038	1 548
1985 to 1989	27 722	17 119	1 369	9 029	205
1980 to 1984	9 518	7 589	418	1 195	316
1979 or earlier	14 403	11 227	1 843	1 109	225
First Mortgage Insurance Status					
FHA-insured first mortgage	19 282	14 806	1 012	3 081	383
VA-guaranteed first mortgage	—	—	—	—	—
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage ..	12 983	12 415	301	93	175
Other federal, state, or local government-insured or guaranteed first mortgage ..	8 999	5 634	667	2 306	392
Insured conventional first mortgage	25 281	17 225	1 928	5 176	953
Uninsured conventional first mortgage	223 998	127 523	24 587	66 835	5 052
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$50,000	11 355	8 418	502	2 265	170
\$50,000 to \$99,999	25 217	14 026	3 536	5 117	2 538
\$100,000 to \$149,999	36 407	24 148	4 179	6 964	1 117
\$150,000 to \$199,999	32 139	19 648	3 284	8 074	1 132
\$200,000 to \$249,999	22 900	13 740	1 910	7 031	219
\$250,000 to \$299,999	20 113	10 934	591	8 422	167
\$300,000 to \$399,999	26 663	13 690	4 683	7 830	460
\$400,000 to \$499,999	24 188	14 588	2 753	6 698	149
\$500,000 to \$749,999	37 536	21 316	3 255	12 716	250
\$750,000 to \$999,999	16 739	10 846	1 031	4 603	258
\$1,000,000 to \$1,499,999	17 108	11 464	1 201	4 074	369
\$1,500,000 to \$1,999,999	6 208	3 843	950	1 356	59
\$2,000,000 or more	5 074	3 325	203	1 476	69
Not reported	8 896	7 617	416	863	—
Median	274 117	264 137	263 002	298 586	133 150
Mean	442 977	451 001	394 883	457 984	275 694

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Loan					
Less than \$50,000	11 355	8 418	502	2 265	170
\$50,000 to \$99,999	22 348	12 118	3 100	4 592	2 538
\$100,000 to \$149,999	35 616	23 583	4 071	6 846	1 117
\$150,000 to \$199,999	30 831	19 424	3 294	6 981	1 132
\$200,000 to \$249,999	21 372	13 319	1 724	6 236	93
\$250,000 to \$299,999	19 629	10 112	777	8 574	167
\$300,000 to \$399,999	27 132	13 683	4 667	8 322	460
\$400,000 to \$499,999	24 942	14 876	3 039	6 879	149
\$500,000 to \$749,999	39 447	22 596	3 248	13 229	375
\$750,000 to \$999,999	18 189	11 784	895	5 252	258
\$1,000,000 to \$1,499,999	17 473	11 892	1 451	3 843	287
\$1,500,000 to \$1,999,999	7 209	4 440	1 048	1 580	141
\$2,000,000 or more	6 159	3 799	264	2 027	69
Not reported	8 840	7 561	416	863	—
Median	290 054	279 373	301 015	324 385	131 318
Mean	476 096	475 772	418 425	514 910	289 212
Traditional First Mortgage Outstanding Debt					
Less than \$50,000	21 460	15 355	2 004	3 680	421
\$50,000 to \$99,999	36 878	22 018	4 264	7 599	2 997
\$100,000 to \$149,999	39 607	24 827	3 998	9 476	1 306
\$150,000 to \$199,999	26 871	16 367	2 371	7 775	358
\$200,000 to \$249,999	24 318	14 564	1 068	8 558	129
\$250,000 to \$299,999	16 332	7 374	2 731	5 950	277
\$300,000 to \$399,999	28 810	16 200	3 631	8 516	463
\$400,000 to \$499,999	22 012	12 976	1 740	7 181	115
\$500,000 to \$749,999	29 052	16 404	3 444	8 861	343
\$750,000 to \$999,999	13 821	9 292	1 229	3 111	189
\$1,000,000 to \$1,499,999	14 385	9 443	1 080	3 574	288
\$1,500,000 to \$1,999,999	4 439	2 651	315	1 438	35
\$2,000,000 or more	3 660	2 515	203	908	34
Not reported	8 896	7 617	416	863	—
Median	228 348	217 511	253 239	254 255	101 600
Mean	383 645	388 509	345 899	399 382	243 767
Total Mortgage Outstanding Debt					
Less than \$50,000	19 527	13 857	1 568	3 680	421
\$50,000 to \$99,999	34 995	20 326	4 663	7 008	2 997
\$100,000 to \$149,999	39 390	25 178	3 773	9 133	1 306
\$150,000 to \$199,999	25 325	15 604	2 343	7 145	233
\$200,000 to \$249,999	22 826	14 551	805	7 341	129
\$250,000 to \$299,999	18 216	7 790	2 917	7 232	277
\$300,000 to \$399,999	27 601	15 239	3 450	8 598	314
\$400,000 to \$499,999	23 529	14 440	2 025	6 800	263
\$500,000 to \$749,999	30 771	17 007	3 435	9 861	468
\$750,000 to \$999,999	14 676	10 046	1 201	3 240	189
\$1,000,000 to \$1,499,999	14 968	9 979	1 221	3 480	288
\$1,500,000 to \$1,999,999	5 402	3 261	413	1 692	35
\$2,000,000 or more	4 606	2 892	264	1 415	34
Not reported	8 711	7 432	416	863	—
Median	241 573	229 170	261 679	271 839	101 600
Mean	401 545	396 136	359 175	442 583	256 010
Current Interest Rate on First Mortgage					
Less than 6.0 percent	108 685	69 475	11 004	25 458	2 748
6.0 percent	1 991	755	47	859	329
6.1 to 6.4 percent	4 614	930	211	3 391	82
6.5 to 6.9 percent	12 815	4 059	2 068	6 551	137
7.0 percent	19 223	13 425	1 464	4 194	140
7.1 to 7.4 percent	12 257	3 792	1 744	6 721	—
7.5 to 7.9 percent	19 584	7 200	2 877	9 253	253
8.0 percent	8 788	5 094	1 264	2 255	175
8.1 to 8.4 percent	9 388	4 374	2 825	1 966	222
8.5 to 8.9 percent	18 100	10 224	1 301	6 329	246
9.0 percent	6 530	5 120	737	587	87
9.1 to 9.4 percent	5 058	1 893	277	654	2 234
9.5 to 9.9 percent	5 779	3 841	644	1 294	—
10.0 percent	3 262	2 020	413	830	—
10.1 to 10.4 percent	1 563	1 015	390	158	—
10.5 to 10.9 percent	2 301	1 967	—	335	—
11.0 percent	3 036	2 982	54	—	—
11.1 to 12.9 percent	3 789	2 981	476	264	69
13.0 percent	1 202	1 202	—	—	—
13.1 percent or more	42 577	35 254	698	6 392	233
Not reported	—	—	—	—	—
Median	7.1	7.1	7.1	7.1	7.6
Type of Interest Rate Buydown					
Properties with interest rate buydown	578	98	47	433	—
Constant payment	98	98	—	—	—
3-2-1 buydown	—	—	—	—	—
Other	167	—	—	167	—
Not reported	312	—	47	266	—
Properties without interest rate buydown	117 177	52 964	16 657	43 532	4 024
Not reported	172 787	124 540	11 791	33 525	2 930

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Term of First Mortgage					
Less than 5 years	4 723	1 460	2 433	722	107
5 years	8 926	2 325	5 639	668	294
6 to 9 years	4 723	839	2 851	987	47
10 years	13 250	5 757	3 006	4 249	238
11 to 14 years	1 953	487	341	1 051	74
15 years	18 228	10 020	1 054	7 026	128
16 to 19 years	1 640	549	842	249	—
20 years	10 495	3 908	476	5 702	408
21 to 24 years	610	214	—	397	—
25 years	4 515	1 941	—	2 339	234
26 to 29 years	1 088	1 054	—	34	—
30 years	61 439	26 826	1 176	30 775	2 662
More than 30 years	11 312	10 945	—	285	82
No stated term	147 641	111 278	10 677	23 006	2 680
Median	30+	30+	7	30+	30+
Unexpired Term of First Mortgage					
Less than 5 years	14 708	5 227	6 608	2 579	294
5 to 9 years	24 658	10 278	7 974	6 012	393
10 to 14 years	20 964	10 627	1 662	8 145	531
15 to 19 years	18 971	6 319	594	11 978	79
20 to 24 years	19 800	9 821	555	9 121	303
25 to 29 years	28 510	12 512	236	13 168	2 593
30 or more years	15 290	11 539	188	3 481	82
No stated term or not computed	147 641	111 278	10 677	23 006	2 680
Median	18	20	6	19	26
Holder of First Mortgage					
Commercial bank or trust company	68 397	35 201	12 942	19 562	693
Savings and loan association, federal savings bank	49 888	20 168	3 538	24 310	1 872
Mutual savings bank	8 507	4 545	461	3 280	221
Life insurance company	8 728	6 610	852	781	484
Mortgage banker or mortgage company	12 438	4 741	431	7 179	87
Federally-sponsored secondary market agency or pool	78 817	60 546	5 485	12 252	534
Conventional mortgage pool	729	276	453	—	—
Other federal agency	14 114	12 805	328	811	170
Real estate investment trust	3 866	552	188	966	2 160
Pension or retirement fund	370	184	40	145	—
Credit union	7 734	4 567	476	2 566	125
Finance company	2 149	1 005	239	906	—
State or municipal government or housing finance agency	11 513	8 896	1 135	1 122	360
Individual or individual's estate	15 633	12 976	1 265	1 178	214
Other	7 659	4 530	663	2 433	34
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	205 304	124 792	19 509	56 016	4 987
40 to 49 percent	9 583	6 464	974	1 976	169
50 to 59 percent	5 390	3 187	344	1 587	272
60 to 69 percent	11 083	5 750	1 296	4 036	—
70 to 79 percent	25 147	16 609	1 803	6 074	662
80 to 89 percent	30 982	14 355	2 867	13 376	385
90 to 94 percent	33 442	17 370	2 980	10 501	2 591
95 to 99 percent	7 859	6 425	1 060	374	—
100 percent or more	9 668	5 972	1 305	2 391	—
Not reported	63 920	41 668	6 554	14 790	908
Median	8 229	6 993	324	912	—
Other properties	85 239	52 811	8 986	21 474	1 968
Not available	—	—	—	—	—
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	205 304	124 792	19 509	56 016	4 987
40 to 49 percent	12 279	6 295	2 233	3 705	46
50 to 59 percent	5 553	2 983	718	1 536	316
60 to 69 percent	10 727	4 819	1 173	4 661	74
70 to 79 percent	53 025	34 207	4 778	13 378	662
80 to 89 percent	38 832	15 947	3 335	16 748	2 802
90 to 94 percent	27 498	17 004	3 264	6 938	292
95 to 99 percent	6 317	5 378	453	486	—
100 percent or more	7 888	5 800	415	1 600	74
Not reported	35 579	25 940	2 816	6 100	722
Median	7 607	6 419	324	863	—
Other properties	85 239	52 811	8 986	21 474	1 968
Not available	—	—	—	—	—
First Mortgage Risk					
Subprime loan	14 231	12 222	708	1 301	—
Not subprime loan	276 311	165 381	27 787	76 189	6 955
Not reported	—	—	—	—	—

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Treasury security	17 602	...	...	14 816	2 786
Average cost of funds in bank district	22 863	...	...	22 863	—
National average cost of funds	1 363	...	...	1 363	—
OTS contract mortgage rate	—	...	...	—	—
Other method	12 368	...	...	11 884	484
No index used	787	...	...	32	754
Not reported	29 463	...	...	26 532	2 930
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Monthly	23 109	...	...	23 109	—
Every 3 months	1 051	...	...	1 051	—
Every 6 months	4 653	...	...	4 653	—
Yearly	11 299	...	...	10 801	498
Every 3 years	3 736	...	...	3 736	—
Every 5 years	5 460	...	...	5 304	156
Other	7 142	...	...	4 332	2 810
Not reported	27 993	...	...	24 503	3 491
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Less than 1 percent	1 853	...	...	1 853	—
1 percent	51	...	...	51	—
1.1 to 1.9 percent	1 275	...	...	1 275	—
2 percent	10 081	...	...	7 781	2 300
2.1 to 2.9 percent	1 713	...	...	1 564	149
3 percent	2 100	...	...	2 100	—
3.1 to 3.9 percent	442	...	...	442	—
4.0 percent or more	2 556	...	...	2 556	—
No caps	33 520	...	...	32 460	1 060
Not reported	30 855	...	...	27 408	3 446
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Less than 1 percent	1 624	...	...	1 624	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	—	...	...	—	—
2 percent	—	...	...	—	—
2.1 to 2.9 percent	166	...	...	166	—
3 percent	448	...	...	448	—
3.1 to 3.9 percent	660	...	...	660	—
4.0 percent or more	27 110	...	...	24 535	2 575
No caps	19 306	...	...	18 406	901
Not reported	35 130	...	...	31 651	3 479
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Yes, rate has changed	40 100	...	...	39 259	841
No change since mortgage made	15 847	...	...	12 949	2 897
Not reported	28 499	...	...	25 282	3 217
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Less than 1 percent	977	...	...	788	189
1 percent	—	...	...	—	—
1.1 to 1.9 percent	678	...	...	551	126
2 percent	2 604	...	...	2 604	—
2.1 to 2.9 percent	31 652	...	...	29 047	2 605
3 percent	5 902	...	...	5 812	90
3.1 to 3.9 percent	5 750	...	...	5 630	120
4 percent	1 865	...	...	1 865	—
4.1 to 4.9 percent	540	...	...	540	—
5 percent or more	2 806	...	...	2 806	—
Not reported	31 671	...	...	27 846	3 825
Median	2.7	...	...	2.7	2.5
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—
ARM Convertible to Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	84 445	...	...	77 490	6 955
Can be converted	2 430	...	...	2 430	—
Cannot be converted	45 323	...	...	41 600	3 722
Not reported	36 693	...	...	33 460	3 232
Other properties	206 098	177 603	28 495	—	—
Not reported	—	—	—	—	—

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	7 549	...	...	7 354	194
Payments can change monthly	157	...	...	70	87
Payments can change every three months	326	...	...	326	—
Payments can change every six months	309	...	...	309	—
Payments can change yearly	6 358	...	...	6 358	—
Payments can change every 3 years	209	...	...	209	—
Payments can change every 5 years .....	—	...	...	—	—
Other	189	...	...	82	107
Not reported .....	—	...	...	—	—
Monthly payments cannot change	253 306	177 603	28 495	43 591	3 618
Not reported	29 688	—	—	26 545	3 143
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	7 549	...	...	7 354	194
Yes, unrestricted negative amortization	163	...	...	163	—
Yes, restricted negative amortization	5 642	...	...	5 642	—
No negative amortization allowed	1 684	...	...	1 490	194
Not reported	60	...	...	60	—
Monthly payments cannot change	253 306	177 603	28 495	43 591	3 618
Not reported	29 688	—	—	26 545	3 143
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	273 614	166 588	27 553	73 157	6 316
Interest and principal	272 787	166 153	27 327	72 992	6 316
Fully amortized	216 495	145 227	1 386	64 157	5 725
Not fully amortized	56 292	20 926	25 941	8 835	591
Interest only	827	435	227	165	—
No regular payments required	4 225	732	469	2 670	354
Not reported	12 704	10 282	473	1 663	285
Items Included in First Mortgage Payment¹					
Regular monthly payments of both interest and principal	272 787	166 153	27 327	72 992	6 316
Real estate taxes	46 431	21 912	4 179	19 944	396
Property insurance	22 769	13 715	1 258	7 676	120
Mortgage insurance	3 944	3 472	—	472	—
Other	11 917	8 814	237	2 866	—
No items included or not reported	224 347	143 293	22 944	52 191	5 919
No regular payments of interest and principal	17 755	11 450	1 168	4 499	639
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	286 318	176 871	28 026	74 820	6 601
Less than \$100	41 013	28 414	3 550	8 430	620
\$100 to \$199	79 024	44 785	7 614	22 435	4 189
\$200 to \$299	63 177	37 651	5 751	18 955	821
\$300 to \$399	29 951	18 884	2 876	7 739	452
\$400 to \$499	17 033	9 485	2 417	4 897	234
\$500 to \$599	10 933	5 808	1 950	3 174	—
\$600 to \$699	5 976	4 543	—	1 433	—
\$700 to \$799	4 594	3 602	390	601	—
\$800 to \$899	3 258	2 099	32	1 127	—
\$900 to \$999	1 891	612	1 176	102	—
\$1,000 to \$1,249	2 541	1 353	348	841	—
\$1,250 to \$1,499	2 641	1 591	—	1 050	—
\$1,500 or more	11 584	7 762	1 449	2 374	—
Not reported	12 704	10 282	473	1 663	285
Median	227	227	245	230	161
Mean	597	657	811	416	163
No regular payments required	4 225	732	469	2 670	354
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	286 318	176 871	28 026	74 820	6 601
Up-to-date, ahead of schedule, or less than 90 days past due	124 893	55 131	16 010	50 082	3 671
Delinquent by 90 days or more	697	557	44	96	—
Legal proceedings have begun	481	481	—	—	—
Legal proceedings have not begun	216	76	44	96	—
Not reported	—	—	—	—	—
Not reported	160 727	121 183	11 972	24 642	2 930
Other properties	4 225	732	469	2 670	354

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit					
Regular monthly payments of interest and/or principal	286 318	176 871	28 026	74 820	6 601
Less than \$100	51 345	37 550	3 277	9 613	905
\$100 to \$199	75 240	42 401	7 260	21 390	4 189
\$200 to \$299	65 277	38 582	6 748	19 127	821
\$300 to \$399	32 110	19 978	2 980	8 701	452
\$400 to \$499	16 405	9 142	2 386	4 643	234
\$500 to \$599	11 773	6 968	1 981	2 824	—
\$600 to \$699	6 084	4 350	—	1 734	—
\$700 to \$799	5 429	4 163	390	876	—
\$800 to \$899	3 275	2 161	32	1 082	—
\$900 to \$999	1 891	612	1 176	102	—
\$1,000 to \$1,249	2 635	1 402	348	886	—
\$1,250 to \$1,499	2 512	1 402	—	1 110	—
\$1,500 or more	12 342	8 160	1 449	2 733	—
Not reported	—	—	—	—	—
Median	225	222	252	233	157
Mean	590	628	803	456	173
No regular payments required	4 225	732	469	2 670	354
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage					
Less than 20 percent	226 297	140 886	20 904	60 764	3 743
20 to 29 percent	19 246	12 511	2 096	4 393	246
30 to 39 percent	27 210	14 733	2 065	9 750	662
40 to 49 percent	30 811	18 774	2 095	9 718	224
50 to 59 percent	36 392	21 174	3 590	10 581	1 048
60 to 69 percent	25 701	14 795	3 048	6 794	1 064
70 to 79 percent	17 496	13 636	2 057	1 803	—
80 to 89 percent	12 280	10 545	428	1 249	58
90 to 99 percent	8 556	5 073	1 085	2 398	—
100 percent or more	4 359	2 325	387	1 466	181
Not reported or not computed	43 390	26 762	3 934	12 435	260
Median	856	560	118	178	—
Other properties	50	52	52	46	—
Other properties	64 245	36 717	7 590	16 727	3 212
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	226 962	141 005	21 002	61 212	3 743
20 to 29 percent	18 553	11 977	1 631	4 699	246
30 to 39 percent	25 294	13 872	1 944	8 816	662
40 to 49 percent	29 531	17 898	1 847	9 563	224
50 to 59 percent	37 247	21 612	4 329	10 259	1 048
60 to 69 percent	25 590	14 286	3 145	7 095	1 064
70 to 79 percent	18 867	14 241	2 092	2 534	—
80 to 89 percent	12 484	10 656	491	1 279	58
90 to 99 percent	9 337	5 939	1 085	2 312	—
100 percent or more	4 183	2 450	146	1 406	181
Not reported or not computed	45 020	27 514	4 175	13 071	260
Median	856	560	118	178	—
Other properties	51	53	52	47	—
Other properties	63 580	36 598	7 492	16 278	3 212
Real Estate Tax Per \$1,000 Value					
Acquired before 2000					
Less than \$5	240 274	149 333	21 790	64 770	4 382
\$5 to \$9	47 303	30 591	3 884	12 215	613
\$10 to \$14	51 493	29 466	3 990	16 920	1 116
\$15 to \$19	51 255	29 156	4 266	17 524	309
\$20 to \$24	24 607	16 284	2 801	4 881	640
\$25 to \$29	22 527	14 689	2 706	4 291	841
\$30 to \$39	12 384	8 127	1 506	2 705	46
\$40 to \$49	27 320	18 284	2 544	5 674	817
\$50 to \$59	—	—	—	—	—
\$60 or more	—	—	—	—	—
Not reported or not computed	26	26	—	—	—
Median	3 360	2 709	92	559	—
Acquired 2000 and 2001 (part)	12	12	13	11	16
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000					
Less Than 5 percent	240 274	149 333	21 790	64 770	4 382
5 to 9 percent	35 298	22 943	2 943	9 682	570
10 to 14 percent	86 795	51 388	7 390	26 513	1 504
15 to 19 percent	49 229	31 579	5 136	10 865	1 649
20 to 24 percent	31 443	21 451	2 309	7 594	90
25 to 29 percent	11 274	5 465	413	5 156	239
30 to 34 percent	6 487	3 638	1 530	1 319	—
35 to 39 percent	5 614	4 574	489	550	—
40 percent or more	1 470	1 440	—	30	—
Not reported or not computed	8 449	4 426	1 369	2 324	330
Median	4 216	3 269	211	737	—
Acquired 2000 and 2001 (part)	10	10	10	9	10
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573

Table 6-2. Type of First Mortgage, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties: 2001—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Property Management					
Property managed by paid property management company	129 207	80 765	11 518	34 867	2 056
Property not managed by paid property management company	139 461	82 476	15 790	36 501	4 695
Not reported	21 875	14 362	1 187	6 122	204
Property Management and Administration Expenses Per Housing Unit					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than \$100	5 408	3 138	36	1 996	239
\$100 to \$199	9 026	4 041	1 161	3 825	—
\$200 to \$299	14 707	7 077	1 354	6 157	119
\$300 to \$399	15 363	9 391	992	4 727	253
\$400 to \$499	12 564	7 552	1 051	3 374	588
\$500 to \$599	10 511	5 746	538	4 192	35
\$600 to \$699	8 122	4 865	510	2 680	67
\$700 to \$799	5 903	4 512	403	882	106
\$800 to \$899	3 726	2 019	1 214	383	110
\$900 to \$999	2 138	1 540	26	572	—
\$1,000 to \$1,249	6 416	4 197	620	1 262	336
\$1,250 to \$1,499	2 817	1 696	235	761	125
\$1,500 to \$1,999	3 810	2 597	335	497	381
\$2,000 to \$2,499	1 278	559	357	362	—
\$2,500 or more	7 229	5 638	852	739	—
No expenses	88 549	56 044	9 066	21 865	1 574
Not reported or not computed	42 707	28 722	3 040	10 496	449
Median	480	519	546	389	497
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Maintenance and Repair Expenses Per Housing Unit					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than \$100	5 481	3 446	701	1 096	239
\$100 to \$199	14 806	8 896	1 519	3 954	436
\$200 to \$299	16 557	9 141	1 853	5 040	523
\$300 to \$399	15 611	10 658	880	3 615	459
\$400 to \$499	14 478	8 750	1 232	4 236	259
\$500 to \$599	13 882	8 253	1 578	3 984	67
\$600 to \$699	11 349	7 153	438	3 440	318
\$700 to \$799	15 288	8 433	400	6 310	146
\$800 to \$899	11 047	5 947	2 014	2 916	170
\$900 to \$999	7 296	5 218	254	1 823	—
\$1,000 to \$1,249	16 101	9 803	1 729	4 322	247
\$1,250 to \$1,499	12 311	8 494	839	2 836	142
\$1,500 to \$1,999	10 309	5 642	1 525	2 653	489
\$2,000 to \$2,499	5 577	3 265	712	1 600	—
\$2,500 or more	15 827	10 223	1 713	3 891	—
No expenses	5 319	3 976	680	433	229
Not reported or not computed	49 035	32 034	3 722	12 621	658
Median	705	704	805	708	435
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573
Utility and Fuel Expenses Per Housing Unit					
Acquired before 2000	240 274	149 333	21 790	64 770	4 382
Less than \$250	27 131	16 558	2 212	7 602	759
\$250 to \$499	50 555	28 523	5 179	16 215	639
\$500 to \$749	42 694	26 049	3 955	12 306	384
\$750 to \$999	23 615	13 223	2 362	6 940	1 090
\$1,000 to \$1,249	14 799	9 424	1 441	3 443	490
\$1,250 to \$1,499	5 724	3 937	965	822	—
\$1,500 to \$1,749	3 459	2 717	36	706	—
\$1,750 to \$1,999	2 825	2 250	248	326	—
\$2,000 to \$2,499	2 642	1 738	331	573	—
\$2,500 or more	6 779	3 405	1 647	1 727	—
No expenses	15 008	10 151	356	3 961	540
Not reported or not computed	45 043	31 358	3 056	10 148	481
Median	573	585	614	531	684
Acquired 2000 and 2001 (part)	50 268	28 270	6 705	12 720	2 573

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
5- to 49-housing-unit properties with traditional first mortgage . . .	290 542	19 282	21 982	25 281	223 998
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	242 609	16 447	13 407	22 355	190 400
In central cities	138 765	9 310	6 625	12 384	110 445
Not in central cities	103 844	7 137	6 782	9 970	79 955
Outside MAs	47 934	2 834	8 575	2 926	33 598
Number of Housing Units					
5 to 9 housing units	150 027	9 232	5 798	14 014	120 983
10 to 19 housing units	68 655	5 309	4 813	5 628	52 906
20 to 29 housing units	35 980	2 185	4 873	3 014	25 907
30 to 39 housing units	20 147	1 128	4 138	1 273	13 608
40 to 49 housing units	15 733	1 427	2 360	1 352	10 594
Manner of Acquisition					
By purchase	263 339	17 659	20 856	23 714	201 110
Placed one new mortgage	211 513	14 256	17 449	18 351	161 456
Placed two or more new mortgages	22 178	1 563	1 286	1 938	17 392
Assumed mortgage(s) already on property	15 664	1 342	1 492	1 857	10 973
Assumed mortgage(s) already on property and placed new mortgage	4 401	55	303	704	3 339
Borrowed using assets other than this property as collateral	3 706	—	—	297	3 408
Paid all cash-no borrowing	3 339	176	275	106	2 782
Other manner	2 537	267	51	461	1 758
By inheritance or gift	4 858	—	262	246	4 350
By divorce	267	—	—	—	267
By tax free exchange of other property	3 450	99	54	61	3 236
By foreclosure or assignment	2 207	233	251	72	1 651
By some other manner	3 279	75	133	270	2 801
Not reported	13 142	1 216	425	918	10 584
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	130 388	7 275	6 726	13 118	103 269
Sale of stock or partnership shares for this project	4 547	194	310	125	3 918
Sale of previously owned stocks, shares, or other securities	4 925	—	—	617	4 309
Sale of land or other real estate	14 783	362	327	1 747	12 347
Owner's cash, bank deposits, share accounts, or bonds	64 334	4 488	2 970	5 944	50 932
Borrowing from a retirement plan	1 510	—	—	112	1 398
Borrowing using assets other than this property as collateral	12 175	769	628	638	10 139
Proceeds from an insurance policy	572	—	210	—	362
From a state or local government source	1 117	—	294	—	823
From a non-profit organization	343	84	125	—	134
Proceeds from sale of tax credits	1 734	455	471	—	808
From parents or relatives	4 374	101	226	580	3 468
Other cash source	3 356	142	387	57	2 770
Non-cash source	762	—	106	211	444
No downpayment required	12 225	413	1 318	1 873	8 621
Not reported	15 731	433	628	1 528	13 141
Other properties	151 837	11 059	15 124	11 773	113 881
Not reported	8 317	948	131	390	6 848
Year Property Acquired					
1999 to 2001 (part)	74 669	3 683	3 828	6 949	60 208
1997 and 1998	43 473	2 684	1 780	3 761	35 248
1995 and 1996	26 674	1 931	1 483	3 290	19 969
1990 to 1994	47 429	4 446	5 229	2 630	35 124
1985 to 1989	40 540	2 794	4 130	4 513	29 103
1980 to 1984	22 088	1 209	2 919	1 215	16 744
1975 to 1979	16 890	1 265	1 910	1 850	11 864
1970 to 1974	12 257	527	463	736	10 531
1969 or earlier	6 524	742	240	336	5 207
Building and Land Acquisition					
Acquired at same time	238 894	15 963	14 686	20 750	187 495
Not acquired at same time	34 546	1 748	6 368	2 951	23 479
Land not owned by building owner	3 084	786	—	231	2 066
Not reported	14 018	784	928	1 348	10 958
Property New or Previously Owned When Acquired					
Acquired by purchase	263 339	17 659	20 856	23 714	201 110
New	49 048	3 098	10 083	3 821	32 046
Previously owned	208 987	14 088	10 253	19 541	165 105
As residential property	196 563	13 321	10 060	18 994	154 189
Converted from nonresidential use	12 424	767	193	548	10 916
Other	1 917	231	277	—	1 409
Not reported	3 387	242	243	352	2 549
Other properties	14 061	407	700	649	12 305
Not reported	13 142	1 216	425	918	10 584

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.					
Year Structure Built					
1999 to March 2000	13 398	715	601	529	11 553
1997 and 1998	7 942	474	340	1 224	5 905
1995 and 1996	6 120	395	455	807	4 463
1990 to 1994	16 105	1 325	3 132	1 104	10 545
1980 to 1989	38 939	3 681	7 288	3 373	24 596
1970 to 1979	47 794	3 617	4 105	5 022	35 050
1960 to 1969	47 222	3 658	1 854	5 125	36 585
1950 to 1959	25 482	243	1 588	1 462	22 189
1940 to 1949	17 783	1 476	746	2 255	13 306
1939 or earlier	69 757	3 697	1 873	4 381	59 806
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	106 468	5 343	5 251	10 109	85 765
Less than \$20,000	23 048	878	782	722	20 666
\$20,000 to \$39,999	38 050	2 652	2 185	4 491	28 721
\$40,000 to \$59,999	21 920	522	716	2 452	18 230
\$60,000 to \$79,999	8 203	395	588	406	6 814
\$80,000 to \$99,999	5 772	428	361	877	4 104
\$100,000 to \$124,999	3 416	—	140	211	3 065
\$125,000 to \$149,999	1 637	—	479	561	596
\$150,000 to \$174,999	647	—	—	337	310
\$175,000 to \$199,999	591	—	—	—	591
\$200,000 to \$249,999	692	129	—	—	562
\$250,000 to \$299,999	447	—	—	52	395
\$300,000 to \$499,999	297	—	—	—	297
\$500,000 or more	1 377	338	—	—	1 038
Median	35 769	33 524	36 876	39 293	35 341
Mean	52 638	72 779	49 750	52 946	51 519
Other properties	184 074	13 938	16 730	15 172	138 234
Value					
Less than \$100,000	12 556	977	932	516	10 130
\$100,000 to \$199,999	34 949	1 968	1 277	3 991	27 713
\$200,000 to \$299,999	36 314	2 052	1 192	3 874	29 196
\$300,000 to \$399,999	31 722	2 083	2 268	1 994	25 376
\$400,000 to \$499,999	28 591	2 022	1 426	3 975	21 168
\$500,000 to \$749,999	42 486	2 876	4 182	2 757	32 671
\$750,000 to \$999,999	29 565	1 661	2 970	2 438	22 497
\$1,000,000 to \$1,499,999	31 945	1 866	3 856	2 659	23 565
\$1,500,000 to \$1,999,999	15 951	1 081	2 175	1 611	11 084
\$2,000,000 to \$2,999,999	12 064	1 116	665	778	9 505
\$3,000,000 to \$3,999,999	6 102	740	463	479	4 420
\$4,000,000 to \$4,999,999	2 187	31	91	82	1 983
\$5,000,000 or more	6 111	809	484	126	4 693
Median	506 704	546 786	732 831	456 986	492 518
Mean	870 140	1 030 956	1 018 871	716 756	859 013
Value Per Housing Unit²					
Less than \$20,000	34 996	2 436	3 562	2 159	26 839
\$20,000 to \$39,999	93 324	5 185	7 945	9 674	70 520
\$40,000 to \$59,999	60 813	4 509	4 915	4 289	47 100
\$60,000 to \$79,999	37 549	3 157	2 579	4 033	27 781
\$80,000 to \$99,999	18 111	1 014	561	1 526	15 010
\$100,000 to \$124,999	13 944	882	470	1 208	11 384
\$125,000 to \$149,999	9 029	477	840	1 313	6 399
\$150,000 to \$174,999	5 679	—	119	—	5 560
\$175,000 to \$199,999	3 537	—	238	74	3 225
\$200,000 to \$249,999	5 202	538	451	853	3 360
\$250,000 to \$299,999	1 937	524	179	52	1 183
\$300,000 to \$499,999	2 870	57	58	101	2 654
\$500,000 or more	3 553	504	65	—	2 984
Median	45 575	48 959	38 701	43 765	46 217
Mean	67 370	75 804	53 830	57 763	69 057
Purchase Price as Percent of Value²					
Acquired by purchase	263 339	17 659	20 856	23 714	201 110
Purchased 1997 to 2001 (part)	106 468	5 343	5 251	10 109	85 765
Less than 60 percent	15 469	1 281	1 245	1 499	11 444
60 to 69 percent	8 358	568	—	1 009	6 781
70 to 79 percent	13 121	93	432	1 021	11 575
80 to 99 percent	35 346	1 243	1 658	4 245	28 200
100 percent or more	33 801	2 158	1 917	2 335	27 391
Median	89	92	91	87	89
Purchased 1990 to 1996 (part)	66 519	5 896	6 164	5 219	49 241
Less than 40 percent	7 708	779	344	223	6 362
40 to 59 percent	9 612	592	469	862	7 688
60 to 79 percent	20 021	1 562	1 503	1 579	15 378
80 to 99 percent	13 949	1 806	857	1 740	9 546
100 percent or more	15 161	1 156	2 924	815	10 267
Median	76	80	97	79	74
Purchased 1989 or earlier	90 351	6 420	9 440	8 387	66 104
Less than 20 percent	12 291	612	351	382	10 947
20 to 39 percent	13 944	700	737	1 737	10 769
40 to 59 percent	18 886	1 669	1 435	2 641	13 140
60 to 79 percent	14 120	1 119	1 191	1 330	10 480
80 to 99 percent	9 190	682	1 529	510	6 468
100 percent or more	21 568	1 588	4 196	1 786	13 997
Median	60	64	93	56	57
Not acquired by purchase	27 204	1 623	1 126	1 567	22 889

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.					
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000					
Less than \$5,000	148 739	10 721	14 131	11 798	112 089
\$5,000 to \$9,999	31 889	1 617	2 620	3 107	25 546
\$10,000 to \$24,999	25 647	2 074	2 391	2 575	18 607
\$25,000 to \$49,999	42 955	4 063	3 453	2 951	32 488
\$50,000 to \$74,999	23 432	1 478	2 410	1 192	18 352
\$75,000 to \$99,999	8 045	384	806	972	5 883
\$100,000 to \$149,999	2 978	82	639	341	1 916
\$150,000 to \$199,999	6 015	431	735	247	4 603
\$200,000 to \$299,999	3 075	100	27	178	2 770
\$300,000 or more	1 799	83	540	—	1 176
Median	2 903	408	509	238	1 749
Mean	15 878	16 163	18 920	11 108	15 952
Properties with no capital improvements between 1998 and 2000	123 414	300K+	56 138	27 696	41 120
Capital improvements not reported	84 218	5 049	5 192	8 903	65 075
	57 585	3 512	2 659	4 580	46 834
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000					
Less than \$500	148 739	10 721	14 131	11 798	112 089
\$500 to \$999	33 638	1 660	4 688	1 850	25 439
\$1,000 to \$2,499	33 140	2 903	2 569	4 466	23 202
\$2,500 to \$4,999	46 120	3 887	3 759	2 898	35 576
\$5,000 to \$7,499	17 753	957	1 070	1 065	14 660
\$7,500 to \$9,999	5 948	720	196	685	4 347
\$10,000 to \$14,999	2 570	225	307	45	1 993
\$15,000 to \$19,999	3 535	100	206	596	2 633
\$20,000 to \$29,999	2 015	—	743	—	1 272
\$30,000 or more	2 276	—	376	—	1 901
Median	1 745	269	216	193	1 067
Mean	1 247	1 308	963	953	1 312
Properties with no capital improvements between 1998 and 2000	13 479	30K+	3 709	2 547	3 218
Capital improvements not reported	84 218	5 049	5 192	8 903	65 075
	57 585	3 512	2 659	4 580	46 834
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000					
Less than \$100	240 274	17 400	19 842	20 164	182 868
\$100 to \$199	16 893	1 691	1 161	1 960	12 081
\$200 to \$299	22 180	1 401	1 322	2 559	16 897
\$300 to \$399	32 995	1 969	4 688	2 660	23 677
\$400 to \$499	34 589	2 614	4 064	3 704	24 207
\$500 to \$599	35 290	1 859	2 065	2 956	28 410
\$600 to \$799	27 852	3 242	2 235	1 116	21 259
\$800 to \$999	20 108	1 005	707	1 051	17 345
\$1000 or more	23 617	1 265	1 638	2 062	18 651
No rental receipts	26 014	2 353	1 963	2 096	19 601
Median	738	—	—	—	738
Mean	437	455	368	378	450
Acquired 2000 and 2001 (part)	1000+	751	1000+	1000+	911
	50 268	1 881	2 139	5 117	41 131
Rental Receipts as Percent of Value²					
Acquired before 2000					
Less than 5 percent	240 274	17 400	19 842	20 164	182 868
5 to 9 percent	6 986	127	373	1 136	5 349
10 to 14 percent	85 839	7 103	6 120	8 213	64 404
15 to 19 percent	72 756	5 214	7 024	5 063	55 455
20 to 24 percent	39 783	2 829	3 211	2 204	31 539
25 to 29 percent	13 397	1 232	577	1 150	10 438
30 to 39 percent	6 283	176	529	406	5 172
40 percent or more	4 486	143	729	124	3 489
Median	9 888	575	1 279	1 868	6 167
Mean	12	11	12	11	12
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000					
Less than 1.0 percent	240 274	17 400	19 842	20 164	182 868
1.0 to 2.9 percent	35 725	2 385	3 739	2 875	26 725
3.0 to 4.9 percent	34 410	3 083	3 573	3 259	24 495
5.0 to 6.9 percent	26 961	1 439	2 930	1 960	20 631
7.0 to 8.9 percent	14 910	1 179	1 338	1 597	10 796
9.0 to 10.9 percent	14 046	1 621	1 389	901	10 136
11.0 to 12.9 percent	11 622	432	1 118	819	9 252
13.0 to 14.9 percent	5 329	963	293	506	3 567
15.0 percent or more	4 774	—	394	545	3 834
Not reported or not computed	27 097	1 755	1 143	2 022	22 178
Median	65 400	4 543	3 925	5 680	51 252
Mean	4.3	4.3	3.4	4.1	4.4
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Age Restrictions					
Property restricted to people age 55 or older	63 507	4 699	5 820	4 278	48 710
Property not restricted to people age 55 or older	213 381	13 794	15 795	19 846	163 946
Not reported	13 655	788	367	1 157	11 342
Age Composition					
Over one-half the residents of the building age 55 or older	13 914	886	996	1 750	10 281
Over one-half the residents of the building not age 55 or older	195 900	12 480	14 330	17 476	151 614
Not reported	80 728	5 915	6 656	6 055	62 103

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
PROPERTY CHARACTERISTICS—Con.					
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older					
Property provides meal service	36 846	2 917	2 499	1 548	29 882
Charge included in rent	28 116	2 297	1 672	1 104	23 043
Charge not included in rent	111	32	—	—	79
Not reported	8 619	587	826	445	6 761
Property does not provide meal service	21 879	1 797	3 815	3 221	13 046
Not reported	231 817	14 568	15 668	20 512	181 070
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	14 011	504	5 875	616	7 016
Government rental subsidy	38 030	2 860	5 468	3 566	26 137
Government grant	1 767	77	231	57	1 402
Property tax relief	5 186	411	361	125	4 288
Federal income tax credit for low-income, old, or historic properties	5 673	196	2 536	226	2 715
Accelerated federal income tax depreciation for low- and moderate-income properties	1 082	—	659	47	376
Subsidy from a non-profit corporation	884	79	360	52	393
None of the above benefits	208 079	15 138	10 311	19 116	163 514
Not reported	30 109	735	2 446	1 736	25 191
Source of Property Benefits¹					
With property benefits	52 355	3 408	9 224	4 429	35 293
Federal government	37 664	2 329	8 436	3 289	23 611
State government	7 124	343	612	904	5 265
Local government	10 863	954	541	1 017	8 350
Non-profit corporation	884	79	360	52	393
Not reported	1 212	15	—	—	1 197
With no property benefits	208 079	15 138	10 311	19 116	163 514
Not reported	30 109	735	2 446	1 736	25 191
Reason for Benefits¹					
With property benefits	52 355	3 408	9 224	4 429	35 293
Occupied by low- or moderate-income individuals	42 760	3 295	8 815	2 614	28 036
Occupied by elderly or disabled individuals	14 850	714	4 095	1 534	8 506
A historic structure	890	276	59	54	501
Located in a community development or economic development area	2 843	96	275	54	2 419
Covered by a Homestead Exemption	143	—	—	143	—
Covered by a Community Land Trust	54	—	—	54	—
Covered by disaster relief	540	—	—	493	47
Other reason	1 041	—	—	158	883
Not reported	2 908	114	73	344	2 377
With no property benefits	208 079	15 138	10 311	19 116	163 514
Not reported	30 109	735	2 446	1 736	25 191
Section 8 Rental Housing Certificates and Vouchers					
Property did or does have tenants receiving Section 8 assistance	100 845	7 807	10 035	9 067	73 935
Property has never had tenants receiving Section 8 assistance	160 231	9 447	10 785	13 743	126 257
Not reported	29 466	2 027	1 161	2 471	23 807
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	171 160	9 482	7 378	14 893	139 407
Limited partnership	46 741	4 689	9 060	3 896	29 097
Joint venture	3 403	480	—	—	2 923
General partnership	16 178	1 269	1 493	1 607	11 809
Life insurance company	257	—	—	—	257
Depository institution	248	165	43	—	40
Public real estate investment trust	565	—	65	112	388
Private real estate investment trust	204	—	—	—	204
Corporation—other than real estate investment trust	34 637	2 306	2 512	3 028	26 792
Housing cooperative organization	1 259	168	251	74	766
Non-profit or church-related institution	6 571	143	813	1 030	4 585
Pension fund	—	—	—	—	—
Fraternal organization	8	—	—	—	8
Other	9 312	580	365	642	7 724
5- to 49-housing-unit properties with traditional first mortgage ...	290 542	19 282	21 982	25 281	223 998
MORTGAGE CHARACTERISTICS					
Number of Mortgages					
1 mortgage	256 278	16 429	18 569	22 606	198 674
2 mortgages	29 490	2 752	2 706	2 119	21 913
3 or more mortgages	4 775	101	706	556	3 411
Form of Debt of First Mortgage					
Mortgage or deed of trust	290 542	19 282	21 982	25 281	223 998
Contract to purchase	—	—	—	—	—
Some other loan secured by this property	—	—	—	—	—

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
Method of Loan Application					
By computer over the Internet or by e-mail	294	—	28	—	266
By telephone or FAX	27 184	1 345	1 097	2 116	22 626
By regular mail	22 619	2 550	3 914	922	15 233
By personal visit	157 357	8 888	10 249	15 155	123 065
Through third party (such as real estate agent or builder)	42 309	3 065	2 744	2 607	33 893
Some other way	6 552	391	741	967	4 453
Not reported	27 531	2 452	2 514	2 526	20 038
Not available	6 695	590	693	987	4 424
Origin of First Mortgage					
Mortgage made at time property acquired	210 106	13 678	17 511	17 719	161 198
Mortgage assumed at time property acquired	16 832	1 441	1 761	2 025	11 606
Mortgage placed later than acquisition of property	63 604	4 163	2 710	5 537	51 194
Refinanced mortgage	58 258	4 047	2 441	5 095	46 675
Same lender	17 206	773	717	792	14 924
Different lender	41 051	3 274	1 724	4 303	31 751
Mortgage placed on property owned free and clear of debt	5 347	116	269	442	4 519
Not available	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	63 604	4 163	2 710	5 537	51 194
Increase payment period for mortgage	29 099	2 704	1 381	2 551	22 463
Reduce payment period for mortgage	489	26	2	—	461
Renew or extend loan that had fallen due, without increasing outstanding balance	1 118	40	—	—	1 078
Receive cash or increase outstanding balance of loan	5 231	142	143	269	4 677
Other reason	17 531	442	997	1 641	14 451
Not reported	4 761	86	187	690	3 797
Other properties	5 376	723	19 271	386	4 268
Not available	—	—	—	—	—
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received					
Less than \$100,000	29 998	1 303	1 428	3 098	24 170
\$100,000 to \$199,999	12 659	493	224	958	10 954
\$200,000 to \$299,999	6 523	712	513	585	4 713
\$300,000 to \$399,999	3 028	—	248	172	2 608
\$400,000 to \$499,999	2 333	—	64	515	1 753
\$500,000 to \$749,999	2 498	40	59	591	1 807
\$750,000 to \$999,999	1 096	—	114	31	952
\$1,000,000 to \$1,499,999	556	57	—	184	315
\$1,500,000 to \$1,999,999	353	—	27	31	294
\$2,000,000 to \$2,999,999	102	—	—	—	102
\$3,000,000 to \$3,999,999	150	—	—	—	150
\$4,000,000 to \$4,999,999	201	—	—	—	201
\$5,000,000 or more	500	—	179	—	321
Not reported	—	—	—	—	—
Median	135 879	...	...	...	124 005
Mean	345 785	...	...	...	342 179
Properties that refinanced and did not receive cash back	26 642	2 764	682	1 393	21 804
Properties that refinanced and did not report if received cash back	6 964	97	600	1 046	5 220
Properties that did not refinance	226 938	15 119	19 271	19 744	172 804
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received¹					
For additions, improvements or repairs to this property	29 998	1 303	1 428	3 098	24 170
To consolidate debts	13 677	472	762	2 099	10 343
For investment in other real estate	7 393	—	630	525	6 238
For other types of investments	11 509	670	739	759	9 341
For educational or medical expenses	3 515	44	—	480	2 991
To start a business	2 105	—	228	—	1 877
To settle a divorce	254	—	—	31	223
To pay taxes	992	—	—	—	992
To purchase an automobile, truck, or other vehicle	1 315	—	—	51	1 264
To purchase consumer product other than automobile, truck, or other vehicle	628	—	—	—	628
Other	1 078	—	—	367	711
Not reported	2 652	157	61	462	1 973
Properties that refinanced and did not receive cash back	459	—	128	94	236
Properties that refinanced and did not report if received cash back	26 642	2 764	682	1 393	21 804
Properties that did not refinance	6 964	97	600	1 046	5 220
Not available	226 938	15 119	19 271	19 744	172 804

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
Purpose of Second Mortgage					
Properties with second mortgage	28 233	2 405	2 961	2 570	20 297
Provide funds for the purchase of the property	12 717	848	742	1 189	9 939
Provide funds for additions, improvements or repairs to this property	7 277	625	803	888	4 961
Provide funds for consolidation of debts	737	—	—	—	737
Provide funds for investment in other real estate	1 036	—	166	224	645
Provide funds for other types of investments	11	—	11	—	—
Provide funds for educational or medical expenses	—	—	—	—	—
Provide funds for starting a business	39	—	—	—	39
Provide funds to settle a divorce	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	44	—	—	—	44
Provide funds to purchase another type of consumer product	—	—	—	—	—
Other reasons	2 491	354	903	9	1 225
Not reported	3 880	578	335	260	2 707
Other properties	262 310	16 877	19 021	22 711	203 701
Purpose of Line of Credit					
Properties with second mortgage or line of credit	7 742	491	452	575	6 224
Provide funds for additions, improvements or repairs to this property	2 722	198	24	217	2 283
Provide funds for consolidation of debts	542	—	—	—	542
Provide funds for investment in other real estate	598	192	48	—	358
Provide funds for other types of investments	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—
Provide funds for starting a business	—	—	—	—	—
Provide funds to settle a divorce	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	219	—	—	—	219
Provide funds to purchase another type of consumer product	—	—	—	—	—
Other reasons	1 506	65	282	—	1 158
Not reported	2 155	36	98	358	1 663
Other properties	282 801	18 791	21 530	24 706	217 775
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	110 869	5 342	5 089	9 595	90 842
1997 and 1998	57 275	3 573	2 377	5 646	45 679
1995 and 1996	26 321	2 208	1 963	1 813	20 337
1990 to 1994	44 435	3 779	5 913	3 113	31 629
1985 to 1989	27 722	2 498	2 712	2 597	19 914
1980 to 1984	9 518	760	2 392	621	5 745
1979 or earlier	14 403	1 121	1 535	1 896	9 851
Traditional First Mortgage Loan					
Less than \$50,000	11 355	817	61	1 278	9 198
\$50,000 to \$99,999	25 217	1 275	1 056	1 904	20 982
\$100,000 to \$149,999	36 407	2 149	1 373	3 482	29 402
\$150,000 to \$199,999	32 139	2 288	1 712	4 142	23 997
\$200,000 to \$249,999	22 900	2 117	1 304	2 029	17 452
\$250,000 to \$299,999	20 113	2 178	1 342	2 654	13 940
\$300,000 to \$399,999	26 663	693	784	2 112	23 074
\$400,000 to \$499,999	24 188	1 211	2 326	1 441	19 209
\$500,000 to \$749,999	37 536	1 601	4 001	2 408	29 525
\$750,000 to \$999,999	16 739	1 508	2 421	1 825	10 985
\$1,000,000 to \$1,499,999	17 108	1 076	3 643	1 059	11 330
\$1,500,000 to \$1,999,999	6 208	549	695	374	4 589
\$2,000,000 or more	5 074	651	437	294	3 692
Not reported	8 896	1 169	825	280	6 623
Median	274 117	253 130	516 955	237 142	269 236
Mean	442 977	488 541	661 331	379 758	425 200
Total Mortgage Loan					
Less than \$50,000	11 355	817	61	1 278	9 198
\$50,000 to \$99,999	22 348	1 275	762	1 904	18 407
\$100,000 to \$149,999	35 616	2 117	1 132	3 404	28 963
\$150,000 to \$199,999	30 831	2 288	1 958	3 701	22 884
\$200,000 to \$249,999	21 372	2 117	535	1 494	17 227
\$250,000 to \$299,999	19 629	1 629	1 342	2 742	13 917
\$300,000 to \$399,999	27 132	381	707	2 678	23 365
\$400,000 to \$499,999	24 942	1 426	2 409	1 742	19 364
\$500,000 to \$749,999	39 447	1 771	3 790	2 343	31 544
\$750,000 to \$999,999	18 189	1 796	2 887	1 882	11 624
\$1,000,000 to \$1,499,999	17 473	1 142	3 760	1 122	11 449
\$1,500,000 to \$1,999,999	7 209	607	970	374	5 258
\$2,000,000 or more	6 159	746	842	337	4 234
Not reported	8 840	1 169	825	280	6 567
Median	290 054	254 272	578 227	259 707	283 803
Mean	476 096	526 271	825 703	396 271	447 077

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
Traditional First Mortgage Outstanding Debt					
Less than \$50,000	21 460	1 247	1 002	2 339	16 872
\$50,000 to \$99,999	36 878	2 014	1 123	3 984	29 757
\$100,000 to \$149,999	39 607	2 844	2 320	3 157	31 287
\$150,000 to \$199,999	26 871	2 897	1 479	3 167	19 328
\$200,000 to \$249,999	24 318	1 667	1 043	2 169	19 439
\$250,000 to \$299,999	16 332	928	648	1 142	13 615
\$300,000 to \$399,999	28 810	1 412	1 962	2 576	22 861
\$400,000 to \$499,999	22 012	888	2 199	1 327	17 598
\$500,000 to \$749,999	29 052	1 349	3 413	2 230	22 060
\$750,000 to \$999,999	13 821	1 046	2 215	1 472	9 089
\$1,000,000 to \$1,499,999	14 385	905	3 131	1 055	9 294
\$1,500,000 to \$1,999,999	4 439	436	194	123	3 686
\$2,000,000 or more	3 660	481	429	260	2 491
Not reported	8 896	1 169	825	280	6 623
Median	228 348	197 176	441 171	196 718	224 695
Mean	383 645	415 133	578 381	330 997	368 123
Total Mortgage Outstanding Debt					
Less than \$50,000	19 527	1 192	868	2 122	15 345
\$50,000 to \$99,999	34 995	2 014	828	4 202	27 951
\$100,000 to \$149,999	39 390	2 789	2 230	3 078	31 293
\$150,000 to \$199,999	25 325	2 581	1 164	2 361	19 219
\$200,000 to \$249,999	22 826	1 750	759	2 119	18 197
\$250,000 to \$299,999	18 216	928	814	1 460	15 014
\$300,000 to \$399,999	27 601	846	1 843	3 094	21 819
\$400,000 to \$499,999	23 529	1 333	2 341	1 261	18 593
\$500,000 to \$749,999	30 771	1 557	3 077	2 296	23 841
\$750,000 to \$999,999	14 676	1 116	2 799	1 463	9 298
\$1,000,000 to \$1,499,999	14 968	994	3 255	1 118	9 600
\$1,500,000 to \$1,999,999	5 402	436	344	167	4 455
\$2,000,000 or more	4 606	576	834	260	2 936
Not reported	8 711	1 169	825	280	6 438
Median	241 573	207 484	481 152	215 446	235 021
Mean	401 545	415 714	696 318	341 390	378 188
Current Interest Rate on First Mortgage					
Less than 6.0 percent	108 685	3 379	6 360	12 034	86 911
6.0 percent	1 991	298	—	139	1 554
6.1 to 6.4 percent	4 614	306	232	297	3 778
6.5 to 6.9 percent	12 815	574	1 608	360	10 274
7.0 percent	19 223	56	542	2 246	16 380
7.1 to 7.4 percent	12 257	395	1 960	675	9 227
7.5 to 7.9 percent	19 584	1 475	1 097	659	16 352
8.0 percent	8 788	64	705	182	7 838
8.1 to 8.4 percent	9 388	605	746	750	7 288
8.5 to 8.9 percent	18 100	2 082	1 692	186	14 140
9.0 percent	6 530	429	1 137	34	4 931
9.1 to 9.4 percent	5 058	677	113	—	4 268
9.5 to 9.9 percent	5 779	235	630	327	4 587
10.0 percent	3 262	451	290	131	2 390
10.1 to 10.4 percent	1 563	1 068	—	—	495
10.5 to 10.9 percent	2 301	430	1 081	—	791
11.0 percent	3 036	317	134	1 259	1 326
11.1 to 12.9 percent	3 789	2 343	757	186	503
13.0 percent	1 202	266	—	—	936
13.1 percent or more	42 577	3 834	2 898	5 816	30 029
Not reported	—	—	—	—	—
Median	7.1	9.1	7.6	6.7	7.1
Type of Interest Rate Buydown					
Properties with interest rate buydown	578	—	167	—	411
Constant payment	98	—	—	—	98
3-2-1 buydown	—	—	—	—	—
Other	167	—	167	—	—
Not reported	312	—	—	—	312
Properties without interest rate buydown	117 177	1 946	12 862	5 354	97 015
Not reported	172 787	17 336	8 952	19 927	126 573
Term of First Mortgage					
Less than 5 years	4 723	—	—	408	4 315
5 years	8 926	55	37	747	8 087
6 to 9 years	4 723	459	5	—	4 259
10 years	13 250	32	593	244	12 382
11 to 14 years	1 953	—	80	—	1 873
15 years	18 228	155	673	226	17 174
16 to 19 years	1 640	—	59	—	1 581
20 years	10 495	—	434	186	9 875
21 to 24 years	610	96	118	—	397
25 years	4 515	—	38	196	4 280
26 to 29 years	1 088	285	—	178	624
30 years	61 439	18 013	1 191	3 323	38 912
More than 30 years	11 312	187	9 822	—	1 303
No stated term	147 641	—	8 931	19 774	118 936
Median	30+	30+	30+	30+	20

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
Unexpired Term of First Mortgage					
Less than 5 years	14 708	585	65	1 252	12 806
5 to 9 years	24 658	1 366	983	621	21 687
10 to 14 years	20 964	1 092	617	518	18 737
15 to 19 years	18 971	2 253	1 183	125	15 409
20 to 24 years	19 800	4 455	827	1 404	13 114
25 to 29 years	28 510	8 419	1 272	587	18 232
30 or more years	15 290	1 111	8 103	1 000	5 076
No stated term or not computed	147 641	—	8 931	19 774	118 936
Median	18	25	30+	21	15
Holder of First Mortgage					
Commercial bank or trust company	68 397	5 124	2 305	6 514	54 455
Savings and loan association, federal savings bank	49 888	1 875	1 725	5 017	41 272
Mutual savings bank	8 507	308	278	799	7 122
Life insurance company	8 728	772	251	1 142	6 562
Mortgage banker or mortgage company	12 438	—	323	661	11 453
Federally-sponsored secondary market agency or pool	78 817	8 505	4 110	9 418	56 783
Conventional mortgage pool	729	—	31	—	698
Other federal agency	14 114	439	10 066	47	3 562
Real estate investment trust	3 866	—	—	—	3 866
Pension or retirement fund	370	96	40	—	234
Credit union	7 734	486	416	82	6 749
Finance company	2 149	307	30	93	1 720
State or municipal government or housing finance agency	11 513	747	2 095	437	8 234
Individual or individual's estate	15 633	152	234	892	14 355
Other	7 659	470	77	179	6 933
Servicer of First Mortgage					
Commercial bank or trust company	69 390	5 033	2 305	6 514	55 538
Savings and loan association, federal savings bank	53 968	1 875	2 015	5 017	45 061
Mutual savings bank	8 869	308	278	799	7 484
Life insurance company	7 372	506	251	1 142	5 472
Mortgage banker or mortgage company	92 614	9 021	4 182	10 079	69 332
Federally-sponsored secondary market agency or pool	34	—	—	—	34
Conventional mortgage pool	1 013	—	—	—	1 013
Other federal agency	14 053	433	10 066	47	3 507
Real estate investment trust	67	—	—	—	67
Pension or retirement fund	33	—	—	—	33
Credit union	7 740	486	416	82	6 755
Finance company	2 183	307	30	93	1 753
State or municipal government or housing finance agency	10 900	747	2 128	437	7 589
Individual or individual's estate	14 519	152	49	892	13 425
Other	7 789	412	261	179	6 936
Holder's Acquisition of First Mortgage					
Originated directly from borrower	175 891	9 567	6 048	11 355	148 921
Purchased from present servicer	64 683	3 712	13 452	6 490	41 028
Purchased from someone else	49 969	6 003	2 481	7 436	34 049
Not reported	—	—	—	—	—
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	205 304	13 842	18 146	18 297	155 018
Less than 40 percent	9 583	1 027	1 299	240	7 017
40 to 49 percent	5 390	343	176	1 209	3 662
50 to 59 percent	11 083	1 033	893	572	8 586
60 to 69 percent	25 147	1 362	1 420	3 112	19 253
70 to 79 percent	30 982	1 683	2 041	3 385	23 874
80 to 89 percent	33 442	1 786	2 174	2 342	27 140
90 to 94 percent	7 859	465	772	1 007	5 615
95 to 99 percent	9 668	282	2 160	796	6 430
100 percent or more	63 920	4 691	6 392	5 543	47 293
Not reported	8 229	1 171	819	90	6 148
Median	85	85	94	82	84
Other properties	85 239	5 439	3 836	6 984	68 980
Not available	—	—	—	—	—
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	205 304	13 842	18 146	18 297	155 018
Less than 40 percent	12 279	668	1 564	512	9 535
40 to 49 percent	5 553	343	134	1 248	3 828
50 to 59 percent	10 727	590	327	960	8 849
60 to 69 percent	53 025	2 891	6 431	5 931	37 773
70 to 79 percent	38 832	1 952	1 915	3 495	31 471
80 to 89 percent	27 498	1 786	818	1 815	23 078
90 to 94 percent	6 317	10	1 248	911	4 148
95 to 99 percent	7 888	185	3 027	694	3 982
100 percent or more	35 579	4 295	1 931	2 640	26 713
Not reported	7 607	1 122	751	90	5 643
Median	74	80	71	71	75
Other properties	85 239	5 439	3 836	6 984	68 980
Not available	—	—	—	—	—

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
First Mortgage Risk					
Subprime loan	14 231	1 837	836	1 453	10 105
Not subprime loan	276 311	17 444	21 145	23 828	213 893
Not reported	—	—	—	—	—
Total Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	205 304	13 842	18 146	18 297	155 018
Less than 40 percent	8 232	778	941	142	6 371
40 to 49 percent	4 646	302	218	1 307	2 818
50 to 59 percent	9 985	976	1 243	447	7 319
60 to 69 percent	22 756	1 332	924	2 740	17 759
70 to 79 percent	29 284	1 194	2 014	2 944	23 132
80 to 89 percent	29 494	2 008	1 894	1 807	23 786
90 to 94 percent	9 058	465	556	1 757	6 280
95 to 99 percent	13 561	280	2 838	1 169	9 275
100 percent or more	70 114	5 336	6 697	5 892	52 189
Not reported	8 172	1 171	819	90	6 092
Median	88	89	97	88	87
Other properties	85 239	5 439	3 836	6 984	68 980
Not available	—	—	—	—	—
Total Mortgage Loan as Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase	205 304	13 842	18 146	18 297	155 018
Less than 40 percent	32 623	1 816	1 842	3 023	25 941
40 to 49 percent	16 149	819	1 510	1 903	11 917
50 to 59 percent	26 813	3 090	2 290	1 805	19 628
60 to 69 percent	33 652	1 905	1 394	3 560	26 794
70 to 79 percent	26 079	1 884	1 258	2 534	20 402
80 to 89 percent	22 154	1 060	2 325	1 405	17 364
90 to 94 percent	10 550	971	591	1 780	7 207
95 to 99 percent	6 873	75	1 359	820	4 619
100 percent or more	22 861	1 100	4 826	1 376	15 558
Not reported	7 551	1 122	751	90	5 587
Median	67	63	82	67	66
Other properties	85 239	5 439	3 836	6 984	68 980
Not available	—	—	—	—	—
Total Outstanding Debt as a Percent of Value					
Less than 20 percent	26 898	1 116	1 286	2 633	21 862
20 to 29 percent	19 928	1 452	747	1 998	15 731
30 to 39 percent	30 062	1 463	2 270	3 281	23 049
40 to 49 percent	40 880	4 562	2 576	2 039	31 704
50 to 59 percent	37 499	3 102	2 058	4 065	28 273
60 to 69 percent	43 849	1 691	2 268	4 525	35 366
70 to 79 percent	27 858	1 746	1 341	1 312	23 458
80 to 89 percent	18 581	567	2 594	1 299	14 121
90 to 99 percent	19 220	1 729	2 658	3 103	11 730
100 percent or more	16 790	420	3 359	745	12 267
Not reported or computed	8 977	1 435	825	280	6 438
Median	56	51	67	56	56
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	84 445	3 464	2 965	6 128	71 888
Treasury security	17 602	459	—	750	16 393
Average cost of funds in bank district	22 863	—	1 158	125	21 580
National average cost of funds	1 363	—	—	—	1 363
OTS contract mortgage rate	—	—	—	—	—
Other method	12 368	55	—	648	11 664
No index used	787	—	82	—	705
Not reported	29 463	2 949	1 725	4 605	20 183
Other properties	206 098	15 818	19 016	19 153	152 111
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	84 445	3 464	2 965	6 128	71 888
Monthly	23 109	—	681	125	22 303
Every 3 months	1 051	—	—	—	1 051
Every 6 months	4 653	—	51	482	4 120
Yearly	11 299	—	426	382	10 491
Every 3 years	3 736	—	—	—	3 736
Every 5 years	5 460	—	—	114	5 346
Other	7 142	515	—	420	6 208
Not reported	27 993	2 949	1 807	4 605	18 632
Other properties	206 098	15 818	19 016	19 153	152 111
Not reported	—	—	—	—	—

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE CHARACTERISTICS—Con.					
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	84 445	3 464	2 965	6 128	71 888
Less than 1 percent	1 853	—	51	—	1 802
1 percent	51	—	—	—	51
1.1 to 1.9 percent	1 275	—	—	—	1 275
2 percent	10 081	—	426	—	9 655
2.1 to 2.9 percent	1 713	—	—	—	1 713
3 percent	2 100	—	—	—	2 100
3.1 to 3.9 percent	442	—	—	—	442
4.0 percent or more	2 556	—	—	255	2 301
No caps	33 520	515	681	787	31 537
Not reported	30 855	2 949	1 807	5 087	21 011
Other properties	206 098	15 818	19 016	19 153	152 111
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	84 445	3 464	2 965	6 128	71 888
Less than 1 percent	1 624	—	—	—	1 624
1 percent	—	—	—	—	—
1.1 to 1.9 percent	—	—	—	—	—
2 percent	—	—	—	—	—
2.1 to 2.9 percent	166	—	—	—	166
3 percent	448	—	—	—	448
3.1 to 3.9 percent	660	—	167	—	492
4.0 percent or more	27 110	—	767	380	25 964
No caps	19 306	55	—	661	18 590
Not reported	35 130	3 408	2 031	5 087	24 604
Other properties	206 098	15 818	19 016	19 153	152 111
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	84 445	3 464	2 965	6 128	71 888
Yes, rate has changed	40 100	459	1 158	518	37 964
No change since mortgage made	15 847	55	82	523	15 186
Not reported	28 499	2 949	1 725	5 087	18 737
Other properties	206 098	15 818	19 016	19 153	152 111
Not reported	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	7 549	—	939	125	6 484
Payments can change monthly	157	—	—	—	157
Payments can change every three months	326	—	—	—	326
Payments can change every six months	309	—	—	—	309
Payments can change yearly	6 358	—	939	125	5 294
Payments can change every 3 years	209	—	—	—	209
Payments can change every 5 years	—	—	—	—	—
Other	189	—	—	—	189
Not reported	—	—	—	—	—
Monthly payments cannot change	253 306	16 277	19 317	20 069	197 643
Not reported	29 688	3 004	1 725	5 087	19 871
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	7 549	—	939	125	6 484
Yes, unrestricted negative amortization	163	—	93	—	70
Yes, restricted negative amortization	5 642	—	588	125	4 929
No negative amortization allowed	1 684	—	258	—	1 425
Not reported	60	—	—	—	60
Monthly payments cannot change	253 306	16 277	19 317	20 069	197 643
Not reported	29 688	3 004	1 725	5 087	19 871
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	273 614	17 450	21 001	25 040	210 124
Interest and principal	272 787	17 450	20 960	24 853	209 524
Fully amortized	216 495	16 119	10 765	22 405	167 206
Not fully amortized	56 292	1 331	10 195	2 448	42 318
Interest only	827	—	40	186	600
No regular payments required	4 225	58	82	65	4 020
Not reported	12 704	1 774	899	176	9 854

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Items Included in First Mortgage Payment¹					
Regular monthly payments of both interest and principal	272 787	17 450	20 960	24 853	209 524
Real estate taxes	46 431	2 077	947	3 211	40 197
Property insurance	22 769	2 042	1 115	1 836	17 776
Mortgage insurance	3 944	1 826	45	681	1 392
Other	11 917	1 792	802	1 345	7 978
No items included or not reported	224 347	15 373	19 514	21 638	167 822
No regular payments of interest and principal	17 755	1 832	1 021	428	14 474
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	286 318	19 224	21 900	25 216	219 978
Less than \$100	41 013	1 430	6 650	2 966	29 967
\$100 to \$199	79 024	5 374	4 495	7 221	61 934
\$200 to \$299	63 177	5 803	4 968	5 000	47 406
\$300 to \$399	29 951	1 449	1 963	2 467	24 071
\$400 to \$499	17 033	306	1 250	2 742	12 735
\$500 to \$599	10 933	446	402	1 873	8 211
\$600 to \$699	5 976	666	51	64	5 195
\$700 to \$799	4 594	92	420	480	3 603
\$800 to \$899	3 258	32	—	689	2 536
\$900 to \$999	1 891	72	31	—	1 788
\$1,000 to \$1,249	2 541	182	64	588	1 707
\$1,250 to \$1,499	2 641	129	398	—	2 113
\$1,500 or more	11 584	1 469	309	949	8 858
Not reported	12 704	1 774	899	176	9 854
Median	227	233	186	247	228
Mean	597	1 124	282	454	601
No regular payments required	4 225	58	82	65	4 020
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	286 318	19 224	21 900	25 216	219 978
Up-to-date, ahead of schedule, or less than 90 days past due	124 893	2 592	12 794	5 905	103 603
Delinquent by 90 days or more	697	—	—	—	697
Legal proceedings have begun	481	—	—	—	481
Legal proceedings have not begun	216	—	—	—	216
Not reported	—	—	—	—	—
Not reported	160 727	16 632	9 106	19 311	115 678
Other properties	4 225	58	82	65	4 020
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	286 318	19 224	21 900	25 216	219 978
Less than \$100	51 345	3 132	7 212	2 924	38 077
\$100 to \$199	75 240	5 163	4 198	7 054	58 824
\$200 to \$299	65 277	5 668	5 501	5 073	49 036
\$300 to \$399	32 110	1 555	2 026	2 526	26 003
\$400 to \$499	16 405	362	891	2 518	12 634
\$500 to \$599	11 773	608	402	2 264	8 500
\$600 to \$699	6 084	404	89	64	5 526
\$700 to \$799	5 429	353	420	565	4 091
\$800 to \$899	3 275	32	—	689	2 554
\$900 to \$999	1 891	72	31	—	1 788
\$1,000 to \$1,249	2 635	278	64	588	1 706
\$1,250 to \$1,499	2 512	129	—	—	2 383
\$1,500 or more	12 342	1 469	1 067	949	8 858
Not reported	—	—	—	—	—
Median	225	223	189	252	227
Mean	590	1 033	425	458	582
No regular payments required	4 225	58	82	65	4 020
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	226 297	15 626	18 861	19 982	171 828
Less than 20 percent	19 246	1 260	3 298	1 238	13 450
20 to 29 percent	27 210	898	3 445	3 102	19 765
30 to 39 percent	30 811	2 708	1 602	2 080	24 422
40 to 49 percent	36 392	2 865	1 770	1 660	30 097
50 to 59 percent	25 701	1 975	3 058	2 233	18 435
60 to 69 percent	17 496	354	1 133	1 565	14 443
70 to 79 percent	12 280	414	979	1 578	9 309
80 to 89 percent	8 556	908	1 117	643	5 888
90 to 99 percent	4 359	757	397	250	2 955
100 percent or more	43 390	3 487	2 063	5 633	32 206
Not reported or not computed	856	—	—	—	856
Median	50	50	46	59	49
Other properties	64 245	3 656	3 120	5 299	52 171

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal	226 962	15 626	18 861	19 982	172 493
Less than 20 percent	18 553	1 133	2 990	1 020	13 410
20 to 29 percent	25 294	823	3 410	3 280	17 782
30 to 39 percent	29 531	2 417	1 641	2 111	23 363
40 to 49 percent	37 247	3 015	1 772	1 595	30 866
50 to 59 percent	25 590	1 903	2 742	1 954	18 991
60 to 69 percent	18 867	571	1 214	1 919	15 162
70 to 79 percent	12 484	460	1 111	1 446	9 467
80 to 89 percent	9 337	1 003	1 163	557	6 613
90 to 99 percent	4 183	524	337	382	2 940
100 percent or more	45 020	3 776	2 482	5 719	33 043
Not reported or not computed	856	—	—	—	856
Median	51	52	48	60	50
Other properties	63 580	3 656	3 120	5 299	51 505
Real Estate Tax Per Housing Unit					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than \$100	19 997	1 025	1 595	2 141	15 236
\$100 to \$199	19 089	1 258	1 328	2 268	14 234
\$200 to \$299	27 870	1 925	3 589	2 817	19 538
\$300 to \$399	29 862	1 439	2 871	3 212	22 341
\$400 to \$499	22 519	2 402	1 619	2 030	16 468
\$500 to \$599	19 236	1 242	1 164	1 206	15 623
\$600 to \$699	16 200	1 689	1 731	701	12 080
\$700 to \$799	17 023	930	706	692	14 695
\$800 to \$899	12 394	506	1 234	356	10 297
\$900 to \$999	9 204	713	634	598	7 259
\$1,000 to \$1,249	15 298	1 138	722	1 189	12 250
\$1,250 to \$1,499	8 260	271	321	783	6 885
\$1,500 to \$1,999	9 853	1 378	912	842	6 721
\$2,000 to \$2,499	2 969	115	167	11	2 677
\$2,500 or more	7 140	939	602	1 319	4 280
Not reported	3 360	429	648	—	2 282
Median	496	535	413	389	516
Mean	701	888	670	685	688
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than \$5	47 303	2 441	2 550	4 554	37 759
\$5 to \$9	51 493	3 160	4 148	5 426	38 759
\$10 to \$14	51 255	3 006	4 933	3 754	39 562
\$15 to \$19	24 607	2 473	2 320	1 420	18 393
\$20 to \$24	22 527	2 445	2 036	1 404	16 641
\$25 to \$29	12 384	831	390	229	10 933
\$30 to \$39	27 320	2 615	2 818	3 376	18 511
\$40 to \$49	—	—	—	—	—
\$50 to \$59	—	—	—	—	—
\$60 or more	26	—	—	—	26
Not reported or not computed	3 360	429	648	—	2 282
Median	12	15	13	10	12
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than 5 percent	35 298	2 120	3 392	3 123	26 664
5 to 9 percent	86 795	4 925	6 166	8 992	66 712
10 to 14 percent	49 229	4 145	4 937	3 177	36 970
15 to 19 percent	31 443	1 442	2 671	2 282	25 048
20 to 24 percent	11 274	1 435	731	1 376	7 732
25 to 29 percent	6 487	576	514	66	5 332
30 to 34 percent	5 614	411	258	456	4 489
35 to 39 percent	1 470	611	128	147	584
40 percent or more	8 449	1 307	398	545	6 198
Not reported or not computed	4 216	429	648	—	3 139
Median	10	12	10	9	10
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Property Management					
Property managed by paid property management company	129 207	10 173	16 617	9 632	92 784
Property not managed by paid property management company	139 461	7 447	4 971	13 732	113 312
Not reported	21 875	1 662	393	1 917	17 902

Table 6-3. Mortgage Insurance Status, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgages that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by state or local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value and Rental Vacancy Losses as Percent of Potential Receipts acquired before 2000 exclude properties with less than half of units in rental market during of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed properties*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Property Management and Administration Expenses Per Housing Unit					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than \$100	5 408	690	497	526	3 696
\$100 to \$199	9 026	756	257	756	7 257
\$200 to \$299	14 707	992	1 053	706	11 956
\$300 to \$399	15 363	964	1 600	1 234	11 566
\$400 to \$499	12 564	675	1 100	799	9 991
\$500 to \$599	10 511	403	1 865	422	7 821
\$600 to \$699	8 122	919	1 991	251	4 962
\$700 to \$799	5 903	252	1 608	650	3 394
\$800 to \$899	3 726	174	772	302	2 477
\$900 to \$999	2 138	216	641	147	1 134
\$1,000 to \$1,249	6 416	513	2 227	121	3 556
\$1,250 to \$1,499	2 817	494	392	32	1 899
\$1,500 to \$1,999	3 810	870	303	38	2 599
\$2,000 to \$2,499	1 278	—	27	—	1 250
\$2,500 or more	7 229	1 211	672	1 011	4 335
No expenses	88 549	4 836	2 767	9 302	71 644
Not reported or not computed	42 707	3 437	2 072	3 867	33 331
Median	480	609	657	434	445
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Maintenance and Repair Expenses Per Housing Unit					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than \$100	5 481	616	—	147	4 718
\$100 to \$199	14 806	728	517	969	12 591
\$200 to \$299	16 557	1 368	1 817	1 317	12 055
\$300 to \$399	15 611	835	1 540	1 485	11 752
\$400 to \$499	14 478	871	1 947	1 869	9 790
\$500 to \$599	13 882	1 303	1 266	907	10 406
\$600 to \$699	11 349	742	1 029	981	8 596
\$700 to \$799	15 288	798	1 957	776	11 757
\$800 to \$899	11 047	608	988	431	9 019
\$900 to \$999	7 296	175	1 149	—	5 972
\$1,000 to \$1,249	16 101	1 157	1 506	2 063	11 376
\$1,250 to \$1,499	12 311	1 768	822	1 227	8 494
\$1,500 to \$1,999	10 309	691	827	1 496	7 294
\$2,000 to \$2,499	5 577	72	394	90	5 021
\$2,500 or more	15 827	1 617	1 456	987	11 768
No expenses	5 319	—	180	638	4 501
Not reported or not computed	49 035	4 052	2 446	4 782	37 756
Median	705	726	725	669	703
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131
Utility and Fuel Expenses Per Housing Unit					
Acquired before 2000	240 274	17 400	19 842	20 164	182 868
Less than \$250	27 131	1 216	1 857	2 371	21 686
\$250 to \$499	50 555	3 373	5 256	4 791	37 135
\$500 to \$749	42 694	3 157	4 646	2 146	32 745
\$750 to \$999	23 615	2 007	2 025	2 611	16 973
\$1,000 to \$1,249	14 799	826	1 453	537	11 983
\$1,250 to \$1,499	5 724	512	170	185	4 857
\$1,500 to \$1,749	3 459	337	35	493	2 594
\$1,750 to \$1,999	2 825	422	—	433	1 970
\$2,000 to \$2,499	2 642	350	423	162	1 707
\$2,500 or more	6 779	329	334	973	5 143
No expenses	15 008	1 398	1 039	367	12 204
Not reported or not computed	45 043	3 474	2 604	5 095	33 870
Median	573	633	553	522	573
Acquired 2000 and 2001 (part)	50 268	1 881	2 139	5 117	41 131

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 6-4. Junior Mortgages and Home Equity Lines of Credit, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties

[Number of junior mortgages 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. *Columns may not add total junior mortgages, because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
Total junior mortgages	39 623	7 742	31 881	MORTGAGE CHARACTERISTICS—			
Junior mortgages outstanding	33 034	1 153	31 881	Con.			
MORTGAGE CHARACTERISTICS				Term of Junior Mortgage			
Type of Junior Mortgage Instrument				Traditional junior mortgages	31 881	...	31 881
Fixed-rate, level-payment mortgage	21 006	—	21 006	Less than 5 years	303	...	303
Short-term with balloon payment mortgage	4 591	—	4 591	5 years	640	...	640
Reverse mortgage	—	—	—	6 to 9 years	382	...	382
Adjustable rate mortgage (ARM)	4 789	—	4 789	10 years	1 048	...	1 048
Other	2 649	1 153	1 496	11 to 14 years	310	...	310
				15 years	1 036	...	1 036
				16 to 19 years	131	...	131
				20 years	462	...	462
				21 to 24 years	269	...	269
				25 years	262	...	262
				26 to 29 years	—	...	—
				30 years	2 091	...	2 091
				More than 30 years	767	...	767
				No stated term	24 180	...	24 180
				Median	20	...	20
				Other junior mortgages	1 153	1 153	—
Purpose of Junior Mortgage				Holder of Junior Mortgage			
Provide funds for the purchase of the property ..	13 812	—	13 812	Commercial bank or trust company	4 660	119	4 541
Provide funds for additions, improvements or	—	—	—	Savings and loan association, federal savings	—	—	—
repairs to this property	9 473	785	8 688	bank	3 265	321	2 943
Provide funds for consolidation of debts	956	—	956	Mutual savings bank	549	—	549
Provide funds for investment in other real	—	—	—	Life insurance company	683	—	683
estate	1 579	—	1 579	Mortgage banker or mortgage company	93	—	93
Provide funds for other types of investments ...	11	—	11	Federally-sponsored secondary market agency	—	—	—
Provide funds for educational or medical	—	—	—	or pool	13 090	—	13 090
expenses	—	—	—	Conventional mortgage pool	9	—	9
Provide funds to start a business	39	—	39	Other federal agency	1 259	—	1 259
Provide funds to settle a divorce	—	—	—	Real estate investment trust	61	—	61
Provide funds to pay taxes	—	—	—	Pension or retirement fund	31	—	31
Provide funds to purchase an automobile, truck,	—	—	—	Credit union	1 166	683	484
or vehicle	263	219	44	Finance company	565	—	565
Provide funds to purchase consumer product ...	—	—	—	State or municipal government or housing	—	—	—
Other reasons	2 491	—	2 491	finance agency	2 327	—	2 327
Not reported	4 411	149	4 262	Individual or individual's estate	2 901	—	2 901
				Other	2 375	30	2 345
				Servicer of Junior Mortgage			
Year Junior Mortgage Made or				Traditional junior mortgages	31 881	...	31 881
Assumed				Commercial bank or trust company	4 669	...	4 669
Traditional junior mortgages	31 881	...	31 881	Savings and loan association, federal savings	—	...	—
1999 to 2001 (part)	15 824	...	15 824	bank	2 978	...	2 978
1997 and 1998	6 320	...	6 320	Mutual savings bank	549	...	549
1995 and 1996	3 251	...	3 251	Life insurance company	683	...	683
1990 to 1994	4 596	...	4 596	Mortgage banker or mortgage company	13 103	...	13 103
1985 to 1989	1 143	...	1 143	Federally-sponsored secondary market agency	—	...	—
1980 to 1984	217	...	217	or pool	9	...	9
1979 or earlier	530	...	530	Conventional mortgage pool	—	...	—
Other junior mortgages	1 153	1 153	—	Other federal agency	1 259	...	1 259
				Real estate investment trust	—	...	—
				Pension or retirement fund	—	...	—
				Credit union	484	...	484
				Finance company	467	...	467
				State or municipal government or housing	—	...	—
				finance agency	2 573	...	2 573
				Individual or individual's estate	2 751	...	2 751
				Other	2 356	...	2 356
				Other junior mortgages	1 153	1 153	—
Junior Mortgage Loan				Holder's Acquisition of Junior			
Traditional junior mortgages	31 881	...	31 881	Mortgage			
Less than \$50,000	7 795	...	7 795	Traditional junior mortgages	31 881	...	31 881
\$50,000 to \$74,999	4 635	...	4 635	Originated directly from borrower	19 791	...	19 791
\$75,000 to \$99,999	1 929	...	1 929	Purchased from present servicer	6 515	...	6 515
\$100,000 to \$149,999	4 308	...	4 308	Purchased from someone else	5 575	...	5 575
\$150,000 to \$199,999	3 604	...	3 604	Other junior mortgages	1 153	1 153	—
\$200,000 to \$249,999	2 040	...	2 040				
\$250,000 to \$299,999	1 286	...	1 286	Index Used to Adjust Interest Rate on			
\$300,000 to \$399,999	1 323	...	1 323	Junior Mortgage			
\$400,000 to \$499,999	1 235	...	1 235	Adjustable rate traditional Junior			
\$500,000 to \$749,999	1 522	...	1 522	mortgages	6 285	...	6 285
\$750,000 to \$999,999	587	...	587	Treasury security	217	...	217
\$1,000,000 or more	1 323	...	1 323	Average cost of funds in bank district	69	...	69
Not reported	294	...	294	National average cost of funds	—	...	—
Median	116 649	...	116 649	OTS contract mortgage rate	—	...	—
Mean	255 540	...	255 540	Other method	418	...	418
Other junior mortgages	1 153	1 153	—	No index used	786	...	786
				Not reported	4 794	...	4 794
				Other junior mortgages	26 750	1 153	25 597
Current Interest Rate on Junior							
Mortgage							
Less than 6.0 percent	17 205	338	16 867				
6.0 percent	31	—	31				
6.1 to 6.4 percent	64	—	64				
6.5 to 6.9 percent	437	166	271				
7.0 percent	1 339	—	1 339				
7.1 to 7.4 percent	681	—	681				
7.5 to 7.9 percent	802	156	646				
8.0 percent	663	—	663				
8.1 to 8.4 percent	92	—	92				
8.5 to 8.9 percent	1 301	—	1 301				
9.0 percent	869	464	405				
9.1 to 9.4 percent	—	—	—				
9.5 to 9.9 percent	297	—	297				
10.0 percent	963	30	934				
10.1 to 10.4 percent	116	—	116				
10.5 to 10.9 percent	—	—	—				
11.0 percent	210	—	210				
11.1 to 12.9 percent	489	—	489				
13.0 percent	42	—	42				
13.1 percent or more	7 434	—	7 434				
Not reported	—	—	—				
Not borrowed	—	—	—				
Median	6.0-	...	6.0-				

Table 6-4. Junior Mortgages and Home Equity Lines of Credit, Rental and Vacant 5- to 49-Housing-Unit Mortgaged Properties—Con.

[Number of junior mortgages 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. *Columns may not add total junior mortgages, because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
MORTGAGE CHARACTERISTICS—Con.				MORTGAGE CHARACTERISTICS—Con.			
Frequency With Which Rate Can Be Adjusted				Change in Monthly Interest and Principal Payments on Traditional Junior Mortgage Other Than Change in Interest Rate			
Adjustable rate traditional junior mortgages	6 285	...	6 285	Monthly payments can change (other than change in interest rate)	153	...	153
Monthly	130	...	130	Payments can change monthly	—	...	—
Every 3 months	—	...	—	Payments can change every three months	—	...	—
Every 6 months	—	...	—	Payments can change every six months	—	...	—
Yearly	85	...	85	Payments can change yearly	—	...	—
Every 3 years	—	...	—	Payments can change every 3 years	—	...	—
Every 5 years	243	...	243	Payments can change every 5 years	96	...	96
Other	276	...	276	Other	—	...	—
Not reported	5 551	...	5 551	Not reported	57	...	57
Other junior mortgages	26 750	1 153	25 597	Monthly payments cannot change .. Not reported or other junior mortgages	26 877	—	26 877
Interest Rate Changed Since Mortgage Made				Traditional Junior Mortgage Allows for Negative Amortization	6 005	1 153	4 852
Adjustable rate traditional junior mortgages	6 285	...	6 285	Monthly payments can change (other than change in interest rate)	153	...	153
Yes, rate has changed	505	...	505	Yes, unrestricted negative amortization	—	...	—
No change since mortgage made	1 015	...	1 015	Yes, restricted negative amortization	—	...	—
Not reported	4 765	...	4 765	No negative amortization allowed	153	...	153
Other junior mortgages	26 750	1 153	25 597	Not reported	—	...	—
Caps on Interest Rate Per Adjustment Period				Monthly payments cannot change .. Not reported or other junior mortgages	26 877	—	26 877
Adjustable rate junior mortgages	7 408	1 123	6 285	MORTGAGE PAYMENTS AND OTHER EXPENSES	6 005	1 153	4 852
Less than 1 percent	166	166	—	Method of Payment of Traditional Junior Mortgage			
1 percent	—	—	—	Regular payments of interest and/or principal	23 260	...	23 260
1.1 to 1.9 percent	—	—	—	Interest and principal	22 521	...	22 521
2 percent	549	464	85	Fully amortized	18 134	...	18 134
2.1 to 2.9 percent	—	—	—	Not fully amortized	4 387	...	4 387
3 percent	—	—	—	Interest only	739	...	739
3.1 to 3.9 percent	—	—	—	No regular payments required	1 988	—	1 988
4.0 percent or more	—	—	—	Not reported or other junior mortgages	7 786	1 153	6 633
No caps	1 703	494	1 209				
Not reported	4 991	—	4 991				
Not borrowed	—	—	—				
Other junior mortgages	25 626	30	25 597				
Caps on Interest Rate Over Life of ARM							
Adjustable rate junior mortgages	7 408	1 123	6 285				
Less than 1 percent	—	—	—				
1 percent	—	—	—				
1.1 to 1.9 percent	—	—	—				
2 percent	—	—	—				
2.1 to 2.9 percent	—	—	—				
3 percent	—	—	—				
3.1 to 3.9 percent	—	—	—				
4.0 percent or more	982	848	133				
No caps	1 279	119	1 160				
Not reported	5 147	156	4 991				
Not borrowed	—	—	—				
Other junior mortgages	25 626	30	25 597				

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
5- to 49-housing-unit properties	111 831	46 160	65 671	117 529	40 220	77 309	93 496	42 766	50 731	150 557	51 264	99 293
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	100 492	42 747	57 746	89 395	32 505	56 890	76 126	35 288	40 838	137 507	48 551	88 955
In central cities	57 664	23 972	33 692	47 794	18 492	29 302	43 204	20 923	22 281	82 790	28 973	53 816
Not in central cities	42 828	18 775	24 054	41 601	14 014	27 588	32 922	14 365	18 556	54 717	19 578	35 139
Outside MAs	11 338	3 414	7 925	28 134	7 714	20 420	17 371	7 477	9 893	13 050	2 712	10 338
Number of Housing Units												
5 to 9 housing units	65 765	29 536	36 229	66 512	24 761	41 751	48 834	24 028	24 806	81 812	32 948	48 864
10 to 19 housing units	23 115	10 886	12 228	30 499	10 548	19 952	23 830	12 398	11 433	37 622	11 839	25 783
20 to 29 housing units	10 832	3 228	7 605	11 757	3 122	8 635	10 748	3 836	6 911	16 258	3 429	12 829
30 to 39 housing units	6 668	1 188	5 479	4 406	841	3 565	5 815	1 487	4 328	8 766	1 893	6 872
40 to 49 housing units	5 451	1 322	4 129	4 354	948	3 406	4 269	1 015	3 253	6 100	1 155	4 945
Manner of Acquisition												
By purchase	96 414	37 259	59 155	105 897	33 076	72 821	78 840	34 442	44 398	129 378	40 133	89 245
Placed one new mortgage	64 830	19 666	45 164	75 990	17 229	58 761	54 536	17 949	36 587	92 890	21 035	71 854
Placed two or more new mortgages	9 013	1 832	7 181	6 742	298	6 444	4 321	966	3 356	7 251	1 493	5 759
Assumed mortgage(s) already on property	5 997	2 659	3 337	4 803	2 230	2 572	4 460	2 180	2 280	10 143	2 669	7 474
Assumed mortgage(s) already on property and placed new mortgage	1 810	703	1 107	862	579	282	1 080	195	885	3 787	1 661	2 127
Borrowed using assets other than this property as collateral	3 492	2 533	959	3 784	1 795	1 989	1 099	891	208	1 784	1 236	549
Paid all cash-no borrowing	7 077	6 377	700	8 674	7 287	1 387	11 690	11 124	566	8 762	7 655	1 107
Other manner	4 195	3 489	706	5 042	3 658	1 384	1 653	1 136	517	4 760	4 384	376
By inheritance or gift	6 644	3 741	2 903	4 132	3 486	646	4 398	3 826	572	6 648	5 729	918
By divorce	80	-	80	317	-	-	115	-	-	187	-	187
By tax free exchange of other property	-	-	-	686	434	252	1 151	773	378	3 470	650	2 820
By foreclosure or assignment	2 061	1 122	939	-	-	-	1 049	103	946	935	612	322
By some other manner	2 459	1 373	1 086	1 109	288	821	1 496	1 066	431	1 861	920	941
Not reported	4 173	2 665	1 508	5 388	2 619	2 769	6 447	2 441	4 006	8 079	3 220	4 860
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	34 228	4 183	30 046	45 807	6 959	38 849	28 772	7 546	21 227	46 443	5 755	40 688
Sale of stock or other partnership shares for this project	675	41	634	2 165	199	1 966	505	-	505	1 556	113	1 443
Sale of previously owned stocks, shares, or other securities	1 512	217	1 295	801	156	644	1 706	-	1 706	1 345	65	1 280
Sale of land or other real estate	2 218	-	2 218	2 985	158	2 826	3 835	2 125	1 710	8 483	374	8 109
Owner's cash, bank deposits, share accounts, or bonds	17 784	1 021	16 763	19 451	2 408	17 043	12 090	3 222	8 868	25 034	3 374	21 660
Borrowing from a retirement plan	-	-	-	180	-	180	-	-	-	1 330	-	1 330
Borrowing using assets other than this property as collateral	3 049	563	2 487	5 297	65	5 233	2 240	463	1 777	2 915	237	2 679
Proceeds from an insurance policy	-	-	-	210	-	210	-	-	-	362	-	362
From a state or local government source	663	238	425	212	35	177	125	125	-	553	38	515
From a non-profit organization	181	-	181	38	38	-	250	186	-	98	-	98
Proceeds from sale of tax credits	701	238	463	1 059	-	1 059	111	-	111	101	-	101
From parents or relatives	1 303	81	1 222	1 727	-	1 727	649	-	649	1 242	466	775
Other cash source	768	265	503	3 320	2 063	1 257	1 489	460	1 029	847	-	847
Non-cash source	517	349	168	230	201	29	371	-	371	194	-	194
No downpayment required	3 326	4 533	2 794	4 671	503	4 169	4 912	1 111	3 801	2 467	945	1 522
Not reported	4 058	1 036	3 022	6 565	1 399	5 166	3 189	472	2 717	5 727	901	4 826
Other properties	75 519	41 215	34 304	69 816	32 719	37 097	61 098	34 081	27 017	99 946	44 486	55 460
Not reported	2 084	763	1 321	1 906	542	1 364	3 626	1 139	2 487	4 168	1 023	3 145

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Year Property Acquired												
1999 to 2001 (part)	22 812	3 309	19 502	22 037	2 850	19 187	19 001	6 378	12 623	27 291	3 694	23 597
1997 and 1998	10 633	1 320	9 312	16 036	2 390	13 647	10 011	3 484	6 528	16 206	1 941	14 265
1995 and 1996	8 069	2 283	5 787	10 677	3 069	7 607	8 174	2 741	5 434	11 798	3 871	7 927
1990 to 1994	12 711	5 394	7 317	18 901	5 017	13 883	16 347	6 002	10 345	19 823	3 940	15 883
1985 to 1989	15 506	7 146	8 360	11 994	3 156	8 838	11 056	3 651	7 405	20 764	4 401	16 363
1980 to 1984	11 401	5 660	5 741	12 146	6 523	5 624	9 308	4 636	4 672	11 228	4 827	6 402
1975 to 1979	8 682	6 040	2 641	12 269	7 137	5 133	5 735	3 650	2 086	14 013	6 422	7 591
1970 to 1974	10 390	6 383	4 007	5 749	3 442	2 308	6 694	5 361	1 333	13 957	9 057	4 900
1969 or earlier	11 627	8 624	3 003	7 719	6 637	1 083	7 169	6 863	306	15 456	13 110	2 346
Building and Land Acquisition												
Acquired at same time	97 726	39 892	57 834	92 555	31 356	61 199	68 446	32 828	35 618	125 743	39 039	86 704
Not acquired at same time	8 435	3 279	5 156	18 669	6 519	12 150	17 207	7 967	9 240	16 317	8 316	8 001
Land not owned by building owner	1 388	901	486	832	—	832	1 060	30	1 030	1 422	686	736
Not reported	4 282	2 088	2 194	5 474	2 344	3 129	6 783	1 940	4 843	7 075	3 223	3 852
Property New or Previously Occupied When Acquired												
Acquired by purchase												
New	96 414	37 259	59 155	105 897	33 076	72 821	78 840	34 442	44 398	129 378	40 133	89 245
Previously owned	10 405	3 100	7 305	26 945	10 370	16 575	27 882	14 235	13 647	22 273	10 501	11 772
As residential property	83 821	33 315	50 506	75 813	21 772	54 041	49 386	19 610	29 776	104 999	28 306	76 693
Converted from nonresidential use	76 186	29 389	46 797	71 224	20 695	50 529	46 056	18 356	27 699	100 241	26 916	73 325
Other	7 635	3 927	3 709	4 590	1 078	3 512	3 331	1 254	2 077	4 758	1 390	3 368
Not reported	1 746	843	903	743	259	484	506	456	50	767	287	480
Other properties	442	—	442	2 395	675	1 721	1 065	141	924	1 339	1 039	300
Not reported	11 244	6 237	5 008	6 243	4 525	1 719	8 210	5 883	2 327	13 100	7 911	5 189
Not reported	4 173	2 665	1 508	5 388	2 619	2 769	6 447	2 441	4 006	8 079	3 220	4 860
Year Structure Built												
1999 to March 2000	4 259	1 627	2 632	2 918	332	2 587	2 409	27	2 382	6 613	816	5 797
1997 and 1998	1 118	493	624	3 943	238	3 705	2 355	1 029	1 325	2 647	322	2 325
1995 and 1996	1 254	490	763	2 352	393	1 958	2 916	777	2 139	1 927	668	1 259
1990 to 1994	2 100	633	1 468	8 831	2 368	6 463	5 943	1 722	4 221	4 271	317	3 954
1980 to 1989	6 550	1 556	4 994	13 467	4 666	8 800	20 433	8 120	12 313	16 300	3 146	13 154
1970 to 1979	9 581	4 537	5 044	25 977	7 501	18 476	19 206	9 536	9 670	24 890	10 286	14 604
1960 to 1969	9 185	3 750	5 434	21 384	9 582	11 802	15 968	8 157	7 811	36 548	13 713	22 835
1950 to 1959	6 437	2 084	4 353	6 741	2 491	4 250	9 402	4 836	4 566	21 906	9 592	12 313
1940 to 1949	9 232	2 899	6 333	6 524	2 443	4 081	4 775	2 614	2 161	8 794	3 586	5 208
1939 or earlier	62 115	28 090	34 025	25 393	10 205	15 189	10 089	5 947	4 142	26 662	8 818	17 843
Purchase Price Per Housing Unit²												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$20,000	9 667	653	9 015	8 586	1 655	6 931	5 467	1 339	4 128	4 116	1 142	2 974
\$20,000 to \$39,999	10 517	1 035	9 481	14 965	426	14 539	9 150	3 352	5 798	9 315	1 024	8 291
\$40,000 to \$59,999	4 078	468	3 610	6 266	543	5 722	3 399	476	2 923	10 314	407	9 907
\$60,000 to \$79,999	1 668	107	1 561	1 960	464	1 496	1 222	—	1 222	4 184	223	3 960
\$80,000 to \$99,999	751	—	751	1 354	272	1 081	636	—	636	3 476	172	3 303
\$100,000 to \$124,999	61	—	61	627	192	435	335	—	335	2 987	402	2 585
\$125,000 to \$149,999	490	—	490	699	—	699	—	—	—	696	249	447
\$150,000 to \$174,999	—	—	—	97	—	97	—	—	—	618	281	337
\$175,000 to \$199,999	44	—	44	220	—	220	—	—	—	327	—	327
\$200,000 to \$249,999	—	—	—	453	—	453	—	—	—	239	—	239
\$250,000 to \$299,999	52	—	52	130	—	130	—	—	—	265	—	265
\$300,000 to \$499,999	502	320	182	115	—	115	—	—	—	—	—	—
\$500,000 or more	243	—	243	457	—	457	—	—	—	—	—	—
Median	28 309	—	27 869	32 533	38 697	32 353	31 407	27 949	33 407	49 822	—	50 662
Mean	43 189	—	39 574	49 234	99 819	42 707	60 594	40 584	67 263	63 818	—	65 040
Other properties	83 556	43 577	39 978	81 601	36 113	45 488	71 947	37 246	34 701	113 393	47 364	66 029

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value												
Less than \$100,000	9 452	5 320	4 132	8 430	5 532	2 898	11 291	6 677	4 614	5 969	5 057	911
\$100,000 to \$199,999	19 712	8 835	10 877	20 489	7 896	12 592	20 240	13 230	7 010	9 197	4 186	5 031
\$200,000 to \$299,999	15 987	7 480	8 507	21 749	9 294	12 455	15 653	7 193	8 460	13 552	5 757	7 794
\$300,000 to \$399,999	15 222	7 578	7 644	15 725	5 126	10 599	8 911	3 638	14 848	14 848	6 399	8 448
\$400,000 to \$499,999	8 004	3 418	4 586	9 435	2 545	6 889	7 424	2 610	4 815	16 422	4 121	12 301
\$500,000 to \$749,999	11 485	4 416	7 069	12 687	3 721	8 965	9 860	3 145	6 715	29 769	9 759	20 011
\$750,000 to \$999,999	8 019	1 447	6 572	8 379	909	7 470	6 068	1 842	4 227	18 017	6 720	11 297
\$1,000,000 to \$1,499,999	8 366	1 831	6 535	9 264	1 620	7 644	4 779	1 339	3 440	18 354	4 028	14 326
\$1,500,000 to \$1,999,999	4 628	1 472	3 156	2 417	545	1 873	3 901	457	3 444	9 645	2 167	7 478
\$2,000,000 to \$2,999,999	4 017	1 639	2 379	2 638	495	2 143	2 215	550	1 665	7 313	1 435	5 878
\$3,000,000 to \$3,999,999	2 980	1 328	1 652	2 155	401	1 754	1 103	1 081	22	3 490	780	2 710
\$4,000,000 to \$4,999,999	850	136	714	357	249	108	292	131	161	1 735	531	1 204
\$5,000,000 or more	3 107	1 259	1 848	3 805	1 886	1 919	1 759	873	885	2 247	344	1 904
Median	370 718	319 078	436 527	351 489	271 890	401 604	297 218	220 508	400 190	628 416	503 355	689 407
Mean	843 590	781 371	887 324	732 092	666 243	766 350	656 145	601 402	702 293	940 873	744 593	1 042 209
Value Per Housing Unit²												
Less than \$20,000	20 839	10 566	10 273	19 452	10 770	8 681	26 395	15 371	11 024	12 667	7 569	5 098
\$20,000 to \$39,999	37 264	15 411	21 853	51 050	16 075	34 975	35 309	16 484	18 826	28 713	9 891	18 822
\$40,000 to \$59,999	20 478	7 466	13 012	20 220	6 553	13 667	16 183	4 771	11 412	34 293	10 823	23 470
\$60,000 to \$79,999	14 290	4 758	9 532	9 668	2 432	7 237	3 901	1 667	2 235	25 713	7 130	18 583
\$80,000 to \$99,999	4 621	1 682	2 939	2 954	1 192	1 762	3 219	1 608	1 611	16 775	4 975	11 799
\$100,000 to \$124,999	3 548	1 478	2 070	2 478	205	2 273	2 614	792	1 823	12 856	5 078	7 777
\$125,000 to \$149,999	3 400	882	2 518	3 012	482	2 530	777	317	460	5 169	1 648	3 521
\$150,000 to \$174,999	1 266	429	837	1 522	151	1 372	996	68	928	4 832	2 290	2 542
\$175,000 to \$199,999	402	118	284	1 228	128	1 100	253	253	—	2 685	532	2 153
\$200,000 to \$249,999	1 039	868	171	1 591	71	1 519	539	214	325	3 496	310	3 186
\$250,000 to \$299,999	883	385	499	865	38	827	826	312	515	631	535	96
\$300,000 to \$499,999	1 990	991	999	525	466	58	1 105	209	896	1 309	393	917
\$500,000 or more	1 810	1 126	685	2 964	1 657	1 307	1 378	701	677	1 418	89	1 329
Median	38 826	36 240	41 091	35 402	31 620	37 140	31 528	27 294	35 236	59 770	55 101	62 429
Mean	64 076	67 400	61 740	64 497	63 903	64 807	52 370	46 914	56 969	76 215	67 615	80 656
Purchase Price as Percent of Value²												
Acquired by purchase	96 414	37 259	59 155	105 897	33 076	72 821	78 840	34 442	44 398	129 378	40 133	89 245
Purchased 1997 to 2001 (part)	28 275	2 583	25 692	35 928	4 106	31 822	21 549	5 520	16 029	37 165	3 900	33 265
Less than 60 percent	3 725	—	3 725	4 418	185	4 233	2 409	—	2 409	5 300	199	5 102
60 to 69 percent	2 508	—	2 508	1 846	—	1 846	1 243	—	1 243	2 879	118	2 761
70 to 79 percent	2 498	—	2 498	4 020	141	3 879	1 808	696	1 112	5 733	64	5 670
80 to 99 percent	7 427	—	7 427	13 981	326	13 655	6 103	410	5 693	9 350	536	8 814
100 percent or more	11 916	2 583	9 333	11 663	3 454	8 209	9 808	4 236	5 572	13 730	2 984	10 746
Median	94	—	91	91	100+	89	97	100+	91	90	—	87
Purchased 1990 to 1996 (part)	16 927	5 888	11 039	26 087	6 512	19 574	21 244	6 888	14 356	26 204	4 573	21 631
Less than 40 percent	3 795	—	3 795	3 656	1 404	2 252	3 266	1 127	2 139	2 543	466	2 076
40 to 59 percent	2 902	898	2 004	2 556	825	1 731	1 749	603	1 146	6 663	1 932	4 731
60 to 79 percent	3 596	806	2 790	7 171	1 575	5 596	6 927	1 508	5 419	6 999	7 701	6 298
80 to 99 percent	3 524	1 073	2 451	6 780	1 140	5 640	4 122	2 162	1 960	4 311	413	3 898
100 percent or more	2 907	354	2 554	5 734	1 446	4 288	5 180	1 488	3 692	5 688	1 061	4 627
Median	69	46	76	79	72	81	76	82	74	71	59	73
Purchased 1989 or earlier	51 211	28 788	22 424	43 882	22 457	21 425	36 047	22 034	14 013	66 010	31 660	34 350
Less than 20 percent	13 875	8 258	5 617	3 543	1 864	1 679	2 551	2 466	85	12 774	7 864	4 910
20 to 39 percent	9 279	6 005	3 274	6 802	3 320	3 482	6 566	5 664	902	15 713	8 360	7 353
40 to 59 percent	10 149	6 139	4 010	10 230	5 363	4 867	8 048	4 222	3 827	10 277	3 650	6 627
60 to 79 percent	3 523	1 882	1 641	9 663	5 428	4 234	7 888	4 257	3 631	8 711	4 097	4 614
80 to 99 percent	3 782	1 755	2 027	4 126	2 086	2 040	4 502	2 329	2 172	4 455	1 504	2 951
100 percent or more	10 260	4 405	5 855	9 379	4 335	5 044	6 461	3 064	3 397	13 772	6 150	7 622
Median	44	40	52	63	62	63	62	54	72	48	39	54
Not acquired by purchase	15 417	8 901	6 516	11 632	7 144	4 488	14 656	8 324	6 332	21 179	11 131	10 048

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000	61 818	24 767	37 051	60 850	19 384	41 466	38 341	15 346	22 995	71 285	22 729	48 556
Less than \$5,000	12 452	5 583	6 869	12 873	4 382	8 491	9 159	3 084	6 075	14 693	4 025	10 668
\$5,000 to \$9,999	11 137	6 500	4 637	14 399	5 729	8 671	8 116	3 989	4 126	13 963	5 749	8 214
\$10,000 to \$24,999	18 568	8 185	10 383	19 117	6 827	12 291	10 523	4 911	5 612	23 879	8 584	15 295
\$25,000 to \$49,999	9 076	3 014	6 061	7 462	1 459	6 003	4 330	1 210	3 119	11 133	2 456	8 678
\$50,000 to \$74,999	3 632	3 036	3 036	2 115	368	1 747	2 910	1 685	1 224	2 747	702	2 038
\$75,000 to \$99,999	1 610	458	1 152	1 143	306	836	612	89	523	855	328	527
\$100,000 to \$149,999	2 077	206	1 871	1 573	129	1 444	1 224	28	1 197	2 095	591	1 504
\$150,000 to \$199,999	1 996	117	1 879	422	41	381	369	172	197	712	93	618
\$200,000 to \$299,999	688	55	632	898	143	755	110	—	110	390	87	303
\$300,000 or more	583	52	531	848	—	848	990	178	813	825	113	711
Median	15 913	10 550	20 141	12 474	9 635	14 359	12 702	11 831	13 465	14 389	12 780	15 292
Mean	39 037	18 040	53 073	230 568	15 207	300K+	80 302	134 089	44 406	29 662	19 917	34 224
Properties with no capital improvements between 1998 and 2000	30 234	12 856	17 378	32 216	11 141	21 075	29 362	13 777	15 585	50 211	18 899	31 312
Capital improvements not reported	19 779	8 537	11 242	24 462	9 695	14 768	25 793	13 643	12 151	29 061	9 636	19 425
Value of Capital Improvements Per Unit												
Properties with capital improvements between 1998 and 2000	61 818	24 767	37 051	60 850	19 384	41 466	38 341	15 346	22 995	71 285	22 729	48 556
Less than \$500	11 668	6 206	5 462	13 427	4 315	9 113	11 304	3 940	7 364	15 526	3 612	11 914
\$500 to \$999	12 794	3 403	9 391	10 857	2 922	7 935	6 525	2 707	3 819	17 867	5 892	11 995
\$1,000 to \$2,499	21 673	11 334	10 340	23 747	8 293	15 454	10 736	4 224	6 512	23 731	9 211	14 520
\$2,500 to \$4,999	8 294	2 425	5 868	7 508	3 239	4 269	4 402	2 474	1 928	9 388	3 291	6 097
\$5,000 to \$7,499	2 484	1 031	1 453	1 652	546	1 106	1 997	700	1 297	2 236	143	2 092
\$7,500 to \$9,999	905	323	582	1 090	69	1 021	1 640	987	653	314	—	314
\$10,000 to \$14,999	2 482	—	2 482	300	—	300	367	—	367	623	237	386
\$15,000 to \$19,999	304	—	304	743	—	743	183	—	183	923	—	923
\$20,000 to \$29,999	818	—	818	850	—	850	608	—	608	343	343	—
\$30,000 or more	396	44	352	677	—	677	580	—	580	402	—	402
Median	1 446	1 367	1 533	1 388	1 444	1 358	1 187	1 365	1 073	1 141	1 303	1 038
Mean	2 940	1 622	3 821	27 791	1 469	30K+	6 106	10 269	3 328	2 363	1 818	2 618
Properties with no capital improvements between 1998 and 2000	30 234	12 856	17 378	32 216	11 141	21 075	29 362	13 777	15 585	50 211	18 899	31 312
Capital improvements not reported	19 779	8 537	11 242	24 462	9 695	14 768	25 793	13 643	12 151	29 061	9 636	19 425
Monthly Rental Receipts Per Housing Unit												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$100	9 167	5 336	3 831	9 217	4 970	4 247	16 454	9 823	6 631	5 456	3 192	2 264
\$100 to \$199	6 951	3 987	2 964	11 947	5 136	6 811	10 824	4 823	6 001	9 739	3 336	6 403
\$200 to \$299	10 805	3 516	7 289	16 239	6 601	9 638	14 224	6 673	7 552	13 473	4 395	9 078
\$300 to \$399	11 020	6 343	4 676	22 481	8 983	13 498	14 442	7 418	7 024	18 705	8 927	9 778
\$400 to \$499	17 306	7 529	9 777	14 824	4 830	9 994	10 317	4 306	6 012	17 247	7 148	10 099
\$500 to \$599	12 361	6 374	5 987	8 332	2 138	6 194	6 045	2 640	3 406	18 194	5 715	12 479
\$600 to \$799	6 262	1 813	4 449	6 346	1 754	4 592	2 316	548	1 767	13 675	4 376	9 300
\$800 to \$999	10 808	4 542	6 266	5 321	1 501	3 820	2 446	1 353	1 093	21 158	8 720	12 438
\$1000 or more	10 183	5 079	5 105	8 195	2 782	5 413	7 151	1 874	5 277	13 381	2 715	10 665
No rental receipts	243	243	—	262	84	178	789	502	287	502	229	273
Median	455	441	466	362	329	385	304	276	331	505	462	529
Mean	814	809	819	608	508	669	1000+	599	1000+	1000+	518	1000+
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517
Rental Receipts as Percent of Value²												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than 5 percent	3 165	1 445	1 720	3 056	1 331	1 726	2 333	1 499	833	5 472	2 785	2 706
5 to 9 percent	29 918	15 896	14 022	34 371	13 029	21 342	35 284	16 770	18 514	51 939	19 415	32 525
10 to 14 percent	22 240	7 997	14 243	27 124	8 051	19 073	18 371	8 038	10 333	43 735	13 533	30 202
15 to 19 percent	17 450	7 541	9 909	21 113	7 841	13 272	11 968	5 065	6 903	15 010	4 687	10 323
20 to 24 percent	9 054	4 737	4 317	8 470	4 175	4 295	6 895	3 561	3 334	3 125	1 674	1 451
25 to 29 percent	4 073	1 585	2 488	1 864	402	1 463	2 076	1 435	641	2 507	816	1 691
30 to 39 percent	2 763	1 514	1 249	2 884	1 675	1 209	2 169	1 209	960	2 369	1 302	1 067
40 percent or more	5 946	3 549	2 396	3 901	2 191	1 710	4 995	1 752	3 243	5 667	3 127	2 539
Median	13	13	13	13	13	12	11	11	11	11	11	11
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than 1.0 percent	19 210	10 938	8 272	16 848	7 614	9 235	8 628	3 788	4 840	26 617	13 025	13 592
1.0 to 2.9 percent	8 665	2 664	6 001	11 851	3 949	7 903	8 200	1 942	6 258	21 204	6 269	14 935
3.0 to 4.9 percent	10 410	4 143	6 267	10 547	4 469	6 078	6 917	4 161	2 756	16 397	4 246	12 151
5.0 to 6.9 percent	4 471	2 012	2 459	8 616	2 093	6 523	4 581	2 919	1 662	6 464	2 198	4 266
7.0 to 8.9 percent	4 859	1 755	3 104	6 291	2 419	3 872	3 295	1 171	2 125	6 941	1 647	5 294
9.0 to 10.9 percent	2 191	642	1 549	4 610	2 372	2 238	6 485	2 033	4 452	5 236	1 853	3 383
11.0 to 12.9 percent	1 131	747	384	2 959	407	2 552	1 320	38	1 282	2 073	401	1 672
13.0 to 14.9 percent	2 307	1 071	1 237	2 674	1 330	1 344	2 588	1 518	1 070	1 919	796	1 123
15.0 percent or more	11 350	5 312	6 039	12 029	3 544	8 485	10 602	3 592	7 010	9 272	3 671	5 601
Not reported or not computed	30 513	15 479	15 034	26 737	10 583	16 154	32 391	18 797	13 595	35 407	14 649	20 758
Median	3.8	3.5	4.1	4.8	4.1	5.3	6.1	5.5	7.2	3.0	2.3	3.4
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517
Age Restrictions												
Property restricted to people age 55 or older	21 942	10 081	11 861	35 055	11 732	23 323	17 768	9 277	8 490	36 318	16 002	20 315
Property not restricted to people age 55 or older	84 141	33 884	50 257	77 205	26 462	50 744	69 407	31 714	37 693	108 611	31 946	76 665
Not reported	5 747	2 195	3 552	5 269	2 026	3 243	6 322	1 774	4 547	5 628	3 316	2 313
Age Composition												
Over one-half the residents of the building age 55 or older	5 399	2 390	3 009	7 102	1 987	5 115	5 828	2 546	3 282	5 389	2 763	2 626
Over one-half the residents of the building not age 55 or older	78 603	30 354	48 249	66 806	22 817	43 988	60 740	26 311	34 429	99 883	28 789	71 094
Not reported	27 829	13 416	14 413	43 621	15 415	28 206	26 928	13 908	13 020	45 285	19 712	25 573
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older												
Property provides meal service	14 052	5 670	8 382	21 739	8 830	12 909	10 073	5 543	4 530	21 537	10 233	11 305
Charge included in rent	9 349	3 374	5 974	15 136	5 127	10 009	8 522	5 044	3 478	16 254	7 562	8 692
Charge not included in rent	32	32	32	160	81	79	—	—	—	58	58	—
Not reported	4 671	2 296	2 375	6 443	3 622	2 821	1 551	499	1 052	5 226	2 613	2 613
Property does not provide meal service	6 894	3 197	3 696	10 647	2 386	8 260	7 567	3 763	3 804	9 063	2 944	6 119
Not reported	90 885	37 293	53 593	85 143	29 003	56 140	75 856	33 459	42 397	119 957	38 087	81 870
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	3 699	273	3 427	4 521	—	4 521	2 619	—	2 619	3 488	43	3 445
Government rental subsidy	14 684	4 090	10 594	12 557	3 591	8 967	8 632	2 136	6 496	15 779	3 456	12 323
Government grant	1 276	806	470	396	97	299	362	264	98	1 002	102	900
Property tax relief	2 928	1 237	1 690	2 175	453	1 722	774	522	252	1 695	174	1 521
Federal income tax credit for low-income, old or historic properties	1 821	995	825	1 903	151	1 752	1 928	—	1 928	1 355	188	1 167
Accelerated federal income tax depreciation for low- and moderate-income properties	592	346	246	66	—	66	693	—	693	77	—	77
Subsidy from a non-profit corporation	493	137	356	183	71	112	395	173	222	254	61	194
None of the above benefits	81 540	34 259	47 281	91 578	33 445	58 132	66 295	33 772	32 523	111 450	39 232	72 217
Not reported	9 923	5 830	4 093	8 609	2 920	5 689	15 250	6 189	9 061	19 355	8 052	11 302
Source of Property Benefits¹												
With property benefits	20 368	6 071	14 297	17 342	3 854	13 488	11 951	2 805	9 146	19 752	3 979	15 773
Federal government	15 055	4 476	10 578	12 359	3 016	9 344	8 956	1 265	7 691	11 793	1 741	10 052
State government	3 026	712	2 314	2 572	478	2 095	1 341	799	542	2 901	728	2 173
Local government	3 383	1 857	1 526	3 371	673	2 698	2 264	819	1 444	7 032	1 489	5 543
Non-profit corporation	493	137	356	183	71	112	395	173	222	254	61	194
Not reported	534	233	300	179	—	179	309	81	227	745	239	505
With no property benefits	81 540	34 259	47 281	91 578	33 445	58 132	66 295	33 772	32 523	111 450	39 232	72 217
Not reported	9 923	5 830	4 093	8 609	2 920	5 689	15 250	6 189	9 061	19 355	8 052	11 302

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Reason for Benefits¹												
With property benefits	20 368	6 071	14 297	17 342	3 854	13 488	11 951	2 805	9 146	19 752	3 979	15 773
Occupied by low- or moderate-income individuals	14 847	4 228	10 619	14 615	3 417	11 198	10 339	1 899	8 440	15 708	2 855	12 853
Occupied by elderly or disabled individuals	5 462	1 435	4 027	5 865	1 232	4 633	3 493	994	2 499	5 277	1 588	3 690
A historic structure	822	763	59	314	—	314	511	81	430	182	96	86
Located in a community development or economic development area	1 556	693	863	1 128	—	1 128	170	81	89	763	—	763
Covered by a Homestead Exemption	—	—	—	—	—	—	534	391	143	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	54	—	54	—	—	—
Covered by disaster relief	—	—	—	—	—	—	54	—	54	—	—	—
Other reason	1 526	678	848	74	34	40	—	—	—	182	28	154
Not reported	1 032	376	656	1 071	65	1 006	300	231	69	1 217	40	1 178
With no property benefits	81 540	34 259	47 281	91 578	33 445	58 132	66 295	33 772	32 523	111 450	39 232	72 217
Not reported	9 923	5 830	4 093	8 609	2 920	5 689	15 250	6 189	9 061	19 355	8 052	11 302
Section 8 Rental Housing Certificates and Vouchers												
Property did or does have tenants receiving Section 8 assistance	37 164	11 685	25 479	27 265	7 582	19 682	25 366	8 263	17 104	53 583	14 654	38 929
Property has never had tenants receiving Section 8 assistance	65 620	29 419	36 201	77 191	27 536	49 655	53 821	27 848	25 973	82 066	31 633	50 433
Not reported	9 047	5 057	3 990	13 073	5 101	7 972	14 309	6 655	7 654	14 908	4 977	9 931
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	67 212	29 896	37 316	65 321	23 429	41 892	50 590	25 232	25 358	106 794	37 956	68 837
Limited partnership	14 361	4 977	9 383	18 546	4 612	13 934	19 195	6 595	12 600	18 635	7 811	10 824
Joint venture	2 026	1 316	710	1 725	—	1 725	358	103	255	950	237	713
General partnership	4 597	1 346	3 251	7 559	3 583	3 976	3 317	861	2 455	8 008	1 514	6 495
Life insurance company	279	—	—	—	—	—	144	—	144	—	34	113
Depository institution	—	—	—	165	—	165	—	—	—	83	—	83
Public real estate investment trust	432	424	8	819	691	127	348	122	226	241	—	241
Private real estate investment trust	181	97	84	288	168	120	185	185	—	—	—	—
Corporation—other than real estate investment trust	17 233	4 872	12 361	13 015	3 828	9 187	12 983	6 678	6 305	9 686	2 721	6 965
Housing cooperative organization	1 625	919	706	78	43	34	1 154	803	351	197	29	168
Non-profit or church-related institution	1 711	802	908	4 858	2 199	2 659	2 142	1 451	691	2 906	594	2 312
Pension fund	—	—	—	—	—	—	—	—	—	—	—	—
Fraternal organization	—	—	—	38	38	—	8	—	8	—	—	—
Other	2 173	1 230	944	5 117	1 628	3 488	3 073	735	2 338	2 911	368	2 542
RECURRING EXPENSES												
Real Estate Tax Per Housing Unit												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$100	8 752	5 886	2 866	9 647	3 965	5 682	15 245	9 750	5 495	9 421	3 467	5 954
\$100 to \$199	5 029	2 393	2 636	8 461	4 575	3 886	14 050	8 078	5 972	10 625	3 948	6 676
\$200 to \$299	4 041	2 335	1 706	11 561	3 581	7 980	13 355	4 893	8 462	20 811	11 090	9 721
\$300 to \$399	8 719	4 839	3 880	10 759	3 747	7 012	10 262	4 391	5 871	20 688	7 588	13 100
\$400 to \$499	8 562	4 756	3 806	12 382	5 249	7 132	7 260	3 024	4 236	14 913	7 008	7 905
\$500 to \$599	8 352	4 475	3 877	8 996	4 254	4 742	5 417	2 802	2 615	12 386	4 325	8 061
\$600 to \$699	8 330	3 376	4 954	5 886	2 132	3 754	2 018	579	1 439	8 859	2 273	6 586
\$700 to \$799	6 024	1 300	4 724	6 029	2 304	3 726	3 874	1 156	2 718	7 746	1 677	6 069
\$800 to \$899	4 469	2 247	2 222	4 985	1 087	3 899	2 464	1 485	979	6 269	975	5 294
\$900 to \$999	5 483	1 512	3 971	3 084	814	2 270	467	171	296	2 668	—	2 668
\$1,000 to \$1,249	8 220	3 291	4 929	7 188	2 574	4 614	2 109	513	1 596	5 194	998	4 196
\$1,250 to \$1,499	4 077	2 496	1 581	3 002	4 496	2 401	1 917	154	1 763	3 101	586	2 515
\$1,500 to \$1,999	6 260	1 535	4 724	3 164	400	2 763	726	112	610	3 028	923	2 105
\$2,000 to \$2,499	2 171	867	1 304	796	195	601	506	146	364	1 082	382	700
\$2,500 or more	4 336	1 723	2 612	2 678	192	2 486	1 739	81	1 658	658	274	384
Not reported	2 283	1 730	552	4 546	3 110	1 436	3 599	2 625	974	4 082	3 239	843
Median	636	529	725	472	437	497	285	217	336	415	356	470
Mean	864	746	965	673	498	773	444	311	556	520	442	563
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$5	15 461	9 141	6 320	18 769	7 092	11 677	22 374	14 074	8 299	37 204	16 198	21 006
\$5 to \$9	7 569	3 785	3 784	11 720	3 329	8 392	15 693	6 652	9 040	45 101	14 824	30 277
\$10 to \$14	15 779	6 324	9 455	16 244	4 527	11 717	16 001	6 321	9 680	28 200	7 474	20 725
\$15 to \$19	10 268	4 451	5 817	16 431	7 097	9 334	9 699	3 503	6 196	7 949	3 586	4 363
\$20 to \$24	12 835	6 865	5 970	15 050	3 388	11 662	6 291	2 480	3 811	1 279	135	1 144
\$25 to \$29	8 195	2 550	5 646	5 655	2 124	3 531	3 775	1 481	2 295	1 626	713	912
\$30 to \$39	22 341	9 916	12 425	14 507	7 871	6 635	7 577	2 823	4 754	5 988	2 483	3 505
\$40 to \$49	349	—	349	91	91	—	—	—	—	101	101	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	26	—	26	150	150	—	—	—	—	—	—	—
Not reported or not computed	2 283	1 730	552	4 546	3 110	1 436	3 599	2 625	974	4 082	3 239	843
Median	19	18	20	16	17	15	11	8	12	8	7	8
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than 5 percent	10 649	5 956	4 693	12 936	4 849	8 087	14 778	7 882	6 896	28 144	12 522	15 622
5 to 9 percent	23 993	11 278	12 715	29 571	11 948	17 623	35 057	17 445	17 613	57 987	19 142	38 845
10 to 14 percent	22 867	12 419	10 448	21 321	6 768	14 553	14 175	5 795	8 380	24 146	7 490	16 656
15 to 19 percent	16 315	5 945	10 369	17 725	5 675	12 050	7 714	2 959	4 755	5 940	4 911	1 029
20 to 24 percent	7 580	3 492	4 089	5 737	1 955	3 782	1 668	706	962	3 888	1 448	2 441
25 to 29 percent	3 463	552	2 911	2 722	833	1 889	1 749	672	1 077	2 262	1 302	961
30 to 34 percent	2 331	932	1 399	1 977	385	1 592	1 709	75	1 634	1 325	298	1 026
35 to 39 percent	789	288	501	631	383	248	831	269	562	632	473	159
40 percent or more	4 340	1 672	2 668	5 619	2 789	2 830	2 908	997	1 911	1 417	377	1 040
Not reported or not computed	2 780	2 228	552	4 926	3 194	1 732	4 420	3 158	1 261	5 790	4 674	1 116
Median	13	12	14	12	11	12	9	8	9	8	7	8
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517
Property Management												
Property managed by paid property management company	38 130	13 953	24 177	47 202	17 299	29 903	38 497	16 536	21 961	75 857	22 655	53 203
Property not managed by paid property management company	66 935	27 802	39 133	60 402	19 294	41 107	41 905	19 796	22 109	63 612	24 371	39 241
Not reported	6 765	4 405	2 360	9 925	3 626	6 299	13 094	6 434	6 661	11 088	4 238	6 850
Property Management and Administration Expenses Per Housing Unit												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$100	2 519	560	1 959	1 858	545	1 313	841	45	795	3 100	1 699	1 401
\$100 to \$199	3 043	1 530	1 513	3 891	1 639	2 251	2 916	1 077	1 840	4 589	1 167	3 422
\$200 to \$299	3 138	1 664	1 474	6 382	1 818	4 564	4 134	1 569	2 564	9 184	3 079	6 106
\$300 to \$399	4 154	743	3 411	7 893	3 438	4 455	3 215	1 813	1 402	8 252	2 156	6 096
\$400 to \$499	3 614	273	3 341	4 158	2 073	2 085	3 492	1 949	1 543	9 284	3 689	5 595
\$500 to \$599	3 521	1 410	2 111	3 353	1 391	1 962	2 481	1 209	1 272	7 597	2 431	5 166
\$600 to \$699	2 537	1 515	1 022	2 022	432	1 590	4 216	1 753	2 463	5 186	2 139	3 047
\$700 to \$799	3 295	1 687	1 607	1 534	293	1 241	1 267	166	1 102	3 042	875	2 167
\$800 to \$899	1 807	705	1 102	812	289	523	1 710	827	883	1 963	745	1 219
\$900 to \$999	962	563	399	762	113	649	571	84	488	1 328	690	639
\$1,000 to \$1,249	2 400	507	1 894	1 158	344	814	1 303	327	959	3 381	631	2 749
\$1,250 to \$1,499	1 214	684	529	1 489	648	841	656	882	274	1 877	705	1 172
\$1,500 to \$1,999	2 499	1 310	1 189	1 701	735	967	1 411	383	569	1 663	577	1 086
\$2,000 to \$2,499	864	768	96	332	—	332	441	38	403	1 013	567	446
\$2,500 or more	1 561	487	1 074	2 571	656	1 915	3 493	756	2 738	1 920	417	1 503
No expenses	42 096	22 387	19 709	41 954	14 579	27 375	28 814	13 535	15 279	44 823	16 749	28 074
Not reported or not computed	15 884	7 969	7 916	21 293	9 786	11 507	24 047	13 570	10 476	23 326	10 438	12 888
Median	560	668	490	399	393	408	560	499	609	471	473	469
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517

Table 6-5. Mortgage Status, Rental and Vacant 5- to 49-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Maintenance and Repair Expenses Per Housing Unit												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$100	3 529	2 378	1 152	3 128	1 430	1 698	3 156	1 266	1 890	2 030	1 288	742
\$100 to \$199	6 230	2 206	4 024	8 936	4 280	4 656	4 351	1 181	3 170	5 081	2 125	2 956
\$200 to \$299	5 467	2 208	3 259	6 237	1 282	4 955	4 521	1 826	2 695	9 566	3 628	5 939
\$300 to \$399	4 094	2 090	2 005	7 320	1 553	5 767	6 838	2 768	4 070	7 056	2 725	4 331
\$400 to \$499	5 427	3 232	2 195	6 575	2 992	3 583	3 492	953	2 539	8 407	2 246	6 160
\$500 to \$599	6 545	3 390	3 155	5 502	1 880	3 623	7 292	5 354	1 938	8 168	2 691	5 477
\$600 to \$699	5 291	3 091	2 201	4 826	2 593	2 233	2 993	886	2 107	8 154	3 346	4 808
\$700 to \$799	4 818	1 474	3 344	3 229	1 229	2 001	4 739	1 235	3 505	8 837	2 398	6 439
\$800 to \$899	5 217	1 770	3 447	5 174	2 404	2 770	2 280	1 300	980	6 967	3 117	3 851
\$900 to \$999	2 547	1 112	1 435	2 561	1 045	1 516	2 212	517	1 695	3 627	977	2 650
\$1,000 to \$1,249	8 417	4 028	4 390	7 493	3 115	4 378	4 511	2 477	2 033	9 307	3 212	6 095
\$1,250 to \$1,499	5 906	1 675	4 231	3 473	759	2 713	2 102	602	1 500	6 211	2 345	3 866
\$1,500 to \$1,999	3 914	1 788	2 125	3 995	1 059	2 936	1 810	1 152	658	6 155	1 323	4 832
\$2,000 to \$2,499	3 058	1 044	2 015	1 641	641	1 001	744	475	268	3 926	1 633	2 293
\$2,500 or more	6 211	3 114	3 097	4 732	388	4 344	4 714	1 513	3 201	9 094	3 908	5 186
No expenses	2 133	979	1 155	3 740	1 785	1 955	3 040	2 279	761	2 794	1 347	1 448
Not reported or not computed	16 301	9 186	7 116	24 603	10 346	14 257	26 213	14 174	12 039	26 149	10 445	15 704
Median	736	658	791	595	595	595	576	570	591	732	718	737
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517
Utility and Fuel Expenses Per Housing Unit												
Acquired before 2000	95 107	44 762	50 345	103 164	38 779	64 384	85 008	39 959	45 050	131 530	48 754	82 777
Less than \$250	7 516	3 312	4 204	12 560	3 921	8 639	13 341	6 053	7 288	10 771	3 481	7 291
\$250 to \$499	12 775	5 858	6 917	23 017	8 334	14 683	17 061	7 685	9 376	33 934	12 892	21 042
\$500 to \$749	12 546	5 382	7 164	17 235	6 746	10 489	9 294	5 035	4 259	30 442	9 623	20 819
\$750 to \$999	14 156	6 999	7 157	9 590	3 252	6 338	2 321	921	1 400	12 703	3 573	9 130
\$1,000 to \$1,249	9 773	4 402	5 371	3 968	661	3 306	3 360	1 429	2 253	6 207	2 338	3 869
\$1,250 to \$1,499	5 021	2 405	2 617	2 048	838	1 210	1 276	727	549	2 790	1 441	1 349
\$1,500 to \$1,749	4 814	2 503	2 311	1 271	1 003	267	476	101	375	567	62	506
\$1,750 to \$1,999	1 902	845	1 057	1 324	282	1 042	841	254	588	331	193	138
\$2,000 to \$2,499	3 174	1 355	1 819	574	182	392	372	—	372	526	467	59
\$2,500 or more	2 814	1 156	1 658	1 874	197	1 678	1 985	367	1 618	2 064	240	1 824
No expenses	4 283	883	3 399	5 294	2 308	2 985	10 347	4 468	5 879	6 623	3 878	2 745
Not reported or not computed	16 332	9 661	6 671	24 409	11 056	13 554	24 011	12 918	11 093	24 571	10 564	14 006
Median	828	841	815	517	517	517	426	420	430	545	520	556
Acquired 2000 and 2001 (part)	16 724	1 398	15 326	14 365	1 440	12 925	8 488	2 807	5 681	19 027	2 510	16 517

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 7.

Rental and Vacant 50-or-More-Housing-Unit Properties

TABLES

UNITED STATES

7-1. Mortgage Status	7-3
7-2. Type of First Mortgage	7-6
7-3. Mortgage Insurance Status	7-17
7-4. Junior Mortgages and Home Equity Lines of Credit	7-31
7-5. Mortgage Status, Regional Summary	7-33

Table 7-1. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definition, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	71 207	10 009	61 197	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Year Structure Built			
Property Location by Geographic Area				1999 to March 2000	2 195	321	1 874
Inside MAs	66 342	9 657	56 685	1997 and 1998	3 711	515	3 196
In central cities	37 176	5 685	31 491	1995 and 1996	2 724	448	2 276
Not in central cities	29 165	3 972	25 194	1990 to 1994	3 990	635	3 355
Outside MAs	4 865	352	4 513	1980 to 1989	16 981	2 109	14 872
				1970 to 1979	20 888	2 124	18 764
				1960 to 1969	10 481	2 021	8 460
				1950 to 1959	3 070	493	2 577
				1940 to 1949	1 776	496	1 280
				1939 or earlier	5 391	848	4 543
				Purchase Price Per Housing Unit²			
				Properties acquired by purchase			
				1997 to 2001 (part)	19 914	2 000	17 914
				Less than \$20,000	4 638	451	4 186
				\$20,000 to \$39,999	6 878	324	6 554
				\$40,000 to \$59,999	4 220	352	3 868
				\$60,000 to \$79,999	2 188	329	1 860
				\$80,000 to \$99,999	987	250	737
				\$100,000 to \$124,999	419	95	324
				\$125,000 to \$149,999	222	43	179
				\$150,000 to \$174,999	74	24	50
				\$175,000 to \$199,999	55	12	42
				\$200,000 to \$249,999	71	2	69
				\$250,000 to \$299,999	54	42	13
				\$300,000 to \$499,999	13	3	10
				\$500,000 or more	55	46	9
				Median	35 409	51 986	34 539
				Mean	43 611	70 602	40 637
				Other properties	51 293	8 009	43 284
				Value			
				Less than \$1,000,000	4 076	1 381	2 695
				\$1,000,000 to \$1,999,999	9 510	1 572	7 938
				\$2,000,000 to \$2,999,999	9 927	1 341	8 586
				\$3,000,000 to \$3,999,999	8 763	906	7 857
				\$4,000,000 to \$4,999,999	5 667	562	5 105
				\$5,000,000 to \$7,499,999	11 894	1 044	10 849
				\$7,500,000 to \$9,999,999	5 274	674	4 600
				\$10,000,000 to \$14,999,999	8 165	993	7 172
				\$15,000,000 to \$19,999,999	3 028	464	2 564
				\$20,000,000 to \$29,999,999	2 728	510	2 217
				\$30,000,000 to \$39,999,999	952	272	680
				\$40,000,000 to \$49,999,999	443	97	346
				\$50,000,000 or more	779	192	586
				Median	4 587 101	3 784 380	4 689 948
				Mean	7 511 302	8 471 136	7 354 316
				Value Per Housing Unit²			
				Less than \$20,000	11 252	2 651	8 601
				\$20,000 to \$39,999	25 037	2 662	22 375
				\$40,000 to \$59,999	17 953	1 833	16 119
				\$60,000 to \$79,999	7 890	1 098	6 793
				\$80,000 to \$99,999	3 695	589	3 106
				\$100,000 to \$124,999	2 274	427	1 847
				\$125,000 to \$149,999	1 137	180	957
				\$150,000 to \$174,999	577	172	405
				\$175,000 to \$199,999	300	72	228
				\$200,000 to \$249,999	393	67	326
				\$250,000 to \$299,999	287	117	170
				\$300,000 to \$499,999	223	59	164
				\$500,000 or more	169	63	106
				Median	39 444	37 609	39 663
				Mean	49 700	54 993	48 836
				Purchase Price as Percent of Value²			
				Acquired by purchase	63 663	8 341	55 322
				Purchased 1997 to 2001 (part)	19 914	2 000	17 914
				Less than 60 percent	2 282	156	2 127
				60 to 69 percent	1 170	54	1 117
				70 to 79 percent	2 257	68	2 189
				80 to 99 percent	6 264	368	5 897
				100 percent or more	7 900	1 328	6 572
				Median	93	100+	92
				Purchased 1990 to 1996 (part)	13 932	1 982	11 950
				Less than 40 percent	1 272	148	1 124
				40 to 59 percent	2 005	195	1 810
				60 to 79 percent	3 058	251	2 807
				80 to 99 percent	2 921	479	2 442
				100 percent or more	4 616	873	3 743
				Median	84	96	82
				Purchased 1989 or earlier	29 817	4 359	25 458
				Less than 20 percent	2 152	773	1 379
				20 to 39 percent	3 557	957	2 600
				40 to 59 percent	4 472	687	3 785
				60 to 79 percent	5 632	638	4 995
				80 to 99 percent	3 371	324	3 048
				100 percent or more	10 435	927	9 507
				Median	76	52	80
				Not acquired by purchase	7 544	1 668	5 876

Table 7-1. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definition, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.				PROPERTY CHARACTERISTICS—Con.			
Value of Capital Improvements				Age Composition			
Properties with capital improvements between 1998 and 2000				Over one-half the residents of the building age 55 or older			
Less than \$50,000	44 842	5 589	39 253	Over one-half the residents of the building not age 55 or older	4 096	606	3 489
\$50,000 to \$99,999	11 572	1 523	10 049	Not reported	50 169	6 727	43 441
\$100,000 to \$249,999	7 808	915	6 893		16 942	2 676	14 267
\$250,000 to \$499,999	12 546	1 239	11 307				
\$500,000 to \$749,999	6 152	853	5 299				
\$750,000 to \$999,999	2 832	360	2 472				
\$1,000,000 to \$1,499,999	1 003	188	815				
\$1,500,000 to \$1,999,999	1 116	205	910				
\$2,000,000 to \$2,999,999	448	61	388				
\$3,000,000 or more	467	68	399				
Median	898	177	721				
Mean	136 359	143 208	135 609				
	403 346	515 222	387 416				
Properties with no capital improvements between 1998 and 2000				Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older			
Capital improvements not reported	14 728	2 492	12 236	Property provides meal service	6 854	1 173	5 682
	11 636	1 928	9 709	Charge included in rent	4 366	805	3 560
				Charge not included in rent	822	124	698
				Not reported	1 667	243	1 424
				Property does not provide meal service	8 984	1 175	7 809
				Not reported	55 368	7 662	47 706
Value of Capital Improvements Per Unit				Type of Property Benefits¹			
Properties with capital improvements between 1998 and 2000				Government-sponsored below-market interest rate mortgage loan			
Less than \$500	44 842	5 589	39 253	Government rental subsidy	6 029	104	5 925
\$500 to \$999	12 795	1 551	11 244	Government grant	15 975	1 221	14 753
\$1,000 to \$2,499	9 679	1 168	8 511	Property tax relief	1 067	234	832
\$2,500 to \$4,999	14 172	1 574	12 598	Federal income tax credit for low-income, old or historic properties	3 916	428	3 488
\$5,000 to \$7,499	4 915	771	4 144	Accelerated federal income tax depreciation for low- and moderate-income properties	3 333	131	3 202
\$7,500 to \$9,999	1 319	186	1 133	Subsidy from a non-profit corporation			
\$10,000 to \$14,999	505	81	424	None of the above benefits	768	16	752
\$15,000 to \$19,999	465	95	370	Not reported	796	83	713
\$20,000 to \$29,999	230	35	195		42 257	6 999	35 258
\$30,000 or more	255	63	192		7 047	1 348	5 700
Median	506	64	442				
Mean	997	1 071	992				
	2 592	2 902	2 548				
Properties with no capital improvements between 1998 and 2000				Source of Property Benefits¹			
Capital improvements not reported	14 728	2 492	12 236	With property benefits	21 902	1 663	20 239
	11 636	1 928	9 709	Federal government	16 572	1 044	15 528
				State government	2 995	326	2 669
				Local government	4 207	494	3 713
				Non-profit corporation	796	83	713
				Not reported	547	25	522
				With no property benefits	42 257	6 999	35 258
				Not reported	7 047	1 348	5 700
Monthly Rental Receipts Per Housing Unit				Reason for Benefits¹			
Acquired before 2000				With property benefits			
Less than \$100	64 194	9 576	54 618	Occupied by low- or moderate-income individuals	21 902	1 663	20 239
\$100 to \$199	2 306	814	1 492	A historic structure	18 138	1 200	16 938
\$200 to \$299	2 261	496	1 765	Located in a community development or economic development area	8 388	777	7 611
\$300 to \$399	3 565	674	2 891	Covered by a Homestead Exemption	371	22	350
\$400 to \$499	7 799	1 171	6 627	Covered by a Community Land Trust	41	—	41
\$500 to \$599	10 038	1 129	8 909	Covered by disaster relief	1 052	170	882
\$600 to \$799	11 377	1 344	10 033	Other reason	843	64	779
\$800 to \$999	8 183	930	7 253	Not reported	42 257	6 999	35 258
\$1000 or more	11 598	1 587	10 012	With no property benefits	7 047	1 348	5 700
No rental receipts	6 793	1 315	5 477	Not reported			
Median	275	117	159				
Mean	553	533	555				
	642	632	644				
Acquired 2000 and 2001 (part)	7 012	433	6 579				
Rental Receipts as Percent of Value²				Section 8 Rental Housing Certificates and Vouchers			
Acquired before 2000				Property did or does have tenants receiving Section 8 assistance			
Less than 5 percent	64 194	9 576	54 618	Property has never had tenants receiving Section 8 assistance	28 487	2 707	25 779
5 to 9 percent	2 094	663	1 430	Not reported	36 845	6 313	30 532
10 to 14 percent	4 235	828	3 407		5 875	989	4 886
15 to 19 percent	19 429	3 020	16 409				
20 to 24 percent	16 760	1 945	14 815				
25 to 29 percent	8 930	941	7 989				
30 to 39 percent	4 869	550	4 319				
40 percent or more	3 610	576	3 034				
Median	4 018	935	3 083				
Mean	17	16	17				
Acquired 2000 and 2001 (part)	7 012	433	6 579				
Rental Vacancy Losses as Percent of Potential Receipts				OWNER CHARACTERISTICS			
Acquired before 2000				Type of Owner			
Less than 1.0 percent	64 194	9 576	54 618	Individual investor(s)	9 344	1 899	7 445
1.0 to 2.9 percent	8 270	991	7 279	Limited partnership	28 887	2 258	26 629
3.0 to 4.9 percent	11 413	1 551	9 862	Joint venture	736	75	661
5.0 to 6.9 percent	9 953	1 585	8 368	General partnership	5 498	1 026	4 472
7.0 to 8.9 percent	5 896	768	5 128	Life insurance company	330	223	108
9.0 to 10.9 percent	5 615	518	5 096	Depository institution	22	17	5
11.0 to 12.9 percent	2 800	332	2 468	Public real estate investment trust	1 936	924	1 012
13.0 to 14.9 percent	1 616	158	1 458	Private real estate investment trust	327	101	225
15.0 percent or more	813	82	731	Corporation—other than real estate investment trust	14 536	1 920	12 616
Not reported or not computed	4 678	943	3 735	Housing cooperative organization	2 491	263	2 228
Median	13 141	2 648	10 493	Non-profit or church-related institution	4 890	954	3 935
Mean	4.2	4.2	4.2	Pension fund	234	150	84
Acquired 2000 and 2001 (part)	7 012	433	6 579	Fraternal organization	14	3	11
				Other	1 962	197	1 765
Age Restrictions							
Property restricted to people age 55 or older	12 401	1 926	10 475				
Property not restricted to people age 55 or older	56 199	7 713	48 486				
Not reported	2 607	371	2 236				

Table 7-1. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties—Con.

[Number of properties. For information on confidentiality protection, sampling error, nonsampling error, and definition, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES				RECURRING EXPENSES—Con.			
Real Estate Tax Per Housing Unit				Property Management and Administration Expenses Per Housing Unit			
Acquired before 2000	64 194	9 576	54 618	Acquired before 2000	64 194	9 576	54 618
Less than \$100	7 057	1 226	5 831	Less than \$100	1 031	152	880
\$100 to \$199	4 939	1 065	3 873	\$100 to \$199	3 070	457	2 613
\$200 to \$299	7 319	934	6 385	\$200 to \$299	6 491	843	5 648
\$300 to \$399	7 558	743	6 815	\$300 to \$399	8 535	1 110	7 425
\$400 to \$499	6 579	966	5 612	\$400 to \$499	7 819	1 127	6 691
\$500 to \$599	5 630	651	4 980	\$500 to \$599	4 170	437	3 733
\$600 to \$699	5 159	755	4 403	\$600 to \$699	3 196	535	2 661
\$700 to \$799	5 646	427	5 219	\$700 to \$799	2 759	309	2 450
\$800 to \$899	2 822	456	2 365	\$800 to \$899	2 262	357	1 905
\$900 to \$999	2 012	226	1 785	\$900 to \$999	2 004	248	1 756
\$1,000 to \$1,249	3 529	489	3 040	\$1,000 to \$1,249	4 645	643	4 002
\$1,250 to \$1,499	1 694	263	1 431	\$1,250 to \$1,499	2 964	296	2 668
\$1,500 to \$1,999	1 605	352	1 254	\$1,500 to \$1,999	2 525	375	2 150
\$2,000 to \$2,499	586	145	441	\$2,000 to \$2,499	801	133	668
\$2,500 or more	768	177	591	\$2,500 or more	1 580	265	1 315
Not reported	1 292	701	591	No expenses	3 398	744	2 654
Median	470	449	473	Not reported or not computed	6 944	1 544	5 400
Mean	584	612	580	Median	500	496	501
Acquired 2000 and 2001 (part)	7 012	433	6 579	Acquired 2000 and 2001 (part)	7 012	433	6 579
Real Estate Tax Per \$1,000 Value				Maintenance and Repair Expenses Per Housing Unit			
Acquired before 2000	64 194	9 576	54 618	Acquired before 2000	64 194	9 576	54 618
Less than \$5	8 653	1 204	7 449	Less than \$100	1 916	211	1 705
\$5 to \$9	11 990	1 502	10 488	\$100 to \$199	3 171	835	2 336
\$10 to \$14	15 836	2 414	13 422	\$200 to \$299	3 470	435	3 035
\$15 to \$19	10 331	1 078	9 253	\$300 to \$399	4 255	626	3 629
\$20 to \$24	5 258	799	4 459	\$400 to \$499	4 651	693	3 958
\$25 to \$29	3 578	627	2 951	\$500 to \$599	4 416	607	3 809
\$30 to \$39	7 037	1 093	5 944	\$600 to \$699	4 532	638	3 895
\$40 to \$49	44	33	11	\$700 to \$799	3 828	561	3 267
\$50 to \$59	8	4	4	\$800 to \$899	4 856	505	4 351
\$60 or more	149	104	45	\$900 to \$999	2 812	499	2 313
Not reported or not computed	1 311	719	591	\$1,000 to \$1,249	6 094	603	5 491
Median	13	14	13	\$1,250 to \$1,499	3 772	382	3 390
Acquired 2000 and 2001 (part)	7 012	433	6 579	\$1,500 to \$1,999	4 246	638	3 608
Real Estate Tax as Percent of Rental Receipts				\$2,000 to \$2,499	1 691	269	1 422
Acquired before 2000	64 194	9 576	54 618	\$2,500 or more	2 253	335	1 918
Less than 5 percent	14 841	2 135	12 706	No expenses	511	129	382
5 to 9 percent	28 935	3 580	25 355	Not reported or not computed	7 720	1 611	6 108
10 to 14 percent	12 366	1 527	10 839	Median	741	680	752
15 to 19 percent	3 327	720	2 607	Acquired 2000 and 2001 (part)	7 012	433	6 579
20 to 24 percent	1 652	480	1 172	Utility and Fuel Expenses Per Housing Unit			
25 to 29 percent	387	57	330	Acquired before 2000	64 194	9 576	54 618
30 to 34 percent	242	114	128	Less than \$250	5 216	1 072	4 144
35 to 39 percent	105	42	62	\$250 to \$499	15 863	2 144	13 718
40 percent or more	817	120	697	\$500 to \$749	15 665	1 853	13 813
Not reported or not computed	1 523	800	723	\$750 to \$999	9 007	1 006	8 000
Median	8	8	8	\$1,000 to \$1,249	4 873	655	4 219
Acquired 2000 and 2001 (part)	7 012	433	6 579	\$1,250 to \$1,499	2 423	536	1 887
Property Management				\$1,500 to \$1,749	1 244	199	1 046
Property managed by paid property management company	61 486	7 788	53 698	\$1,750 to \$1,999	601	138	464
Property not managed by paid property management company	6 664	1 674	4 990	\$2,000 to \$2,499	414	73	341
Not reported	3 057	547	2 510	\$2,500 or more	624	113	511
				No expenses	681	109	572
				Not reported or not computed	7 583	1 679	5 904
				Median	610	591	612
				Acquired 2000 and 2001 (part)	7 012	433	6 579

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
50-or-more-housing-unit properties with traditional first mortgage	61 105	46 487	4 759	8 835	1 025
PROPERTY CHARACTERISTICS					
Number of Housing Units					
50 to 74 housing units	17 736	12 671	1 333	3 379	353
75 to 99 housing units	9 285	6 813	872	1 497	103
100 to 149 housing units	12 855	9 916	1 035	1 699	206
150 to 199 housing units	7 963	6 669	477	712	106
200 to 299 housing units	7 604	5 865	714	904	122
300 to 499 housing units	4 542	3 672	250	524	96
500 to 999 housing units	979	776	69	106	28
1,000 or more housing units	142	106	9	15	11
Manner of Acquisition					
By purchase	55 274	41 925	4 383	8 014	953
Placed one new mortgage	43 602	33 335	3 446	6 114	706
Placed two or more new mortgages	3 144	2 252	264	571	57
Assumed mortgage(s) already on property	5 072	3 850	363	779	80
Assumed mortgage(s) already on property and placed new mortgage	1 096	696	134	223	43
Borrowed using assets other than this property as collateral	438	421	-	16	1
Paid all cash-no borrowing	1 275	880	69	271	55
Other manner	647	491	107	39	10
By inheritance or gift	425	296	29	83	17
By divorce	20	18	-	2	-
By tax free exchange of other property	728	514	100	115	-
By foreclosure or assignment	403	287	36	69	10
By some other manner	1 401	1 107	41	233	20
Not reported	2 854	2 339	171	318	26
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	22 844	16 501	2 129	3 755	459
Sale of stock or partnership shares for this project	3 251	2 441	230	544	36
Sale of previously owned stocks, shares, or other securities	472	331	60	73	8
Sale of land or other real estate	2 135	1 493	248	347	48
Owner's cash, bank deposits, share accounts, or bonds	9 730	6 852	844	1 810	224
Borrowing from a retirement plan	44	35	3	6	-
Borrowing using assets other than this property as collateral	1 323	954	104	214	52
Proceeds from an insurance policy	31	23	-	-	8
From a state or local government source	393	334	38	9	12
From a non-profit organization	245	207	22	17	-
Proceeds from sale of tax credits	1 090	850	57	165	17
From parents or relatives	246	195	8	38	6
Other cash source	1 169	872	79	194	24
Non-cash source	214	162	28	24	-
No downpayment required	1 895	1 447	122	280	46
Not reported	3 238	2 201	438	534	64
Other properties	37 020	28 953	2 548	4 971	548
Not reported	1 241	1 033	82	109	18
Year Property Acquired					
1999 to 2001 (part)	10 626	7 777	996	1 644	208
1997 and 1998	9 376	6 940	759	1 561	115
1995 and 1996	5 465	3 940	502	854	169
1990 to 1994	7 755	5 812	626	1 182	135
1985 to 1989	8 238	6 330	713	1 076	120
1980 to 1984	7 377	5 839	482	994	62
1975 to 1979	6 270	5 237	263	651	119
1970 to 1974	3 538	2 864	187	447	39
1969 or earlier	2 462	1 747	231	426	58
Property New or Previously Owned When Acquired					
Acquired by purchase	55 274	41 925	4 383	8 014	953
New	21 461	17 559	1 341	2 254	307
Previously owned	32 972	23 749	2 994	5 597	632
As residential property	31 082	22 142	2 911	5 411	617
Converted from nonresidential use	1 890	1 606	83	185	15
Other	353	321	3	30	-
Not reported	488	296	44	134	13
Other properties	2 978	2 223	205	503	47
Not reported	2 854	2 339	171	318	26
Year Structure Built					
1999 to March 2000	1 873	1 455	193	200	25
1997 and 1998	3 191	2 554	189	404	44
1995 and 1996	2 276	1 670	269	266	71
1990 to 1994	3 355	2 669	314	347	25
1980 to 1989	14 864	11 675	1 008	1 980	200
1970 to 1979	18 739	14 598	1 098	2 723	319
1960 to 1969	8 445	6 154	708	1 372	211
1950 to 1959	2 539	1 807	308	392	32
1940 to 1949	1 280	901	185	166	27
1939 or earlier	4 543	3 003	486	984	70

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	17 882	12 966	1 650	2 969	297
Less than \$20,000	4 160	3 018	304	755	82
\$20,000 to \$39,999	6 550	4 626	687	1 120	117
\$40,000 to \$59,999	3 868	2 811	411	589	57
\$60,000 to \$79,999	1 860	1 366	158	304	31
\$80,000 to \$99,999	735	558	55	118	4
\$100,000 to \$124,999	324	260	18	46	—
\$125,000 to \$149,999	179	161	6	6	5
\$150,000 to \$174,999	50	46	2	3	—
\$175,000 to \$199,999	42	37	1	4	—
\$200,000 to \$249,999	69	54	5	9	—
\$250,000 to \$299,999	13	9	—	3	—
\$300,000 to \$499,999	10	5	—	6	—
\$500,000 or more	9	1	3	5	—
Median	34 579	34 951	35 165	33 034	31 258
Mean	40 690	40 984	40 563	40 101	34 472
Other properties	43 224	33 521	3 109	5 866	728
Value					
Less than \$1,000,000	2 667	1 881	218	529	39
\$1,000,000 to \$1,999,999	7 938	5 882	517	1 413	126
\$2,000,000 to \$2,999,999	8 583	6 321	684	1 377	200
\$3,000,000 to \$3,999,999	7 819	5 766	616	1 295	142
\$4,000,000 to \$4,999,999	5 102	3 683	479	848	91
\$5,000,000 to \$7,499,999	10 845	8 503	857	1 335	150
\$7,500,000 to \$9,999,999	4 599	3 622	290	639	48
\$10,000,000 to \$14,999,999	7 167	5 859	478	738	93
\$15,000,000 to \$19,999,999	2 564	2 054	191	271	48
\$20,000,000 to \$29,999,999	2 211	1 624	305	250	31
\$30,000,000 to \$39,999,999	678	516	79	67	17
\$40,000,000 to \$49,999,999	346	289	18	21	19
\$50,000,000 or more	586	486	28	52	20
Median	4 695 105	4 921 003	4 720 254	3 848 198	4 060 409
Mean	7 358 174	7 560 215	7 518 594	6 020 352	8 980 601
Value Per Housing Unit²					
Less than \$20,000	8 571	6 407	645	1 373	146
\$20,000 to \$39,999	22 371	16 850	1 601	3 482	438
\$40,000 to \$59,999	16 078	12 593	1 168	2 110	208
\$60,000 to \$79,999	6 789	5 087	637	911	155
\$80,000 to \$99,999	3 106	2 271	366	439	29
\$100,000 to \$124,999	1 840	1 505	116	207	13
\$125,000 to \$149,999	955	681	107	156	12
\$150,000 to \$174,999	405	337	29	32	7
\$175,000 to \$199,999	228	175	24	18	12
\$200,000 to \$249,999	326	228	48	46	4
\$250,000 to \$299,999	166	128	15	21	1
\$300,000 to \$499,999	164	122	4	37	1
\$500,000 or more	106	103	—	3	—
Median	39 652	39 983	42 295	37 483	36 759
Mean	48 827	49 196	50 306	46 543	44 934
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	39 178	30 076	2 970	5 468	665
Less than \$50,000	10 021	7 336	796	1 658	232
\$50,000 to \$99,999	6 856	5 252	541	957	106
\$100,000 to \$249,999	11 297	8 884	930	1 356	128
\$250,000 to \$499,999	5 299	4 214	271	745	69
\$500,000 to \$749,999	2 472	1 958	161	310	43
\$750,000 to \$999,999	815	653	50	100	12
\$1,000,000 to \$1,499,999	910	694	83	105	27
\$1,500,000 to \$1,999,999	388	277	36	54	21
\$2,000,000 to \$2,999,999	398	261	24	109	5
\$3,000,000 or more	721	547	78	74	23
Median	136 001	141 360	123 913	113 159	97 456
Mean	387 961	381 003	388 200	376 827	793 222
Properties with no capital improvements between 1998 and 2000	12 224	9 023	960	2 006	235
Capital improvements not reported	9 704	7 388	829	1 361	125
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	39 178	30 076	2 970	5 468	665
Less than \$500	11 216	8 442	854	1 698	223
\$500 to \$999	8 506	6 458	721	1 168	160
\$1,000 to \$2,499	12 556	10 056	832	1 501	166
\$2,500 to \$4,999	4 144	3 124	338	623	59
\$5,000 to \$7,499	1 132	776	84	263	10
\$7,500 to \$9,999	424	354	15	48	7
\$10,000 to \$14,999	370	259	51	33	26
\$15,000 to \$19,999	195	160	18	16	2
\$20,000 to \$29,999	192	146	17	28	1
\$30,000 or more	442	301	42	91	9
Median	992	1 021	938	944	841
Mean	2 551	2 538	2 259	2 751	2 787
Properties with no capital improvements between 1998 and 2000	12 224	9 023	960	2 006	235
Capital improvements not reported	9 704	7 388	829	1 361	125

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

(Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties)

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than \$100	1 463	1 099	48	280	36
\$100 to \$199	1 765	1 312	142	302	8
\$200 to \$299	2 887	2 251	199	360	78
\$300 to \$399	6 626	5 123	397	1 015	91
\$400 to \$499	8 908	6 604	750	1 420	135
\$500 to \$599	10 033	7 475	787	1 632	139
\$600 to \$799	7 253	5 386	768	974	126
\$800 to \$999	9 959	7 996	601	1 154	209
\$1000 or more	5 474	4 301	466	612	94
No rental receipts	157	94	22	37	5
Median	555	559	569	530	579
Mean	644	643	677	617	795
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106
Rental Receipts as Percent of Value²					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than 5 percent	1 424	1 092	69	231	32
5 to 9 percent	3 407	2 631	190	519	67
10 to 14 percent	16 334	12 013	1 528	2 550	244
15 to 19 percent	14 811	11 751	986	1 877	197
20 to 24 percent	7 989	6 098	574	1 234	83
25 to 29 percent	4 315	3 424	257	499	134
30 to 39 percent	3 034	2 334	219	390	91
40 percent or more	3 082	2 226	339	450	68
Median	17	17	16	17	18
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than 1.0 percent	7 279	5 794	525	828	131
1.0 to 2.9 percent	9 854	7 574	634	1 455	191
3.0 to 4.9 percent	8 330	6 252	639	1 298	141
5.0 to 6.9 percent	5 126	3 932	418	672	103
7.0 to 8.9 percent	5 096	4 313	226	521	36
9.0 to 10.9 percent	2 468	1 827	197	417	27
11.0 to 12.9 percent	1 453	1 010	247	173	22
13.0 to 14.9 percent	731	507	37	182	5
15.0 percent or more	3 730	2 819	199	645	67
Not reported or not computed	10 459	7 611	1 058	1 594	196
Median	4.2	4.2	4.3	4.3	3.6
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106
Age Restrictions					
Property restricted to people age 55 or older	10 468	8 550	579	1 208	131
Property not restricted to people age 55 or older	48 401	36 081	4 055	7 388	876
Not reported	2 236	1 856	124	238	18
Age Composition					
Over one-half the residents of the building age 55 or older	3 452	2 769	258	367	57
Over one-half the residents of the building not age 55 or older	43 396	32 258	3 631	6 716	791
Not reported	14 258	11 459	870	1 752	177
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older					
Property provides meal service	5 664	4 592	355	643	73
Charge included in rent	3 546	2 753	289	467	37
Charge not included in rent	694	559	26	80	29
Not reported	1 424	1 280	40	96	7
Property does not provide meal service	7 803	6 320	449	918	115
Not reported	47 639	35 574	3 955	7 273	837
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	5 925	4 850	314	636	125
Government rental subsidy	14 753	11 801	798	1 872	282
Government grant	832	667	49	109	8
Property tax relief	3 486	2 660	293	424	108
Federal income tax credit for low-income, old, or historic properties	3 202	2 482	270	334	117
Accelerated federal income tax depreciation for low- and moderate-income properties	752	522	83	138	9
Subsidy from a non-profit corporation	713	529	61	112	11
None of the above benefits	35 168	26 268	2 974	5 426	500
Not reported	5 700	4 198	488	936	78
Source of Property Benefits¹					
With property benefits	20 238	16 021	1 297	2 473	448
Federal government	15 528	12 470	945	1 830	283
State government	2 667	2 135	160	273	99
Local government	3 713	2 777	272	557	108
Non-profit corporation	713	529	61	112	11
Not reported	522	407	19	85	11
With no property benefits	35 168	26 268	2 974	5 426	500
Not reported	5 700	4 198	488	936	78

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
PROPERTY CHARACTERISTICS—Con.					
Reason for Benefits¹					
With property benefits	20 238	16 021	1 297	2 473	448
Occupied by low- or moderate-income individuals	16 938	13 505	948	2 110	375
Occupied by elderly or disabled individuals	7 611	6 310	379	789	133
A historic structure	350	249	22	74	5
Located in a community development or economic development area	828	719	50	44	15
Covered by a Homestead Exemption	90	61	—	29	—
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	41	35	—	7	—
Other reason	882	723	99	45	15
Not reported	777	513	122	115	28
With no property benefits	35 168	26 268	2 974	5 426	500
Not reported	5 700	4 198	488	936	78
Section 8 Rental Housing Certificates and Vouchers					
Property did or does have tenants receiving Section 8 assistance	25 738	19 182	1 830	4 314	412
Property has never had tenants receiving Section 8 assistance	30 503	23 507	2 487	3 982	527
Not reported	4 864	3 798	442	538	86
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	7 408	4 918	624	1 764	102
Limited partnership	26 622	20 809	1 985	3 366	461
Joint venture	661	445	44	154	19
General partnership	4 472	3 125	441	838	69
Life insurance company	108	79	13	14	1
Depository institution	5	5	—	—	—
Public real estate investment trust	1 006	818	95	74	19
Private real estate investment trust	225	217	6	3	—
Corporation—other than real estate investment trust	12 605	9 662	968	1 754	220
Housing cooperative organization	2 222	1 754	221	202	44
Non-profit or church-related institution	3 912	3 261	219	378	55
Pension fund	84	69	6	9	—
Fraternal organization	11	6	—	6	—
Other	1 765	1 320	138	273	35
50-or-more-housing-unit properties with traditional first mortgage	61 105	46 487	4 759	8 835	1 025
MORTGAGE CHARACTERISTICS					
Method of Loan Application					
By computer over the Internet or by e-mail	111	89	5	16	—
By telephone or FAX	6 929	5 200	505	1 105	119
By regular mail	6 759	5 143	577	945	93
By personal visit	19 750	14 380	1 629	3 376	366
Through third party (such as real estate agent or builder)	14 847	11 626	1 195	1 869	157
Some other way	3 528	2 721	257	410	140
Not reported	6 304	4 994	490	731	89
Not available	2 877	2 333	101	381	62
Origin of First Mortgage					
Mortgage made at time property acquired	36 496	27 974	2 517	5 384	622
Mortgage assumed at time property acquired	5 272	4 117	362	678	116
Mortgage placed later than acquisition of property	19 337	14 396	1 880	2 773	288
Refinanced mortgage	18 234	13 687	1 652	2 617	279
Same lender	4 495	3 188	590	638	80
Different lender	13 740	10 499	1 062	1 979	199
Mortgage placed on property owned free and clear of debt	1 102	709	228	156	9
Not available	—	—	—	—	—
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property	19 337	14 396	1 880	2 773	288
Obtain lower interest rate	9 955	7 713	876	1 281	84
Increase payment period for mortgage	529	418	17	93	1
Reduce payment period for mortgage	42	36	3	—	3
Renew or extend loan that had fallen due, without increasing outstanding balance	2 251	1 595	217	369	70
Receive cash or increase outstanding balance of loan	3 944	2 841	421	610	72
Other reason	1 779	1 137	257	333	52
Not reported	836	655	89	88	5
Other properties	41 769	32 091	2 879	6 062	737
Not available	—	—	—	—	—

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received	8 972	6 706	865	1 272	128
Less than \$1,000,000	4 100	2 752	473	796	79
\$1,000,000 to \$1,999,999	2 984	2 625	115	218	27
\$2,000,000 to \$2,999,999	566	415	56	94	1
\$3,000,000 to \$3,999,999	346	257	33	51	5
\$4,000,000 to \$4,999,999	272	195	28	40	9
\$5,000,000 to \$7,499,999	175	145	10	20	—
\$7,500,000 to \$9,999,999	129	113	1	11	4
\$10,000,000 to \$14,999,999	232	74	147	10	—
\$15,000,000 to \$19,999,999	68	60	—	6	2
\$20,000,000 to \$29,999,999	48	40	—	8	—
\$30,000,000 to \$39,999,999	14	9	—	4	1
\$40,000,000 to \$49,999,999	5	5	—	—	—
\$50,000,000 or more	34	18	2	14	—
Not reported	—	—	—	—	—
Median	1 129 499	1 229 224	1000K-	1000K-	1000K-
Mean	2 430 523	2 344 490	3 171 520	2 432 460	1 910 327
Properties that refinanced and did not receive cash back	7 859	5 836	805	1 089	129
Properties that refinanced and did not report if received cash back	2 505	1 853	209	411	31
Properties that did not refinance	41 769	32 091	2 879	6 062	737
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received ¹	8 972	6 706	865	1 272	128
For additions, improvements or repairs to this property	5 820	4 494	571	692	63
To consolidate debts	635	429	76	123	7
For investment in other real estate	4 237	3 362	223	599	53
For other types of investments	1 077	740	126	177	33
For educational or medical expenses	17	13	—	4	—
To start a business	6	4	—	—	2
To settle a divorce	7	4	—	2	—
To pay taxes	113	81	6	20	6
To purchase an automobile, truck, or other vehicle	20	17	—	3	—
To purchase consumer product other than automobile, truck, or other vehicle	76	61	6	10	—
Other	1 024	800	70	136	19
Not reported	249	174	53	14	8
Properties that refinanced and did not receive cash back	7 859	5 836	805	1 089	129
Properties that refinanced and did not report if received cash back	2 505	1 853	209	411	31
Properties that did not refinance	41 769	32 091	2 879	6 062	737
Not available	—	—	—	—	—
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	18 076	12 454	2 074	3 215	333
1997 and 1998	15 738	12 272	1 276	1 995	195
1995 and 1996	6 907	5 255	447	1 040	165
1990 to 1994	6 937	5 241	448	1 151	97
1985 to 1989	4 158	3 446	116	525	72
1980 to 1984	4 319	3 703	190	390	36
1979 or earlier	4 970	4 117	207	518	127
First Mortgage Insurance Status					
FHA-insured first mortgage	6 261	5 391	325	471	74
VA-guaranteed first mortgage	—	—	—	—	—
Rural Housing Service-Rural Development-insured or -guaranteed first mortgage	1 959	1 774	60	117	9
Other federal, state, or local government-insured or guaranteed first mortgage	4 357	3 699	265	339	53
Insured conventional first mortgage	4 635	3 726	156	671	81
Uninsured conventional first mortgage	43 893	31 896	3 953	7 236	808
Not reported	—	—	—	—	—
Traditional First Mortgage Loan					
Less than \$500,000	2 852	1 953	245	612	42
\$500,000 to \$999,999	4 903	3 586	253	992	73
\$1,000,000 to \$1,499,999	7 033	5 057	592	1 195	189
\$1,500,000 to \$1,999,999	6 496	4 706	502	1 175	113
\$2,000,000 to \$2,499,999	5 389	4 004	513	790	82
\$2,500,000 to \$2,999,999	4 451	3 340	416	634	61
\$3,000,000 to \$3,999,999	6 980	5 433	554	895	99
\$4,000,000 to \$4,999,999	4 759	3 879	328	502	52
\$5,000,000 to \$7,499,999	7 711	6 404	416	791	99
\$7,500,000 to \$9,999,999	3 236	2 453	268	474	40
\$10,000,000 to \$12,499,999	2 091	1 532	313	197	49
\$12,500,000 to \$14,999,999	1 083	807	104	151	22
\$15,000,000 to \$19,999,999	1 097	912	65	106	13
\$20,000,000 or more	1 214	987	82	92	53
Not reported	1 811	1 435	108	229	38
Median	2 834 191	2 982 116	2 765 872	2 208 142	2 465 780
Mean	4 472 478	4 599 673	4 453 589	3 654 014	5 890 741

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Loan					
Less than \$500,000	2 530	1 787	191	510	42
\$500,000 to \$999,999	4 632	3 296	274	1 001	61
\$1,000,000 to \$1,499,999	6 751	4 893	571	1 107	180
\$1,500,000 to \$1,999,999	6 206	4 417	504	1 196	88
\$2,000,000 to \$2,499,999	5 227	3 884	489	764	91
\$2,500,000 to \$2,999,999	4 444	3 386	370	630	58
\$3,000,000 to \$3,999,999	7 118	5 539	592	887	100
\$4,000,000 to \$4,999,999	4 613	3 681	327	528	76
\$5,000,000 to \$7,499,999	8 455	7 005	463	879	109
\$7,500,000 to \$9,999,999	3 405	2 559	282	526	38
\$10,000,000 to \$12,499,999	2 138	1 624	301	173	40
\$12,500,000 to \$14,999,999	1 186	870	112	173	32
\$15,000,000 to \$19,999,999	1 185	969	74	131	12
\$20,000,000 or more	1 407	1 142	101	104	60
Not reported	1 810	1 434	108	229	38
Median	2 984 052	3 155 751	2 900 121	2 320 618	2 768 012
Mean	4 775 329	4 921 123	4 688 275	3 884 232	6 298 777
Traditional First Mortgage Outstanding Debt					
Less than \$500,000	5 445	4 021	350	1 002	73
\$500,000 to \$999,999	6 689	4 861	384	1 282	161
\$1,000,000 to \$1,499,999	7 502	5 308	620	1 391	184
\$1,500,000 to \$1,999,999	6 390	4 700	599	993	99
\$2,000,000 to \$2,499,999	5 381	4 130	467	736	49
\$2,500,000 to \$2,999,999	4 003	3 103	394	454	52
\$3,000,000 to \$3,999,999	6 243	4 837	479	839	88
\$4,000,000 to \$4,999,999	3 606	2 991	194	366	55
\$5,000,000 to \$7,499,999	6 763	5 583	404	694	81
\$7,500,000 to \$9,999,999	2 761	2 072	255	392	41
\$10,000,000 to \$12,499,999	1 717	1 214	284	184	34
\$12,500,000 to \$14,999,999	928	722	88	106	12
\$15,000,000 to \$19,999,999	938	775	64	88	12
\$20,000,000 or more	937	740	70	82	45
Not reported	1 802	1 430	108	226	38
Median	2 336 807	2 440 549	2 399 893	1 816 756	1 882 531
Mean	3 911 668	4 009 036	4 039 715	3 227 739	4 828 166
Total Mortgage Outstanding Debt					
Less than \$500,000	4 883	3 610	341	864	69
\$500,000 to \$999,999	6 272	4 540	337	1 247	148
\$1,000,000 to \$1,499,999	7 277	5 116	616	1 404	142
\$1,500,000 to \$1,999,999	6 176	4 474	621	981	101
\$2,000,000 to \$2,499,999	5 417	4 254	403	705	56
\$2,500,000 to \$2,999,999	3 756	2 869	372	453	63
\$3,000,000 to \$3,999,999	6 767	5 259	524	894	89
\$4,000,000 to \$4,999,999	3 977	3 261	241	397	78
\$5,000,000 to \$7,499,999	7 035	5 807	393	745	90
\$7,500,000 to \$9,999,999	2 904	2 164	273	428	38
\$10,000,000 to \$12,499,999	1 772	1 281	278	180	33
\$12,500,000 to \$14,999,999	1 015	774	94	127	20
\$15,000,000 to \$19,999,999	1 025	828	84	103	10
\$20,000,000 or more	1 084	867	75	92	50
Not reported	1 744	1 384	108	214	38
Median	2 468 121	2 597 232	2 511 001	1 905 545	2 309 345
Mean	4 040 496	4 136 175	4 162 503	3 354 018	5 051 253
Current Interest Rate on First Mortgage					
Less than 6.0 percent	23 595	16 584	2 404	3 836	772
6.0 percent	373	167	5	199	2
6.1 to 6.4 percent	792	586	50	142	13
6.5 to 6.9 percent	2 523	1 799	369	342	13
7.0 percent	5 126	4 103	172	845	7
7.1 to 7.4 percent	2 574	1 982	236	346	10
7.5 to 7.9 percent	6 142	4 818	501	783	39
8.0 percent	1 121	854	139	116	11
8.1 to 8.4 percent	2 405	1 733	313	333	26
8.5 to 8.9 percent	2 000	1 373	226	374	27
9.0 percent	1 201	1 098	57	40	6
9.1 to 9.4 percent	800	697	47	51	4
9.5 to 9.9 percent	639	452	63	117	6
10.0 percent	300	220	9	43	28
10.1 to 10.4 percent	288	228	39	18	4
10.5 to 10.9 percent	433	390	4	39	—
11.0 percent	482	453	—	30	—
11.1 to 12.9 percent	876	672	77	100	27
13.0 percent	166	166	—	—	—
13.1 percent or more	9 269	8 112	49	1 079	29
Not reported	—	—	—	—	—
Median	7.1	7.1	6.0-	6.9	6.0-
Type of Interest Rate Buydown					
Properties with interest rate buydown	107	106	—	1	—
Constant payment	21	21	—	—	—
3-2-1 buydown	5	5	—	—	—
Other	22	22	—	—	—
Not reported	59	58	—	1	—
Properties without interest rate buydown	19 686	14 004	2 144	3 256	283
Not reported	41 312	32 376	2 615	5 577	743

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Term of First Mortgage					
Less than 5 years	466	100	171	175	20
5 years	956	386	409	103	58
6 to 9 years	820	406	350	61	4
10 years	6 748	5 257	732	721	37
11 to 14 years	469	193	111	161	4
15 years	1 667	981	147	521	18
16 to 19 years	669	508	48	103	9
20 years	983	610	112	238	23
21 to 24 years	244	191	4	41	9
25 years	989	634	11	336	7
26 to 29 years	153	150	—	2	1
30 years	8 755	6 675	337	1 608	135
More than 30 years	3 037	2 967	11	20	39
No stated term	35 148	27 428	2 316	4 745	660
Median	24	30+	10	21	25
Unexpired Term of First Mortgage					
Less than 5 years	2 926	1 668	730	435	93
5 to 9 years	8 375	6 248	1 090	966	71
10 to 14 years	3 357	2 629	255	446	27
15 to 19 years	2 335	1 504	75	733	23
20 to 24 years	2 671	2 107	71	450	43
25 to 29 years	4 832	3 599	214	936	83
30 or more years	1 471	1 314	9	124	25
No stated term or not computed	35 138	27 418	2 316	4 745	660
Median	13	13	7	16	13
Holder of First Mortgage					
Commercial bank or trust company	10 924	7 284	1 148	2 239	253
Savings and loan association, federal savings bank	6 694	4 018	528	2 100	49
Mutual savings bank	964	578	103	280	4
Life insurance company	2 892	2 429	286	153	24
Mortgage banker or mortgage company	579	327	35	213	4
Federally-sponsored secondary market agency or pool	23 583	19 032	1 608	2 492	452
Conventional mortgage pool	541	428	85	23	4
Other federal agency	3 646	3 273	126	193	54
Real estate investment trust	911	237	517	141	16
Pension or retirement fund	567	414	38	114	1
Credit union	1 522	1 297	29	188	8
Finance company	750	536	21	183	10
State or municipal government or housing finance agency	4 262	3 832	94	270	66
Individual or individual's estate	1 287	1 129	47	87	24
Other	1 984	1 675	94	158	57
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	28 336	2 654	5 432	688
40 to 49 percent	2 519	1 898	222	366	33
49 to 59 percent	1 251	1 018	74	142	18
59 to 69 percent	2 288	1 706	175	343	64
69 to 79 percent	3 785	2 975	307	423	80
79 to 89 percent	5 010	3 581	377	980	72
89 to 94 percent	5 169	3 778	531	779	82
94 to 99 percent	2 084	1 574	74	332	104
99 to 100 percent	1 854	1 551	122	169	12
100 percent or more	11 822	9 200	689	1 739	194
Not reported	1 326	1 054	85	159	28
Median	86	87	82	85	88
Other properties	23 996	18 151	2 104	3 403	337
Not available	—	—	—	—	—
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	28 336	2 654	5 432	688
40 to 49 percent	1 863	1 300	236	310	18
49 to 59 percent	1 016	712	98	169	37
59 to 69 percent	1 467	1 089	141	217	21
69 to 79 percent	10 626	8 700	595	1 138	193
79 to 89 percent	5 689	3 853	508	1 213	115
89 to 94 percent	4 566	3 268	502	732	63
94 to 99 percent	1 747	1 357	58	223	109
99 to 100 percent	1 262	1 060	53	140	9
100 percent or more	7 645	6 030	379	1 140	96
Not reported	1 229	966	85	151	27
Median	75	75	74	77	75
Other properties	23 996	18 151	2 104	3 403	337
Not available	—	—	—	—	—
First Mortgage Risk					
Subprime loan	4 040	3 460	236	264	79
Not subprime loan	57 065	43 026	4 523	8 570	946
Not reported	—	—	—	—	—

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Treasury security	1 430	...	...	1 421	9
Average cost of funds in bank district	898	...	...	898	—
National average cost of funds	45	...	...	45	—
OTS contract mortgage rate	—	...	...	—	—
Other method	1 262	...	...	1 163	100
No index used	144	...	...	33	112
Not reported	6 078	...	...	5 276	802
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Monthly	1 073	...	...	1 029	44
Every 3 months	111	...	...	110	1
Every 6 months	473	...	...	473	—
Yearly	694	...	...	680	14
Every 3 years	165	...	...	165	—
Every 5 years	910	...	...	901	10
Other	271	...	...	190	81
Not reported	6 159	...	...	5 286	873
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Less than 1 percent	123	...	...	123	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	115	...	...	115	—
2 percent	368	...	...	365	4
2.1 to 2.9 percent	166	...	...	166	—
3 percent	69	...	...	69	—
3.1 to 3.9 percent	137	...	...	137	—
4.0 percent or more	164	...	...	157	7
No caps	2 475	...	...	2 341	134
Not reported	6 241	...	...	5 363	878
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Less than 1 percent	49	...	...	49	—
1 percent	—	...	...	—	—
1.1 to 1.9 percent	5	...	...	5	—
2 percent	5	...	...	5	—
2.1 to 2.9 percent	24	...	...	24	—
3 percent	43	...	...	39	4
3.1 to 3.9 percent	22	...	...	22	—
4.0 percent or more	1 432	...	...	1 422	10
No caps	1 977	...	...	1 833	145
Not reported	6 299	...	...	5 436	863
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Yes, rate has changed	2 474	...	...	2 365	110
No change since mortgage made	1 287	...	...	1 205	82
Not reported	6 096	...	...	5 265	831
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—
Percentage of Margin Over Index on ARM					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Less than 1 percent	75	...	...	53	22
1 percent	9	...	...	6	2
1.1 to 1.9 percent	161	...	...	147	14
2 percent	217	...	...	217	—
2.1 to 2.9 percent	1 823	...	...	1 778	45
3 percent	304	...	...	304	—
3.1 to 3.9 percent	531	...	...	531	—
4 percent	47	...	...	44	4
4.1 to 4.9 percent	48	...	...	48	—
5 percent or more	171	...	...	155	16
Not reported	6 470	...	...	5 551	919
Median	2.7	...	...	2.7	2.4
Other properties	51 249	46 487	4 759	—	3
Not reported	—	—	—	—	—

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE CHARACTERISTICS—Con.					
ARM Convertible to Fixed Rate Mortgage					
Properties with adjustable rate first mortgage	9 857	...	...	8 835	1 022
Can be converted	174	...	...	134	40
Cannot be converted	3 255	...	...	3 121	134
Not reported	6 428	...	...	5 579	848
Other properties	51 249	46 487	4 759		3
Not reported	—	—	—	—	—
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)	310	...	...	297	13
Payments can change monthly	22	...	...	21	1
Payments can change every three months	1	...	...	—	1
Payments can change every six months	21	...	...	21	—
Payments can change yearly	142	...	...	135	7
Payments can change every 3 years	38	...	...	38	—
Payments can change every 5 years	54	...	...	54	—
Other	31	...	...	27	4
Not reported	1	...	...	1	—
Monthly payments cannot change	54 468	46 487	4 759	3 046	176
Not reported	6 327	—	—	5 491	836
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)	310	...	...	297	13
Yes, unrestricted negative amortization	17	...	...	17	—
Yes, restricted negative amortization	88	...	...	88	—
No negative amortization allowed	204	...	...	191	13
Not reported .....	—	...	...	—	—
Monthly payments cannot change	54 468	46 487	4 759	3 046	176
Not reported	6 327	—	—	5 491	836
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal	57 701	44 029	4 497	8 290	886
Interest and principal	57 200	43 775	4 376	8 206	842
Fully amortized	44 160	36 648	68	6 712	731
Not fully amortized	13 040	7 127	4 308	1 494	111
Interest only	501	253	121	84	44
No regular payments required	554	219	75	160	100
Not reported	2 850	2 239	187	385	40
Items Included in First Mortgage Payment¹					
Regular payments of both interest and principal	57 200	43 775	4 376	8 206	842
Real estate taxes	14 694	11 402	1 505	1 714	73
Property insurance	10 761	9 442	560	700	59
Mortgage insurance	4 644	4 493	11	139	1
Other	8 849	7 698	648	461	43
No items included or not reported	42 191	32 121	2 850	6 478	741
No regular payments of interest and principal	3 906	2 712	382	629	183
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	60 551	46 268	4 684	8 674	926
Less than \$100	9 338	7 087	589	1 512	149
\$100 to \$199	18 480	13 427	1 694	3 046	314
\$200 to \$299	16 475	13 105	1 047	2 093	229
\$300 to \$399	6 807	5 104	726	861	116
\$400 to \$499	3 065	2 513	221	294	37
\$500 to \$599	1 326	1 078	68	168	11
\$600 to \$699	629	477	43	96	12
\$700 to \$799	369	324	9	30	5
\$800 to \$899	225	194	22	8	1
\$900 to \$999	134	93	17	23	1
\$1,000 to \$1,249	263	212	23	26	2
\$1,250 to \$1,499	143	96	9	36	1
\$1,500 or more	449	318	28	97	6
Not reported	2 850	2 239	187	385	40
Median	206	211	198	186	194
Mean	257	260	249	243	266
No regular payments required	554	219	75	160	100
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	60 551	46 268	4 684	8 674	926
Up-to-date, ahead of schedule, or less than 90 days past due	21 279	15 613	2 073	3 392	201
Delinquent by 90 days or more	140	77	5	46	12
Legal proceedings have begun	18	12	2	—	4
Legal proceedings have not begun	115	65	3	40	6
Not reported	7	—	—	6	1
Not reported	39 132	30 577	2 605	5 237	713
Other properties	554	219	75	160	100

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Monthly Interest and Principal Payments on Total Mortgages Per Housing Unit					
Regular monthly payments of interest and/or principal	60 551	46 268	4 684	8 674	926
Less than \$100	11 571	8 879	739	1 792	161
\$100 to \$199	18 030	13 131	1 572	3 016	311
\$200 to \$299	16 452	12 894	1 159	2 145	254
\$300 to \$399	7 474	5 714	753	888	119
\$400 to \$499	3 217	2 631	228	321	37
\$500 to \$599	1 426	1 168	75	170	13
\$600 to \$699	691	536	41	102	12
\$700 to \$799	399	343	17	34	4
\$800 to \$899	248	212	22	13	1
\$900 to \$999	137	96	18	21	2
\$1,000 to \$1,249	269	214	23	28	3
\$1,250 to \$1,499	146	105	9	30	1
\$1,500 or more	493	345	28	114	6
Not reported	—	—	—	—	—
Median	204	209	203	184	197
Mean	253	256	246	240	264
No regular payments	554	219	75	160	100
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage					
Less than 20 percent	7 092	5 276	521	1 096	199
20 to 29 percent	9 847	7 371	902	1 437	137
30 to 39 percent	13 281	10 388	868	1 854	170
40 to 49 percent	9 671	7 595	681	1 320	75
50 to 59 percent	5 508	4 096	579	710	123
60 to 69 percent	2 371	1 922	133	284	32
70 to 79 percent	953	724	64	135	30
80 to 89 percent	380	325	23	27	4
90 to 99 percent	286	220	4	61	—
100 percent or more	2 044	1 453	152	419	20
Not reported or not computed	123	67	19	37	—
Median	37	37	36	36	34
Other properties	9 550	7 050	813	1 453	234
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal					
Less than 20 percent	6 594	4 857	510	1 025	202
20 to 29 percent	9 382	7 073	819	1 385	106
30 to 39 percent	12 803	9 995	906	1 728	174
40 to 49 percent	10 146	8 035	634	1 372	105
50 to 59 percent	5 931	4 366	656	781	128
60 to 69 percent	2 721	2 123	167	398	32
70 to 79 percent	1 032	794	63	145	30
80 to 89 percent	440	384	26	25	4
90 to 99 percent	369	299	9	61	—
100 percent or more	2 113	1 506	152	435	20
Not reported or not computed	127	67	19	37	4
Median	38	38	37	37	35
Other properties	9 446	6 987	798	1 443	219
Real Estate Tax Per \$1,000 Value					
Acquired before 2000					
Less than \$5	7 448	5 974	563	802	109
\$5 to \$9	10 417	7 848	602	1 800	167
\$10 to \$14	13 407	9 997	1 239	1 972	199
\$15 to \$19	9 253	7 539	478	1 121	115
\$20 to \$24	4 458	3 455	351	523	128
\$25 to \$29	2 951	2 144	317	440	49
\$30 to \$39	5 941	4 167	590	1 040	144
\$40 to \$49	11	11	—	—	—
\$50 to \$59	4	—	—	—	—
\$60 or more	45	31	—	14	—
Not reported or not computed	591	472	35	75	9
Median	13	13	14	13	15
Acquired 1990 and 1991 (part)	6 579	4 847	579	1 048	106
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000					
Less than 5 percent	12 701	10 071	949	1 494	187
5 to 9 percent	25 285	19 318	1 759	3 757	451
10 to 14 percent	10 830	8 090	923	1 603	214
15 to 19 percent	2 602	1 887	324	359	32
20 to 24 percent	1 172	866	77	224	5
25 to 29 percent	330	240	45	38	7
30 to 34 percent	128	91	18	15	4
35 to 39 percent	62	30	5	28	—
40 percent or more	696	504	27	158	7
Not reported or not computed	721	543	54	112	12
Median	8	8	8	8	8
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106

Table 7-2. Type of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned properties]

United States	Total mortgaged properties	Fixed rate mortgage		Adjustable rate mortgage (ARM)	Other mortgage
		Amortized	Short term with balloon payment		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Property Management					
Property managed by paid property management company	53 642	40 992	4 135	7 587	929
Property not managed by paid property management company	4 980	3 561	420	923	76
Not reported	2 483	1 934	203	325	21
Property Management and Administration Expenses Per Housing Unit					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than \$100	880	721	43	108	7
\$100 to \$199	2 610	1 952	189	415	55
\$200 to \$299	5 643	4 088	361	1 102	92
\$300 to \$399	7 425	5 744	586	1 010	84
\$400 to \$499	6 691	5 383	497	657	154
\$500 to \$599	3 733	2 677	343	651	60
\$600 to \$699	2 661	1 993	263	354	51
\$700 to \$799	2 445	1 871	196	343	35
\$800 to \$899	1 905	1 505	69	312	19
\$900 to \$999	1 718	1 277	134	252	55
\$1,000 to \$1,249	4 002	3 155	232	554	61
\$1,250 to \$1,499	2 668	2 093	242	293	40
\$1,500 to \$1,999	2 146	1 731	162	182	71
\$2,000 to \$2,499	668	542	25	84	17
\$2,500 or more	1 315	1 089	87	116	22
No expenses	2 649	1 719	277	638	15
Not reported or not computed	5 367	4 099	474	715	80
Median	500	501	511	489	531
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106
Maintenance and Repair Expenses Per Housing Unit					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than \$100	1 701	1 187	238	262	13
\$100 to \$199	2 336	1 763	115	404	53
\$200 to \$299	3 035	2 309	193	483	50
\$300 to \$399	3 625	2 726	277	583	39
\$400 to \$499	3 956	2 819	450	620	68
\$500 to \$599	3 809	2 922	297	533	57
\$600 to \$699	3 894	2 966	311	547	71
\$700 to \$799	3 267	2 604	179	435	49
\$800 to \$899	4 348	3 463	305	547	33
\$900 to \$999	2 276	1 780	113	322	61
\$1,000 to \$1,249	5 489	4 368	297	720	106
\$1,250 to \$1,499	3 390	2 644	246	422	78
\$1,500 to \$1,999	3 603	2 759	241	539	64
\$2,000 to \$2,499	1 419	1 090	119	205	5
\$2,500 or more	1 918	1 356	176	297	89
No expenses	382	309	18	41	15
Not reported or not computed	6 079	4 577	606	827	69
Median	751	765	667	706	854
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106
Utility and Fuel Expenses Per Housing Unit					
Acquired before 2000	54 526	41 640	4 180	7 786	920
Less than \$250	4 141	3 173	296	626	44
\$250 to \$499	13 717	10 379	1 097	1 963	278
\$500 to \$749	13 807	10 754	797	2 076	180
\$750 to \$999	7 962	6 098	565	1 156	142
\$1,000 to \$1,249	4 215	3 104	433	594	84
\$1,250 to \$1,499	1 887	1 415	238	213	22
\$1,500 to \$1,749	1 046	835	43	134	34
\$1,750 to \$1,999	464	379	27	55	2
\$2,000 to \$2,499	336	276	31	23	6
\$2,500 or more	506	340	57	79	31
No expenses	572	422	9	121	20
Not reported or not computed	5 874	4 465	586	746	77
Median	612	612	625	605	624
Acquired 2000 and 2001 (part)	6 579	4 847	579	1 048	106

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
50-or-more housing-unit properties with traditional first mortgage	61 105	6 261	6 316	4 635	43 893
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	56 593	5 409	5 554	4 400	41 229
In central cities	31 475	3 295	2 013	2 618	23 549
Not in central cities	25 118	2 115	3 541	1 782	17 680
Outside MAs	4 513	852	763	235	2 664
Number of Housing Units					
50 to 74 housing units	17 736	1 343	1 977	1 339	13 076
75 to 99 housing units	9 285	1 046	701	700	6 837
100 to 149 housing units	12 855	1 785	780	907	9 384
150 to 199 housing units	7 963	701	1 819	452	4 991
200 to 299 housing units	7 604	857	678	573	5 496
300 to 499 housing units	4 542	377	262	595	3 307
500 to 999 housing units	979	122	89	61	706
1,000 or more housing units	142	29	10	7	96
Manner of Acquisition					
By purchase	55 274	5 762	5 758	4 256	39 497
Placed one new mortgage	43 602	4 633	4 721	3 395	30 853
Placed two or more new mortgages	3 144	283	337	270	2 254
Assumed mortgage(s) already on property	5 072	524	481	413	3 654
Assumed mortgage(s) already on property and placed new mortgage	1 096	134	45	53	864
Borrowed using assets other than this property as collateral	438	45	20	34	338
Paid all cash-no borrowing	1 275	104	101	45	1 024
Other manner	647	38	54	46	510
By inheritance or gift	425	45	45	49	287
By divorce	20	4	5	-	11
By tax free exchange of other property	728	73	31	52	572
By foreclosure or assignment	403	27	12	26	337
By some other manner	1 401	120	62	85	1 134
Not reported	2 854	230	403	167	2 055
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	22 844	2 171	1 752	1 704	17 216
Sale of stock or partnership shares for this project	3 251	272	194	241	2 544
Sale of previously owned stocks, shares, or other securities	472	9	39	105	320
Sale of land or other real estate	2 135	144	230	244	1 518
Owner's cash, bank deposits, share accounts, or bonds	9 730	788	689	720	7 534
Borrowing from a retirement plan	44	3	-	4	37
Borrowing using assets other than this property as collateral	1 323	64	34	146	1 079
Proceeds from an insurance policy	31	-	3	-	28
From a state or local government source	393	20	53	9	311
From a non-profit organization	245	31	24	19	171
Proceeds from sale of tax credits	1 090	96	108	112	774
From parents or relatives	246	9	-	115	122
Other cash source	1 169	137	61	120	851
Non-cash source	214	10	18	9	176
No downpayment required	1 895	404	109	72	1 310
Not reported	3 238	359	376	200	2 302
Other properties	37 020	4 001	4 505	2 875	25 639
Not reported	1 241	89	60	56	1 037
Year Property Acquired					
1999 to 2001 (part)	10 626	1 192	796	608	8 030
1997 and 1998	9 376	722	591	681	7 381
1995 and 1996	5 465	447	467	561	3 990
1990 to 1994	7 755	826	705	564	5 660
1985 to 1989	8 238	628	778	985	5 847
1980 to 1984	7 377	1 106	580	475	5 216
1975 to 1979	6 270	714	1 995	317	3 244
1970 to 1974	3 538	428	261	293	2 556
1969 or earlier	2 462	197	144	152	1 968
Building and Land Acquisition					
Acquired at same time	41 894	4 248	3 058	3 486	31 102
Not acquired at same time	15 583	1 731	2 813	903	10 135
Land not owned by building owner	551	44	33	33	441
Not reported	3 078	237	412	213	2 215

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
PROPERTY CHARACTERISTICS—Con.					
Property New or Previously Owned When Acquired					
Acquired by purchase	55 274	5 762	5 758	4 256	39 497
New	21 461	2 628	3 466	1 502	13 864
Previously owned	32 972	3 075	2 159	2 662	25 076
As residential property	31 082	2 933	2 075	2 275	23 798
Converted from nonresidential use	1 890	142	84	387	1 277
Other	353	31	88	56	178
Not reported	488	28	45	36	379
Other properties	2 978	269	155	213	2 341
Not reported	2 854	230	403	167	2 055
Year Structure Built					
1999 to March 2000	1 873	443	80	95	1 254
1997 and 1998	3 191	347	200	168	2 476
1995 and 1996	2 276	152	314	248	1 563
1990 to 1994	3 355	297	367	252	2 439
1980 to 1989	14 864	1 602	1 656	1 062	10 543
1970 to 1979	18 739	2 112	2 802	1 492	12 334
1960 to 1969	8 445	693	465	547	6 740
1950 to 1959	2 539	91	141	191	2 117
1940 to 1949	1 280	200	53	126	901
1939 or earlier	4 543	324	237	455	3 526
Purchase Price Per Housing Unit²					
Properties acquired by purchase 1997 to 2001 (part)	17 882	1 749	1 316	1 180	13 636
Less than \$20,000	4 160	538	227	226	3 168
\$20,000 to \$39,999	6 550	504	500	474	5 072
\$40,000 to \$59,999	3 868	352	311	225	2 979
\$60,000 to \$79,999	1 860	220	181	114	1 345
\$80,000 to \$99,999	735	83	51	44	557
\$100,000 to \$124,999	324	29	23	36	236
\$125,000 to \$149,999	179	11	13	38	118
\$150,000 to \$174,999	50	1	5	17	27
\$175,000 to \$199,999	42	1	3	—	38
\$200,000 to \$249,999	69	6	1	2	61
\$250,000 to \$299,999	13	3	—	1	8
\$300,000 to \$499,999	10	1	—	—	9
\$500,000 or more	9	—	—	3	6
Median	34 579	33 354	37 206	35 368	34 368
Mean	40 690	37 798	43 206	45 901	40 367
Other properties	43 224	4 511	5 001	3 455	30 257
Value					
Less than \$1,000,000	2 667	469	294	262	1 642
\$1,000,000 to \$1,999,999	7 938	868	1 120	534	5 417
\$2,000,000 to \$2,999,999	8 583	824	667	614	6 477
\$3,000,000 to \$3,999,999	7 819	752	517	603	5 946
\$4,000,000 to \$4,999,999	5 102	455	372	336	3 939
\$5,000,000 to \$7,499,999	10 845	1 017	716	1 110	8 002
\$7,500,000 to \$9,999,999	4 599	465	243	273	3 618
\$10,000,000 to \$14,999,999	7 167	674	1 778	411	4 305
\$15,000,000 to \$19,999,999	2 564	309	163	140	1 952
\$20,000,000 to \$29,999,999	2 211	230	319	236	1 425
\$30,000,000 to \$39,999,999	678	54	67	38	520
\$40,000,000 to \$49,999,999	346	32	36	47	231
\$50,000,000 or more	586	112	26	31	418
Median	4 695 105	4 476 324	5 656 045	4 909 241	4 625 663
Mean	7 358 174	8 016 966	7 404 740	7 387 779	7 254 377
Value Per Housing Unit²					
Less than \$20,000	8 571	1 061	741	635	6 134
\$20,000 to \$39,999	22 371	2 422	1 985	1 986	15 978
\$40,000 to \$59,999	16 078	1 429	2 509	936	11 205
\$60,000 to \$79,999	6 789	556	524	511	5 199
\$80,000 to \$99,999	3 106	335	303	202	2 265
\$100,000 to \$124,999	1 840	202	148	133	1 358
\$125,000 to \$149,999	955	98	48	68	740
\$150,000 to \$174,999	405	32	12	45	315
\$175,000 to \$199,999	228	28	12	12	176
\$200,000 to \$249,999	326	29	15	38	244
\$250,000 to \$299,999	166	14	8	3	140
\$300,000 to \$499,999	164	18	4	65	77
\$500,000 or more	106	37	5	1	63
Median	39 652	37 090	43 445	36 939	39 794
Mean	48 827	48 838	46 563	49 603	49 070

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
PROPERTY CHARACTERISTICS—Con.					
Purchase Price as Percent of Value²					
Acquired by purchase	55 274	5 762	5 758	4 256	39 497
Purchased 1997 to 2001 (part)	17 882	1 749	1 316	1 180	13 636
Less than 60 percent	2 100	289	125	144	1 541
60 to 69 percent	1 113	131	74	54	854
70 to 79 percent	2 189	479	157	72	1 480
80 to 99 percent	5 895	326	404	384	4 781
100 percent or more	6 572	524	555	527	4 967
Median	92	79	95	97	92
Purchased 1990 to 1996 (part)	11 943	1 126	1 089	1 021	8 708
Less than 40 percent	1 123	88	62	79	894
40 to 59 percent	1 810	159	116	161	1 374
60 to 79 percent	2 807	261	197	281	2 068
80 to 99 percent	2 442	216	190	221	1 816
100 percent or more	3 737	403	524	270	2 541
Median	82	85	98	79	80
Purchased 1989 or earlier	25 449	2 887	3 354	2 055	17 153
Less than 20 percent	1 373	130	85	77	1 081
20 to 39 percent	2 600	173	170	256	2 000
40 to 59 percent	3 785	345	270	508	2 662
60 to 79 percent	4 994	391	1 818	245	2 540
80 to 99 percent	3 048	471	224	265	2 089
100 percent or more	9 506	1 377	762	702	6 666
Median	80	97	73	75	82
Not acquired by purchase	5 832	499	558	380	4 396
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000	39 178	4 080	3 183	3 173	28 743
Less than \$50,000	10 021	1 192	1 043	763	7 024
\$50,000 to \$99,999	6 856	803	485	590	4 978
\$100,000 to \$249,999	11 297	1 004	921	750	8 623
\$250,000 to \$499,999	5 299	576	319	395	4 009
\$500,000 to \$749,999	2 472	225	157	481	1 608
\$750,000 to \$999,999	815	98	82	44	591
\$1,000,000 to \$1,499,999	910	71	62	70	708
\$1,500,000 to \$1,999,999	388	36	36	23	293
\$2,000,000 to \$2,999,999	398	34	25	16	324
\$3,000,000 or more	721	40	53	42	586
Median	136 001	106 720	110 342	146 618	141 227
Mean	387 961	279 059	335 966	396 784	408 202
Properties with no capital improvements between 1998 and 2000	12 224	1 260	2 078	803	8 083
Capital improvements not reported	9 704	921	1 055	660	7 067
Value of Capital Improvements Per Unit					
Properties with capital improvements between 1998 and 2000	39 178	4 080	3 183	3 173	28 743
Less than \$500	11 216	1 373	940	843	8 060
\$500 to \$999	8 506	1 057	878	644	5 927
\$1,000 to \$2,499	12 556	1 024	887	1 235	9 410
\$2,500 to \$4,999	4 144	375	267	260	3 242
\$5,000 to \$7,499	1 132	158	75	87	812
\$7,500 to \$9,999	424	36	20	27	340
\$10,000 to \$14,999	370	23	28	40	279
\$15,000 to \$19,999	195	7	41	4	143
\$20,000 to \$29,999	192	10	24	7	150
\$30,000 or more	442	16	23	26	378
Median	992	815	871	1 121	1 061
Mean	2 551	1 714	2 257	2 207	2 740
Properties with no capital improvements between 1998 and 2000	12 224	1 260	2 078	803	8 083
Capital improvements not reported	9 704	921	1 055	660	7 067
Monthly Rental Receipts Per Housing Unit					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$100	1 463	242	118	166	938
\$100 to \$199	1 765	81	219	80	1 384
\$200 to \$299	2 887	284	675	145	1 783
\$300 to \$399	6 626	487	650	883	4 606
\$400 to \$499	8 908	1 240	667	595	6 407
\$500 to \$599	10 033	1 009	601	857	7 566
\$600 to \$799	7 253	747	683	548	5 276
\$800 to \$999	9 959	746	1 929	598	6 686
\$1000 or more	5 474	624	300	375	4 175
No rental receipts	157	9	1	14	133
Median	555	539	598	530	557
Mean	644	692	602	596	649
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
PROPERTY CHARACTERISTICS—Con.					
Rental Receipts as Percent of Value²					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than 5 percent	1 424	228	60	117	1 019
5 to 9 percent	3 407	256	297	289	2 564
10 to 14 percent	16 334	1 628	1 873	1 228	11 605
15 to 19 percent	14 811	1 197	2 480	984	10 151
20 to 24 percent	7 989	978	565	864	5 582
25 to 29 percent	4 315	501	173	329	3 311
30 to 39 percent	3 034	357	232	229	2 215
40 percent or more	3 082	320	161	208	2 393
Median	17	18	16	17	17
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than 1.0 percent	7 279	794	591	536	5 359
1.0 to 2.9 percent	9 854	1 055	768	836	7 194
3.0 to 4.9 percent	8 330	920	594	566	6 250
5.0 to 6.9 percent	5 126	679	378	481	3 588
7.0 to 8.9 percent	5 096	265	1 729	248	2 854
9.0 to 10.9 percent	2 468	252	116	165	1 934
11.0 to 12.9 percent	1 453	209	250	131	864
13.0 to 14.9 percent	731	59	51	36	585
15.0 percent or more	3 730	331	140	565	2 694
Not reported or not computed	10 459	904	1 227	695	7 632
Median	4.2	3.9	6.9	4.4	4.0
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Age Restrictions					
Property restricted to people age 55 or older	10 468	1 214	1 056	619	7 580
Property not restricted to people age 55 or older	48 401	4 870	4 817	3 877	34 838
Not reported	2 236	177	444	140	1 475
Age Composition					
Over one-half the residents of the building age 55 or older	3 452	593	257	235	2 367
Over one-half the residents of the building not age 55 or older	43 396	4 101	4 533	3 488	31 274
Not reported	14 258	1 567	1 526	912	10 252
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older					
Property provides meal service	5 664	690	408	322	4 244
Charge included in rent	3 546	511	200	238	2 598
Charge not included in rent	694	53	70	42	529
Not reported	1 424	126	138	43	1 117
Property does not provide meal service	7 803	1 112	868	602	5 221
Not reported	47 639	4 459	5 041	3 711	34 428
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	5 925	849	844	529	3 703
Government rental subsidy	14 753	2 133	1 426	1 191	10 003
Government grant	832	69	80	200	484
Property tax relief	3 486	321	226	338	2 601
Federal income tax credit for low-income, old, or historic properties	3 202	272	394	343	2 194
Accelerated federal income tax depreciation for low- and moderate-income properties	752	134	98	34	486
Subsidy from a non-profit corporation	713	48	112	45	508
None of the above benefits	35 168	2 987	3 591	2 543	26 047
Not reported	5 700	535	683	364	4 118
Source of Property Benefits¹					
With property benefits	20 238	2 738	2 043	1 728	13 729
Federal government	15 528	2 388	1 641	1 353	10 146
State government	2 667	260	210	243	1 953
Local government	3 713	358	212	309	2 834
Non-profit corporation	713	48	112	45	508
Not reported	522	43	52	64	363
With no property benefits	35 168	2 987	3 591	2 543	26 047
Not reported	5 700	535	683	364	4 118

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
PROPERTY CHARACTERISTICS—Con.					
Reason for Benefits¹					
With property benefits	20 238	2 738	2 043	1 728	13 729
Occupied by low- or moderate-income individuals ..	16 938	2 286	1 717	1 458	11 477
Occupied by elderly or disabled individuals	7 611	1 063	743	536	5 270
A historic structure	350	26	37	16	271
Located in a community development or economic development area	828	95	71	40	621
Covered by a Homestead Exemption	90	3	—	15	72
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	41	3	—	5	33
Other reason	882	110	30	141	600
Not reported	777	101	101	33	542
With no property benefits	35 168	2 987	3 591	2 543	26 047
Not reported	5 700	535	683	364	4 118
Section 8 Rental Housing Certificates and Vouchers					
Property did or does have tenants receiving Section 8 assistance	25 738	2 735	2 297	2 067	18 639
Property has never had tenants receiving Section 8 assistance	30 503	3 155	3 429	2 211	21 708
Not reported	4 864	371	590	357	3 547
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	7 408	629	507	647	5 624
Limited partnership	26 622	3 516	2 578	1 892	18 636
Joint venture	661	50	58	33	520
General partnership	4 472	445	320	305	3 402
Life insurance company	108	13	18	9	67
Depository institution	5	—	—	—	5
Public real estate investment trust	1 006	97	92	68	749
Private real estate investment trust	225	—	12	2	211
Corporation—other than real estate investment trust	12 605	795	2 121	1 004	8 684
Housing cooperative organization	2 222	190	100	161	1 772
Non-profit or church-related institution	3 912	375	356	281	2 900
Pension fund	84	20	3	1	61
Fraternal organization	11	—	—	6	6
Other	1 765	131	152	227	1 255
50-or-more-housing-unit properties with traditional first mortgage	61 105	6 261	6 316	4 635	43 893
MORTGAGE CHARACTERISTICS					
Number of Mortgages					
1 mortgage	53 963	5 516	5 695	4 022	38 729
2 mortgages	5 745	593	463	450	4 239
3 or more mortgages	1 398	152	159	163	925
Form of Debt of First Mortgage					
Mortgage or deed of trust	61 103	6 261	6 314	4 635	43 893
Contract to purchase	—	—	—	—	—
Some other loan secured by this property	3	—	3	—	—
Method of Loan Application					
By computer over the Internet or by e-mail	111	10	8	5	88
By telephone or FAX	6 929	756	487	426	5 261
By regular mail	6 759	674	696	491	4 898
By personal visit	19 750	1 997	1 470	1 610	14 674
Through third party (such as real estate agent or builder)	14 847	1 303	2 402	1 128	10 014
Some other way	3 528	455	175	319	2 580
Not reported	6 304	684	815	380	4 425
Not available	2 877	382	264	277	1 954
Origin of First Mortgage					
Mortgage made at time property acquired	36 496	4 281	3 262	2 915	26 039
Mortgage assumed at time property acquired	5 272	599	477	401	3 796
Mortgage placed later than acquisition of property ..	19 337	1 381	2 578	1 319	14 058
Refinanced mortgage	18 234	1 281	2 337	1 272	13 344
Same lender	4 495	364	245	322	3 564
Different lender	13 740	917	2 092	951	9 780
Mortgage placed on property owned free and clear of debt	1 102	100	241	47	714
Not available	—	—	—	—	—

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
Purpose of First Mortgage Placed Later Than Acquisition of Property					
Properties on which mortgages placed later than acquisition of property					
Obtain lower interest rate	19 337	1 381	2 578	1 319	14 058
Increase payment period for mortgage	9 955	517	1 876	694	6 868
Reduce payment period for mortgage	529	16	28	66	418
Renew or extend loan that had fallen due, without increasing outstanding balance	42	4	—	—	38
Receive cash or increase outstanding balance of loan	2 251	190	131	184	1 747
Other reason	3 944	339	367	217	3 022
Not reported	1 779	243	130	128	1 277
Other properties	836	73	46	31	687
Not available	41 769	4 880	3 739	3 316	29 835
Cash Received From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received					
Less than \$1,000,000	8 972	444	2 023	496	6 009
\$1,000,000 to \$1,999,999	4 100	235	195	248	3 422
\$2,000,000 to \$2,999,999	2 984	119	1 533	109	1 224
\$3,000,000 to \$3,999,999	566	21	27	51	468
\$4,000,000 to \$4,999,999	346	15	30	16	284
\$5,000,000 to \$7,499,999	272	3	22	21	225
\$7,500,000 to \$9,999,999	175	17	23	22	113
\$10,000,000 to \$14,999,999	129	12	17	3	96
\$15,000,000 to \$19,999,999	232	2	154	15	60
\$20,000,000 to \$29,999,999	68	8	17	9	33
\$30,000,000 to \$39,999,999	48	5	2	2	39
\$40,000,000 to \$49,999,999	14	2	—	—	12
\$50,000,000 or more	5	—	—	—	5
Not reported	34	4	4	—	27
Median	1 129 499	1000K-	1 532 801	1 000 319	1000K-
Mean	2 430 523	6 420 637	2 355 291	2 040 816	2 193 379
Properties that refinanced and did not receive cash back	7 859	688	438	674	6 060
Properties that refinanced and did not report if received cash back	2 505	250	116	150	1 990
Properties that did not refinance	41 769	4 880	3 739	3 316	29 835
Not available	—	—	—	—	—
Use of Cash From Refinancing or Placing Mortgage on Property Owned Free and Clear					
Properties on which cash received¹					
For additions, improvements or repairs to this property	8 972	444	2 023	496	6 009
To consolidate debts	5 820	297	1 804	291	3 427
For investment in other real estate	635	28	27	39	541
For other types of investments	4 237	177	1 616	139	2 304
For educational or medical expenses	1 077	85	71	61	860
To start a business	17	—	—	—	17
To settle a divorce	6	2	3	—	1
To pay taxes	7	—	—	—	7
To purchase an automobile, truck, or other vehicle	113	34	—	8	71
To purchase consumer product other than automobile, truck, or other vehicle	20	—	—	—	20
Other	76	1	—	2	73
Not reported	1 024	45	57	68	855
Properties that refinanced and did not receive cash back	249	9	10	—	230
Properties that refinanced and did not report if received cash back	7 859	688	438	674	6 060
Properties that did not refinance	2 505	250	116	150	1 990
Not available	41 769	4 880	3 739	3 316	29 835
Purpose of Second Mortgage					
Properties with second mortgage					
Provide funds for the purchase of the property	6 735	705	600	597	4 833
Provide funds for additions, improvements or repairs to this property	1 968	227	159	194	1 388
Provide funds for consolidation of debts	2 385	230	237	204	1 715
Provide funds for investment in other real estate	273	16	18	27	211
Provide funds for other types of investments	253	33	18	9	193
Provide funds for educational or medical expenses	139	33	22	3	82
Provide funds for starting a business	3	—	—	—	3
Provide funds to settle a divorce	7	—	—	—	7
Provide funds to pay taxes	10	—	—	—	10
Provide funds to purchase automobile, truck, or vehicle	4	—	—	—	4
Provide funds to purchase another type of consumer product	—	—	—	—	—
Other reasons	834	103	47	65	619
Not reported	857	63	100	94	599
Other properties	54 370	5 556	5 716	4 039	39 060

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
Purpose of Line of Credit					
Properties with second mortgage or line of credit	542	46	24	21	451
Provide funds for additions, improvements or repairs to this property	126	5	8	3	110
Provide funds for consolidation of debts	43	1	—	—	42
Provide funds for investment in other real estate	63	—	—	—	63
Provide funds for other types of investments	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—
Provide funds for starting a business	17	6	—	6	6
Provide funds to settle a divorce	—	—	—	—	—
Provide funds to pay taxes	—	—	—	—	—
Provide funds to purchase automobile, truck, or vehicle	—	—	—	—	—
Provide funds to purchase another type of consumer product	—	—	—	—	—
Other reasons	37	9	2	5	21
Not reported	257	26	14	7	210
Other properties	60 563	6 215	6 292	4 615	43 442
Year First Mortgage Made or Assumed					
1999 to 2001 (part)	18 076	1 752	1 386	1 135	13 803
1997 and 1998	15 738	1 014	2 251	1 054	11 419
1995 and 1996	6 907	650	458	631	5 167
1990 to 1994	6 937	743	694	506	4 993
1985 to 1989	4 158	384	640	687	2 448
1980 to 1984	4 319	916	426	279	2 699
1979 or earlier	4 970	801	462	342	3 365
Traditional First Mortgage Loan					
Less than \$500,000	2 852	390	392	281	1 789
\$500,000 to \$999,999	4 903	290	664	381	3 568
\$1,000,000 to \$1,499,999	7 033	567	926	499	5 041
\$1,500,000 to \$1,999,999	6 496	861	324	463	4 847
\$2,000,000 to \$2,499,999	5 389	656	270	340	4 123
\$2,500,000 to \$2,999,999	4 451	287	338	372	3 454
\$3,000,000 to \$3,999,999	6 980	708	439	725	5 109
\$4,000,000 to \$4,999,999	4 759	528	312	386	3 533
\$5,000,000 to \$7,499,999	7 711	767	1 826	386	4 732
\$7,500,000 to \$9,999,999	3 236	352	157	196	2 531
\$10,000,000 to \$12,499,999	2 091	242	298	162	1 390
\$12,500,000 to \$14,999,999	1 083	112	106	71	793
\$15,000,000 to \$19,999,999	1 097	132	117	88	761
\$20,000,000 or more	1 214	152	95	86	881
Not reported	1 811	217	52	201	1 341
Median	2 834 191	2 949 453	3 497 260	2 840 763	2 776 111
Mean	4 472 478	4 838 448	4 768 084	4 198 318	4 405 552
Total Mortgage Loan					
Less than \$500,000	2 530	390	315	269	1 556
\$500,000 to \$999,999	4 632	258	600	346	3 429
\$1,000,000 to \$1,499,999	6 751	528	932	456	4 835
\$1,500,000 to \$1,999,999	6 206	750	380	392	4 684
\$2,000,000 to \$2,499,999	5 227	643	262	333	3 987
\$2,500,000 to \$2,999,999	4 444	291	363	390	3 401
\$3,000,000 to \$3,999,999	7 118	763	431	738	5 186
\$4,000,000 to \$4,999,999	4 613	536	292	386	3 399
\$5,000,000 to \$7,499,999	8 455	815	1 864	505	5 271
\$7,500,000 to \$9,999,999	3 405	393	161	201	2 650
\$10,000,000 to \$12,499,999	2 138	217	294	155	1 473
\$12,500,000 to \$14,999,999	1 186	131	116	77	862
\$15,000,000 to \$19,999,999	1 185	159	141	82	804
\$20,000,000 or more	1 407	171	114	105	1 017
Not reported	1 810	217	52	201	1 340
Median	2 984 052	3 212 975	3 651 551	3 041 353	2 909 511
Mean	4 775 329	5 167 951	5 010 110	4 494 548	4 714 263
Traditional First Mortgage Outstanding Debt					
Less than \$500,000	5 445	776	635	470	3 564
\$500,000 to \$999,999	6 689	553	780	486	4 869
\$1,000,000 to \$1,499,999	7 502	804	784	492	5 422
\$1,500,000 to \$1,999,999	6 390	635	356	526	4 873
\$2,000,000 to \$2,499,999	5 381	451	298	318	4 314
\$2,500,000 to \$2,999,999	4 003	361	268	283	3 091
\$3,000,000 to \$3,999,999	6 243	690	388	699	4 465
\$4,000,000 to \$4,999,999	3 606	377	273	315	2 641
\$5,000,000 to \$7,499,999	6 763	583	1 785	337	4 057
\$7,500,000 to \$9,999,999	2 761	282	174	173	2 131
\$10,000,000 to \$12,499,999	1 717	173	274	124	1 146
\$12,500,000 to \$14,999,999	928	141	83	72	632
\$15,000,000 to \$19,999,999	938	113	80	77	669
\$20,000,000 or more	937	104	89	62	682
Not reported	1 802	217	47	201	1 336
Median	2 336 807	2 280 731	3 033 358	2 381 132	2 295 597
Mean	3 911 668	4 077 198	4 369 076	3 680 145	3 844 906

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Properties with government-insured or guaranteed first mortgage			Properties with privately-insured first mortgage	Not insured
	Total mortgaged properties	FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
Total Mortgage Outstanding Debt					
Less than \$500,000	4 883	740	530	391	3 223
\$500,000 to \$999,999	6 272	494	739	449	4 589
\$1,000,000 to \$1,499,999	7 277	686	834	500	5 257
\$1,500,000 to \$1,999,999	6 176	601	369	466	4 740
\$2,000,000 to \$2,499,999	5 417	500	320	356	4 241
\$2,500,000 to \$2,999,999	3 756	396	262	263	2 835
\$3,000,000 to \$3,999,999	6 767	714	375	747	4 929
\$4,000,000 to \$4,999,999	3 977	414	277	357	2 929
\$5,000,000 to \$7,499,999	7 035	635	1 819	397	4 184
\$7,500,000 to \$9,999,999	2 904	288	159	179	2 278
\$10,000,000 to \$12,499,999	1 772	166	298	111	1 197
\$12,500,000 to \$14,999,999	1 015	151	90	73	701
\$15,000,000 to \$19,999,999	1 025	141	95	75	714
\$20,000,000 or more	1 084	122	107	82	774
Not reported	1 744	211	44	189	1 300
Median	2 468 121	2 504 582	3 219 422	2 615 679	2 411 071
Mean	4 040 496	4 234 503	4 564 016	3 778 625	3 965 141
Current Interest Rate on First Mortgage					
Less than 6.0 percent	23 595	706	1 745	2 782	18 363
6.0 percent	373	59	18	49	247
6.1 to 6.4 percent	792	202	53	3	534
6.5 to 6.9 percent	2 523	562	245	42	1 674
7.0 percent	5 126	159	226	447	4 294
7.1 to 7.4 percent	2 574	447	293	79	1 755
7.5 to 7.9 percent	6 142	966	1 705	97	3 374
8.0 percent	1 121	188	131	14	788
8.1 to 8.4 percent	2 405	422	269	41	1 673
8.5 to 8.9 percent	2 000	207	237	14	1 543
9.0 percent	1 201	89	260	3	849
9.1 to 9.4 percent	800	169	46	12	573
9.5 to 9.9 percent	639	195	82	14	348
10.0 percent	300	17	64	—	219
10.1 to 10.4 percent	288	173	4	6	106
10.5 to 10.9 percent	433	192	137	3	100
11.0 percent	482	14	35	66	367
11.1 to 12.9 percent	876	639	48	40	148
13.0 percent	166	11	18	20	117
13.1 percent or more	9 269	845	701	902	6 821
Not reported	—	—	—	—	—
Median	7.1	8.0	7.7	6.0-	7.0
Type of Interest Rate Buydown					
Properties with interest rate buydown	107	81	—	—	26
Constant payment	21	—	—	—	21
3-2-1 buydown	5	—	—	—	—
Other	22	18	—	—	4
Not reported	59	58	—	—	1
Properties without interest rate buydown	19 686	1 662	3 678	440	13 907
Not reported	41 312	4 517	2 639	4 196	29 960
Term of First Mortgage					
Less than 5 years	466	7	26	14	419
5 years	956	4	14	3	935
6 to 9 years	820	—	20	5	795
10 years	6 748	35	1 827	114	4 772
11 to 14 years	469	—	20	19	429
15 years	1 667	63	55	77	1 473
16 to 19 years	669	8	15	3	643
20 years	983	3	101	26	853
21 to 24 years	244	22	36	5	182
25 years	989	18	55	29	887
26 to 29 years	153	20	20	—	112
30 years	8 755	5 803	315	142	2 496
More than 30 years	3 037	279	1 246	16	1 496
No stated term	35 148	—	2 566	4 182	28 400
Median	24	30+	11	16	15
Unexpired Term of First Mortgage					
Less than 5 years	2 926	324	135	53	2 414
5 to 9 years	8 375	815	1 778	85	5 697
10 to 14 years	3 357	738	172	123	2 324
15 to 19 years	2 335	358	222	138	1 617
20 to 24 years	2 671	1 041	282	—	1 348
25 to 29 years	4 832	2 606	584	49	1 593
30 or more years	1 471	380	577	5	509
No stated term or not computed	35 138	—	2 566	4 182	28 390
Median	13	24	10	14	10

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
Holder of First Mortgage					
Commercial bank or trust company	10 924	1 074	610	893	8 347
Savings and loan association, federal savings bank	6 694	507	286	569	5 331
Mutual savings bank	964	110	20	100	734
Life insurance company	2 892	224	117	111	2 440
Mortgage banker or mortgage company	579	128	20	40	392
Federally-sponsored secondary market agency or pool	23 583	2 482	3 239	1 706	16 155
Conventional mortgage pool	541	144	13	29	355
Other federal agency	3 646	417	1 195	209	1 825
Real estate investment trust	911	11	1	12	886
Pension or retirement fund	567	165	46	19	337
Credit union	1 522	187	36	453	847
Finance company	750	77	51	64	557
State or municipal government or housing finance agency	4 262	429	522	213	3 098
Individual or individual's estate	1 287	55	39	118	1 076
Other	1 984	250	121	99	1 515
Servicer of First Mortgage					
Commercial bank or trust company	11 525	898	649	847	9 131
Savings and loan association, federal savings bank	6 822	508	298	562	5 455
Mutual savings bank	899	107	20	60	712
Life insurance company	1 711	191	72	78	1 370
Mortgage banker or mortgage company	26 484	3 489	3 332	1 900	17 762
Federally-sponsored secondary market agency or pool	57	7	14	—	35
Conventional mortgage pool	295	6	10	—	279
Other federal agency	3 231	147	1 194	209	1 681
Real estate investment trust	53	—	—	—	53
Pension or retirement fund	46	3	—	6	37
Credit union	1 522	187	36	453	847
Finance company	975	59	51	98	768
State or municipal government or housing finance agency	4 311	440	483	213	3 176
Individual or individual's estate	1 116	55	34	112	916
Other	2 059	165	123	99	1 672
Holder's Acquisition of First Mortgage					
Originated directly from borrower	33 613	3 122	3 327	2 750	24 413
Purchased from present servicer	15 749	1 241	2 039	1 112	11 357
Purchased from someone else	11 743	1 897	951	773	8 123
Not reported	—	—	—	—	—
First Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	4 455	3 262	3 008	26 385
40 to 49 percent	2 519	192	366	265	1 696
50 to 59 percent	1 251	114	256	79	802
60 to 69 percent	2 288	226	226	185	1 609
70 to 79 percent	3 785	441	283	313	2 748
80 to 89 percent	5 010	492	336	204	3 979
90 to 94 percent	5 169	533	350	541	3 745
95 to 99 percent	2 084	241	162	117	1 565
100 percent or more	1 854	303	228	118	1 205
Not reported	11 822	1 712	988	1 061	8 060
Median	1 326	159	66	124	978
Other properties	86	92	84	87	85
Not available	23 996	1 806	3 054	1 627	17 508
First Mortgage Loan as a Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	4 455	3 262	3 008	26 385
40 to 49 percent	1 863	131	191	225	1 316
50 to 59 percent	1 016	58	80	46	832
60 to 69 percent	1 467	102	159	55	1 152
70 to 79 percent	10 626	1 618	1 312	621	7 075
80 to 89 percent	5 689	565	366	245	4 513
90 to 94 percent	4 566	384	225	528	3 428
95 to 99 percent	1 747	184	221	101	1 241
100 percent or more	1 262	137	241	109	775
Not reported	7 645	1 118	424	954	5 149
Median	1 229	159	43	124	904
Other properties	75	74	69	85	75
Not available	23 996	1 806	3 054	1 627	17 508

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
First Mortgage Risk					
Subprime loan	4 040	274	188	266	3 312
Not subprime loan	57 065	5 987	6 128	4 370	40 580
Not reported	—	—	—	—	—
Total Mortgage Loan as a Percent of Purchase Price					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	4 455	3 262	3 008	26 385
40 to 49 percent	1 804	159	200	159	1 287
50 to 59 percent	1 154	100	266	71	717
60 to 69 percent	2 038	237	214	155	1 431
70 to 79 percent	3 584	416	318	291	2 559
80 to 89 percent	4 767	380	267	220	3 900
90 to 94 percent	5 249	560	410	557	3 721
95 to 99 percent	2 090	249	174	139	1 527
100 percent or more	1 964	316	223	119	1 307
Not reported	13 134	1 878	1 124	1 174	8 959
Median	1 325	159	66	124	976
Other properties	89	96	88	90	88
Not available	23 996	1 806	3 054	1 627	17 508
Total Mortgage Loan as Percent of Value					
Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	37 110	4 455	3 262	3 008	26 385
40 to 49 percent	4 050	390	508	333	2 819
50 to 59 percent	2 662	245	216	162	2 039
60 to 69 percent	5 353	578	398	712	3 664
70 to 79 percent	5 605	589	445	362	4 209
80 to 89 percent	5 867	762	429	383	4 293
90 to 94 percent	4 243	577	311	381	2 973
95 to 99 percent	1 443	208	182	85	967
100 percent or more	1 181	146	90	60	885
Not reported	5 480	801	639	406	3 634
Median	1 228	159	43	124	903
Other properties	70	75	71	66	70
Not available	23 996	1 806	3 054	1 627	17 508
Total Outstanding Debt as a Percent of Value					
Less than 20 percent	4 579	485	330	367	3 398
20 to 29 percent	3 251	316	350	244	2 341
30 to 39 percent	4 919	385	430	324	3 780
40 to 49 percent	7 373	786	677	584	5 325
50 to 59 percent	9 585	811	705	1 021	7 048
60 to 69 percent	10 228	1 033	2 076	587	6 531
70 to 79 percent	7 574	901	594	529	5 550
80 to 89 percent	4 551	503	293	327	3 427
90 to 99 percent	3 179	348	343	208	2 281
100 percent or more	4 120	483	474	253	2 911
Not reported or computed	1 746	211	44	191	1 300
Median	60	62	63	57	59
Index Used to Adjust Interest Rate on ARM					
Properties with adjustable rate first mortgage					
Treasury security	9 857	545	518	753	8 041
Average cost of funds in bank district	1 430	8	19	66	1 337
National average cost of funds	898	—	43	50	805
OTS contract mortgage rate	45	—	6	—	39
Other method	—	—	—	—	—
No index used	1 262	1	46	20	1 195
Not reported	144	—	23	—	121
Other properties	6 078	536	381	617	4 544
Not reported	51 249	5 716	5 798	3 883	35 852
Frequency With Which Rate Can Be Adjusted					
Properties with adjustable rate first mortgage					
Monthly	9 857	545	518	753	8 041
Every 3 months	1 073	10	59	1	1 003
Every 6 months	111	—	6	—	105
Yearly	473	—	14	47	413
Every 3 years	694	1	16	23	654
Every 5 years	165	—	5	—	160
Other	910	—	11	49	850
Not reported	271	—	24	17	227
Other properties	6 159	530	383	617	4 629
Not reported	51 249	5 716	5 798	3 883	35 852

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE CHARACTERISTICS—Con.					
Caps on Interest Rate Per Adjustment Period					
Properties with adjustable rate first mortgage					
Less than 1 percent	9 857	545	518	753	8 041
1 percent	123	—	5	1	116
1.1 to 1.9 percent	115	—	4	—	111
2 percent	368	—	6	23	339
2.1 to 2.9 percent	166	—	—	4	161
3 percent	69	1	—	—	67
3.1 to 3.9 percent	137	—	5	47	85
4.0 percent or more	164	—	—	9	154
No caps	2 475	11	108	52	2 304
Not reported	6 241	533	389	617	4 703
Other properties	51 249	5 716	5 798	3 883	35 852
Not reported	—	—	—	—	—
Caps on Interest Rate Over Life of ARM					
Properties with adjustable rate first mortgage					
Less than 1 percent	9 857	545	518	753	8 041
1 percent	49	—	—	1	48
1.1 to 1.9 percent	5	—	—	—	5
2 percent	5	—	—	—	5
2.1 to 2.9 percent	24	—	9	—	14
3 percent	43	—	—	—	43
3.1 to 3.9 percent	22	—	—	—	22
4.0 percent or more	1 432	1	35	14	1 382
No caps	1 977	11	78	121	1 768
Not reported	6 299	533	396	617	4 753
Other properties	51 249	5 716	5 798	3 883	35 852
Not reported	—	—	—	—	—
Interest Rate Changed Since Mortgage Made					
Properties with adjustable rate first mortgage					
Yes, rate has changed	9 857	545	518	753	8 041
No change since mortgage made	2 474	15	98	70	2 291
Not reported	1 287	—	33	63	1 191
Other properties	6 096	530	387	620	4 559
Not reported	51 249	5 716	5 798	3 883	35 852
Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate					
Monthly payments can change (other than change in interest rate)					
Payments can change monthly	310	—	51	—	259
Payments can change every three months	22	—	11	—	10
Payments can change every six months	1	—	—	—	1
Payments can change yearly	21	—	—	—	21
Payments can change every 3 years	142	—	39	—	103
Payments can change every 5 years	38	—	—	—	38
Other	54	—	—	—	54
Not reported	31	—	—	—	31
Monthly payments cannot change	54 468	5 723	5 870	4 018	38 857
Not reported	6 327	538	396	617	4 777
First Mortgage Allows for Negative Amortization					
Monthly payments can change (other than change in interest rate)					
Yes, unrestricted negative amortization	310	—	51	—	259
Yes, restricted negative amortization	17	—	9	—	9
No negative amortization allowed	88	—	29	—	60
Not reported	204	—	14	—	191
Monthly payments cannot change	54 468	5 723	5 870	4 018	38 857
Not reported	6 327	538	396	617	4 777
MORTGAGE PAYMENTS AND OTHER EXPENSES					
Method of Payment of First Mortgage					
Regular payments of interest and/or principal					
Interest and principal	57 701	5 901	5 923	4 352	41 525
Fully amortized	57 200	5 901	5 850	4 351	41 098
Not fully amortized	44 160	5 335	4 322	3 941	30 561
Interest only	13 040	566	1 527	409	10 537
No regular payments required	501	—	73	1	427
Not reported	554	12	33	1	508
Not reported	2 850	347	361	282	1 860

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Items Included in First Mortgage Payment¹					
Regular payments of both interest and principal	57 200	5 901	5 850	4 351	41 098
Real estate taxes	14 694	2 170	2 429	266	9 829
Property insurance	10 761	2 162	2 335	137	6 128
Mortgage insurance	4 644	2 069	1 678	143	754
Other	8 849	1 735	2 231	145	4 737
No items included or not reported	42 191	3 668	3 361	4 085	31 077
No regular payments of interest and principal	3 906	360	467	285	2 795
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	60 551	6 249	6 284	4 634	43 385
Less than \$100	9 338	1 025	1 186	933	6 195
\$100 to \$199	18 480	2 014	1 106	1 405	13 955
\$200 to \$299	16 475	1 443	2 556	1 106	11 370
\$300 to \$399	6 807	655	597	465	5 090
\$400 to \$499	3 065	365	218	217	2 265
\$500 to \$599	1 326	156	82	87	1 000
\$600 to \$699	629	100	59	49	421
\$700 to \$799	369	42	49	45	232
\$800 to \$899	225	20	8	15	182
\$900 to \$999	134	1	7	—	125
\$1,000 to \$1,249	263	57	12	17	178
\$1,250 to \$1,499	143	1	6	4	132
\$1,500 or more	449	23	38	9	379
Not reported	2 850	347	361	282	1 860
Median	206	196	226	188	205
Mean	257	241	245	221	265
No regular payments required	554	12	33	1	508
Current First Mortgage Payment Status					
Regular monthly payments of principal and/or interest	60 551	6 249	6 284	4 634	43 385
Up-to-date, ahead of schedule, or less than 90 days past due	21 279	2 190	3 744	424	14 921
Delinquent by 90 days or more	140	8	9	—	123
Legal proceedings have begun	18	2	—	—	16
Legal proceedings have not begun	115	6	9	—	99
Not reported	7	—	—	—	7
Not reported	39 132	4 050	2 530	4 210	28 341
Other properties	554	12	33	1	508
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit					
Regular monthly payments of interest and/or principal	60 551	6 249	6 284	4 634	43 385
Less than \$100	11 571	1 286	1 413	1 146	7 725
\$100 to \$199	18 030	1 950	1 143	1 398	13 538
\$200 to \$299	16 452	1 469	2 602	1 122	11 259
\$300 to \$399	7 474	724	610	519	5 621
\$400 to \$499	3 217	368	235	212	2 402
\$500 to \$599	1 426	179	86	86	1 075
\$600 to \$699	691	107	61	58	465
\$700 to \$799	399	44	55	48	252
\$800 to \$899	248	20	9	15	204
\$900 to \$999	137	8	8	—	120
\$1,000 to \$1,249	269	57	14	18	180
\$1,250 to \$1,499	146	1	9	4	132
\$1,500 or more	493	35	38	9	411
Not reported	—	—	—	—	—
Median	204	194	222	184	204
Mean	253	241	238	214	261
No regular payments required	554	12	33	1	508
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal on first mortgage	51 555	5 123	5 500	3 983	36 949
Less than 20 percent	7 092	621	826	854	4 790
20 to 29 percent	9 847	1 002	757	583	7 505
30 to 39 percent	13 281	1 326	2 217	861	8 876
40 to 49 percent	9 671	914	661	719	7 377
50 to 59 percent	5 508	561	493	570	3 884
60 to 69 percent	2 371	286	183	222	1 679
70 to 79 percent	953	102	72	63	716
80 to 89 percent	380	21	98	13	248
90 to 99 percent	286	40	12	32	202
100 percent or more	2 044	247	179	57	1 561
Not reported or not computed	123	4	1	10	108
Median	37	37	35	36	37
Other properties	9 550	1 138	816	652	6 944

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Properties with government-insured or guaranteed first mortgage			Properties with privately-insured first mortgage	Not insured
	Total mortgaged properties	FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Interest and Principal Payment on Total Mortgages as Percent of Rental Receipts					
Acquired before 2000 and regular payments of interest and/or principal .	51 659	5 126	5 506	4 007	37 019
Less than 20 percent	6 594	533	763	781	4 516
20 to 29 percent	9 382	956	652	587	7 187
30 to 39 percent	12 803	1 322	2 206	858	8 417
40 to 49 percent	10 146	629	686	745	7 776
50 to 59 percent	5 931	629	543	605	4 154
60 to 69 percent	2 721	295	272	252	1 902
70 to 79 percent	1 032	122	82	63	766
80 to 89 percent	440	22	100	14	304
90 to 99 percent	369	39	17	33	280
100 percent or more	2 113	266	183	59	1 605
Not reported or not computed	127	4	1	10	111
Median	38	38	36	37	38
Other properties	9 446	1 135	810	628	6 874
Real Estate Tax Per Housing Unit					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$100	5 802	569	378	578	4 277
\$100 to \$199	3 869	467	391	179	2 832
\$200 to \$299	6 385	775	730	807	4 074
\$300 to \$399	6 815	725	560	498	5 032
\$400 to \$499	5 574	599	389	577	4 009
\$500 to \$599	4 976	518	439	375	3 644
\$600 to \$699	4 403	344	398	264	3 398
\$700 to \$799	5 219	333	1 782	146	2 957
\$800 to \$899	2 365	160	168	205	1 832
\$900 to \$999	1 785	166	183	118	1 319
\$1,000 to \$1,249	3 038	265	252	229	2 292
\$1,250 to \$1,499	1 424	186	92	111	1 035
\$1,500 to \$1,999	1 245	124	37	63	1 021
\$2,000 to \$2,499	441	31	9	26	374
\$2,500 or more	591	58	23	43	468
Not reported	591	149	12	40	390
Median	473	421	607	408	477
Mean	580	545	582	513	591
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$5	7 448	720	478	595	5 655
\$5 to \$9	10 417	1 179	844	837	7 557
\$10 to \$14	13 407	1 531	1 407	1 249	9 220
\$15 to \$19	9 253	688	2 022	743	5 800
\$20 to \$24	4 458	330	324	323	3 480
\$25 to \$29	2 951	337	235	156	2 222
\$30 to \$39	5 941	524	513	306	4 599
\$40 to \$49	11	—	3	—	8
\$50 to \$59	4	—	—	—	4
\$60 or more	45	10	5	10	20
Not reported or not computed	591	149	12	40	390
Median	13	12	15	13	13
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than 5 percent	12 701	1 420	829	889	9 562
5 to 9 percent	25 285	2 578	3 636	2 268	16 803
10 to 14 percent	10 830	863	893	692	8 383
15 to 19 percent	2 602	220	217	197	1 966
20 to 24 percent	1 172	79	168	89	836
25 to 29 percent	330	19	46	19	245
30 to 34 percent	128	15	9	14	91
35 to 39 percent	62	—	8	—	55
40 percent or more	696	122	25	40	509
Not reported or not computed	721	153	14	50	504
Median	8	7	8	8	8
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Property Management					
Property managed by paid property management company	53 642	5 317	5 456	4 077	38 792
Property not managed by paid property management company	4 980	769	434	369	3 408
Not reported	2 483	175	426	189	1 692

Table 7-3. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of mortgaged properties. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text. For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text. *Includes first mortgage that are guaranteed by the VA or Rural Housing Service/Rural Development or are insured by the state and local governments with or without FHA insurance, VA, or Rural Housing Service/Rural Development guarantees. Monthly Rental Receipts Per Housing Unit, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, Interest and Principal Payments on First Mortgage as Percent of Rental Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of the year preceding survey and cooperatively owned apartments]

United States	Total mortgaged properties	Properties with government-insured or guaranteed first mortgage		Properties with privately-insured first mortgage	Not insured
		FHA first mortgage	Other insured or guaranteed first mortgages*		
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.					
Property Management and Administration Expenses Per Housing Unit					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$100	880	22	45	65	747
\$100 to \$199	2 610	264	171	188	1 987
\$200 to \$299	5 643	468	371	418	4 386
\$300 to \$399	7 425	626	654	949	5 194
\$400 to \$499	6 691	553	1 965	336	3 837
\$500 to \$599	3 733	399	166	339	2 829
\$600 to \$699	2 661	188	302	143	2 028
\$700 to \$799	2 445	255	227	224	1 739
\$800 to \$899	1 905	168	170	135	1 432
\$900 to \$999	1 718	314	106	60	1 238
\$1,000 to \$1,249	4 002	685	352	172	2 793
\$1,250 to \$1,499	2 668	309	246	237	1 876
\$1,500 to \$1,999	2 146	169	195	181	1 601
\$2,000 to \$2,499	668	87	58	99	424
\$2,500 or more	1 315	127	42	87	1 058
No expenses	2 649	242	195	244	1 968
Not reported or not computed	5 367	590	580	380	3 817
Median	500	596	466	459	515
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Maintenance and Repair Expenses Per Housing Unit					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$100	1 701	198	177	121	1 205
\$100 to \$199	2 336	154	201	204	1 777
\$200 to \$299	3 035	290	258	207	2 281
\$300 to \$399	3 625	301	515	289	2 520
\$400 to \$499	3 956	366	284	285	3 021
\$500 to \$599	3 809	316	328	253	2 912
\$600 to \$699	3 894	398	298	516	2 681
\$700 to \$799	3 267	321	284	234	2 428
\$800 to \$899	4 348	274	1 688	235	2 152
\$900 to \$999	2 276	194	232	140	1 709
\$1,000 to \$1,249	5 489	572	317	320	4 280
\$1,250 to \$1,499	3 390	492	229	268	2 401
\$1,500 to \$1,999	3 603	440	257	342	2 565
\$2,000 to \$2,499	1 419	231	69	100	1 019
\$2,500 or more	1 918	324	106	118	1 370
No expenses	382	27	17	59	279
Not reported or not computed	6 079	570	585	569	4 355
Median	751	834	816	689	731
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938
Utility and Fuel Expenses Per Housing Unit					
Acquired before 2000	54 526	5 468	5 844	4 259	38 955
Less than \$250	4 141	397	421	236	3 086
\$250 to \$499	13 717	1 581	1 339	917	9 880
\$500 to \$749	13 807	1 180	2 457	802	9 367
\$750 to \$999	7 962	767	560	811	5 823
\$1,000 to \$1,249	4 215	413	202	463	3 137
\$1,250 to \$1,499	1 887	232	136	148	1 371
\$1,500 to \$1,749	1 046	139	47	167	693
\$1,750 to \$1,999	464	58	20	29	358
\$2,000 to \$2,499	336	48	20	20	249
\$2,500 or more	506	74	33	40	358
No expenses	572	41	10	141	380
Not reported or not computed	5 874	540	598	485	4 252
Median	612	599	587	707	612
Acquired 2000 and 2001 (part)	6 579	792	473	376	4 938

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 7-4. Junior Mortgages and Home Equity Lines of Credit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties

[Number of junior mortgages 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. *Columns may not add to total junior mortgages, because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
Total junior mortgages	8 565	542	8 023	MORTGAGE CHARACTERISTICS—			
Junior mortgages outstanding	8 049	61	7 988	Con.			
MORTGAGE CHARACTERISTICS				Term of Junior Mortgage			
Type of Junior Mortgage Instrument				Traditional junior mortgages	7 988	...	7 988
Fixed-rate, level-payment mortgage	5 956	—	5 956	Less than 5 years	174	...	174
Short-term with balloon payment mortgage	684	—	684	5 years	126	...	126
Reverse mortgage	10	—	10	6 to 9 years	132	...	132
Adjustable rate mortgage (ARM)	916	—	916	10 years	153	...	153
Other	483	61	422	11 to 14 years	38	...	38
				15 years	195	...	195
				16 to 19 years	379	...	379
				20 years	164	...	164
				21 to 24 years	61	...	61
				25 years	49	...	49
				26 to 29 years	67	...	67
				30 years	520	...	520
				More than 30 years	694	...	694
				No stated term	5 236	...	5 236
				Median	22	...	22
				Other junior mortgages	61	61	—
Purpose of Junior Mortgage				Holder of Junior Mortgage			
Provide funds for the purchase of the property ..	2 426	—	2 426	Commercial bank or trust company	1 415	61	1 354
Provide funds for additions, improvements or				Savings and loan association, federal savings			
repairs to this property	2 812	5	2 807	bank	515	—	515
Provide funds for consolidation of debts	355	26	329	Mutual savings bank	135	—	135
Provide funds for investment in other real				Life insurance company	213	—	213
estate	322	28	294	Mortgage banker or mortgage company	27	—	27
Provide funds for other types of investments ...	149	—	149	Federally-sponsored secondary market agency			
Provide funds for educational or medical				or pool	2 964	—	2 964
expenses	3	—	3	Conventional mortgage pool	19	—	19
Provide funds to start a business	14	—	14	Other federal agency	563	—	563
Provide funds to settle a divorce	10	—	10	Real estate investment trust	25	—	25
Provide funds to pay taxes	6	—	6	Pension or retirement fund	32	—	32
Provide funds to purchase an automobile, truck,				Credit union	139	—	139
or vehicle	—	—	—	Finance company	98	—	98
Provide funds to purchase consumer product ...	—	—	—	State or municipal government or housing			
Other reasons	976	—	976	finance agency	1 300	—	1 300
Not reported	975	3	972	Individual or individual's estate	277	—	277
				Other	325	—	325
Year Junior Mortgage Made or				Servicer of Junior Mortgage			
Assumed				Traditional junior mortgages	7 988	...	7 988
Traditional junior mortgages	7 988	...	7 988	Commercial bank or trust company	1 410	...	1 410
1999 to 2001 (part)	3 013	...	3 013	Savings and loan association, federal savings			
1997 and 1998	1 823	...	1 823	bank	524	...	524
1995 and 1996	1 047	...	1 047	Mutual savings bank	128	...	128
1990 to 1994	1 155	...	1 155	Life insurance company	202	...	202
1985 to 1989	426	...	426	Mortgage banker or mortgage company	3 091	...	3 091
1980 to 1984	313	...	313	Federally-sponsored secondary market agency			
1979 or earlier	211	...	211	or pool	4	...	4
Other junior mortgages	61	61	—	Conventional mortgage pool	7	...	7
				Other federal agency	516	...	516
Junior Mortgage Loan				Real estate investment trust	15	...	15
Traditional junior mortgages	7 988	...	7 988	Pension or retirement fund	7	...	7
Less than \$250,000	1 521	...	1 521	Credit union	139	...	139
\$250,000 to \$499,999	1 054	...	1 054	Finance company	100	...	100
\$500,000 to \$749,999	838	...	838	State or municipal government or housing			
\$750,000 to \$999,999	568	...	568	finance agency	1 192	...	1 192
\$1,000,000 to \$1,499,999	921	...	921	Individual or individual's estate	251	...	251
\$1,500,000 to \$1,999,999	1 054	...	1 054	Other	401	...	401
\$2,000,000 to \$2,499,999	427	...	427	Other junior mortgages	61	61	—
\$2,500,000 to \$2,999,999	376	...	376				
\$3,000,000 to \$3,999,999	344	...	344	Holder's Acquisition of Junior			
\$4,000,000 to \$4,999,999	187	...	187	Mortgage			
\$5,000,000 to \$7,499,999	227	...	227	Traditional junior mortgages	7 988	...	7 988
\$7,500,000 to \$9,999,999	177	...	177	Originated directly from borrower	4 366	...	4 366
\$10,000,000 to \$12,499,999	80	...	80	Purchased from present servicer	2 245	...	2 245
\$12,500,000 to \$14,999,999	28	...	28	Purchased from someone else	1 377	...	1 377
\$15,000,000 or more	99	...	99	Other junior mortgages	61	61	—
Not reported	89	...	89				
Median	986 659	...	986 659	Index Used to Adjust Interest Rate on			
Mean	1 925 009	...	1 925 009	Junior Mortgage			
Other junior mortgages	61	61	—	Adjustable rate traditional Junior			
				mortgage	1 338	...	1 338
Current Interest Rate on Junior				Treasury security	58	...	58
Mortgage				Average cost of funds in bank district	39	...	39
Less than 6.0 percent	3 816	3	3 813	National average cost of funds	—	...	—
6.0 percent	62	—	62	OTS contract mortgage rate	—	...	—
6.1 to 6.4 percent	60	—	60	Other method	128	...	128
6.5 to 6.9 percent	74	28	46	No index used	197	...	197
7.0 percent	600	—	600	Not reported	916	...	916
7.1 to 7.4 percent	95	—	95	Other junior mortgages	6 711	61	6 650
7.5 to 7.9 percent	510	—	510				
8.0 percent	152	—	152				
8.1 to 8.4 percent	198	—	198				
8.5 to 8.9 percent	141	26	115				
9.0 percent	135	—	135				
9.1 to 9.4 percent	49	—	49				
9.5 to 9.9 percent	77	5	73				
10.0 percent	215	—	215				
10.1 to 10.4 percent	4	—	4				
10.5 to 10.9 percent	110	—	110				
11.0 percent	75	—	75				
11.1 to 12.9 percent	99	—	99				
13.0 percent	9	—	9				
13.1 percent or more	1 569	—	1 569				
Not reported	—	—	—				
Not borrowed	—	—	—				
Median	7.0	...	7.0				

Table 7-4. Junior Mortgages and Home Equity Lines of Credit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties—Con.

[Number of junior mortgages 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. *Columns may not add to total junior mortgages, because installment loans are included in total]

United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages	United States	All junior mortgages*	Home equity lines of credit	Traditional junior mortgages
MORTGAGE CHARACTERISTICS—Con.				MORTGAGE CHARACTERISTICS—Con.			
Frequency With Which Rate Can Be Adjusted				Change in Monthly Interest and Principal Payments on Traditional Junior Mortgage Other Than Change in Interest Rate			
Adjustable rate traditional junior mortgages	1 338	...	1 338	Monthly payments can change (other than change in interest rate)	71	...	71
Monthly	98	...	98	Payments can change monthly	16	...	16
Every 3 months	5	...	5	Payments can change every three months	—	...	—
Every 6 months	—	...	—	Payments can change every six months	2	...	2
Yearly	46	...	46	Payments can change yearly	42	...	42
Every 3 years	8	...	8	Payments can change every 3 years	—	...	—
Every 5 years	43	...	43	Payments can change every 5 years	—	...	—
Other	69	...	69	Other	7	...	7
Not reported	1 069	...	1 069	Not reported	3	...	3
Other junior mortgages	6 711	61	6 650	Monthly payments cannot change .. Not reported or other junior mortgages	6 963	—	6 963
Interest Rate Changed Since Mortgage Made				Traditional Junior Mortgage Allows for Negative Amortization			
Adjustable rate traditional junior mortgages	1 338	...	1 338	Monthly payments can change (other than change in interest rate)	71	...	71
Yes, rate has changed	185	...	185	Yes, unrestricted negative amortization	8	...	8
No change since mortgage made	263	...	263	Yes, restricted negative amortization	35	...	35
Not reported	890	...	890	No negative amortization allowed	27	...	27
Other junior mortgages	6 711	61	6 650	Not reported	—	...	—
Caps on Interest Rate Per Adjustment Period				Monthly payments cannot change .. Not reported or other junior mortgages	6 963	—	6 963
Adjustable rate junior mortgages	1 367	29	1 338	Not reported or other junior mortgages	1 015	61	954
Less than 1 percent	6	—	6	MORTGAGE PAYMENTS AND OTHER EXPENSES			
1 percent	—	—	—	Method of Payment of Traditional Junior Mortgage			
1.1 to 1.9 percent	—	—	—	Regular payments of interest and/or principal	5 359	...	5 359
2 percent	51	—	51	Interest and principal	5 215	...	5 215
2.1 to 2.9 percent	—	—	—	Fully amortized	4 141	...	4 141
3 percent	2	—	2	Not fully amortized	1 074	...	1 074
3.1 to 3.9 percent	—	—	—	Interest only	143	...	143
4.0 percent or more	16	—	16	No regular payments required	857	...	857
No caps	290	29	261	Not reported or other junior mortgages	1 834	61	1 773
Not reported	1 002	—	1 002				
Not borrowed	—	—	—				
Other junior mortgages	6 682	32	6 650				
Caps on Interest Rate Over Life of ARM							
Adjustable rate junior mortgages	1 367	29	1 338				
Less than 1 percent	6	—	6				
1 percent	—	—	—				
1.1 to 1.9 percent	—	—	—				
2 percent	—	—	—				
2.1 to 2.9 percent	5	—	5				
3 percent	2	—	2				
3.1 to 3.9 percent	—	—	—				
4.0 percent or more	83	29	54				
No caps	261	—	261				
Not reported	1 010	—	1 010				
Not borrowed	—	—	—				
Other junior mortgages	6 682	32	6 650				

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	15 092	2 030	13 062	14 693	1 534	13 159	24 258	4 155	20 103	17 164	2 291	14 873
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	14 748	1 991	12 757	13 244	1 490	11 754	22 154	3 977	18 177	16 196	2 200	13 996
In central cities	8 819	1 304	7 515	6 159	787	5 373	13 293	2 419	10 874	8 906	1 176	7 730
Not in central cities	5 929	687	5 242	7 085	703	6 382	8 861	1 558	7 303	7 290	1 024	6 266
Outside MAs	344	39	305	1 449	44	1 405	2 104	178	1 926	968	91	877
Number of Housing Units												
50 to 74 housing units	5 316	887	4 430	5 029	574	4 455	5 078	1 084	3 993	5 625	724	4 901
75 to 99 housing units	2 909	458	2 451	2 004	252	1 751	2 859	539	2 320	3 136	360	2 776
100 to 149 housing units	3 054	314	2 740	2 777	414	2 364	5 519	995	4 524	3 554	320	3 234
150 to 199 housing units	1 324	105	1 219	2 720	122	2 598	3 205	373	2 832	1 629	293	1 336
200 to 299 housing units	1 408	129	1 279	1 259	95	1 164	4 190	638	3 552	1 897	284	1 613
300 to 499 housing units	798	106	692	728	71	657	2 793	392	2 401	1 032	237	795
500 to 999 housing units	212	28	183	160	4	157	561	122	439	267	66	201
1,000 or more housing units	71	2	69	16	2	14	53	11	42	24	6	17
Manner of Acquisition												
By purchase	13 399	1 752	11 648	13 530	1 255	12 275	21 445	3 423	18 022	15 288	1 912	13 376
Placed one new mortgage	9 604	558	9 046	10 637	541	10 096	15 682	1 255	14 427	10 685	638	10 047
Placed two or more new mortgages	644	61	582	683	95	587	1 031	117	914	1 155	94	1 061
Assumed mortgage(s) already on property	1 148	171	978	1 010	52	958	1 959	247	1 712	1 548	124	1 424
Assumed mortgage(s) already on property and placed new mortgage	433	40	393	169	7	162	312	35	276	300	35	264
Borrowed using assets other than this property as collateral	168	86	82	158	47	111	446	276	170	113	38	75
Paid all cash-no borrowing	860	520	340	573	332	241	1 540	1 181	359	1 244	881	363
Other manner	541	315	226	301	181	120	475	312	163	243	101	141
By inheritance or gift	257	90	167	128	52	76	216	126	90	195	102	92
By divorce	-	-	-	-	-	-	30	26	4	16	-	16
By tax free exchange of other property	51	-	51	126	15	111	180	59	121	470	24	445
By foreclosure or assignment	106	36	69	51	13	38	264	79	185	194	46	148
By some other manner	358	59	299	308	55	253	694	73	621	309	74	235
Not reported	921	93	828	550	144	407	1 428	368	1 060	692	132	559
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part)	3 538	295	3 243	4 380	345	4 035	9 994	1 149	8 846	7 630	871	6 760
Sale of stock or other partnership shares for this project	465	17	448	425	3	422	1 761	133	1 628	827	74	753
Sale of previously owned stocks, shares, or other securities	169	22	147	65	2	63	194	18	176	98	12	86
Sale of land or other real estate	135	16	119	467	42	424	735	105	630	1 079	95	984
Owner's cash, bank deposits, share accounts, or bonds	1 414	126	1 288	1 889	89	1 799	4 386	511	3 875	3 204	428	2 777
Borrowing from a retirement plan	-	-	-	12	-	12	21	4	17	15	-	15
Borrowing using assets other than this property as collateral	132	7	125	359	10	348	538	137	401	529	80	449
Proceeds from an insurance policy	-	-	-	6	-	6	15	-	15	10	-	10
From a state or local government source	113	-	113	37	5	31	97	2	95	156	2	154
From a non-profit organization	26	7	19	34	20	14	153	39	114	102	4	98
Proceeds from sale of tax credits	143	-	143	204	1	203	265	18	247	505	7	498
From parents or relatives	142	15	127	29	-	29	54	2	53	52	15	37
Other cash source	318	12	306	320	36	284	372	56	316	303	40	264
Non-cash source	23	-	23	31	8	23	84	8	76	96	-	96
No downpayment required	283	79	204	287	40	246	1 093	154	939	617	107	511
Not reported	698	51	647	634	98	536	1 276	112	1 163	1 041	151	891
Other properties	11 253	1 711	9 543	10 124	1 136	8 988	13 569	2 881	10 688	9 210	1 356	7 854
Not reported	301	24	277	189	53	136	695	125	569	324	65	259

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Year Property Acquired												
1999 to 2001 (part)	1 701	102	1 599	1 923	257	1 666	4 475	358	4 117	3 551	305	3 246
1997 and 1998	1 337	142	1 195	1 867	139	1 728	4 565	670	3 895	3 188	563	2 625
1995 and 1996	1 051	119	932	1 030	76	954	2 427	412	2 015	1 774	203	1 571
1990 to 1994	1 420	207	1 213	1 672	228	1 444	3 734	903	2 831	2 486	220	2 267
1985 to 1989	2 335	162	2 172	1 840	106	1 734	2 946	357	2 589	1 902	159	1 743
1980 to 1984	2 537	201	2 336	1 730	115	1 615	2 396	241	2 155	1 375	99	1 275
1975 to 1979	1 367	158	1 209	2 994	148	2 847	1 557	410	1 147	1 272	204	1 068
1970 to 1974	1 312	176	1 136	985	168	817	1 102	233	870	889	170	719
1969 or earlier	2 032	762	1 270	651	298	354	1 055	571	484	726	367	359
Building and Land Acquisition												
Acquired at same time	10 931	1 280	9 652	8 150	817	7 333	16 796	2 792	14 004	12 580	1 619	10 961
Not acquired at same time	2 975	601	2 374	5 764	544	5 220	5 820	981	4 839	3 690	526	3 164
Land not owned by building owner	265	93	172	92	32	60	159	24	134	252	46	207
Not reported	921	56	865	687	141	546	1 483	357	1 126	641	100	541
Property New or Previously Occupied When Acquired												
Acquired by purchase												
New	13 399	1 752	11 648	13 530	1 255	12 275	21 445	3 423	18 022	15 288	1 912	13 376
New	4 556	708	3 848	7 037	720	6 318	7 979	1 221	6 758	5 240	689	4 551
Previously owned	8 527	950	7 577	6 287	525	5 762	13 182	2 140	11 043	9 797	1 172	8 625
As residential property	8 100	923	7 177	6 082	511	5 571	12 126	2 077	10 051	9 471	1 153	8 317
Converted from nonresidential use	427	27	400	205	14	191	1 054	62	991	326	18	308
Other	90	25	65	138	9	129	147	44	103	76	20	56
Not reported	227	69	158	68	2	66	137	18	119	176	31	145
Other properties	771	185	586	612	135	477	1 385	364	1 021	1 184	246	937
Not reported	921	93	828	550	144	407	1 428	368	1 060	692	132	559
Year Structure Built												
1999 to March 2000	289	23	265	367	109	258	982	89	893	557	99	458
1997 and 1998	342	57	285	593	37	555	1 751	266	1 486	1 025	155	870
1995 and 1996	296	69	227	561	49	512	1 073	208	865	794	122	673
1990 to 1994	574	89	484	1 014	180	834	1 283	245	1 038	1 120	121	999
1980 to 1989	1 972	90	1 882	2 961	156	2 806	7 252	1 311	5 941	4 796	552	4 244
1970 to 1979	2 991	296	2 694	5 693	433	5 260	7 029	912	6 118	5 174	482	4 692
1960 to 1969	2 776	430	2 347	1 975	336	1 639	3 320	737	2 583	2 411	519	1 892
1950 to 1959	1 471	230	1 241	291	56	235	865	113	752	443	94	349
1940 to 1949	1 118	328	790	153	12	141	319	112	206	186	44	143
1939 or earlier	3 265	417	2 847	1 085	166	919	384	162	222	657	103	554
Purchase Price Per Housing Unit²												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$20,000	2 631	207	2 424	3 420	272	3 148	7 835	803	7 032	6 028	717	5 311
Less than \$20,000	466	40	426	749	93	655	2 618	149	2 469	805	169	636
\$20,000 to \$39,999	963	35	927	1 729	66	1 663	2 431	139	2 293	1 755	85	1 671
\$40,000 to \$59,999	577	35	542	458	17	441	1 603	195	1 408	1 581	105	1 476
\$60,000 to \$79,999	179	9	170	311	70	241	740	128	611	958	122	836
\$80,000 to \$99,999	196	39	158	83	9	74	251	111	141	456	91	365
\$100,000 to \$124,999	81	3	78	20	5	15	65	25	40	253	61	191
\$125,000 to \$149,999	68	10	59	24	—	24	51	16	34	79	17	62
\$150,000 to \$174,999	17	7	10	4	—	4	23	2	21	29	11	18
\$175,000 to \$199,999	23	6	16	13	—	13	4	1	15	5	10	10
\$200,000 to \$249,999	31	2	28	3	—	3	3	—	3	34	—	34
\$250,000 to \$299,999	8	3	5	4	—	4	39	35	4	3	—	3
\$300,000 to \$499,999	6	—	6	5	—	5	1	1	—	1	—	—
\$500,000 or more	—	—	—	—	—	—	5	—	5	50	46	4
Median	37 477	51 800	36 938	31 021	31 195	31 015	30 692	51 689	29 135	45 694	59 986	44 675
Mean	49 419	67 336	48 003	35 534	36 943	35 417	36 389	62 232	33 436	55 051	93 051	49 910
Other properties	12 462	1 823	10 639	11 273	1 262	10 011	16 423	3 351	13 072	11 136	1 573	9 562

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value												
Less than \$1,000,000	760	291	469	801	219	582	1 852	594	1 259	663	277	387
\$1,000,000 to \$1,999,999	2 127	305	1 822	2 497	273	2 223	3 386	832	2 554	1 501	162	1 339
\$2,000,000 to \$2,999,999	2 403	327	2 077	2 290	204	2 085	3 155	542	2 613	2 079	268	1 811
\$3,000,000 to \$3,999,999	1 808	218	1 591	1 931	243	1 688	2 829	252	2 576	2 195	193	2 002
\$4,000,000 to \$4,999,999	1 182	102	1 079	1 115	123	992	1 705	220	1 485	1 666	116	1 550
\$5,000,000 to \$7,499,999	2 585	257	2 328	1 971	172	1 799	4 312	330	3 983	3 026	286	2 740
\$7,500,000 to \$9,999,999	1 047	93	954	806	104	702	1 853	326	1 527	1 568	150	1 417
\$10,000,000 to \$14,999,999	1 413	170	1 243	2 379	125	2 254	2 443	404	2 039	1 930	294	1 635
\$15,000,000 to \$19,999,999	646	63	583	438	38	400	1 020	235	785	924	129	795
\$20,000,000 to \$29,999,999	515	90	425	280	17	263	1 070	218	852	862	185	677
\$30,000,000 to \$39,999,999	225	52	173	86	3	83	327	88	238	315	129	186
\$40,000,000 to \$49,999,999	121	14	107	44	4	40	111	38	74	166	41	126
\$50,000,000 or more	259	48	211	56	8	48	194	76	118	269	60	209
Median	4 379 342	3 425 805	4 531 103	3 910 962	3 287 709	4 001 233	4 532 033	3 434 761	4 706 749	5 394 976	6 130 694	5 318 298
Mean	7 945 632	7 914 582	7 950 457	5 954 160	4 801 795	6 088 503	7 128 452	7 960 970	6 956 401	9 003 489	12 346 819	8 488 541
Value Per Housing Unit²												
Less than \$20,000	2 001	464	1 538	2 055	367	1 688	5 599	1 413	4 186	1 597	407	1 190
\$20,000 to \$39,999	5 168	526	4 643	6 103	605	5 497	9 572	1 118	8 455	4 194	414	3 780
\$40,000 to \$59,999	3 681	316	3 365	4 497	250	4 246	5 122	755	4 368	4 653	511	4 141
\$60,000 to \$79,999	1 490	199	1 292	1 191	149	1 042	2 080	382	1 698	3 129	368	2 762
\$80,000 to \$99,999	961	160	801	304	52	252	940	193	747	1 490	184	1 306
\$100,000 to \$124,999	678	117	561	198	42	156	450	93	357	948	176	772
\$125,000 to \$149,999	311	57	255	129	4	125	169	35	134	528	85	443
\$150,000 to \$174,999	199	32	167	85	34	51	106	68	38	187	38	148
\$175,000 to \$199,999	141	36	104	49	6	43	27	13	14	83	16	67
\$200,000 to \$249,999	166	38	128	30	10	20	70	7	63	128	12	116
\$250,000 to \$299,999	132	46	85	22	—	22	55	44	11	78	27	52
\$300,000 to \$499,999	84	22	62	17	—	17	59	33	27	63	5	58
\$500,000 or more	70	8	62	5	5	—	7	1	6	86	48	38
Median	42 018	41 308	42 085	37 327	33 064	37 796	33 643	31 878	33 876	51 999	52 708	51 911
Mean	57 914	64 023	56 969	42 416	43 624	42 276	39 767	44 209	38 849	62 754	74 160	60 997
Purchase Price as Percent of Value²												
Acquired by purchase	13 399	1 752	11 648	13 530	1 255	12 275	21 445	3 423	18 022	15 288	1 912	13 376
Purchased 1997 to 2001 (part)	2 631	207	2 424	3 420	272	3 148	7 835	803	7 032	6 028	717	5 311
Less than 60 percent	484	29	455	318	39	278	763	52	711	717	35	682
60 to 69 percent	108	9	99	124	6	119	474	17	457	464	22	442
70 to 79 percent	169	5	164	344	—	344	972	23	949	772	40	732
80 to 99 percent	566	26	540	1 195	32	1 163	2 669	126	2 543	1 834	184	1 651
100 percent or more	1 289	123	1 166	1 421	183	1 238	2 956	585	2 371	2 233	437	1 797
Median	99	100+	98	95	100+	94	93	100+	91	92	100+	90
Purchased 1990 to 1996 (part)	2 144	249	1 895	2 474	267	2 208	5 525	1 155	4 370	3 789	312	3 478
Less than 40 percent	214	29	186	248	23	226	376	75	301	434	22	412
40 to 59 percent	240	21	218	390	37	353	674	90	584	701	46	654
60 to 79 percent	624	44	580	556	15	541	1 063	150	913	816	42	774
80 to 99 percent	304	64	240	572	61	512	1 363	282	1 081	682	73	609
100 percent or more	740	82	658	689	113	576	2 031	550	1 481	1 157	129	1 028
Median	79	88	79	81	96	79	89	98	87	79	92	77
Purchased 1989 or earlier	8 625	1 296	7 329	7 636	716	6 920	8 085	1 464	6 620	5 471	883	4 588
Less than 20 percent	914	278	636	280	84	196	387	233	154	571	178	393
20 to 39 percent	1 156	263	892	612	154	458	864	301	563	925	239	686
40 to 59 percent	1 035	155	879	962	154	809	1 454	239	1 215	1 021	139	883
60 to 79 percent	973	167	807	2 652	116	2 535	1 192	252	940	815	103	713
80 to 99 percent	584	100	484	813	42	771	1 519	154	1 364	456	27	429
100 percent or more	3 908	316	3 592	2 209	140	2 070	2 660	283	2 377	1 657	188	1 469
Median	87	53	98	74	54	75	82	57	86	65	43	69
Not acquired by purchase	1 693	278	1 415	1 163	279	884	2 813	732	2 081	1 875	379	1 496

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000	9 508	1 150	8 358	8 345	862	7 483	15 787	2 282	13 505	11 203	1 295	9 908
Less than \$50,000	2 076	305	1 771	2 611	265	2 346	3 529	569	2 961	3 356	385	2 971
\$50,000 to \$99,999	1 615	159	1 456	1 703	162	1 541	2 295	395	1 900	2 196	199	1 996
\$100,000 to \$249,999	2 721	301	2 420	2 162	186	1 976	4 958	463	4 496	2 704	290	2 414
\$250,000 to \$499,999	1 494	217	1 277	936	151	784	2 214	348	1 866	1 509	137	1 372
\$500,000 to \$749,999	642	49	594	333	34	299	1 320	173	1 148	536	105	431
\$750,000 to \$999,999	241	37	204	134	16	118	392	80	312	235	55	180
\$1,000,000 to \$1,499,999	245	27	218	178	13	165	449	120	329	244	46	198
\$1,500,000 to \$1,999,999	114	9	105	79	11	67	150	18	132	106	22	84
\$2,000,000 to \$2,999,999	132	16	116	62	11	51	157	27	131	116	15	102
\$3,000,000 or more	228	31	197	148	14	134	321	90	231	201	42	159
Median	158 586	155 521	158 966	95 858	103 958	95 265	162 601	157 433	163 133	102 778	132 929	99 661
Mean	431 239	381 689	438 057	367 896	344 548	370 587	427 758	631 709	393 295	371 682	542 179	349 397
Properties with no capital improvements between 1998 and 2000	2 843	483	2 359	4 252	336	3 916	4 067	1 069	2 998	3 566	604	2 963
Capital improvements not reported	2 742	397	2 345	2 096	336	1 760	4 404	803	3 601	2 395	392	2 002
Value of Capital Improvements Per Unit												
Properties with capital improvements between 1998 and 2000	9 508	1 150	8 358	8 345	862	7 483	15 787	2 282	13 505	11 203	1 295	9 908
Less than \$500	2 093	226	1 867	2 524	203	2 320	4 559	663	3 896	3 619	459	3 160
\$500 to \$999	1 978	244	1 734	2 007	223	1 784	3 363	480	2 883	2 330	221	2 109
\$1,000 to \$2,499	3 027	289	2 737	2 649	266	2 383	5 318	683	4 635	3 179	336	2 842
\$2,500 to \$4,999	1 479	285	1 194	664	105	559	1 479	230	1 249	1 292	150	1 142
\$5,000 to \$7,499	367	34	333	195	15	180	438	88	350	319	48	271
\$7,500 to \$9,999	128	21	108	82	16	66	195	31	164	100	14	86
\$10,000 to \$14,999	129	22	107	78	13	65	143	38	106	115	23	92
\$15,000 to \$19,999	99	11	88	29	5	24	64	11	54	38	8	30
\$20,000 to \$29,999	65	6	59	23	6	17	83	30	53	84	21	63
\$30,000 or more	142	12	130	94	10	84	143	29	115	127	14	113
Median	1 338	1 545	1 317	911	1 026	898	996	998	925	925	925	925
Mean	3 057	2 745	3 100	2 827	3 057	2 801	2 363	3 101	2 238	2 345	2 586	2 313
Properties with no capital improvements between 1998 and 2000	2 843	483	2 359	4 252	336	3 916	4 067	1 069	2 998	3 566	604	2 963
Capital improvements not reported	2 742	397	2 345	2 096	336	1 760	4 404	803	3 601	2 395	392	2 002
Monthly Rental Receipts Per Housing Unit												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$100	366	95	271	269	90	179	1 293	567	726	378	61	317
\$100 to \$199	248	74	174	473	129	344	1 098	188	911	441	105	336
\$200 to \$299	576	118	458	771	102	669	1 573	337	1 236	645	117	528
\$300 to \$399	1 027	189	838	1 851	259	1 592	3 497	565	2 932	1 423	158	1 266
\$400 to \$499	1 683	167	1 517	2 191	203	1 987	4 096	533	3 563	2 068	226	1 842
\$500 to \$599	2 793	471	2 323	2 527	177	2 351	3 457	412	3 045	2 599	284	2 315
\$600 to \$799	2 096	166	1 930	1 737	138	1 599	2 208	356	1 852	2 142	270	1 872
\$800 to \$999	2 753	287	2 467	2 837	168	2 669	2 736	597	2 140	3 272	535	2 737
\$1000 or more	2 371	407	1 965	949	159	790	1 619	379	1 240	1 853	370	1 483
No rental receipts	105	19	86	37	29	8	88	55	33	46	13	33
Median	625	573	641	549	465	556	481	458	485	594	683	589
Mean	745	718	749	611	560	617	569	565	570	681	728	673
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145
Rental Receipts as Percent of Value²												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than 5 percent	517	111	405	183	34	150	794	399	395	600	119	480
5 to 9 percent	1 153	240	913	526	99	427	1 138	325	814	1 418	164	1 254
10 to 14 percent	3 451	552	2 899	3 220	451	2 769	6 088	1 153	4 936	6 470	865	5 605
15 to 19 percent	2 753	289	2 464	5 367	302	5 065	5 389	863	4 526	3 250	510	2 740
20 to 24 percent	2 248	218	2 031	1 891	209	1 682	3 667	375	3 292	1 124	140	985
25 to 29 percent	1 210	144	1 066	1 017	138	879	2 033	194	1 839	609	74	535
30 to 39 percent	1 146	167	979	740	78	662	1 265	260	1 005	459	71	388
40 percent or more	1 456	276	1 180	652	106	546	1 211	369	842	699	184	515
Median	18	17	19	18	17	18	18	16	18	14	15	14
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.

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United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than 1.0 percent	3 207	412	2 796	1 491	176	1 315	1 967	223	1 745	1 604	181	1 423
1.0 to 2.9 percent	3 063	361	2 702	2 451	189	2 262	2 922	660	2 263	2 976	341	2 635
3.0 to 4.9 percent	1 598	190	1 408	2 165	264	1 901	3 162	683	2 479	3 029	449	2 580
5.0 to 6.9 percent	665	91	573	1 160	76	1 084	2 294	344	1 950	1 777	257	1 521
7.0 to 8.9 percent	379	52	327	2 225	47	2 179	2 062	266	1 796	948	154	794
9.0 to 10.9 percent	360	54	305	725	61	664	1 105	149	956	610	67	542
11.0 to 12.9 percent	151	50	101	423	21	402	724	69	654	318	18	300
13.0 to 14.9 percent	118	12	106	145	14	131	428	54	373	123	2	120
15.0 percent or more	303	26	277	751	147	603	2 709	649	2 060	916	120	795
Not reported or not computed	4 174	746	3 429	2 106	460	1 647	4 293	892	3 401	2 567	550	2 017
Median	2.1	2.2	2.1	4.7	4.0	4.8	5.6	5.0	5.7	4.0	4.2	4.0
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145
Age Restrictions												
Property restricted to people age 55 or older	2 614	353	2 261	3 387	444	2 943	3 274	726	2 548	3 126	403	2 723
Property not restricted to people age 55 or older	11 921	1 625	10 296	10 833	1 000	9 833	19 793	3 234	16 559	13 651	1 854	11 797
Not reported	557	52	505	473	91	382	1 191	195	996	386	34	352
Age Composition												
Over one-half the residents of the building age 55 or older	1 265	188	1 076	1 013	122	891	1 160	159	1 002	658	137	521
Over one-half the residents of the building not age 55 or older	10 097	1 361	8 735	9 519	825	8 694	17 972	2 931	15 042	12 580	1 610	10 971
Not reported	3 731	480	3 251	4 161	586	3 574	5 125	1 065	4 060	3 926	544	3 382
Meal Service Provided by Properties Exclusively or Predominantly Occupied by People Age 55 or Older												
Property provides meal service	1 179	206	973	2 147	298	1 848	1 906	427	1 479	1 622	241	1 381
Charge included in rent	648	73	575	1 439	213	1 226	1 136	334	802	1 143	185	958
Charge not included in rent	174	25	149	317	39	279	188	35	153	143	25	117
Not reported	358	109	249	391	47	344	582	57	524	337	31	306
Property does not provide meal service	2 712	297	2 415	2 113	228	1 885	2 387	376	2 011	1 772	273	1 499
Not reported	11 202	1 526	9 675	10 433	1 008	9 425	19 965	3 351	16 613	13 769	1 776	11 992
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	1 589	39	1 551	1 211	22	1 189	1 455	7	1 448	1 773	36	1 738
Government rental subsidy	4 718	331	4 386	3 409	245	3 164	4 497	343	4 155	3 351	303	3 048
Government grant	267	95	172	225	35	191	255	74	181	319	31	288
Property tax relief	1 454	185	1 269	893	94	800	507	90	417	1 062	59	1 003
Federal income tax credit for low-income, old or historic properties	553	27	527	761	65	696	991	5	985	1 028	34	994
Accelerated federal income tax depreciation for low- and moderate-income properties	137	7	130	295	5	290	97	2	95	240	2	237
Subsidy from a non-profit corporation	108	29	79	224	6	219	223	36	187	240	12	228
None of the above benefits	7 268	1 409	5 859	8 968	989	7 978	15 436	2 957	12 479	10 585	1 643	8 942
Not reported	1 639	120	1 519	1 046	184	862	2 780	767	2 013	1 582	276	1 306
Source of Property Benefits¹												
With property benefits	6 185	500	5 685	4 680	361	4 319	6 041	431	5 611	4 996	371	4 625
Federal government	4 373	300	4 072	3 768	277	3 491	4 986	288	4 698	3 445	179	3 266
State government	1 159	99	1 061	678	115	563	536	72	464	621	40	581
Local government	1 757	177	1 580	573	103	470	778	76	702	1 099	138	961
Non-profit corporation	108	29	79	224	6	219	223	36	187	240	12	228
Not reported	121	3	118	145	1	143	100	6	94	182	15	166
With no property benefits	7 268	1 409	5 859	8 968	989	7 978	15 436	2 957	12 479	10 585	1 643	8 942
Not reported	1 639	120	1 519	1 046	184	862	2 780	767	2 013	1 582	276	1 306

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	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Reason for Benefits¹												
With property benefits	6 185	500	5 685	4 680	361	4 319	6 041	431	5 611	4 996	371	4 625
Occupied by low- or moderate-income individuals	4 751	316	4 436	3 940	281	3 658	5 154	314	4 840	4 293	289	4 004
Occupied by elderly or disabled individuals	2 488	245	2 243	1 968	152	1 816	2 304	228	2 077	1 627	152	1 475
A historic structure	152	—	152	118	9	109	70	—	70	31	13	19
Located in a community development or economic development area	191	13	177	289	25	263	172	—	172	220	5	215
Covered by a Homestead Exemption	7	—	7	45	6	39	35	6	29	15	—	15
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	5	—	5	—	—	—	5	—	5	31	—	31
Other reason	638	81	557	132	41	90	169	39	130	114	9	105
Not reported	262	24	238	141	13	127	171	10	161	269	17	252
With no property benefits	7 268	1 409	5 859	8 968	989	7 978	15 436	2 957	12 479	10 585	1 643	8 942
Not reported	1 639	120	1 519	1 046	184	862	2 780	767	2 013	1 582	276	1 306
Section 8 Rental Housing Certificates and Vouchers												
Property did or does have tenants receiving Section 8 assistance	7 273	718	6 555	5 618	471	5 147	7 429	828	6 602	8 166	691	7 475
Property has never had tenants receiving Section 8 assistance	6 452	1 145	5 307	8 033	857	7 177	14 624	2 929	11 695	7 736	1 382	6 353
Not reported	1 367	167	1 200	1 042	207	835	2 204	398	1 806	1 262	217	1 044
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	1 344	365	980	2 013	303	1 710	2 623	719	1 904	3 365	513	2 851
Limited partnership	5 399	342	5 057	5 387	421	4 965	11 951	1 025	10 926	6 150	469	5 681
Joint venture	70	14	56	108	—	108	324	48	276	233	12	221
General partnership	1 271	187	1 085	1 376	125	1 252	1 543	571	972	1 307	144	1 163
Life insurance company	167	131	35	21	8	13	87	43	45	55	41	15
Depository institution	—	—	—	9	9	—	11	6	5	2	2	—
Public real estate investment trust	122	46	76	322	95	226	968	435	533	524	348	176
Private real estate investment trust	12	12	—	74	2	72	125	27	98	115	59	56
Corporation—other than real estate investment trust	3 354	428	2 926	3 624	298	3 326	4 214	785	3 429	3 344	409	2 935
Housing cooperative organization	1 827	185	1 641	50	8	42	471	36	434	143	33	110
Non-profit or church-related institution	1 029	273	756	1 192	209	983	1 425	305	1 120	1 244	168	1 076
Pension fund	23	3	20	38	17	20	103	79	23	71	50	21
Fraternal organization	—	—	—	12	3	9	—	—	2	—	—	2
Other	474	44	430	467	35	432	412	75	337	608	42	566
RECURRING EXPENSES												
Real Estate Tax Per Housing Unit												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$100	1 290	244	1 046	1 165	162	1 003	2 757	551	2 206	1 845	269	1 576
\$100 to \$199	581	57	523	615	84	531	2 588	702	1 886	1 155	222	933
\$200 to \$299	709	120	589	1 256	109	1 147	3 192	394	2 798	2 162	311	1 851
\$300 to \$399	778	96	682	1 423	92	1 330	3 073	366	2 707	2 285	189	2 096
\$400 to \$499	1 032	224	809	1 419	195	1 224	2 139	348	1 792	1 987	200	1 788
\$500 to \$599	1 093	93	1 000	1 012	61	951	1 919	240	1 679	1 607	257	1 350
\$600 to \$699	1 301	149	1 152	1 359	192	1 167	1 377	265	1 112	1 122	150	972
\$700 to \$799	1 346	107	1 239	2 281	63	2 218	1 217	157	1 061	801	99	701
\$800 to \$899	792	120	673	768	81	687	757	152	605	504	104	401
\$900 to \$999	740	41	699	482	63	418	459	75	383	332	47	285
\$1,000 to \$1,249	1 617	173	1 444	676	88	588	851	167	684	385	61	325
\$1,250 to \$1,499	713	66	647	390	35	355	378	113	265	212	49	164
\$1,500 to \$1,999	874	186	688	293	23	270	274	121	153	164	21	142
\$2,000 to \$2,499	346	99	247	104	14	90	69	22	46	68	10	58
\$2,500 or more	560	110	450	86	9	77	68	39	29	53	18	35
Not reported	246	108	138	314	182	132	547	276	270	186	134	52
Median	708	673	711	578	497	583	366	357	367	395	406	394
Mean	889	958	878	612	576	616	455	517	441	459	484	455
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145

Table 7-5. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.**

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$5	1 536	204	1 332	1 342	143	1 199	2 665	422	2 243	3 110	435	2 674
\$5 to \$9	1 215	175	1 040	1 214	94	1 120	3 951	572	3 379	5 611	662	4 949
\$10 to \$14	2 472	356	2 116	2 687	277	2 410	6 591	1 193	5 398	4 086	588	3 498
\$15 to \$19	1 804	212	1 592	3 964	187	3 777	3 544	547	2 997	1 019	132	887
\$20 to \$24	1 668	268	1 400	1 606	160	1 446	1 724	306	1 419	260	66	194
\$25 to \$29	1 215	109	1 106	1 183	198	985	1 092	315	777	88	5	83
\$30 to \$39	3 745	463	3 282	1 284	193	1 092	1 523	342	1 181	485	95	390
\$40 to \$49	24	21	3	8	—	8	3	3	—	8	8	—
\$50 to \$59	—	—	—	—	—	—	7	3	—	1	—	—
\$60 or more	85	68	16	31	12	19	19	10	9	14	13	1
Not reported or not computed	256	118	138	322	191	132	547	276	270	186	134	52
Median	20	20	20	17	18	17	13	14	13	9	9	9
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than 5 percent	2 526	291	2 236	2 156	215	1 941	5 216	843	4 373	4 943	787	4 156
5 to 9 percent	4 796	651	4 146	6 310	479	5 831	9 822	1 432	8 391	8 007	1 018	6 988
10 to 14 percent	3 548	468	3 080	3 533	314	3 219	4 237	629	3 609	1 047	116	931
15 to 19 percent	1 503	257	1 246	889	171	718	260	522	152	32	32	120
20 to 24 percent	604	47	556	269	41	228	576	387	189	204	5	198
25 to 29 percent	252	41	211	23	2	21	53	9	44	59	6	53
30 to 34 percent	134	50	83	12	2	10	75	58	17	22	5	18
35 to 39 percent	65	42	23	5	—	5	27	—	27	8	—	8
40 percent or more	270	33	238	94	20	74	251	45	206	201	23	179
Not reported or not computed	320	113	207	350	211	139	627	328	299	225	148	78
Median	10	10	9	9	9	9	8	8	8	6	6	7
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145
Property Management												
Property managed by paid property management company	12 773	1 566	11 207	12 768	1 128	11 640	20 689	3 262	17 427	15 257	1 833	13 424
Property not managed by paid property management company	1 689	330	1 360	1 467	305	1 163	2 052	636	1 416	1 455	403	1 052
Not reported	630	135	495	458	102	357	1 517	256	1 261	452	55	397
Property Management and Administration Expenses Per Housing Unit												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$100	141	28	113	90	37	54	637	76	560	164	11	152
\$100 to \$199	546	80	466	558	90	468	1 033	159	874	933	128	805
\$200 to \$299	1 102	88	1 014	1 297	145	1 152	2 270	416	1 854	1 823	195	1 629
\$300 to \$399	1 742	297	1 445	1 788	144	1 643	2 959	354	2 605	2 046	315	1 732
\$400 to \$499	1 455	254	1 201	2 986	161	2 825	2 090	533	1 557	1 287	179	1 109
\$500 to \$599	1 262	90	1 172	934	83	851	1 032	180	852	942	84	858
\$600 to \$699	966	190	777	628	48	580	767	159	608	835	139	696
\$700 to \$799	672	43	629	419	49	370	1 084	164	919	583	53	531
\$800 to \$899	502	59	443	340	12	328	709	145	564	711	140	571
\$900 to \$999	391	42	349	439	17	422	654	144	510	519	45	474
\$1,000 to \$1,249	987	125	862	915	78	837	1 578	294	1 284	1 164	145	1 019
\$1,250 to \$1,499	512	55	457	584	31	553	1 124	129	995	744	82	663
\$1,500 to \$1,999	631	72	559	421	80	340	859	112	747	614	111	503
\$2,000 to \$2,499	317	41	276	73	30	43	187	47	140	225	15	209
\$2,500 or more	358	62	295	247	36	211	684	91	593	292	76	216
No expenses	879	146	732	678	124	554	1 061	353	708	780	120	659
Not reported or not computed	1 556	320	1 236	1 244	288	956	2 939	633	2 306	1 205	303	902
Median	564	518	567	471	465	472	493	493	492	520	537	518
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145

Table 7-5. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: Regional Summary—Con.

[Number of 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 Per Housing Unit, 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 the year preceding survey and cooperatively owned apartments]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Maintenance and Repair Expenses Per Housing Unit												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$100	208	20	188	221	9	211	1 102	101	1 001	386	80	306
\$100 to \$199	336	76	259	624	98	525	1 228	515	713	983	145	838
\$200 to \$299	593	74	519	527	62	464	1 279	193	1 086	1 072	106	966
\$300 to \$399	833	126	707	706	57	649	1 517	352	1 165	1 199	91	1 108
\$400 to \$499	895	109	786	828	41	787	1 743	338	1 404	1 186	205	981
\$500 to \$599	802	89	713	1 053	104	948	1 442	256	1 186	1 119	157	962
\$600 to \$699	747	65	682	718	122	596	1 973	306	1 667	1 095	145	950
\$700 to \$799	855	113	742	904	143	761	1 130	169	961	939	136	803
\$800 to \$899	875	117	758	2 062	104	1 958	993	126	867	925	157	768
\$900 to \$999	626	128	498	622	83	539	915	211	703	649	76	573
\$1,000 to \$1,249	1 132	120	1 012	1 372	105	1 267	2 334	222	2 111	1 257	155	1 102
\$1,250 to \$1,499	1 042	131	910	848	45	803	1 004	144	860	877	61	816
\$1,500 to \$1,999	1 512	285	1 228	934	70	863	962	160	802	838	123	715
\$2,000 to \$2,499	688	43	645	223	54	169	339	71	268	441	102	340
\$2,500 or more	1 052	106	947	364	31	333	420	136	284	417	63	354
No expenses	68	15	53	142	25	117	225	70	155	76	19	57
Not reported or not computed	1 753	374	1 379	1 496	299	1 196	3 062	619	2 443	1 409	319	1 090
Median	895	909	892	821	750	825	645	559	659	668	680	666
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145
Utility and Fuel Expenses Per Housing Unit												
Acquired before 2000	14 018	1 992	12 026	13 642	1 455	12 187	21 666	3 989	17 677	14 868	2 140	12 728
Less than \$250	475	80	396	957	62	894	2 958	793	2 165	826	137	689
\$250 to \$499	1 173	130	1 044	3 986	310	3 677	6 602	1 165	5 437	4 101	539	3 561
\$500 to \$749	2 494	263	2 230	4 209	324	3 885	4 229	560	3 669	4 733	705	4 028
\$750 to \$999	2 703	275	2 428	1 436	231	1 205	2 617	287	2 330	2 251	214	2 037
\$1,000 to \$1,249	2 423	336	2 087	795	49	746	925	163	762	731	107	624
\$1,250 to \$1,499	1 309	281	1 028	296	76	220	508	130	379	309	49	260
\$1,500 to \$1,749	657	90	567	111	12	98	332	86	246	145	10	134
\$1,750 to \$1,999	334	86	247	64	24	40	145	18	127	58	9	50
\$2,000 to \$2,499	284	31	253	23	9	14	71	25	46	36	8	28
\$2,500 or more	354	44	310	104	16	87	116	40	76	50	13	37
No expenses	128	16	112	173	22	151	174	31	143	206	39	167
Not reported or not computed	1 683	360	1 324	1 489	318	1 171	2 988	691	2 297	1 422	310	1 113
Median	931	1 045	917	562	643	555	488	430	501	589	578	591
Acquired 2000 and 2001 (part)	1 074	37	1 036	1 051	79	972	2 592	165	2 426	2 296	151	2 145

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 8.
Condominium Properties

TABLES

UNITED STATES

8-1. Mortgage Status8-3
8-2. Mortgage Status, Regional Summary8-11

Table 8-1. Mortgage Status, Condominium Properties

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
Homeowner condominium properties . . .	3 883	1 446	2 437	2 380	57
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs	3 715	1 343	2 372	2 317	55
In central cities	1 114	372	742	729	13
Not in central cities	2 601	970	1 631	1 588	42
Outside MAs	168	103	65	63	2
Manner of Acquisition					
By purchase	3 477	1 272	2 205	2 151	54
Placed one new mortgage	2 397	338	2 059	2 036	23
Placed two or more new mortgages	44	—	44	44	—
Assumed mortgage(s) already on property	61	15	46	41	5
Assumed mortgage(s) already on property and placed new mortgage	10	2	9	9	—
Borrowed using assets other than this property as collateral	35	22	13	9	4
Paid all cash/no borrowing	929	894	34	13	22
Other manner	—	—	—	—	—
By inheritance or gift	47	43	5	5	—
By divorce	9	7	2	2	—
By some other manner	78	29	49	49	—
Not reported	272	96	176	173	3
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)	2 084	609	1 474	1 446	28
Sale of previous home	707	322	385	364	21
Sale of other real property or other investments	173	70	102	99	4
Savings	1 008	162	847	838	8
Borrowing from a retirement plan	75	14	62	62	—
Borrowing using assets other than this property as collateral	34	10	24	24	—
Proceeds from an insurance policy	14	—	14	12	2
Payments in a lease-purchase agreement	7	6	2	2	—
From a state or local government source	9	—	9	9	—
From a non-profit organization	7	—	7	7	—
From parents or relatives	187	26	161	160	1
Other	27	7	20	20	—
No downpayment required	103	48	55	55	—
Not reported	95	36	59	59	—
Other properties	1 627	794	833	806	28
Not reported	172	43	129	128	1
Year Property Acquired					
1999 to 2001 (part)	1 201	296	904	896	8
1997 and 1998	665	220	444	434	10
1995 and 1996	455	171	284	272	11
1990 to 1994	634	255	378	370	9
1985 to 1989	449	205	243	234	9
1980 to 1984	225	127	98	91	7
1975 to 1979	161	99	62	58	3
1970 to 1974	69	49	20	20	—
1969 or earlier	26	22	4	4	—
Building and Land Acquisition					
Acquired at same time	2 776	1 031	1 745	1 697	47
Not acquired at same time	75	19	55	55	—
Land not owned by building owner	941	355	586	576	10
Not reported	92	41	51	51	—
Property New or Previously Owned When Acquired					
Acquired by purchase	3 477	1 272	2 205	2 151	54
New	864	379	484	479	5
Previously occupied by someone else	2 559	864	1 696	1 648	47
Converted from nonresidential use	10	3	7	5	1
Other	6	6	—	—	—
Not reported	39	20	18	18	—
Other properties	134	78	56	56	—
Not reported	272	96	176	173	3
Year Structure Built					
1999 to March 2000	180	70	110	109	1
1997 and 1998	233	57	176	176	—
1995 and 1996	223	78	145	145	—
1990 to 1994	434	153	282	272	10
1980 to 1989	1 268	455	814	784	30
1970 to 1979	1 014	386	628	623	6
1960 to 1969	303	161	143	136	7
1950 to 1959	69	32	38	38	—
1940 to 1949	49	22	27	25	2
1939 or earlier	109	33	76	74	1

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Purchase Price					
Properties acquired by purchase 1997 to 2001 (part)					
	1 695	463	1 231	1 215	17
Less than \$20,000	27	20	7	7	—
\$20,000 to \$39,999	68	38	31	31	—
\$40,000 to \$59,999	150	30	120	113	7
\$60,000 to \$79,999	255	72	183	181	2
\$80,000 to \$99,999	215	66	149	147	2
\$100,000 to \$124,999	250	71	179	177	2
\$125,000 to \$149,999	187	51	135	135	—
\$150,000 to \$174,999	128	33	95	95	—
\$175,000 to \$199,999	97	16	81	79	2
\$200,000 to \$249,999	101	20	81	81	—
\$250,000 to \$299,999	67	12	55	55	—
\$300,000 to \$499,999	105	27	79	79	—
\$500,000 or more	42	7	36	34	1
Median	113 059	101 883	117 461	118 130	...
Mean	148 797	133 933	154 388	153 117	...
Other properties	2 188	983	1 206	1 165	40
Value					
Less than \$20,000	33	27	6	6	—
\$20,000 to \$39,999	121	80	41	41	—
\$40,000 to \$59,999	224	105	119	118	1
\$60,000 to \$79,999	524	240	284	273	11
\$80,000 to \$99,999	545	191	355	343	12
\$100,000 to \$124,999	513	155	358	349	9
\$125,000 to \$149,999	413	152	261	259	2
\$150,000 to \$174,999	333	108	225	215	10
\$175,000 to \$199,999	224	61	162	161	1
\$200,000 to \$249,999	333	135	199	197	2
\$250,000 to \$299,999	208	75	132	127	5
\$300,000 to \$499,999	291	81	210	210	—
\$500,000 or more	120	35	85	81	4
Median	124 057	112 917	130 318	130 824	...
Mean	164 964	154 442	171 207	168 966	...
Purchase Price as Percent of Value²					
Acquired by purchase					
	3 477	1 272	2 205	2 151	54
Purchased 1997 to 2001 (part)					
	1 663	453	1 210	1 193	17
Less than 60 percent	100	41	58	55	3
60 to 69 percent	154	50	105	104	1
70 to 79 percent	201	48	153	150	2
80 to 99 percent	897	226	672	662	10
100 percent or more	310	88	222	222	—
Median	88	88	89	89	...
Purchased 1990 to 1996 (part)					
	984	377	607	587	20
Less than 40 percent	16	6	10	10	—
40 to 59 percent	144	45	99	99	—
60 to 79 percent	370	150	220	209	11
80 to 99 percent	305	124	181	174	6
100 percent or more	149	51	98	96	2
Median	78	78	78	78	...
Purchased 1989 or earlier					
	831	442	388	371	17
Less than 20 percent	28	6	22	22	—
20 to 39 percent	82	53	29	27	2
40 to 59 percent	189	102	87	81	6
60 to 79 percent	301	164	137	130	7
80 to 99 percent	129	75	54	52	1
100 percent or more	101	42	59	59	—
Median	68	67	68	69	...
Not acquired by purchase	406	174	232	229	3
Value-Income Ratio					
Less than 1.0	342	189	153	146	8
1.0 to 1.4	453	149	304	295	9
1.5 to 1.9	444	99	346	342	4
2.0 to 2.4	428	85	342	340	2
2.5 to 2.9	399	114	285	285	—
3.0 to 3.4	313	109	204	203	1
3.5 to 3.9	238	91	147	140	7
4.0 or more	866	421	445	425	21
Not reported or not computed	400	189	211	206	5
Median	2.6	3.0	2.5	2.4	...
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000					
	1 248	420	828	801	27
Less than \$500	69	34	35	35	—
\$500 to \$999	62	18	44	44	—
\$1,000 to \$2,499	334	113	221	216	6
\$2,500 to \$4,999	263	79	184	178	6
\$5,000 to \$7,499	206	61	145	136	9
\$7,500 to \$9,999	31	9	21	19	3
\$10,000 to \$14,999	99	37	62	58	4
\$15,000 to \$19,999	53	17	36	36	—
\$20,000 to \$29,999	32	16	16	16	—
\$30,000 or more	98	36	63	63	—
Median	4 008	3 922	4 044	3 987	...
Mean	10 156	10 203	10 132	10 314	...
Properties with no capital improvements between 1998 and 2000					
	1 971	752	1 220	1 199	21
Capital improvements not reported	664	274	390	381	9

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Age Restrictions					
Condominium restricted to people age 55 or older	427	323	104	99	5
Condominium not restricted to people age 55 or older	3 191	994	2 197	2 149	49
Not reported	265	130	136	132	4
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	38	—	38	38	—
Other government grant subsidy	18	3	14	14	—
Property tax relief	162	92	70	67	3
Subsidy from a non-profit corporation	12	10	2	2	—
None of the above benefits	2 610	952	1 658	1 625	34
Not reported	1 051	395	656	636	20
Source of Property Benefits¹					
With property benefits	222	99	122	120	3
Federal government	33	1	32	32	—
State government	100	53	47	46	2
Local government	79	38	41	40	1
Non-profit corporation	12	10	2	2	—
Not reported	7	5	1	1	—
With no property benefits	2 610	952	1 658	1 625	34
Not reported	1 051	395	656	636	20
Reason for Benefits¹					
With property benefits	222	99	122	120	3
Occupied by low- or moderate-income individuals	50	16	33	33	—
Occupied by elderly or disabled individuals	42	32	10	10	—
A historic structure	4	—	4	3	1
Located in a community development or economic development area	16	5	11	11	—
Covered by a Homestead Exemption	80	47	33	31	2
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	42	12	30	30	—
Not reported	20	5	14	14	—
With no property benefits	2 610	952	1 658	1 625	34
Not reported	1 051	395	656	636	20
OWNER CHARACTERISTICS					
Owner Status					
1 owner	2 275	807	1 468	1 436	32
2 owners	1 396	531	865	842	23
3 or more owners	212	107	105	102	2
Age of Owner					
Under 25	49	2	48	48	—
25 to 34	398	21	378	373	5
35 to 44	479	46	433	428	5
45 to 54	680	110	570	566	4
55 to 64	644	201	443	425	18
65 to 74	674	410	264	250	14
75 and over	573	449	124	117	7
Not reported	385	207	178	174	4
Median	57	71	50	50	...
Race of Owner					
White alone	3 493	1 354	2 139	2 087	52
Black or African American alone	144	43	101	100	1
American Indian or Alaskan Native alone	7	—	7	7	—
Asian alone	207	38	169	166	4
Native Hawaiian or Other Pacific Islander alone	5	—	5	5	—
Two or more races	27	11	15	15	—
Sex of Owner					
Male	2 340	845	1 495	1 460	35
Female	1 543	601	942	920	22
Hispanic/Latino Origin					
Hispanic/Latino owner(s) only	295	77	219	217	2
No Hispanic/Latino owner(s)	3 588	1 369	2 218	2 163	55
Veteran Status¹					
Veteran	818	377	442	422	19
Active member of Reserves or National Guard for at least 6 years	85	27	58	55	3
Persian Gulf War or after (August 1990 to present)	38	4	35	35	—
Vietnam or after (August 1964 to July 1990)	185	20	164	162	2
Korean conflict or after (July 1950 to July 1964)	304	133	171	161	10
World War II or after (September 1940 to June 1950)	325	243	82	78	4
Nonveteran	2 665	862	1 804	1 770	34
Not reported	399	207	192	188	4

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
OWNER CHARACTERISTICS—Con.					
Income					
Less than \$5,000	456	223	233	226	7
\$5,000 to \$9,999	59	46	13	13	—
\$10,000 to \$14,999	141	88	53	51	2
\$15,000 to \$19,999	142	88	54	54	—
\$20,000 to \$24,999	214	111	102	93	9
\$25,000 to \$29,999	209	85	124	118	6
\$30,000 to \$34,999	237	96	142	142	—
\$35,000 to \$39,999	238	71	167	167	—
\$40,000 to \$49,999	375	107	268	260	9
\$50,000 to \$59,999	337	107	230	225	5
\$60,000 to \$79,999	574	151	423	418	6
\$80,000 to \$99,999	308	74	234	231	3
\$100,000 to \$119,999	155	53	102	102	—
\$120,000 or more	437	146	292	281	10
Median	46 538	34 280	52 680	52 939	...
Mean	65 784	58 151	70 314	69 446	...
Owned Home Previously					
Previously owned home	2 445	1 124	1 321	1 281	41
Never owned home before	1 137	165	972	963	9
Not reported	301	157	144	136	7
RECURRING EXPENSES					
Real Estate Tax					
Acquired before 2000					
Less than \$100	3 139	1 270	1 869	1 817	52
\$100 to \$199	579	239	340	330	11
\$200 to \$299	36	24	13	13	—
\$300 to \$399	47	21	26	26	—
\$400 to \$499	54	33	21	21	—
\$500 to \$599	76	35	40	38	2
\$600 to \$699	99	40	59	59	—
\$700 to \$799	98	50	48	48	—
\$800 to \$899	108	42	66	66	—
\$900 to \$999	152	65	87	82	5
\$1,000 to \$1,249	70	31	39	39	—
\$1,250 to \$1,499	286	107	174	174	5
\$1,500 to \$1,999	217	57	160	153	7
\$2,000 to \$2,499	375	177	198	198	—
\$2,500 or more	316	102	214	203	11
Not reported	561	194	368	355	13
Median	65	53	12	12	—
Mean	1 191	1 066	1 267	1 262	...
Acquired 2000 and 2001 (part)	1 678	1 524	1 780	1 772	...
Mean	744	176	568	563	5
Real Estate Tax Per \$1,000 Value					
Acquired before 2000					
Less than \$5	3 139	1 270	1 869	1 817	52
\$5 to \$9	723	304	419	407	12
\$10 to \$14	797	290	507	502	5
\$15 to \$19	769	278	490	474	16
\$20 to \$24	441	196	245	230	15
\$25 to \$29	172	73	100	100	—
\$30 to \$39	73	24	48	47	1
\$40 to \$49	52	35	16	13	3
\$50 to \$59	12	7	5	5	—
\$60 or more	14	5	9	9	—
Not reported or not computed	22	4	18	18	—
Median	65	53	12	12	—
Mean	10	10	10	10	...
Acquired 2000 and 2001 (part)	744	176	568	563	5
Rental and vacant condominium properties					
	1 619	765	854	841	13
PROPERTY CHARACTERISTICS					
Property Location by Geographic Area					
Inside MAs					
Inside MAs	1 372	631	741	736	5
In central cities	591	278	313	313	—
Not in central cities	780	353	428	422	5
Outside MAs	248	134	113	105	8
Manner of Acquisition					
By purchase					
Placed one new mortgage	1 192	523	669	663	6
Placed two or more new mortgages	827	213	614	610	5
Assumed mortgage(s) already on property	16	3	13	13	—
Assumed mortgage(s) already on property and placed new mortgage	47	27	20	20	—
Borrowed using assets other than this property as collateral	3	3	—	—	—
Paid all cash-no borrowing	39	33	6	6	—
Other manner	239	231	9	9	—
By inheritance or gift	21	13	8	7	2
By divorce	104	89	15	15	—
By tax free exchange of other property	2	2	—	—	—
By foreclosure or assignment	14	8	6	6	—
By some other manner	29	10	19	19	—
Not reported	124	63	61	60	1
Mean	154	69	84	78	6

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Source of Downpayment¹					
Properties purchased 1995 to 2001 (part)					
Sale of stock or other partnership shares for this project	11	9	2	2	—
Sale of previously owned stocks, shares, or other securities	24	6	17	17	—
Sale of land or other real estate	41	15	26	26	—
Owner's cash, bank deposits, share accounts, or bonds	309	85	223	223	—
Borrowing from a retirement plan	4	3	1	1	—
Borrowing using assets other than this property as collateral	21	12	8	8	—
Proceeds from an insurance policy	1	—	1	1	—
From a state or local government source	—	—	—	—	—
From a non-profit organization	—	—	—	—	—
Proceeds from sale of tax credits	—	—	—	—	—
From parents or relatives	45	18	27	27	—
Other cash source	7	7	—	—	—
Non-cash source	4	—	4	4	—
No downpayment required	25	7	18	18	—
Not reported	70	34	36	36	—
Other properties	1 034	564	470	457	13
Not reported	83	32	51	51	—
Year Property Acquired					
1999 to 2001 (part)	348	150	198	196	1
1997 and 1998	188	66	121	121	—
1995 and 1996	190	84	105	105	—
1990 to 1994	308	129	179	170	9
1985 to 1989	266	132	135	135	—
1980 to 1984	151	82	69	69	—
1975 to 1979	80	48	32	29	3
1970 to 1974	40	31	8	8	—
1969 or earlier	49	42	7	7	—
Building and Land Acquisition					
Acquired at same time	1 055	483	573	565	7
Not acquired at same time	83	30	53	53	—
Land not owned by building owner	390	204	186	185	1
Not reported	91	49	42	38	4
Property New or Previously Owned When Acquired					
Acquired by purchase					
New	1 192	523	669	663	6
Previously owned	295	117	178	178	—
As residential property	864	379	485	479	6
Converted from nonresidential use	842	372	469	463	6
Other	22	7	16	16	—
Not reported	6	6	—	—	—
Other properties	273	173	100	99	1
Not reported	154	69	84	78	6
Year Structure Built					
1999 to March 2000	67	30	37	37	—
1997 and 1998	38	6	32	32	—
1995 and 1996	65	17	48	48	—
1990 to 1994	101	28	73	73	—
1980 to 1989	473	216	257	255	2
1970 to 1979	432	216	216	209	7
1960 to 1969	159	77	82	81	1
1950 to 1959	84	55	29	29	—
1940 to 1949	77	58	19	19	—
1939 or earlier	122	62	61	57	3
Purchase Price					
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	406	141	266	266	—
\$20,000 to \$39,999	18	8	10	10	—
\$40,000 to \$59,999	52	23	28	28	—
\$60,000 to \$79,999	90	48	42	42	—
\$80,000 to \$99,999	60	15	45	45	—
\$100,000 to \$124,999	36	8	28	28	—
\$125,000 to \$149,999	42	8	34	34	—
\$150,000 to \$174,999	26	3	23	23	—
\$175,000 to \$199,999	16	9	7	7	—
\$200,000 to \$249,999	11	5	6	6	—
\$250,000 to \$299,999	16	7	9	9	—
\$300,000 to \$499,999	11	2	9	9	—
\$500,000 or more	20	3	17	17	—
Median	9	3	6	6	—
Mean	74 467	56 270	85 382	85 382	...
Other properties	113 872	91 644	125 642	125 642	...
Not reported	1 213	625	588	575	13

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Value					
Less than \$20,000	36	32	4	4	—
\$20,000 to \$39,999	122	80	42	39	3
\$40,000 to \$59,999	272	152	120	113	7
\$60,000 to \$79,999	217	107	110	110	—
\$80,000 to \$99,999	218	73	145	145	—
\$100,000 to \$124,999	218	82	136	133	3
\$125,000 to \$149,999	92	43	48	48	—
\$150,000 to \$174,999	104	36	68	68	—
\$175,000 to \$199,999	51	19	33	33	—
\$200,000 to \$249,999	91	49	42	42	—
\$250,000 to \$299,999	74	27	47	47	—
\$300,000 to \$499,999	88	42	46	46	—
\$500,000 or more	37	24	13	13	—
Median	94 865	83 359	100 860	101 615	...
Mean	127 466	123 462	131 053	132 282	...
Purchase Price as Percent of Value²					
Acquired by purchase					
Purchased 1997 to 2001 (part)	1 192	523	669	663	6
Less than 60 percent	383	127	256	256	—
60 to 69 percent	68	15	54	54	—
70 to 79 percent	30	9	21	21	—
80 to 99 percent	28	4	24	24	—
100 percent or more	117	11	106	106	—
Median	140	89	51	51	—
Purchased 1990 to 1996 (part)	91	100+	85	85	...
Less than 40 percent	344	135	209	204	5
40 to 59 percent	2	—	2	2	—
60 to 79 percent	63	31	32	29	3
80 to 99 percent	102	29	73	73	—
100 percent or more	93	40	53	53	—
Median	84	35	49	47	2
Purchased 1989 or earlier	81	84	79	79	...
Less than 20 percent	466	261	205	204	1
20 to 39 percent	17	17	—	—	—
40 to 59 percent	62	48	15	15	—
60 to 79 percent	81	29	51	51	—
80 to 99 percent	109	74	35	34	1
100 percent or more	76	45	31	31	—
Median	120	48	72	72	—
Mean	73	70	81	81	...
Not acquired by purchase					
	427	242	185	178	7
Value of Capital Improvements					
Properties with capital improvements between 1998 and 2000					
Less than \$500	536	236	300	288	12
\$500 to \$999	26	7	19	19	—
\$1,000 to \$2,499	59	21	38	35	3
\$2,500 to \$4,999	172	94	77	76	1
\$5,000 to \$7,499	101	29	72	69	3
\$7,500 to \$9,999	79	51	28	23	4
\$10,000 to \$14,999	22	5	17	17	—
\$15,000 to \$19,999	24	11	13	13	—
\$20,000 to \$29,999	10	7	3	3	—
\$30,000 or more	17	4	13	13	—
Median	26	6	21	21	—
Mean	2 755	2 417	3 037	3 008	...
Properties with no capital improvements between 1998 and 2000					
Capital improvements not reported	704	341	364	364	—
	379	189	190	189	1
Monthly Rental Receipts					
Acquired before 2000					
Less than \$100	1 386	673	713	701	12
\$100 to \$199	16	4	11	11	—
\$200 to \$299	25	20	5	2	3
\$300 to \$399	65	47	18	18	—
\$400 to \$499	84	56	28	24	4
\$500 to \$599	109	56	53	53	—
\$600 to \$799	134	58	76	74	2
\$800 to \$999	275	115	160	159	1
\$1000 or more	173	62	111	111	—
No rental receipts	341	153	188	187	1
Median	164	102	62	62	—
Mean	729	677	767	773	...
Acquired 2000 and 2001 (part)					
	1000+	978	1000+	1000+	...
	234	92	141	140	1
Rental Receipts as Percent of Value²					
Acquired before 2000					
Less than 5 percent	1 386	673	713	701	12
5 to 9 percent	62	32	29	29	—
10 to 14 percent	381	142	238	234	5
15 to 19 percent	630	334	296	290	6
20 to 24 percent	51	23	27	26	2
25 to 29 percent	32	19	13	13	—
30 to 39 percent	10	7	3	3	—
40 percent or more	14	8	6	6	—
Median	33	5	28	28	—
Mean	11	12	11	11	...
Acquired 2000 and 2001 (part)					
	234	92	141	140	1

Table 8-1. Mortgage Status, Condominium Properties—Con.

[Number of 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. *Permanent (closed end) mortgages—excludes properties with home equity lines of credit as only mortgage. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments]

United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
PROPERTY CHARACTERISTICS—Con.					
Rental Vacancy Losses as Percent of Potential Receipts					
Acquired before 2000	1 386	673	713	701	12
Less than 1.0 percent	459	223	235	234	1
1.0 to 2.9 percent	19	5	14	14	—
3.0 to 4.9 percent	7	3	3	3	—
5.0 to 6.9 percent	4	2	2	2	—
7.0 to 8.9 percent	31	4	27	27	—
9.0 to 10.9 percent	3	1	1	1	—
11.0 to 12.9 percent	5	2	3	3	—
13.0 to 14.9 percent	4	3	1	1	—
15.0 percent or more	149	58	91	91	—
Not reported or not computed	705	370	335	324	11
Median	1.0-	1.0-	1.0-	1.0-	...
Acquired 2000 and 2001 (part)	234	92	141	140	1
Age Restrictions					
Condominium building restricted to people age 55 or older	332	169	163	160	3
Condominium building not restricted to people age 55 or older	1 180	516	664	653	11
Not reported	108	81	27	27	—
Meal Service Provided for Age-Restricted Condominium					
Meal service provided	152	68	84	81	3
Charge included in rent	85	36	48	47	1
Charge not included in rent	2	2	—	—	—
Not reported	65	29	36	35	1
Meal service not provided	213	124	89	88	1
Not reported	1 255	574	681	672	9
Type of Property Benefits¹					
Government-sponsored below-market interest rate mortgage loan	11	2	9	8	1
Government rental subsidy	30	6	24	24	—
Government grant	1	1	—	—	—
Property tax relief	16	10	6	6	—
Federal income tax credit for low-income, old or historic properties	2	2	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—
Subsidy from a non-profit corporation	1	1	—	—	—
None of the above benefits	1 191	534	656	646	11
Not reported	372	212	160	159	1
Source of Property Benefits¹					
With property benefits	57	19	38	36	1
Federal government	31	6	25	24	1
State government	15	8	7	7	—
Local government	8	5	3	3	—
Non-profit corporation	1	1	—	—	—
Not reported	6	2	4	4	—
With no property benefits	1 191	534	656	646	11
Not reported	372	212	160	159	1
Reason for Benefits¹					
With property benefits	57	19	38	36	1
Occupied by low- or moderate-income individuals	25	3	22	22	—
Occupied by elderly or disabled individuals	15	5	11	9	1
A historic structure	4	2	2	2	—
Located in a community development or economic development area	1	—	1	—	1
Covered by a Homestead Exemption	8	3	6	4	1
Covered by a Community Land Trust	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—
Other reason	3	2	2	2	—
Not reported	15	6	9	9	—
With no property benefits	1 191	534	656	646	11
Not reported	372	212	160	159	1
OWNER CHARACTERISTICS					
Type of Owner					
Individual investor(s)	1 342	620	722	710	12
Limited partnership	91	49	42	42	—
Joint venture	11	2	10	10	—
General partnership	22	13	9	9	—
Life insurance company	1	1	—	—	—
Depository institution	3	3	—	—	—
Public real estate investment trust	15	9	7	7	—
Private real estate investment trust	—	—	—	—	—
Corporation—other than real estate investment trust	70	36	34	33	2
Housing cooperative organization	3	3	—	—	—
Non-profit or church-related institution	21	14	8	8	—
Pension fund	2	2	—	—	—
Fraternal organization	—	—	—	—	—
Other	37	15	22	22	—

Table 8-1. Mortgage Status, Condominium Properties—Con.

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United States	Total properties	Nonmortgaged properties	Mortgaged properties		
			Total mortgaged properties	Properties with traditional first mortgage*	Properties with home equity line of credit only
RECURRING EXPENSES					
Real Estate Tax					
Acquired before 2000	1 386	673	713	701	12
Less than \$100	61	27	34	34	—
\$100 to \$199	35	18	17	17	—
\$200 to \$299	36	22	14	11	3
\$300 to \$399	48	16	32	31	1
\$400 to \$499	66	46	20	20	—
\$500 to \$599	69	32	38	32	6
\$600 to \$699	90	32	58	58	—
\$700 to \$799	95	40	55	55	—
\$800 to \$899	121	60	61	61	—
\$900 to \$999	38	23	15	14	1
\$1,000 to \$1,249	141	88	54	54	—
\$1,250 to \$1,499	68	38	29	29	—
\$1,500 to \$1,999	139	47	92	92	—
\$2,000 to \$2,499	128	36	92	92	—
\$2,500 or more	196	104	91	91	—
Not reported	54	44	11	11	—
Median	1 012	998	1 035	1 063	...
Mean	2500+	2500+	2500+	2500+	...
Acquired 2000 and 2001 (part)	234	92	141	140	1
Real Estate Tax Per \$1,000 Value					
Acquired before 2000	1 386	673	713	701	12
Less than \$5	137	63	73	72	1
\$5 to \$9	463	200	264	262	1
\$10 to \$14	257	123	134	126	8
\$15 to \$19	194	105	89	87	2
\$20 to \$24	115	58	57	57	—
\$25 to \$29	67	32	35	35	—
\$30 to \$39	45	22	23	23	—
\$40 to \$49	14	12	2	2	—
\$50 to \$59	5	2	3	3	—
\$60 or more	36	13	23	23	—
Not reported or not computed	54	44	11	11	—
Median	11	12	11	10	...
Acquired 2000 and 2001 (part)	234	92	141	140	1
Real Estate Tax as Percent of Rental Receipts					
Acquired before 2000	1 386	673	713	701	12
Less than 5 percent	112	55	57	56	1
5 to 9 percent	351	150	201	198	3
10 to 14 percent	309	139	170	165	4
15 to 19 percent	142	80	62	59	3
20 to 24 percent	85	32	54	54	—
25 to 29 percent	48	15	33	33	—
30 to 34 percent	40	24	16	16	—
35 to 39 percent	19	10	10	10	—
40 percent or more	52	24	28	28	—
Not reported or not computed	227	145	82	82	—
Median	12	12	12	12	...
Acquired 2000 and 2001 (part)	234	92	141	140	1

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
Homeowner condominium properties	996	374	622	744	289	455	1 242	591	651	901	192	709
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	974	358	615	691	252	438	1 189	557	632	861	175	687
In central cities	195	64	131	214	71	142	332	143	189	374	95	279
Not in central cities	779	294	484	477	181	296	857	415	443	488	80	408
Outside MAs	22	16	7	54	37	17	52	34	19	40	17	23
Manner of Acquisition												
By purchase	883	330	554	672	247	425	1 096	521	575	826	174	652
Placed one new mortgage	600	72	528	455	61	394	669	133	536	673	72	601
Placed two or more new mortgages	7	—	7	2	—	2	12	—	12	23	—	23
Assumed mortgage(s) already on property	9	—	9	9	—	9	25	14	11	18	1	17
Assumed mortgage(s) already on property and placed new mortgage	7	—	7	—	—	—	1	—	1	2	2	—
Borrowed using assets other than this property as collateral	17	13	3	9	3	6	8	6	2	2	—	2
Paid all cash-no borrowing	244	244	—	197	183	14	380	369	12	107	99	9
Other manner	—	—	—	—	—	—	—	—	—	—	—	—
By inheritance or gift	2	2	—	10	10	—	31	30	1	5	2	3
By divorce	12	—	—	5	5	—	4	1	2	—	—	—
By some other manner	19	9	3	16	7	9	40	12	28	11	2	9
Not reported	99	34	65	42	21	21	71	27	45	60	15	45
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part)	533	189	344	429	137	292	625	214	411	497	70	427
Sale of previous home	203	118	85	201	86	115	189	86	103	114	32	82
Sale of other real property or other investments	46	25	21	24	14	9	50	25	25	53	6	47
Savings	257	52	206	181	29	152	317	57	259	253	24	229
Borrowing from a retirement plan	17	10	7	25	3	22	7	1	5	27	—	27
Borrowing using assets other than this property as collateral	14	—	14	3	3	—	16	8	8	2	—	2
Proceeds from an insurance policy	—	—	—	7	—	7	1	—	1	5	—	5
Payments in a lease-purchase agreement	—	—	—	2	—	2	6	—	6	—	—	—
From a state or local government source	—	—	—	—	—	—	—	—	—	9	—	9
From a non-profit organization	—	—	—	—	—	—	6	—	6	1	—	1
From parents or relatives	47	8	39	41	3	38	44	11	33	56	5	51
Other	5	—	5	—	—	—	16	5	11	6	2	4
No downpayment required	9	7	2	16	10	6	48	27	21	29	3	26
Not reported	23	3	20	15	12	3	33	18	15	25	3	21
Other properties	400	169	230	287	144	143	580	368	212	360	113	248
Not reported	63	16	47	28	9	20	37	9	28	44	9	35
Year Property Acquired												
1999 to 2001 (part)	288	80	208	246	70	177	363	110	253	303	36	267
1997 and 1998	176	55	121	139	62	77	211	80	130	140	24	116
1995 and 1996	142	78	63	91	27	64	117	45	72	105	21	85
1990 to 1994	119	55	64	118	48	70	232	124	108	165	29	136
1985 to 1989	156	60	96	77	34	43	127	86	42	88	26	62
1980 to 1984	51	16	35	35	27	8	80	52	28	59	31	28
1975 to 1979	54	18	36	19	10	9	68	54	14	20	17	3
1970 to 1974	6	6	—	12	4	7	33	33	—	19	6	13
1969 or earlier	5	5	—	8	8	—	11	7	4	1	1	—
Building and Land Acquisition												
Acquired at same time	674	237	437	521	200	322	908	460	448	673	135	538
Not acquired at same time	18	2	16	14	1	13	17	7	10	25	9	16
Land not owned by building owner	288	125	163	189	78	111	272	107	165	192	45	147
Not reported	16	11	5	19	10	9	45	17	28	12	3	9

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Property New or Previously Occupied When Acquired												
Acquired by purchase	883	330	554	672	247	425	1 096	521	575	826	174	652
New.....	259	116	144	170	73	97	248	135	113	186	55	131
Previously occupied by someone else.....	617	207	410	486	170	316	833	380	453	624	108	516
Converted from nonresidential use.....	—	—	—	4	—	4	5	2	3	1	1	—
Other.....	6	6	—	—	—	—	—	—	—	—	—	—
Not reported.....	2	2	—	11	4	8	11	5	6	15	9	5
Other properties	14	10	3	31	22	9	74	43	31	16	3	12
Not reported.....	99	34	65	42	21	21	71	27	45	60	15	45
Year Structure Built												
1999 to March 2000.....	28	14	13	59	30	29	47	13	34	46	13	34
1997 and 1998.....	63	18	45	40	11	28	69	19	50	62	9	52
1995 and 1996.....	51	36	15	58	21	37	49	16	33	65	5	60
1990 to 1994.....	128	62	66	72	21	51	143	62	81	91	8	83
1980 to 1989.....	369	103	266	234	97	137	402	191	211	264	64	200
1970 to 1979.....	222	86	136	145	47	98	369	202	168	278	51	226
1960 to 1969.....	62	33	28	71	39	32	97	59	38	74	29	44
1950 to 1959.....	28	12	16	12	6	6	26	12	14	3	1	1
1940 to 1949.....	19	3	15	14	9	4	12	8	5	4	2	2
1939 or earlier.....	28	7	21	40	8	32	27	10	17	15	9	6
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part)	400	119	281	355	118	236	531	175	356	409	51	358
Less than \$20,000.....	—	—	—	7	1	6	20	19	1	—	—	—
\$20,000 to \$39,999.....	2	—	2	10	8	3	44	22	22	12	8	4
\$40,000 to \$59,999.....	28	3	25	24	—	24	79	21	59	18	6	12
\$60,000 to \$79,999.....	54	21	33	62	19	43	90	30	61	48	2	46
\$80,000 to \$99,999.....	55	22	33	56	22	34	66	14	52	39	8	31
\$100,000 to \$124,999.....	71	21	50	44	13	31	78	33	45	57	4	53
\$125,000 to \$149,999.....	37	5	32	47	25	21	56	17	39	48	4	44
\$150,000 to \$174,999.....	34	8	26	34	14	21	19	10	10	41	2	39
\$175,000 to \$199,999.....	28	12	16	33	4	29	17	—	17	19	—	19
\$200,000 to \$249,999.....	26	10	17	16	5	11	20	1	18	39	4	36
\$250,000 to \$299,999.....	16	—	16	5	—	5	18	6	12	28	6	22
\$300,000 to \$499,999.....	28	16	12	14	7	6	14	2	12	50	1	49
\$500,000 or more.....	22	2	20	3	—	3	10	—	10	7	5	3
Median.....	121 372	116 102	123 549	110 398	117 559	107 409	89 429	77 003	93 686	140 249	....	143 208
Mean.....	171 055	159 387	176 012	134 021	129 542	136 265	115 751	88 518	129 103	182 737	....	174 542
Other properties	596	254	341	389	171	218	711	416	295	493	141	352
Value												
Less than \$20,000.....	2	—	2	11	8	2	21	19	2	—	—	—
\$20,000 to \$39,999.....	26	17	9	9	7	2	79	49	30	7	7	—
\$40,000 to \$59,999.....	32	5	27	50	17	33	127	76	51	15	7	8
\$60,000 to \$79,999.....	116	63	53	90	39	52	226	115	110	92	22	69
\$80,000 to \$99,999.....	141	54	87	103	37	66	234	91	142	68	8	60
\$100,000 to \$124,999.....	126	27	99	117	46	71	155	59	96	115	23	92
\$125,000 to \$149,999.....	98	32	66	103	48	55	118	47	70	95	24	70
\$150,000 to \$174,999.....	106	34	72	105	39	66	51	24	27	71	11	59
\$175,000 to \$199,999.....	80	16	64	26	1	25	41	23	19	76	21	55
\$200,000 to \$249,999.....	69	16	24	82	32	51	70	37	33	112	21	91
\$250,000 to \$299,999.....	64	32	32	14	3	11	50	30	19	79	10	69
\$300,000 to \$499,999.....	85	32	53	17	3	14	55	17	38	135	30	105
\$500,000 or more.....	52	18	34	16	9	8	16	4	12	35	5	31
Median.....	139 319	141 816	138 102	123 237	119 591	125 784	94 399	87 980	98 511	170 608	157 222	173 166
Mean.....	191 590	208 434	181 468	151 499	133 189	163 139	122 092	113 340	130 042	205 720	207 852	205 143

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Purchase Price as Percent of Value²												
Acquired by purchase	883	330	554	672	247	425	1 096	521	575	826	174	652
Purchased 1997 to 2001 (part).....	398	117	281	348	117	231	515	169	346	401	49	353
Less than 60 percent.....	18	2	16	20	9	11	32	21	11	29	10	20
60 to 69 percent.....	30	9	20	25	9	15	54	26	28	46	4	41
70 to 79 percent.....	33	8	26	44	11	33	76	25	51	47	4	43
80 to 99 percent.....	232	72	160	204	63	141	255	67	188	206	23	183
100 percent or more.....	85	26	59	55	25	30	97	30	68	73	7	66
Median.....	90	91	90	88	89	88	87	84	89	88	88	88
Purchased 1990 to 1996 (part).....	242	120	123	184	57	127	311	150	161	246	50	197
Less than 40 percent.....	6	6	—	—	—	—	1	—	1	8	—	8
40 to 59 percent.....	24	14	9	23	5	18	28	15	14	69	11	58
60 to 79 percent.....	106	61	46	77	26	50	123	57	65	64	5	59
80 to 99 percent.....	64	26	38	68	24	44	116	50	66	56	24	33
100 percent or more.....	42	13	30	16	1	14	43	28	15	49	9	39
Median.....	77	73	83	78	78	78	81	81	80	74	71	71
Purchased 1989 or earlier.....	243	93	150	140	72	67	270	202	67	178	75	103
Less than 20 percent.....	7	—	7	—	—	—	12	6	6	7	—	8
20 to 39 percent.....	23	10	13	8	4	4	31	30	1	21	10	11
40 to 59 percent.....	58	18	40	28	19	9	63	46	17	40	19	22
60 to 79 percent.....	58	18	40	65	32	33	108	79	29	70	34	36
80 to 99 percent.....	44	23	21	22	10	12	40	32	8	22	10	13
100 percent or more.....	52	23	29	18	7	11	15	9	6	17	3	14
Median.....	71	80	67	71	68	73	65	65	67	66	65	66
Not acquired by purchase	113	44	68	73	42	30	146	69	76	75	18	57
Value-Income Ratio												
Less than 1.0.....	73	37	37	73	40	33	165	103	62	31	9	22
1.0 to 1.4.....	133	39	94	74	15	60	170	88	82	76	8	67
1.5 to 1.9.....	143	34	110	98	23	75	128	34	94	75	8	67
2.0 to 2.4.....	107	22	86	105	9	95	142	39	103	73	15	59
2.5 to 2.9.....	93	30	64	92	39	53	89	31	58	124	14	111
3.0 to 3.4.....	83	23	60	38	23	15	112	51	61	80	12	68
3.5 to 3.9.....	60	21	39	42	13	28	71	43	28	65	13	51
4.0 or more.....	207	126	81	146	86	60	216	124	92	298	85	212
Not reported or not computed.....	96	43	53	76	40	36	149	78	71	79	28	51
Median.....	2.5	3.1	2.3	2.4	3.0	2.2	2.3	2.4	2.3	3.2	4.0+	3.0
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000												
Less than \$500.....	20	14	6	15	4	11	26	12	14	8	4	5
\$500 to \$999.....	17	8	10	17	1	15	22	9	12	6	—	6
\$1,000 to \$2,499.....	80	18	62	55	14	42	129	64	66	70	18	52
\$2,500 to \$4,999.....	60	13	47	70	30	40	79	31	48	55	6	49
\$5,000 to \$7,499.....	47	10	37	38	15	23	64	23	41	58	13	44
\$7,500 to \$9,999.....	8	2	6	6	1	5	12	4	8	5	2	3
\$10,000 to \$14,999.....	28	14	14	16	3	13	21	14	7	33	7	28
\$15,000 to \$19,999.....	9	6	3	7	5	2	27	6	21	11	—	11
\$20,000 to \$29,999.....	8	8	—	6	4	2	3	—	3	16	5	12
\$30,000 or more.....	36	9	27	11	8	3	22	7	15	30	12	18
Median.....	4 137	4 654	4 000	3 686	4 433	3 128	3 300	2 555	3 789	5 279	5 941	5 084
Mean.....	13 590	12 485	14 118	8 151	13 975	5 002	8 537	5 598	10 690	10 358	13 909	9 357
Properties with no capital improvements between 1998 and 2000												
Capital improvements not reported.....	484	205	280	375	147	228	610	302	308	502	98	404
	199	68	131	130	58	72	228	118	110	107	30	77
Age Restrictions												
Condominium building restricted to people age 55 or older.....	66	66	—	37	22	14	240	189	51	84	45	38
Condominium building not restricted to people age 55 or older.....	841	268	573	667	250	417	917	349	568	766	127	640
Not reported.....	89	40	49	40	17	23	85	53	32	51	20	31

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

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United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	6	—	6	3	—	3	12	—	12	17	—	17
Other government grant or subsidy	8	—	8	—	—	—	—	—	—	10	3	6
Property tax relief	64	28	36	29	21	7	62	37	24	8	5	3
Subsidy from a non-profit corporation	—	—	—	6	4	2	6	6	—	—	—	—
None of the above benefits	629	238	391	523	186	338	858	411	447	599	116	483
Not reported	289	108	181	185	78	107	310	142	168	267	67	200
Source of Property Benefits¹												
With property benefits	78	28	50	36	25	10	73	37	36	35	9	26
Federal government	12	—	12	—	—	—	10	1	8	12	—	12
State government	36	13	23	16	12	4	36	23	13	12	5	8
Local government	35	19	16	14	10	4	20	5	15	11	3	7
Non-profit corporation	—	—	—	6	4	2	6	6	—	—	—	—
Not reported	—	—	—	—	—	—	3	1	1	4	4	—
With no property benefits	629	238	391	523	186	338	858	411	447	599	116	483
Not reported	289	108	181	185	78	107	310	142	168	267	67	200
Reason for Benefits¹												
With property benefits	78	28	50	36	25	10	73	37	36	35	9	26
Occupied by low- or moderate-income individuals	16	3	13	8	1	6	14	8	6	12	4	8
Occupied by elderly or disabled individuals	15	15	—	13	10	3	12	7	5	2	—	2
A historic structure	—	—	—	1	—	1	2	—	2	1	—	1
Located in a community development or economic development area	4	—	4	2	—	2	3	1	1	7	3	4
Covered by a Homestead Exemption	14	4	10	18	17	1	47	27	21	1	—	1
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	24	9	15	2	2	—	—	—	—	16	1	15
Not reported	10	—	10	4	4	—	6	1	4	—	—	—
With no property benefits	629	238	391	523	186	338	858	411	447	599	116	483
Not reported	289	108	181	185	78	107	310	142	168	267	67	200
OWNER CHARACTERISTICS												
Owner Status												
1 owner	560	201	359	446	167	280	734	313	421	535	127	408
2 owners	384	144	240	247	95	151	446	239	206	319	52	267
3 or more owners	52	29	23	51	27	24	62	39	23	47	13	34
Age of Owner												
Under 25	21	2	19	1	—	1	13	—	13	14	—	14
25 to 34	127	11	116	70	3	68	92	5	87	109	2	107
35 to 44	102	4	98	99	7	92	130	32	98	148	3	145
45 to 54	203	33	169	93	6	87	194	52	142	191	18	172
55 to 64	177	63	114	148	51	97	198	71	127	122	17	105
65 to 74	168	135	33	148	95	53	217	130	87	140	49	91
75 and over	101	88	13	116	93	23	254	202	52	101	66	35
Not reported	96	37	59	69	35	34	144	99	45	76	36	40
Median	55	69	48	60	71	51	61	72	52	52	73	49
Race of Owner												
White alone	879	332	548	701	276	425	1 152	565	588	760	181	579
Black or African American alone	52	22	30	28	10	18	42	10	32	23	1	22
American Indian or Alaskan Native alone	—	—	—	2	—	2	—	—	—	5	—	5
Asian alone	55	13	42	10	1	9	43	13	29	99	9	89
Native Hawaiian or Other Pacific Islander alone	—	—	—	—	—	—	—	—	—	5	—	5
Two or more races	10	7	3	3	1	2	5	3	2	9	—	9
Sex of Owner												
Male	588	217	372	441	162	279	759	376	383	551	90	461
Female	408	157	250	303	128	176	482	215	268	350	102	248

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.												
Hispanic/Latino Origin												
Hispanic/Latino owner(s) only	43	4	39	38	6	32	144	52	92	70	14	56
No Hispanic/Latino owner(s)	953	370	583	706	283	423	1 098	539	559	831	177	654
Veteran Status¹												
Veteran	179	84	95	149	77	72	274	166	108	217	50	167
Active member of Reserves or National Guard for at least 6 years	26	9	17	22	12	10	20	6	14	17	—	17
Persian Gulf War or after (August 1990 to present)	10	—	10	1	1	—	10	2	8	17	—	17
Vietnam or after (August 1964 to July 1990)	39	5	34	27	1	26	33	12	21	86	2	84
Korean conflict or after (July 1950 to July 1964)	77	36	41	56	23	33	95	50	44	76	23	52
World War II or after (September 1940 to June 1950)	60	50	9	59	46	13	140	113	26	66	33	34
Nonveteran	696	227	469	524	179	345	834	349	485	612	107	505
Not reported	121	62	59	71	33	38	135	76	58	73	36	37
Income												
Less than \$5,000	111	56	55	86	41	45	173	94	79	87	32	54
\$5,000 to \$9,999	9	9	—	8	7	1	29	24	5	12	6	7
\$10,000 to \$14,999	11	11	—	17	13	4	68	48	20	44	15	29
\$15,000 to \$19,999	37	27	9	22	19	3	68	39	29	15	3	13
\$20,000 to \$24,999	40	26	14	65	40	25	80	39	41	28	6	22
\$25,000 to \$29,999	57	23	34	20	10	10	65	38	27	68	15	53
\$30,000 to \$34,999	47	21	26	61	22	40	84	40	44	45	13	32
\$35,000 to \$39,999	67	25	42	37	18	19	78	18	61	56	10	46
\$40,000 to \$49,999	81	29	53	82	24	58	104	35	69	108	19	89
\$50,000 to \$59,999	73	21	52	89	27	62	86	32	54	90	27	63
\$60,000 to \$79,999	198	50	147	91	14	78	147	67	79	139	20	119
\$80,000 to \$99,999	102	17	85	49	25	24	78	26	52	79	6	73
\$100,000 to \$119,999	40	12	28	29	5	24	51	29	22	35	7	27
\$120,000 or more	124	47	77	88	24	64	130	61	68	96	13	82
Median	55 235	37 792	63 579	46 875	33 401	53 829	38 426	31 654	42 851	48 734	37 979	51 508
Mean	73 124	63 857	78 693	69 882	51 498	81 569	58 964	58 031	59 810	63 686	57 424	65 380
Owned Home Previously												
Previously owned home	619	292	327	507	236	271	831	460	371	489	135	353
Never owned home before	303	47	256	189	31	159	305	62	243	339	25	314
Not reported	74	35	39	48	22	26	105	68	37	74	32	42
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	828	319	510	620	252	368	995	520	475	697	180	517
Less than \$100	152	56	96	96	44	52	236	111	126	94	28	66
\$100 to \$199	5	5	—	—	—	—	18	14	4	13	4	9
\$200 to \$299	6	—	6	—	—	—	30	18	13	10	3	7
\$300 to \$399	—	—	—	6	3	4	34	22	12	14	9	6
\$400 to \$499	11	—	11	3	1	2	37	20	17	24	14	10
\$500 to \$599	20	13	7	18	7	11	35	18	17	27	3	24
\$600 to \$699	5	2	3	6	6	—	46	25	20	42	17	24
\$700 to \$799	9	6	4	22	6	16	60	30	30	16	—	16
\$800 to \$899	39	25	13	26	13	13	52	24	27	36	3	33
\$900 to \$999	22	14	9	15	3	11	28	13	16	5	1	4
\$1,000 to \$1,249	55	14	41	62	26	37	100	52	48	69	16	53
\$1,250 to \$1,499	47	8	39	59	14	45	59	26	33	52	9	43
\$1,500 to \$1,999	107	46	61	90	48	41	103	71	31	76	12	64
\$2,000 to \$2,499	119	29	90	63	20	43	54	20	33	80	33	47
\$2,500 or more	222	93	130	135	45	90	85	42	43	119	14	105
Not reported	8	8	—	18	17	1	20	15	4	19	13	6
Median	1 679	1 634	1 713	1 446	1 420	1 454	786	785	787	1 209	1 015	1 273
Mean	2 144	2 329	2 030	1 966	1 688	2 145	1 067	1 023	1 113	1 741	1 308	1 882
Acquired 2000 and 2001 (part)	168	55	113	124	37	87	247	71	176	205	12	192

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	828	319	510	620	252	368	995	520	475	697	180	517
Less than \$5	172	64	108	102	46	57	294	145	149	155	50	105
\$5 to \$9	131	51	81	65	22	42	282	150	132	318	67	252
\$10 to \$14	189	72	117	179	41	138	230	125	105	171	40	131
\$15 to \$19	179	70	109	159	87	72	89	37	53	14	3	11
\$20 to \$24	62	17	45	56	28	28	49	28	22	5	—	5
\$25 to \$29	37	10	26	28	6	22	6	6	—	1	—	—
\$30 to \$39	31	16	15	7	5	1	10	10	—	5	5	—
\$40 to \$49	12	7	5	—	—	—	—	—	—	—	—	—
\$50 to \$59	5	2	3	—	—	—	8	2	6	1	1	—
\$60 or more	2	2	—	7	—	7	6	2	4	7	—	7
Not reported or not computed	8	8	—	18	17	1	20	15	4	19	13	6
Median	13	13	13	14	16	13	8	9	8	8	8	8
Acquired 2000 and 2001 (part)	168	55	113	124	37	87	247	71	176	205	12	192
Rental and vacant condominium properties	324	145	180	177	66	111	631	355	276	486	200	287
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	285	127	158	140	54	86	505	280	225	443	170	273
In central cities	99	39	60	47	25	22	215	128	86	231	86	145
Not in central cities	186	88	98	92	29	63	290	151	139	212	84	128
Outside MAs	39	18	22	38	12	26	127	75	52	44	30	14
Manner of Acquisition												
By purchase	210	89	121	141	46	95	454	244	211	386	144	242
Placed one new mortgage	147	40	107	110	19	91	291	91	199	279	63	217
Placed two or more new mortgages	5	—	5	—	—	—	6	2	4	5	2	3
Assumed mortgage(s) already on property	2	—	2	—	—	—	13	7	6	32	20	13
Assumed mortgage(s) already on property and placed new mortgage	—	—	—	—	—	—	2	2	—	1	1	—
Borrowed using assets other than this property as collateral	10	4	6	5	5	—	12	12	—	11	11	—
Paid all cash-no borrowing	39	39	—	18	18	—	125	125	—	56	47	9
Other manner	7	5	2	8	4	4	5	4	2	1	—	1
By inheritance or gift	25	22	3	11	9	2	40	32	8	28	26	1
By divorce	—	—	—	—	—	—	—	—	—	2	2	—
By tax free exchange of other property	—	—	—	2	2	—	6	4	2	6	3	3
By foreclosure or assignment	12	4	8	—	—	—	9	5	4	9	1	8
By some other manner	41	17	25	14	3	11	51	34	17	17	9	8
Not reported	36	13	23	9	6	3	71	37	34	38	14	24
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	60	22	38	94	25	68	190	72	119	157	49	108
Sale of stock or other partnership shares for this project	5	5	—	—	—	—	5	3	2	—	—	—
Sale of previously owned stocks, shares, or other securities	10	—	10	3	3	—	5	2	3	5	1	4
Sale of land or other real estate	4	—	4	9	—	9	14	6	7	14	8	6
Owner's cash, bank deposits, share accounts, or bonds	32	11	21	61	16	45	123	35	88	93	24	69
Borrowing from a retirement plan	—	—	—	1	1	—	2	2	—	1	—	1
Borrowing using assets other than this property as collateral	2	2	—	8	5	3	3	2	2	7	4	3
Proceeds from an insurance policy	—	—	—	—	—	—	—	—	—	1	—	1
From a state or local government source	—	—	—	—	—	—	—	—	—	—	—	—
From a non-profit organization	—	—	—	—	—	—	—	—	—	—	—	—
Proceeds from sale of tax credits	—	—	—	—	—	—	—	—	—	—	—	—
From parents or relatives	1	1	—	23	10	13	6	2	5	15	5	10
Other cash source	—	—	—	—	—	—	2	2	—	5	5	—
Non-cash source	—	—	—	4	—	4	—	—	—	—	—	—
No downpayment required	—	—	—	—	—	—	10	2	8	15	5	10
Not reported	12	4	8	16	6	9	31	21	10	11	2	9
Other properties	239	110	129	80	39	41	404	270	134	312	145	167
Not reported	25	12	13	4	2	2	37	13	24	17	5	12

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United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Year Property Acquired												
1999 to 2001 (part)	46	28	18	33	19	15	137	55	82	131	48	83
1997 and 1998	17	10	7	43	8	35	83	35	48	45	13	31
1995 and 1996	49	11	38	34	11	23	71	38	33	36	24	12
1990 to 1994	92	37	56	28	5	23	113	66	47	75	21	54
1985 to 1989	70	24	47	6	2	4	88	59	29	102	47	55
1980 to 1984	30	18	12	6	2	6	60	40	21	54	23	31
1975 to 1979	—	—	—	15	9	6	38	24	14	26	14	12
1970 to 1974	5	4	1	3	3	—	21	18	3	11	6	4
1969 or earlier	15	13	1	7	7	—	21	21	—	7	2	5
Building and Land Acquisition												
Acquired at same time	193	83	110	124	46	78	396	212	184	343	142	201
Not acquired at same time	12	8	4	20	—	20	9	9	—	43	13	29
Land not owned by building owner	105	47	58	30	18	12	180	107	74	74	32	42
Not reported	14	7	7	4	2	2	46	27	19	27	12	15
Property New or Previously Occupied When Acquired												
Acquired by purchase	210	89	121	141	46	95	454	244	211	386	144	242
New	66	25	41	55	5	50	103	57	46	70	29	41
Previously owned	140	60	80	76	33	43	335	172	162	313	113	199
As residential property	129	57	72	75	32	43	329	172	156	309	111	198
Converted from nonresidential use	11	3	8	1	1	—	6	—	6	4	2	2
Other	2	2	—	4	—	—	—	—	—	—	—	—
Not reported	2	2	—	5	3	2	16	14	3	3	1	2
Other properties	78	43	36	27	14	13	106	74	31	62	42	20
Not reported	36	13	23	9	6	3	71	37	34	38	14	24
Year Structure Built												
1999 to March 2000	19	5	14	7	4	3	24	14	11	17	7	10
1997 and 1998	1	—	1	11	—	11	17	3	13	9	3	6
1995 and 1996	11	2	9	24	5	19	19	3	16	11	7	4
1990 to 1994	34	12	22	12	—	12	35	10	24	21	6	15
1980 to 1989	85	31	54	17	4	13	194	121	72	177	60	117
1970 to 1979	27	16	12	56	27	29	205	110	95	144	64	80
1960 to 1969	24	11	12	23	8	15	66	44	22	46	13	32
1950 to 1959	9	2	7	—	—	—	42	34	8	34	20	14
1940 to 1949	36	30	6	11	7	4	14	9	5	17	13	4
1939 or earlier	79	36	43	16	11	5	16	7	9	11	8	4
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part)	44	21	23	61	16	46	166	68	98	136	36	99
Less than \$20,000	2	2	—	5	—	5	7	3	5	3	3	—
\$20,000 to \$39,999	5	2	3	15	5	10	29	15	14	3	1	1
\$40,000 to \$59,999	8	5	3	7	5	2	55	26	29	20	12	8
\$60,000 to \$79,999	4	4	—	20	3	17	15	—	15	21	8	13
\$80,000 to \$99,999	6	—	6	8	3	5	8	4	4	14	1	13
\$100,000 to \$124,999	—	—	7	7	—	7	15	6	9	20	2	18
\$125,000 to \$149,999	3	2	1	—	—	—	7	—	7	17	1	15
\$150,000 to \$174,999	4	4	—	—	—	—	10	5	5	3	—	3
\$175,000 to \$199,999	—	—	—	—	—	—	2	—	2	9	5	4
\$200,000 to \$249,999	2	2	—	—	—	—	8	5	3	6	—	6
\$250,000 to \$299,999	2	—	2	—	—	—	5	2	2	4	—	4
\$300,000 to \$499,999	7	—	7	—	—	—	5	3	2	8	—	8
\$500,000 or more	—	—	—	—	—	—	—	—	—	9	3	6
Median .....	...	...	...	...	...	...	56 708	52 394	61 041	108 911	...	119 932
Mean	85 713	87 762	84 303	164 480	...	180 756
Other properties	281	124	157	116	50	66	466	287	178	351	163	187

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United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Value												
Less than \$20,000	8	6	2	7	7	—	18	16	2	3	3	—
\$20,000 to \$39,999	35	19	16	7	7	—	71	52	20	8	3	6
\$40,000 to \$59,999	30	22	8	31	8	22	147	80	66	65	41	24
\$60,000 to \$79,999	54	32	21	43	17	26	84	37	47	37	21	16
\$80,000 to \$99,999	46	12	35	19	9	10	77	33	45	76	20	56
\$100,000 to \$124,999	41	15	26	32	9	23	58	35	23	87	23	64
\$125,000 to \$149,999	15	5	10	7	6	2	27	15	12	42	17	25
\$150,000 to \$174,999	21	7	14	4	—	4	31	11	20	48	17	31
\$175,000 to \$199,999	5	1	4	5	—	5	16	6	11	25	12	13
\$200,000 to \$249,999	33	18	15	10	4	5	36	22	14	12	6	7
\$250,000 to \$299,999	11	1	9	14	—	14	30	20	10	19	6	12
\$300,000 to \$499,999	23	5	18	—	—	—	16	12	4	48	24	24
\$500,000 or more	2	—	2	—	—	—	19	16	3	16	8	8
Median	95 112	75 549	107 229	82 162	73 550	95 667	78 869	75 839	81 311	115 546	113 895	116 150
Mean	126 482	104 658	144 054	100 542	76 841	114 639	116 272	124 829	105 293	152 463	150 097	154 110
Purchase Price as Percent of Value²												
Acquired by purchase	210	89	121	141	46	95	454	244	211	386	144	242
Purchased 1997 to 2001 (part)	42	21	21	59	14	46	151	59	92	131	34	97
Less than 60 percent	10	1	9	22	—	22	30	11	19	7	2	5
60 to 69 percent	4	2	3	2	—	2	17	7	10	6	—	6
70 to 79 percent	2	—	2	—	—	—	16	4	12	10	—	10
80 to 99 percent	2	—	2	14	1	12	51	7	44	50	2	48
100 percent or more	23	18	5	22	13	9	37	30	8	58	29	28
Median	—	—	—	—	—	—	85	—	83	97	—	92
Purchased 1990 to 1996 (part)	74	22	51	52	13	39	121	62	59	96	37	60
Less than 40 percent	—	—	—	—	—	—	—	—	—	2	—	2
40 to 59 percent	14	6	8	5	5	—	23	10	13	21	10	11
60 to 79 percent	25	2	23	23	—	23	34	21	13	20	6	14
80 to 99 percent	15	8	7	10	3	7	38	18	20	31	11	19
100 percent or more	21	8	13	14	5	9	26	13	13	23	9	14
Median	79	—	—	—	—	—	82	80	—	84	—	—
Purchased 1989 or earlier	95	45	49	30	19	11	182	122	60	159	73	86
Less than 20 percent	13	13	—	—	—	—	—	—	—	3	3	—
20 to 39 percent	8	8	—	2	2	—	20	14	6	32	24	8
40 to 59 percent	5	—	5	2	2	—	37	17	20	37	10	27
60 to 79 percent	9	9	—	5	3	2	63	53	11	31	9	22
80 to 99 percent	22	7	15	15	10	5	19	17	2	21	11	10
100 percent or more	38	9	30	5	2	4	43	22	21	63	16	17
Median	92	—	—	—	—	—	71	71	—	64	59	66
Not acquired by purchase	114	56	58	36	20	16	177	111	66	100	56	44
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000	122	62	61	55	12	43	217	105	111	142	56	85
Less than \$500	1	—	1	2	—	2	4	—	4	19	7	12
\$500 to \$999	12	6	6	5	—	5	31	14	17	12	1	10
\$1,000 to \$2,499	34	25	9	24	7	17	64	35	29	50	28	22
\$2,500 to \$4,999	17	—	17	8	2	6	43	19	24	32	7	25
\$5,000 to \$7,499	29	29	—	6	—	6	30	15	15	13	7	6
\$7,500 to \$9,999	7	2	6	—	—	—	10	4	7	5	—	5
\$10,000 to \$14,999	—	—	—	—	—	—	17	—	7	2	—	1
\$15,000 to \$19,999	—	—	—	—	—	—	5	10	7	4	3	1
\$20,000 to \$29,999	9	—	9	—	3	3	3	1	2	—	—	2
\$30,000 or more	13	—	13	2	—	2	9	4	5	3	—	1
Median	4 588	—	—	—	—	—	3 020	3 038	3 006	2 214	—	2 426
Mean	10 171	—	—	—	—	—	7 871	6 683	8 997	5 867	—	5 973
Properties with no capital improvements between 1998 and 2000	154	57	97	73	27	46	247	149	99	230	107	123
Capital improvements not reported	48	25	23	49	27	22	167	101	67	115	36	79

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United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Monthly Rental Receipts												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than \$100	—	—	—	2	—	2	5	—	5	9	4	4
\$100 to \$199	7	7	—	9	7	8	8	5	3	1	—	—
\$200 to \$299	20	14	6	11	5	6	30	27	4	4	1	3
\$300 to \$399	5	—	—	13	6	7	44	28	16	21	16	5
\$400 to \$499	17	9	9	3	3	—	62	36	26	26	7	18
\$500 to \$599	14	9	4	29	11	18	56	22	33	36	15	20
\$600 to \$799	71	23	48	31	10	21	77	41	36	96	41	55
\$800 to \$999	50	13	36	9	2	7	49	31	18	65	15	50
\$1000 or more	85	33	52	30	3	26	117	73	44	110	44	66
No rental receipts	31	22	9	17	5	12	85	52	33	31	22	8
Median	802	708	861	604	—	691	649	665	631	781	734	818
Mean	1000+	669	1000+	1000+	—	1000+	1000+	834	1000+	1000+	1000+	1000+
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56
Rental Receipts as Percent of Value²												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than 5 percent	7	5	2	10	4	6	23	13	10	21	9	11
5 to 9 percent	92	28	64	39	14	25	101	40	61	148	60	88
10 to 14 percent	134	66	68	62	25	37	267	181	86	167	62	105
15 to 19 percent	12	6	6	10	—	10	19	9	10	9	8	1
20 to 24 percent	12	8	4	2	2	—	14	9	6	5	1	3
25 to 29 percent	1	—	—	—	—	—	8	7	2	—	—	—
30 to 39 percent	4	—	4	3	3	—	6	5	—	1	—	1
40 percent or more	6	—	6	11	—	11	5	—	5	12	5	7
Median	11	12	11	12	—	12	12	12	11	10	10	10
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than 1.0 percent	110	41	69	50	16	33	145	91	54	154	75	78
1.0 to 2.9 percent	5	—	5	5	—	5	—	—	—	10	5	5
3.0 to 4.9 percent	—	—	—	1	—	1	2	2	—	4	2	2
5.0 to 6.9 percent	—	—	—	—	—	—	2	—	2	2	—	—
7.0 to 8.9 percent	3	2	1	9	—	9	5	3	3	13	—	13
9.0 to 10.9 percent	—	—	—	—	—	—	1	—	1	1	—	—
11.0 to 12.9 percent	2	—	2	—	—	—	3	2	2	—	—	—
13.0 to 14.9 percent	—	—	—	—	—	—	3	3	—	1	—	1
15.0 percent or more	35	15	20	14	5	9	60	31	29	40	7	33
Not reported or not computed	145	78	67	76	32	43	312	184	127	173	75	98
Median	1.0-	1.0-	1.0-	1.0-	—	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-	1.0-
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56
Age Restrictions												
Condominium building restricted to people age 55 or older	60	28	32	51	27	24	127	79	48	94	35	59
Condominium building not restricted to people age 55 or older	246	104	142	116	29	87	446	227	219	372	156	216
Not reported	19	13	6	10	10	—	58	49	10	20	8	12
Meal Service Provided for Age-Restricted Condominiums												
Meal service provided	24	8	16	20	11	10	63	34	29	45	15	30
Charge included in rent	9	3	6	16	8	8	35	18	17	25	8	17
Charge not included in rent	—	—	—	—	—	—	—	—	—	2	2	—
Not reported	16	5	10	4	3	1	28	16	11	18	5	13
Meal service not provided	23	20	3	16	8	9	118	64	54	55	31	24
Not reported	277	116	161	141	48	93	450	256	194	387	154	233

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.												
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	1	—	1	3	2	1	5	—	5	1	—	1
Government rental subsidy	9	—	9	2	2	—	4	2	3	14	2	13
Government grant	1	1	—	—	—	—	—	—	—	—	—	—
Property tax relief	9	3	6	—	—	—	3	3	—	4	4	—
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—	—	2	2	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—	—	—	—	—	—	—	—
Subsidy from a non-profit corporation	1	1	—	—	—	—	—	—	—	—	—	—
None of the above benefits	246	107	139	129	41	88	464	247	217	351	138	213
Not reported	58	33	26	45	23	22	153	101	52	116	56	60
Source of Property Benefits¹												
With property benefits	20	5	15	3	2	1	14	7	8	20	6	14
Federal government	8	—	8	1	—	1	11	4	8	10	2	8
State government	9	3	6	2	2	—	1	1	—	3	2	1
Local government	5	2	3	—	—	—	2	2	—	2	2	—
Non-profit corporation	1	1	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	6	2	4
With no property benefits	246	107	139	129	41	88	464	247	217	351	138	213
Not reported	58	33	26	45	23	22	153	101	52	116	56	60
Reason for Benefits¹												
With property benefits	20	5	15	3	2	1	14	7	8	20	6	14
Occupied by low- or moderate-income individuals	13	1	11	—	—	—	3	—	3	10	2	8
Occupied by elderly or disabled individuals	9	3	6	1	—	1	2	2	—	3	—	3
A historic structure	2	—	2	—	—	—	2	2	—	—	—	—
Located in a community development or economic development area	—	—	—	1	—	1	—	—	—	—	—	—
Covered by a Homestead Exemption	4	—	4	1	—	1	3	3	—	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	3	2	2	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	2	2	—	5	—	5	8	4	4
With no property benefits	246	107	139	129	41	88	464	247	217	351	138	213
Not reported	58	33	26	45	23	22	153	101	52	116	56	60
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	284	124	160	128	55	73	504	261	242	427	180	247
Limited partnership	16	6	10	15	3	12	50	34	16	10	6	4
Joint venture	2	—	2	—	—	—	3	2	2	6	—	6
General partnership	6	5	2	10	5	5	4	3	1	1	—	1
Life insurance company	1	—	—	—	—	—	—	—	—	—	—	—
Depository institution	—	—	—	—	—	—	—	—	—	—	—	—
Public real estate investment trust	4	4	—	—	—	—	3	3	—	7	—	7
Private real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Corporation—other than real estate investment trust	5	1	4	13	1	12	36	25	10	16	8	8
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Non-profit or church-related institution	1	1	—	—	—	—	3	3	—	—	—	—
Pension fund	—	—	—	—	—	—	14	12	1	6	—	6
Fraternal organization	—	—	—	—	—	—	—	—	—	2	2	—
Other	5	3	2	11	2	10	10	7	3	11	4	7

Table 8-2. Mortgage Status, Condominium Properties: Regional Summary—Con.

[Number of 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, 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]

United States	Northeast			Midwest			South			West		
	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than \$100	5	—	5	—	—	—	50	26	24	7	1	5
\$100 to \$199	4	1	2	7	7	—	12	5	7	13	5	9
\$200 to \$299	6	3	4	—	—	—	19	11	9	11	9	2
\$300 to \$399	2	2	—	5	3	2	27	9	18	13	1	12
\$400 to \$499	6	2	4	—	—	—	35	29	6	25	15	10
\$500 to \$599	5	—	5	2	—	2	37	16	20	25	15	10
\$600 to \$699	17	3	14	11	2	9	25	12	13	37	14	23
\$700 to \$799	16	7	8	21	5	16	39	19	20	19	9	11
\$800 to \$899	28	20	8	9	—	9	46	34	12	37	5	32
\$900 to \$999	2	2	—	6	5	1	10	10	—	20	6	14
\$1,000 to \$1,249	30	14	17	11	10	1	50	34	16	50	30	19
\$1,250 to \$1,499	12	12	—	15	7	8	20	10	10	21	9	12
\$1,500 to \$1,999	42	14	28	6	4	2	57	23	34	35	7	28
\$2,000 to \$2,499	53	15	38	20	3	17	27	13	15	28	6	22
\$2,500 or more	62	30	32	34	6	28	62	48	14	38	20	18
Not reported	10	10	—	7	2	5	17	17	—	20	15	6
Median	1 648	1 428	1 781	1 271	—	1 478	833	867	762	909	926	901
Mean	2500+	1 862	2500+	2500+	—	2500+	2500+	2500+	2 325	1 632	1 944	1 419
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than \$5	5	—	5	2	—	2	78	34	44	52	29	23
\$5 to \$9	80	24	56	32	11	21	155	97	58	196	67	129
\$10 to \$14	33	19	14	23	9	14	118	59	59	83	35	47
\$15 to \$19	52	27	25	25	7	18	92	61	32	25	11	14
\$20 to \$24	47	16	30	31	16	15	28	22	6	9	3	5
\$25 to \$29	34	22	13	12	3	9	18	7	12	2	—	2
\$30 to \$39	14	5	9	14	3	10	16	13	3	1	—	1
\$40 to \$49	14	12	2	—	—	—	—	—	—	—	—	—
\$50 to \$59	1	—	1	—	—	—	2	2	—	2	—	2
\$60 or more	10	—	10	7	2	6	9	4	5	9	8	1
Not reported or not computed	10	10	—	7	2	5	17	17	—	20	15	6
Median	18	19	17	18	—	18	11	11	11	8	9	8
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	300	136	164	154	54	101	533	315	218	398	168	230
Less than 5 percent	11	—	11	9	3	5	46	25	21	47	26	21
5 to 9 percent	61	18	43	27	7	21	143	89	54	120	37	84
10 to 14 percent	46	20	26	26	1	24	115	65	50	122	53	70
15 to 19 percent	47	25	22	20	17	3	57	33	24	18	5	13
20 to 24 percent	34	9	25	9	2	7	27	13	14	15	8	7
25 to 29 percent	20	3	17	5	3	2	18	9	9	4	—	4
30 to 34 percent	16	16	—	6	1	5	9	6	3	9	1	8
35 to 39 percent	11	6	5	4	3	1	—	—	—	5	1	3
40 percent or more	13	7	7	25	9	16	13	8	5	2	—	2
Not reported or not computed	41	32	9	24	7	17	106	69	38	55	37	18
Median	16	18	15	16	—	13	11	11	12	10	10	10
Acquired 2000 and 2001 (part)	25	9	16	23	12	11	98	39	58	88	32	56

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

CHAPTER 9.
Mobile Home Properties

TABLES

UNITED STATES

9-1. Mortgage Status9-3
9-2. Mortgage Status, Regional Summary9-12

Table 9-1. Mortgage Status, Mobile Home Properties

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
Homeowner mobile homes	5 741	3 153	2 588	916	42	2 096
PROPERTY CHARACTERISTICS						
Property Location by Geographic Area						
Inside MAs	3 305	1 864	1 441	457	22	1 217
In central cities	455	287	168	24	—	158
Not in central cities	2 850	1 577	1 273	432	22	1 059
Outside MAs	2 436	1 289	1 147	460	20	879
Manner of Acquisition						
By purchase	4 875	2 569	2 306	791	42	1 883
Placed one new mortgage	1 453	424	1 029	585	13	697
Placed two or more new mortgages	56	11	45	22	—	37
Assumed mortgage(s) already on property	79	22	56	27	—	40
Assumed mortgage(s) already on property and placed new mortgage	14	—	14	7	—	10
Placed an installment loan or contract	1 468	452	1 016	105	6	997
Borrowed using assets other than this property as collateral	85	76	9	3	—	6
Paid all cash—no borrowing	1 657	1 532	125	42	23	85
Other manner	63	52	11	—	—	11
By inheritance or gift	467	326	141	44	—	131
By divorce	30	28	2	—	—	2
By some other manner	245	146	99	66	—	44
Not reported	124	83	41	16	—	36
Source of Downpayment¹						
Properties purchased 1995 to 2001 (part)	2 809	1 162	1 647	549	4	1 374
Sale of previous home	436	184	252	94	—	203
Sale of other real property or other investments	75	30	44	20	—	33
Savings	1 285	472	813	261	4	667
Borrowing from a retirement plan	44	17	28	—	—	28
Borrowing using assets other than this property as collateral	76	13	64	22	—	52
Proceeds from an insurance policy	42	19	23	5	—	23
Payments in a lease-purchase agreement	57	21	35	4	—	31
From a state or local government source	22	4	17	3	—	17
From a non-profit organization	4	—	4	4	—	—
From parents or relatives	191	59	132	41	—	118
Other	22	5	17	8	—	11
No downpayment required	619	340	279	83	—	240
Not reported	100	51	49	24	—	45
Other properties	2 855	1 940	915	362	38	696
Not reported	77	50	27	6	—	27
Year Property Acquired						
1999 to 2001 (part)	1 513	658	855	265	—	706
1997 and 1998	960	430	531	198	4	431
1995 and 1996	807	363	444	172	—	367
1990 to 1994	946	549	396	145	9	323
1985 to 1989	609	409	200	86	2	160
1980 to 1984	333	256	77	26	8	56
1975 to 1979	274	223	51	16	11	33
1970 to 1974	162	146	16	4	3	8
1969 or earlier	137	119	18	3	6	12
Building and Land Acquisition						
Acquired at same time	1 566	792	774	385	16	531
Not acquired at same time	1 668	911	758	329	26	587
Land not owned by building owner	2 426	1 398	1 028	192	—	955
Not reported	81	52	29	10	—	24
Property New or Previously Occupied When Acquired						
Acquired by purchase	4 875	2 569	2 306	791	42	1 883
New	2 097	885	1 212	437	31	986
Previously occupied by someone else	2 716	1 644	1 073	342	11	880
Converted from nonresidential use	12	3	9	4	—	9
Other	4	4	—	—	—	—
Not reported	45	33	11	7	—	8
Other properties	742	500	242	110	—	177
Not reported	124	83	41	16	—	36

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
PROPERTY CHARACTERISTICS—Con.						
Year Structure Built						
1999 to March 2000	381	87	293	87	—	251
1997 and 1998	438	100	338	134	—	256
1995 and 1996	507	106	401	130	4	342
1990 to 1994	686	236	450	154	5	397
1980 to 1989	1 580	891	689	262	7	550
1970 to 1979	1 547	1 232	315	110	14	237
1969 or earlier	603	501	102	40	11	64
Purchase Price						
Properties acquired by purchase 1997 to 2001 (part) .	2 132	852	1 280	413	4	1 061
Less than \$5,000	228	200	28	7	—	22
\$5,000 to \$9,999	256	160	96	21	—	91
\$10,000 to \$14,999	266	158	108	11	—	100
\$15,000 to \$19,999	175	60	115	42	—	87
\$20,000 to \$29,999	269	84	185	57	—	144
\$30,000 to \$39,999	256	70	186	51	—	163
\$40,000 to \$49,999	187	39	149	33	—	135
\$50,000 to \$59,999	137	19	118	27	—	110
\$60,000 to \$79,999	195	35	160	72	—	128
\$80,000 to \$99,999	91	12	79	63	—	39
\$100,000 or more	73	16	57	30	4	43
Median	25 270	12 093	35 847	45 385	...	35 365
Mean	32 707	19 543	41 465	51 063	...	39 833
Other properties	3 609	2 301	1 308	503	38	1 035
Value						
Less than \$5,000	760	695	65	14	3	49
\$5,000 to \$9,999	897	660	237	66	3	196
\$10,000 to \$14,999	545	335	210	44	—	199
\$15,000 to \$19,999	467	246	220	51	6	191
\$20,000 to \$29,999	751	325	426	149	5	355
\$30,000 to \$39,999	579	239	341	93	16	273
\$40,000 to \$49,999	450	200	249	103	—	192
\$50,000 to \$59,999	337	120	217	77	3	178
\$60,000 to \$79,999	487	166	321	108	5	268
\$80,000 to \$99,999	222	77	145	95	—	89
\$100,000 or more	246	90	156	117	—	106
Median	22 687	13 300	33 994	44 022	...	32 138
Mean	31 463	24 000	40 555	51 231	...	38 444
Value of Capital Improvements						
Properties with capital improvements between 1998 and 2000	2 331	1 302	1 029	400	25	828
Less than \$500	216	130	86	28	—	75
\$500 to \$999	294	202	91	24	3	80
\$1,000 to \$2,499	722	444	278	116	—	228
\$2,500 to \$4,999	499	261	238	89	10	191
\$5,000 to \$7,499	314	157	157	65	7	120
\$7,500 to \$9,999	68	24	45	11	—	41
\$10,000 to \$14,999	122	55	67	27	—	51
\$15,000 to \$19,999	41	13	28	18	—	19
\$20,000 to \$29,999	22	12	10	6	—	10
\$30,000 or more	32	3	29	15	5	14
Median	2 362	2 077	3 120	3 395	...	2 906
Mean	4 330	3 027	5 979	5 847	...	4 279
Properties with no capital improvements between 1998 and 2000	2 836	1 530	1 306	430	14	1 054
Capital improvements not reported	574	321	253	86	3	214
Land Ownership						
Yes	2 472	1 241	1 232	590	36	878
No	2 754	1 651	1 104	224	—	1 010
Not reported	514	261	253	102	6	209
Land Rent						
Land not owned	2 754	1 651	1 104	224	—	1 010
Less than \$500	139	66	72	10	—	63
\$500 to \$999	134	74	60	14	—	54
\$1,000 to \$1,499	175	109	67	11	—	56
\$1,500 to \$1,999	282	192	90	17	—	87
\$2,000 to \$2,499	298	187	111	14	—	102
\$2,500 to \$2,999	189	121	68	—	—	68
\$3,000 or more	757	433	324	63	—	310
No cash rent	595	348	247	79	—	211
Not reported	184	119	65	17	—	60
Median	2 431	2 401	2 482	2 459	...	2 563
Other properties	2 987	1 502	1 485	693	42	1 086

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
PROPERTY CHARACTERISTICS—Con.						
Purchase Price as Percent of Value²						
Acquired by purchase	4 875	2 569	2 306	791	42	1 883
Purchased 1997 to 2001 (part)	2 132	852	1 280	413	4	1 061
Less than 60 percent	171	88	83	29	—	80
60 to 69 percent	214	48	166	82	—	111
70 to 79 percent	139	77	61	29	—	47
80 to 99 percent	333	108	225	78	—	184
100 percent or more	1 258	517	741	195	4	635
Median	100+	100+	100+	97	...	100+
Purchased 1990 to 1996 (part)	1 493	769	724	265	9	603
Less than 40 percent	106	59	46	27	3	27
40 to 59 percent	120	63	57	25	—	54
60 to 79 percent	199	86	113	50	—	75
80 to 99 percent	165	94	71	49	—	50
100 percent or more	878	445	434	115	5	394
Median	100+	100+	100+	93	...	100+
Purchased 1989 or earlier	1 250	949	301	112	30	219
Less than 20 percent	69	38	31	9	5	23
20 to 39 percent	109	64	45	30	9	23
40 to 59 percent	117	107	10	—	—	10
60 to 79 percent	155	94	61	30	—	57
80 to 99 percent	122	79	43	11	—	34
100 percent or more	668	562	106	33	11	71
Median	100+	100+	80	...	...	79
Not acquired by purchase	866	583	283	126	—	213
Value-Income Ratio						
Less than 1.0	2 915	1 809	1 107	315	9	972
1.0 to 1.4	786	322	464	143	16	384
1.5 to 1.9	391	164	226	100	7	179
2.0 to 2.4	255	96	158	94	—	103
2.5 to 2.9	192	82	110	71	—	66
3.0 to 3.4	152	86	65	25	—	53
3.5 to 3.9	83	32	51	30	—	21
4.0 or more	343	169	174	81	4	142
Not reported or not computed	625	393	232	57	7	176
Median	1.0-	1.0-	1.1	1.4	...	1.0-
Age Restrictions						
Mobile home restricted to people age 55 or older	635	479	156	64	—	133
Mobile home not restricted to people age 55 or older	4 821	2 491	2 330	815	39	1 879
Not reported	285	182	103	38	3	85
Type of Property Benefits¹						
Government-sponsored below-market interest rate mortgage loan	4	—	4	—	—	4
Other government grant or subsidy	22	9	13	—	—	13
Property tax relief	255	164	90	25	12	61
Subsidy from a non-profit corporation	4	—	4	—	—	4
None of the above benefits	4 309	2 369	1 940	693	23	1 548
Not reported	1 163	614	549	198	7	479
Source of Property Benefits¹						
With property benefits	269	170	99	25	12	70
Federal government	21	9	13	6	7	6
State government	141	85	56	14	2	44
Local government	79	59	21	3	5	15
Non-profit corporation	4	—	4	—	—	4
Not reported	40	31	9	6	—	4
With no property benefits	4 309	2 369	1 940	693	23	1 548
Not reported	1 163	614	549	198	7	479
Reason for Benefits¹						
With property benefits	269	170	99	25	12	70
Occupied by low- or moderate-income individuals	38	26	12	4	—	9
Occupied by elderly or disabled individuals	85	57	29	12	2	23
A historic structure	—	—	—	—	—	—
Located in a community development or economic development area	—	—	—	—	—	—
Covered by a Homestead Exemption	143	93	51	16	2	39
Covered by a Community Land Trust	—	—	—	—	—	—
Covered by disaster relief	6	6	—	—	—	—
Other reason	28	12	16	3	12	—
Not reported	14	6	8	—	—	8
With no property benefits	4 309	2 369	1 940	693	23	1 548
Not reported	1 163	614	549	198	7	479
OWNER CHARACTERISTICS						
Owner Status						
1 owner	2 956	1 844	1 112	386	10	902
2 owners	2 683	1 241	1 442	524	32	1 167
3 or more owners	102	68	34	7	—	27

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
OWNER CHARACTERISTICS—Con.						
Age of Owner						
Under 25	157	77	79	7	—	76
25 to 34	703	203	500	155	—	432
35 to 44	1 095	384	712	283	13	549
45 to 54	1 126	587	540	180	14	451
55 to 64	829	511	318	137	12	238
65 to 74	736	530	206	71	—	167
75 or over	607	553	54	24	—	43
Not reported	487	307	179	59	3	141
Median	51	58	44	44	...	44
Race of Owner						
White alone	5 165	2 916	2 249	817	40	1 816
Black or African American alone	371	138	234	63	—	194
American Indian or Alaskan Native alone	101	46	55	16	—	45
Asian alone	43	28	16	7	—	8
Native Hawaiian or Other Pacific Islander alone	4	—	4	—	—	4
Two or more races	56	25	31	14	2	29
Sex of Owner						
Male	4 071	2 111	1 960	687	36	1 602
Female	1 670	1 042	628	229	6	494
Hispanic/Latino Origin						
Hispanic/Latino owner(s) only	367	182	184	29	—	166
No Hispanic/Latino owner(s)	5 374	2 970	2 404	887	42	1 930
Veteran Status¹						
Veteran	1 314	858	457	175	17	380
Active member of Reserves or National Guard for at least 6 years	124	55	69	24	—	62
Persian Gulf War or after (August 1990 to present)	79	20	59	20	5	47
Vietnam or after (August 1964 to July 1990)	592	330	262	113	5	220
Korean conflict or after (July 1950 to July 1964)	363	264	99	27	12	75
World War II or after (September 1940 to June 1950)	318	289	29	12	—	25
Nonveteran	3 974	2 009	1 965	690	22	1 577
Not reported	453	287	166	51	3	140
Income						
Less than \$5,000	723	445	277	72	11	217
\$5,000 to \$9,999	400	310	90	30	—	67
\$10,000 to \$14,999	600	426	174	69	—	134
\$15,000 to \$19,999	522	308	214	101	6	147
\$20,000 to \$24,999	578	337	240	78	8	180
\$25,000 to \$29,999	450	269	182	72	—	150
\$30,000 to \$34,999	515	200	315	93	—	275
\$35,000 to \$39,999	384	197	187	69	—	155
\$40,000 to \$49,999	567	213	355	120	9	310
\$50,000 to \$59,999	345	114	231	91	5	182
\$60,000 to \$79,999	414	179	236	80	3	207
\$80,000 to \$99,999	148	87	61	28	—	52
\$100,000 to \$119,999	31	21	10	2	—	10
\$120,000 or more	63	47	16	9	—	11
Median	25 527	21 292	31 836	31 904	...	32 780
Mean	31 246	29 059	33 909	36 802	...	34 150
Owned Home Previously						
Previously owned home	3 025	1 760	1 265	520	24	983
Never owned home before	2 333	1 160	1 173	351	15	984
Not reported	383	233	150	45	3	129
RECURRING EXPENSES						
Real Estate Tax						
Acquired before 2000	4 823	2 735	2 088	752	42	1 686
Less than \$100	2 158	1 372	786	267	3	645
\$100 to \$199	551	318	233	74	6	192
\$200 to \$299	344	206	138	48	—	112
\$300 to \$399	403	220	183	72	4	142
\$400 to \$499	229	89	140	58	3	104
\$500 to \$599	207	89	118	57	—	104
\$600 to \$699	147	69	79	37	—	50
\$700 to \$799	86	32	53	19	2	45
\$800 to \$899	119	65	54	25	4	46
\$900 to \$999	15	5	10	—	3	7
\$1,000 to \$1,249	128	45	82	50	9	51
\$1,250 to \$1,499	53	17	37	18	5	21
\$1,500 to \$1,999	52	19	33	4	—	29
\$2,000 to \$2,499	50	26	25	13	—	25
\$2,500 or more	95	18	77	9	3	71
Not reported	186	144	42	—	—	42
Median	129	100	203	274	...	192
Mean	423	278	605	426	...	643
Acquired 2000 and 2001 (part)	918	418	500	164	—	410

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
RECURRING EXPENSES—Con.						
Real Estate Tax Per \$1,000 Value						
Acquired before 2000	4 823	2 735	2 088	752	42	1 686
Less than \$5	2 027	1 155	872	315	3	698
\$5 to \$9	785	377	408	176	10	328
\$10 to \$14	519	257	262	97	2	231
\$15 to \$19	280	159	121	38	4	103
\$20 to \$24	186	111	76	25	—	53
\$25 to \$29	117	71	45	19	4	28
\$30 to \$39	172	100	72	9	8	60
\$40 to \$49	80	63	18	18	—	—
\$50 to \$59	117	57	60	55	5	37
\$60 or more	312	203	109	—	6	103
Not reported or not computed	227	182	45	—	—	45
Median	7	7	7	7	—	7
Acquired 2000 and 2001 (part)	918	418	500	164	—	410
Rental and vacant mobile homes	1 741	1 397	344	143	8	216
PROPERTY CHARACTERISTICS						
Property Location by Geographic Area						
Inside MAs	888	720	168	79	8	97
In central cities	126	109	17	12	—	5
Not in central cities	762	611	152	67	8	92
Outside MAs	852	677	176	64	—	120
Manner of Acquisition						
By purchase	1 200	908	293	115	8	186
Placed one new mortgage	290	91	199	101	—	115
Placed two or more new mortgages	—	—	—	—	—	—
Assumed mortgage(s) already on property	73	64	8	8	—	—
Assumed mortgage(s) already on property and placed new mortgage	11	11	—	—	—	—
Placed an installment loan or contract	134	78	57	—	—	57
Borrowed using assets other than this property as collateral	54	54	—	—	—	—
Paid all cash—no borrowing	578	578	—	—	—	—
Other manner	61	32	29	6	8	14
Through a tax free exchange of other rental property	5	5	—	—	—	—
Through foreclosure or assignment	21	21	—	—	—	—
By inheritance or gift	155	143	12	—	—	12
By divorce	5	5	—	—	—	—
By some other manner	209	196	13	13	—	7
Not reported	145	119	26	15	—	11
Source of Downpayment¹						
Properties purchased 1995 to 2001 (part)	504	338	166	60	8	100
Sale of stock or partnership shares for this project	—	—	—	—	—	—
Sale of previously owned stocks, shares, or other securities	11	4	7	7	—	—
Sale of land or other real estate	28	23	5	5	—	—
Owner's cash, bank deposits, share accounts, or bonds	221	142	79	10	—	72
Borrowing from a retirement plan	—	—	—	—	—	—
Borrowing using assets other than this property as collateral	41	35	6	—	—	6
Proceeds from an insurance policy	—	—	—	—	—	—
From a state or local government source	—	—	—	—	—	—
From a non-profit organization	8	—	8	—	—	8
Proceeds from sale of tax credits	—	—	—	—	—	—
From parents or relatives	11	11	—	—	—	—
Other cash source	23	14	8	—	—	8
Non-cash source	4	4	—	—	—	—
No downpayment required	139	85	54	40	8	6
Not reported	46	40	6	6	—	—
Other properties	1 190	1 018	172	83	—	110
Not reported	47	40	6	—	—	6
Year Property Acquired						
1999 to 2001 (part)	289	192	97	37	8	52
1997 and 1998	266	231	36	17	—	19
1995 and 1996	168	122	46	12	—	36
1990 to 1994	412	336	75	27	—	63
1985 to 1989	251	200	51	35	—	22
1980 to 1984	174	144	30	15	—	15
1975 to 1979	60	51	9	—	—	9
1970 to 1974	66	66	—	—	—	—
1969 or earlier	54	54	—	—	—	—
Building and Land Acquisition						
Acquired at same time	653	422	231	98	8	133
Not acquired at same time	658	599	59	32	—	42
Land not owned by building owner	358	309	49	13	—	36
Not reported	72	67	5	—	—	5

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
PROPERTY CHARACTERISTICS—Con.						
Property New or Previously Owned When Acquired						
Acquired by purchase	1 200	908	293	115	8	186
New.....	499	391	109	22	—	104
Previously owned.....	689	505	184	93	8	82
As residential property.....	685	501	184	93	8	82
Converted from nonresidential use.....	4	4	—	—	—	—
Other.....	—	—	—	—	—	—
Not reported.....	12	12	—	—	—	—
Other properties	395	370	25	13	—	19
Not reported	145	119	26	15	—	11
Year Structure Built						
1999 to March 2000.....	37	10	27	—	—	27
1997 and 1998.....	34	21	13	5	—	8
1995 and 1996.....	131	97	34	3	—	34
1990 to 1994.....	134	76	58	29	—	44
1980 to 1989.....	528	447	81	45	8	33
1970 to 1979.....	613	514	99	56	—	43
1969 or earlier.....	264	232	32	5	—	27
Purchase Price						
Properties acquired by purchase 1997 to 2001 (part)	392	259	133	54	8	70
Less than \$5,000.....	54	50	5	—	—	5
\$5,000 to \$9,999.....	99	81	18	18	—	—
\$10,000 to \$14,999.....	37	30	7	—	—	7
\$15,000 to \$19,999.....	37	6	31	17	8	6
\$20,000 to \$29,999.....	40	33	7	7	—	—
\$30,000 to \$39,999.....	56	42	14	—	—	14
\$40,000 to \$49,999.....	26	11	14	—	—	14
\$50,000 to \$59,999.....	—	—	—	—	—	—
\$60,000 to \$79,999.....	17	5	12	—	—	12
\$80,000 to \$99,999.....	9	—	9	5	—	4
\$100,000 or more.....	16	1	15	7	—	8
Median.....	15 692	9 903	27 740	...	...	...
Mean.....	24 860	16 686	40 759	...	...	...
Other properties	1 349	1 138	211	89	—	146
Value						
Less than \$5,000.....	497	454	43	16	—	28
\$5,000 to \$9,999.....	315	281	34	15	—	19
\$10,000 to \$14,999.....	211	158	52	30	—	22
\$15,000 to \$19,999.....	101	67	34	18	8	8
\$20,000 to \$29,999.....	216	167	49	18	—	34
\$30,000 to \$39,999.....	107	70	37	—	—	37
\$40,000 to \$49,999.....	80	44	36	18	—	25
\$50,000 to \$59,999.....	100	76	23	6	—	17
\$60,000 to \$79,999.....	55	30	25	14	—	18
\$80,000 to \$99,999.....	8	—	8	8	—	8
\$100,000 or more.....	50	50	—	—	—	—
Median.....	11 388	9 359	21 563	17 921	...	29 181
Mean.....	21 997	20 771	26 976	28 656	...	30 767
Purchase Price as Percent of Value²						
Acquired by purchase	1 200	908	293	115	8	186
Purchased 1997 to 2001 (part).....	392	259	133	54	8	70
Less than 60 percent.....	23	17	6	6	—	—
60 to 69 percent.....	19	12	7	—	—	—
70 to 79 percent.....	10	10	—	—	—	—
80 to 99 percent.....	41	28	13	—	—	13
100 percent or more.....	292	191	101	48	8	45
Median.....	100+	100+	100+	...	...	...
Purchased 1990 to 1996 (part).....	406	330	77	19	—	69
Less than 40 percent.....	21	21	—	—	—	—
40 to 59 percent.....	19	10	8	8	—	8
60 to 79 percent.....	48	42	6	—	—	6
80 to 99 percent.....	50	45	4	—	—	4
100 percent or more.....	263	205	58	10	—	51
Median.....	100+	100+	...	...	...	...
Purchased 1989 or earlier.....	402	319	83	43	—	47
Less than 20 percent.....	10	10	—	—	—	—
20 to 39 percent.....	10	10	—	—	—	—
40 to 59 percent.....	29	20	9	—	—	9
60 to 79 percent.....	31	26	5	—	—	5
80 to 99 percent.....	31	17	14	7	—	7
100 percent or more.....	286	230	55	36	—	26
Median.....	100+	100+	...	...	...	...
Not acquired by purchase	540	489	51	28	—	30

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

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United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
PROPERTY CHARACTERISTICS—Con.						
Value of Capital Improvements						
Properties with capital improvements between 1998 and 2000	579	429	150	78	—	86
Less than \$500	87	66	21	4	—	17
\$500 to \$999	77	71	6	6	—	—
\$1,000 to \$2,499	193	132	60	24	—	43
\$2,500 to \$4,999	112	88	24	8	—	16
\$5,000 to \$7,499	56	42	13	13	—	—
\$7,500 to \$9,999	—	—	—	—	—	—
\$10,000 to \$14,999	14	7	7	7	—	—
\$15,000 to \$19,999	25	15	10	6	—	10
\$20,000 to \$29,999	—	—	—	—	—	—
\$30,000 or more	16	7	8	8	—	—
Median	1 976	1 875	2 199	876	...	...
Mean	4 568	3 773	6 837	...	...	...
Properties with no capital improvements between 1998 and 2000	901	757	143	48	—	95
Capital improvements not reported	260	210	50	18	8	35
Monthly Rental Receipts						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than \$100	63	58	5	—	—	5
\$100 to \$199	129	110	19	3	—	16
\$200 to \$299	201	182	19	4	—	15
\$300 to \$399	160	138	22	9	—	13
\$400 to \$499	106	86	20	9	—	13
\$500 to \$599	104	57	47	18	—	36
\$600 to \$799	82	68	13	7	—	6
\$800 to \$999	65	51	14	8	—	6
\$1000 or more	310	242	68	42	8	32
No rental receipts	328	255	73	18	—	56
Median	453	409	559	778	...	524
Mean	1000+	1000+	930	1000+	...	610
Acquired 2000 and 2001 (part)	192	149	43	24	—	19
Rental Receipts as Percent of Value²						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than 5 percent	15	15	—	—	—	—
5 to 9 percent	58	24	34	7	—	34
10 to 14 percent	67	39	28	—	—	28
15 to 19 percent	69	49	20	12	—	8
20 to 24 percent	21	21	—	—	—	—
25 to 29 percent	42	33	9	9	—	3
30 to 39 percent	100	100	—	—	—	—
40 percent or more	779	647	132	75	8	63
Median	40+	40+	40+	40+	...	19
Acquired 2000 and 2001 (part)	192	149	43	24	—	19
Rental Vacancy Losses as Percent of Potential Receipts						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than 1.0 percent	322	260	62	13	—	49
1.0 to 2.9 percent	22	22	—	—	—	—
3.0 to 4.9 percent	—	—	—	—	—	—
5.0 to 6.9 percent	12	12	—	—	—	—
7.0 to 8.9 percent	25	25	—	—	—	—
9.0 to 10.9 percent	36	28	8	8	—	—
11.0 to 12.9 percent	—	—	—	—	—	—
13.0 to 14.9 percent	6	6	—	—	—	—
15.0 percent or more	209	173	37	19	—	30
Not reported or not computed	916	722	194	79	8	118
Median	1.0-	1.3	1.0-	10.7	...	1.0-
Acquired 2000 and 2001 (part)	192	149	43	24	—	19
Age Restrictions						
Mobile home restricted to people age 55 or older	174	168	6	6	—	3
Mobile home not restricted to people age 55 or older	1 474	1 141	333	137	8	209
Not reported	92	87	5	—	—	5
Type of Property Benefits¹						
Government-sponsored below-market interest rate mortgage loan	—	—	—	—	—	—
Government rental subsidy	30	30	—	—	—	—
Government grant	—	—	—	—	—	—
Property tax relief	17	6	12	6	—	6
Federal income tax credit for low-income, old, or historic properties	—	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	8	8	—	—	—	—
Subsidy from a non-profit corporation	—	—	—	—	—	—
None of the above benefits	1 486	1 180	307	129	8	185
Not reported	199	174	26	8	—	26

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[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
PROPERTY CHARACTERISTICS—Con.						
Source of Property Benefits¹						
With property benefits	55	43	12	6	—	6
Federal government	24	24	—	—	—	—
State government	12	—	12	6	—	6
Local government	19	19	—	—	—	—
Non-profit corporation	—	—	—	—	—	—
Not reported	—	—	—	—	—	—
With no property benefits	1 486	1 180	307	129	8	185
Not reported	199	174	26	8	—	26
Reason for Benefits¹						
With property benefits	55	43	12	6	—	6
Occupied by low- or moderate-income individuals	37	37	—	—	—	—
Occupied by elderly or disabled individuals	10	10	—	—	—	—
A historic structure	—	—	—	—	—	—
Located in a community development or economic development area	—	—	—	—	—	—
Covered by a Homestead Exemption	8	2	6	—	—	6
Covered by a Community Land Trust	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—
Other reason	6	—	6	6	—	—
Not reported	—	—	—	—	—	—
With no property benefits	1 486	1 180	307	129	8	185
Not reported	199	174	26	8	—	26
OWNER CHARACTERISTICS						
Type of Owner						
Individual investor(s)	1 522	1 194	328	138	8	205
Limited partnership	88	83	5	5	—	—
Joint venture	6	—	6	—	—	6
General partnership	22	22	—	—	—	—
Life insurance company	10	10	—	—	—	—
Depository institution	—	—	—	—	—	—
Public real estate investment trust	4	4	—	—	—	—
Private real estate investment trust	—	—	—	—	—	—
Corporation—other than real estate investment trust	40	40	—	—	—	—
Housing cooperative organization	4	4	—	—	—	—
Non-profit or church-related institution	21	16	5	—	—	5
Pension fund	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—
Other	23	23	—	—	—	—
RECURRING EXPENSES						
Real Estate Tax						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than \$100	451	386	65	20	—	48
\$100 to \$199	205	186	18	11	—	7
\$200 to \$299	166	136	30	6	—	24
\$300 to \$399	114	91	23	8	—	14
\$400 to \$499	72	54	18	6	—	12
\$500 to \$599	37	8	29	18	—	11
\$600 to \$699	43	10	33	13	—	20
\$700 to \$799	23	15	8	8	—	8
\$800 to \$899	21	17	4	—	—	4
\$900 to \$999	8	8	—	—	—	—
\$1,000 to \$1,249	71	51	20	12	—	15
\$1,250 to \$1,499	—	—	—	—	—	—
\$1,500 to \$1,999	7	—	7	—	—	7
\$2,000 to \$2,499	22	10	13	13	—	6
\$2,500 or more	24	20	3	3	—	—
Not reported	285	256	29	—	8	21
Median	188	159	403	543	—	370
Mean	446	426	518	679	—	490
Acquired 2000 and 2001 (part)	192	149	43	24	—	19
Real Estate Tax Per \$1,000 Value						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than \$5	271	215	57	24	—	36
\$5 to \$9	224	164	60	15	—	54
\$10 to \$14	144	115	29	13	—	16
\$15 to \$19	67	48	19	7	—	19
\$20 to \$24	75	75	—	—	—	—
\$25 to \$29	74	57	17	5	—	12
\$30 to \$39	86	86	—	—	—	—
\$40 to \$49	62	42	20	11	—	8
\$50 to \$59	38	9	29	29	—	6
\$60 or more	211	169	42	17	—	25
Not reported or not computed	297	267	29	—	8	21
Median	15	15	13	27	—	10
Acquired 2000 and 2001 (part)	192	149	43	24	—	19

Table 9-1. Mortgage Status, Mobile Home Properties—Con.

[Number of 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. *Permanent (closed end) mortgage—excludes properties with home equity lines of credit or installment loans as only mortgage. **Properties with installment loan only or in combination with other loans. Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Total properties	Properties without debt	Properties with debt			
			Total properties with debt	Properties with traditional first mortgage*	Properties with home equity line of credit only	Properties with installment debt**
RECURRING EXPENSES—Con.						
Real Estate Tax as Percent of Rental Receipts						
Acquired before 2000	1 549	1 247	302	120	8	197
Less than 5 percent	530	417	114	61	—	70
5 to 9 percent	220	171	49	20	—	30
10 to 14 percent	40	36	4	—	—	4
15 to 19 percent	44	23	—	—	—	—
20 to 24 percent	21	21	21	12	—	16
25 to 29 percent	13	13	—	—	—	—
30 to 34 percent	8	8	—	—	—	—
35 to 39 percent	10	10	—	—	—	—
40 percent or more	24	14	10	10	—	—
Not reported or not computed	638	535	103	18	8	77
Median	5-	5-	5-	5-	...	5-
Acquired 2000 and 2001 (part)	192	149	43	24	—	19

¹Detail does not add to total because more than one answer accepted.

²May not add to total because not reported and not calculated are not included.

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
Homeowner mobile homes	456	277	179	975	505	471	3 048	1 567	1 481	1 261	804	458
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	308	191	117	476	231	245	1 666	880	786	855	562	294
In central cities	7	5	3	75	27	48	163	84	79	209	171	38
Not in central cities	300	186	114	401	204	197	1 503	797	707	646	390	255
Outside MAs	148	86	62	499	274	226	1 382	687	695	406	242	164
Manner of Acquisition												
By purchase	408	242	167	858	409	449	2 474	1 227	1 247	1 135	692	443
Placed one new mortgage	127	32	96	234	69	165	784	222	562	308	101	207
Placed two or more new mortgages	—	—	—	—	—	—	35	8	27	21	3	18
Assumed mortgage(s) already on property	5	—	5	11	7	5	54	16	38	8	—	8
Assumed mortgage(s) already on property and placed new mortgage	—	—	—	4	—	4	7	—	7	3	—	3
Placed an installment loan or contract	75	30	45	313	65	248	749	211	537	331	145	185
Borrowed using assets other than this property as collateral	10	10	—	18	18	—	35	29	6	23	20	3
Paid all cash-no borrowing	184	167	17	258	231	27	778	712	66	437	422	14
Other manner	7	3	4	20	20	—	33	29	3	4	—	4
By inheritance or gift	27	21	5	32	24	9	345	222	123	63	59	4
By divorce	3	3	—	2	—	2	15	15	—	10	10	—
By some other manner	10	3	7	42	39	3	164	77	87	30	28	2
Not reported	8	8	—	42	34	8	51	26	24	24	15	9
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part) ..	201	96	104	523	189	334	1 437	583	854	649	294	355
Sale of previous home	38	20	18	68	21	47	199	81	118	131	62	69
Sale of other real property or other investments	3	3	—	7	7	—	46	16	30	19	5	14
Savings	87	41	45	221	64	157	644	237	407	333	130	203
Borrowing from a retirement plan	3	—	3	10	6	4	21	10	10	11	—	11
Borrowing using assets other than this property as collateral	4	—	4	25	—	25	35	8	27	12	4	8
Proceeds from an insurance policy	3	3	—	7	—	7	26	14	13	6	3	3
Payments in a lease-purchase agreement	—	—	—	13	—	13	32	14	18	12	8	4
From a state or local government source	—	—	—	14	4	10	—	—	7	—	—	7
From a non-profit organization	—	—	—	—	—	—	4	—	4	—	—	—
From parents or relatives	20	12	8	40	8	33	81	26	56	50	14	35
Other	—	—	—	4	—	4	13	—	13	5	5	—
No downpayment required	46	21	26	123	78	46	330	170	160	120	72	47
Not reported	—	—	—	25	8	17	56	24	32	19	19	—
Other properties	251	177	75	416	288	129	1 580	971	608	608	505	103
Not reported	4	4	—	36	28	8	32	13	19	5	5	—
Year Property Acquired												
1999 to 2001 (part)	103	48	54	283	104	179	782	329	454	345	177	167
1997 and 1998	64	34	30	165	77	88	505	205	300	226	114	112
1995 and 1996	54	31	23	144	60	84	476	218	259	132	55	78
1990 to 1994	74	53	21	153	90	63	494	245	249	224	160	63
1985 to 1989	55	29	25	129	92	37	306	188	117	119	99	21
1980 to 1984	16	8	8	12	7	6	215	158	57	90	84	7
1975 to 1979	29	18	11	42	35	8	144	116	27	59	54	5
1970 to 1974	28	25	3	16	16	—	73	65	8	44	40	4
1969 or earlier	33	30	3	29	23	6	53	44	10	22	22	—
Building and Land Acquisition												
Acquired at same time	106	61	45	197	103	94	884	427	458	379	201	178
Not acquired at same time	108	57	51	230	124	106	1 035	522	512	296	207	88
Land not owned by building owner	239	155	84	523	257	267	1 097	602	495	567	385	182
Not reported	4	4	—	25	22	4	33	17	16	19	10	9

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total.]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Property New or Previously Occupied When Acquired												
Acquired by purchase.....	408	242	167	858	409	449	2 474	1 227	1 247	1 135	692	443
New.....	142	73	69	324	109	215	1 216	466	750	416	238	178
Previously occupied by someone else.....	267	169	98	522	292	231	1 222	735	488	705	449	256
Converted from nonresidential use.....	—	—	—	3	3	—	6	—	6	4	—	4
Other.....	—	—	—	—	—	—	1	1	—	3	3	—
Not reported.....	—	—	—	9	5	4	29	26	3	7	3	4
Other properties.....	40	28	12	75	62	13	524	314	210	102	97	6
Not reported.....	8	8	—	42	34	8	51	26	24	24	15	9
Year Structure Built												
1999 to March 2000.....	33	7	26	70	5	65	241	60	181	37	16	21
1997 and 1998.....	17	8	9	80	11	69	262	48	214	79	33	46
1995 and 1996.....	14	6	8	94	31	63	316	56	260	83	13	70
1990 to 1994.....	30	15	15	108	35	73	424	113	311	124	74	51
1980 to 1989.....	151	75	76	221	102	119	922	529	393	286	185	101
1970 to 1979.....	133	100	33	260	206	54	668	568	100	485	358	127
1969 or earlier.....	79	66	12	143	116	27	216	195	22	166	125	41
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part).....	146	65	81	402	146	256	1 060	396	664	524	244	279
Less than \$5,000.....	10	10	—	62	58	4	104	90	14	52	41	11
\$5,000 to \$9,999.....	32	16	16	68	38	29	103	73	29	54	33	21
\$10,000 to \$14,999.....	22	8	14	51	23	28	135	84	51	57	42	15
\$15,000 to \$19,999.....	16	16	—	28	3	24	89	23	66	42	17	24
\$20,000 to \$29,999.....	7	4	3	54	8	46	167	52	115	41	21	20
\$30,000 to \$39,999.....	16	—	16	40	12	28	125	30	95	74	28	46
\$40,000 to \$49,999.....	4	4	—	33	—	33	106	21	85	43	13	30
\$50,000 to \$59,999.....	4	—	4	27	—	27	67	9	58	39	10	29
\$60,000 to \$79,999.....	25	4	21	28	4	24	83	5	78	59	22	37
\$80,000 to \$99,999.....	10	4	6	13	—	13	46	—	46	23	8	14
\$100,000 or more.....	—	—	—	—	—	—	34	8	26	39	8	31
Median.....	17 883	....	....	18 713	6 962	29 341	25 897	12 042	35 903	32 106	16 737	40 708
Mean.....	30 756	....	....	25 261	10 059	33 931	32 649	17 359	41 776	39 092	28 381	48 446
Other properties.....	310	211	98	573	359	214	1 988	1 171	817	738	560	178
Value												
Less than \$5,000.....	64	60	4	137	117	20	433	403	30	126	114	12
\$5,000 to \$9,999.....	44	30	14	215	159	56	463	342	121	176	129	47
\$10,000 to \$14,999.....	71	39	32	82	39	43	268	174	94	124	83	41
\$15,000 to \$19,999.....	40	28	12	102	33	68	256	132	125	68	53	15
\$20,000 to \$29,999.....	69	46	22	124	58	66	408	129	278	150	91	59
\$30,000 to \$39,999.....	34	8	26	104	30	75	305	121	184	136	80	56
\$40,000 to \$49,999.....	28	14	14	61	32	29	270	91	179	91	63	28
\$50,000 to \$59,999.....	20	10	9	36	7	29	224	71	152	58	31	27
\$60,000 to \$79,999.....	60	31	29	57	14	43	234	46	188	136	75	61
\$80,000 to \$99,999.....	8	—	8	21	9	12	112	26	86	81	42	39
\$100,000 or more.....	19	10	9	37	7	30	74	31	43	115	42	74
Median.....	21 280	16 542	32 332	17 651	9 264	27 308	22 539	11 098	35 030	29 134	22 464	39 845
Mean.....	29 778	24 866	37 376	25 992	17 095	35 538	29 522	20 759	38 796	40 994	34 358	52 645

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

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United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000												
Less than \$500	217	133	84	359	171	188	1 242	671	571	513	328	186
\$500 to \$999	24	21	3	54	30	24	113	59	55	25	21	4
\$1,000 to \$2,499	25	10	15	48	29	18	141	100	41	81	63	17
\$2,500 to \$4,999	53	39	14	99	57	42	410	248	162	160	100	60
\$5,000 to \$7,499	38	13	25	75	26	49	282	156	126	104	66	38
\$7,500 to \$9,999	38	32	6	43	14	28	166	68	98	68	43	25
\$10,000 to \$14,999	4	—	4	8	4	4	29	5	24	27	14	13
\$15,000 to \$19,999	27	15	12	12	6	6	56	23	33	27	11	16
\$20,000 to \$29,999	8	3	4	4	—	4	21	4	17	9	6	3
\$30,000 or more	—	—	—	3	3	—	12	6	7	7	3	4
Median	—	—	—	14	—	14	13	3	9	5	—	5
Mean	2 944	2 382	...	2 183	1 689	3 020	2 342	2 071	3 053	2 416	2 196	3 233
	3 995	3 704	...	4 418	2 580	6 087	3 627	2 961	4 409	6 113	3 122	11 391
Properties with no capital improvements between 1998 and 2000												
Capital improvements not reported	214	132	83	519	274	245	1 505	749	756	598	375	223
	25	12	13	97	60	38	301	147	154	151	101	49
Land Ownership												
Yes	155	83	72	354	197	158	1 472	686	786	491	276	215
No	256	178	77	547	268	278	1 319	766	553	633	438	195
Not reported	45	16	30	74	40	35	257	115	141	138	91	47
Land Rent												
Land not owned												
Less than \$500	256	178	77	547	268	278	1 319	766	553	633	438	195
\$500 to \$999	8	8	—	12	—	12	80	30	50	39	28	10
\$1,000 to \$1,499	3	—	3	31	22	9	78	44	34	22	8	14
\$1,500 to \$1,999	13	9	4	28	20	8	132	80	52	3	—	3
\$2,000 to \$2,499	7	4	4	66	35	31	180	129	51	29	25	4
\$2,500 to \$2,999	45	36	8	92	47	44	108	62	46	54	41	13
\$3,000 or more	26	16	11	60	35	25	60	42	18	43	28	15
No cash rent	105	76	29	152	57	95	191	100	90	310	200	110
Not reported	33	22	12	76	31	45	408	237	171	78	59	19
Median	16	9	8	29	21	8	83	41	42	55	49	7
Other properties	3000+	3000+	...	2 450	2 329	2 644	1 846	1 848	1 841	3000+	3000+	3000+
	201	99	102	429	236	192	1 729	801	928	629	366	263
Purchase Price as Percent of Value²												
Acquired by purchase												
Purchased 1997 to 2001 (part)	408	242	167	858	409	449	2 474	1 227	1 247	1 135	692	443
Less than 60 percent	146	65	81	402	146	256	1 060	396	664	524	244	279
60 to 69 percent	10	5	5	50	27	23	66	45	22	44	12	32
70 to 79 percent	6	—	6	36	9	27	113	17	95	59	22	37
80 to 99 percent	6	6	—	23	10	13	71	42	29	38	19	19
100 percent or more	59	19	40	70	27	43	137	44	92	67	17	50
Median	65	36	29	218	68	150	666	246	420	308	166	141
Purchased 1990 to 1996 (part)	97	...	...	100+	98	100+	100+	100+	100+	100+	100+	100+
Less than 40 percent	126	82	44	262	121	141	788	379	408	318	187	131
40 to 59 percent	8	8	—	27	16	11	71	35	35	—	—	—
60 to 79 percent	7	—	7	9	6	4	63	27	36	42	31	11
80 to 99 percent	19	19	—	25	2	23	109	43	65	46	21	25
100 percent or more	24	13	11	7	7	—	89	48	41	45	27	19
Median	64	37	26	186	83	103	443	216	228	185	108	77
Purchased 1989 or earlier	100+	...	...	100+	100+	100+	100+	100+	100+	100+	100+	100+
Less than 20 percent	136	94	42	194	141	52	626	452	175	293	261	32
20 to 39 percent	10	—	10	19	15	4	18	4	14	22	19	3
40 to 59 percent	18	15	3	23	8	16	50	28	22	18	13	4
60 to 79 percent	9	6	3	17	13	4	53	53	—	39	36	4
80 to 99 percent	18	9	9	27	14	13	70	34	36	40	37	3
100 percent or more	6	6	—	4	4	—	79	43	36	33	26	7
Median	67	54	12	104	88	15	357	289	68	141	130	11
Not acquired by purchase	100+	...	...	100+	100+	100+	100+	100+	89	97	100	...
	48	35	12	118	96	21	574	340	234	126	111	15

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Value-Income Ratio												
Less than 1.0	235	151	84	556	317	239	1 549	939	609	576	402	174
1.0 to 1.4	74	40	34	150	64	86	399	142	257	164	76	87
1.5 to 1.9	33	12	22	56	22	34	204	75	128	97	55	42
2.0 to 2.4	12	12	—	21	—	21	149	39	109	72	45	28
2.5 to 2.9	7	4	3	34	9	25	93	40	59	59	35	23
3.0 to 3.4	23	20	4	17	14	3	85	40	45	26	13	13
3.5 to 3.9	11	3	8	9	4	5	44	12	32	19	13	6
4.0 or more	34	20	21	40	8	32	136	67	69	133	81	52
Not reported or not computed	26	22	4	92	68	24	392	219	173	115	84	32
Median	1.0-	1.0-	1.1	1.0-	1.0-	1.0-	1.0-	1.0-	1.1	1.0-	1.0-	1.2
Age Restrictions												
Mobile home restricted to people age 55 or older	17	8	8	11	7	4	336	243	93	271	221	50
Mobile home not restricted to people age 55 or older ..	419	257	162	913	469	443	2 575	1 238	1 337	914	526	388
Not reported	20	11	9	51	28	23	137	86	51	76	57	19
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	—	—	—	—	—	—	4	—	4	—	—	—
Other government grant or subsidy	4	—	4	—	—	—	13	9	4	4	—	4
Property tax relief	54	32	22	21	13	9	165	111	54	14	9	5
Subsidy from a non-profit corporation	—	—	—	—	—	—	4	—	4	—	—	—
None of the above benefits	317	190	126	727	383	344	2 333	1 184	1 150	932	612	321
Not reported	81	55	26	227	110	118	544	266	278	311	183	127
Source of Property Benefits¹												
With property benefits	58	32	26	21	13	9	171	117	54	18	9	10
Federal government	2	—	2	—	—	—	14	9	6	5	—	5
State government	30	14	16	13	8	5	88	57	31	10	6	4
Local government	28	15	13	5	5	—	42	35	7	5	5	—
Non-profit corporation	—	—	—	—	—	—	4	—	4	—	—	—
Not reported	3	3	—	4	—	4	34	28	6	—	—	—
With no property benefits	317	190	126	727	383	344	2 333	1 184	1 150	932	612	321
Not reported	81	55	26	227	110	118	544	266	278	311	183	127
Reason for Benefits¹												
With property benefits	58	32	26	21	13	9	171	117	54	18	9	10
Occupied by low- or moderate-income individuals	25	17	8	—	—	—	—	—	—	13	9	4
Occupied by elderly or disabled individuals	23	10	14	—	—	—	55	40	15	7	7	—
A historic structure	—	—	—	—	—	—	—	—	—	—	—	—
Located in a community development or economic development area	—	—	—	—	—	—	—	—	—	—	—	—
Covered by a Homestead Exemption	18	17	2	13	8	5	112	68	44	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	6	6	—	—	—	—
Other reason	18	8	10	4	4	—	—	—	—	5	—	5
Not reported	—	—	—	4	—	4	10	6	4	—	—	—
With no property benefits	317	190	126	727	383	344	2 333	1 184	1 150	932	612	321
Not reported	81	55	26	227	110	118	544	266	278	311	183	127
OWNER CHARACTERISTICS												
Owner Status												
1 owner	292	193	99	507	281	226	1 528	942	586	629	428	201
2 owners	149	73	77	441	203	237	1 478	597	880	616	368	248
3 or more owners	15	11	4	28	20	8	43	28	14	16	8	8

Table 9-2. **Mortgage Status, Mobile Home Properties: Regional Summary—Con.**

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
OWNER CHARACTERISTICS—Con.												
Age of Owner												
Under 25	6	—	6	53	33	20	71	33	39	26	12	14
25 to 34	50	25	25	138	31	107	401	111	290	114	36	78
35 to 44	113	60	53	194	62	132	619	189	431	169	74	95
45 to 54	79	35	44	164	80	84	648	343	304	236	129	108
55 to 64	78	53	25	116	79	37	434	250	184	201	129	72
65 to 74	49	53	13	98	72	26	382	249	133	208	173	34
75 and over	54	50	4	77	77	—	291	263	29	185	163	22
Not reported	27	18	9	136	72	64	201	130	72	122	88	34
Median	51	57	45	47	56	41	50	57	44	56	63	47
Race of Owner												
White alone	454	277	177	950	502	448	2 619	1 391	1 228	1 143	746	397
Black or African American alone	—	—	—	5	—	5	341	129	212	25	8	16
American Indian or Alaskan Native alone	—	—	—	4	—	4	39	14	25	57	32	25
Asian alone	—	—	—	7	3	4	19	14	5	18	10	7
Native Hawaiian or Other Pacific Islander alone	—	—	—	—	—	—	4	—	4	—	—	—
Two or more races	2	—	2	9	—	9	26	19	8	19	6	12
Sex of Owner												
Male	314	175	139	715	358	357	2 131	1 010	1 120	911	567	344
Female	142	102	40	261	147	114	917	557	361	350	236	114
Hispanic/Latino Origin												
Hispanic/Latino owner(s) only	5	5	—	35	14	21	218	123	95	109	41	67
No Hispanic/Latino owner(s)	451	272	179	940	491	449	2 830	1 445	1 386	1 153	762	390
Veteran Status¹												
Veteran	87	64	23	211	126	85	657	404	253	359	264	95
Active member of Reserves or National Guard for at least 6 years	1	1	—	26	3	23	64	31	32	33	19	14
Persian Gulf War or after (August 1990 to present)	3	—	3	6	6	—	51	10	41	19	4	14
Vietnam or after (August 1964 to July 1990)	33	21	12	85	42	43	330	163	167	144	103	41
Korean conflict or after (July 1950 to July 1964)	26	15	11	52	37	15	174	136	37	112	76	35
World War II or after (September 1940 to June 1950)	29	29	—	58	49	9	130	118	12	101	92	9
Nonveteran	324	183	142	638	303	335	2 219	1 060	1 158	793	463	330
Not reported	45	31	14	126	76	51	172	103	69	109	77	32
Income												
Less than \$5,000	37	20	17	104	62	42	435	254	181	147	110	38
\$5,000 to \$9,999	49	49	—	64	60	4	215	137	78	72	65	8
\$10,000 to \$14,999	51	40	12	86	57	28	340	234	106	122	94	28
\$15,000 to \$19,999	25	14	11	71	31	39	312	195	116	115	67	47
\$20,000 to \$24,999	33	12	21	102	52	50	314	186	128	129	87	42
\$25,000 to \$29,999	51	33	18	94	56	38	173	92	81	133	88	45
\$30,000 to \$34,999	53	29	24	91	41	49	288	92	196	84	38	46
\$35,000 to \$39,999	23	23	—	82	43	39	200	88	112	78	43	35
\$40,000 to \$49,999	31	6	25	107	29	79	309	105	204	120	72	47
\$50,000 to \$59,999	42	13	29	61	26	35	182	50	133	60	25	35
\$60,000 to \$79,999	33	17	16	83	32	51	168	73	96	130	57	73
\$80,000 to \$99,999	18	10	8	19	11	8	65	25	40	47	41	5
\$100,000 to \$119,999	—	—	—	8	4	4	9	6	2	15	11	4
\$120,000 or more	11	11	—	4	—	4	38	31	7	11	5	5
Median	28 287	25 709	32 278	28 213	23 992	33 351	23 539	19 060	31 276	26 707	23 761	32 364
Mean	32 689	31 035	35 247	30 954	26 346	35 898	30 329	29 392	31 321	33 165	29 435	39 714
Owned Home Previously												
Previously owned home	216	153	62	483	239	244	1 550	826	724	777	542	235
Never owned home before	222	114	107	389	205	184	1 329	645	684	394	196	198
Not reported	19	10	9	104	61	43	169	96	73	91	66	25

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total.]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	396	238	158	780	432	348	2 636	1 372	1 264	1 011	693	319
Less than \$100	99	73	26	356	213	143	1 299	780	519	403	306	97
\$100 to \$199	20	20	—	99	79	20	342	159	183	90	60	30
\$200 to \$299	42	31	11	48	35	12	166	79	87	88	60	27
\$300 to \$399	18	14	4	68	47	22	215	81	134	102	79	24
\$400 to \$499	27	14	12	25	3	22	137	55	82	40	16	24
\$500 to \$599	29	16	13	46	17	29	95	31	64	38	25	13
\$600 to \$699	29	21	8	30	—	30	48	21	28	40	27	13
\$700 to \$799	7	—	7	28	14	14	30	8	22	21	10	10
\$800 to \$899	41	26	15	6	—	6	46	34	12	26	5	21
\$900 to \$999	—	—	—	—	—	—	7	—	7	8	5	3
\$1,000 to \$1,249	33	13	20	18	4	15	28	3	26	48	26	22
\$1,250 to \$1,499	20	4	16	5	—	5	14	4	10	14	9	4
\$1,500 to \$1,999	4	—	4	11	—	11	30	15	15	7	5	3
\$2,000 to \$2,499	3	—	3	3	3	3	21	12	9	23	10	13
\$2,500 or more	17	—	17	16	—	16	34	4	29	29	14	15
Not reported	9	6	3	20	17	3	122	87	36	35	35	—
Median	453	272	746	124	100-	277	100-	100-	151	195	138	320
Mean	628	359	1 030	644	170	1 214	291	203	384	507	465	594
Acquired 2000 and 2001 (part)	60	39	21	196	73	123	412	195	217	250	111	139
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	396	238	158	780	432	348	2 636	1 372	1 264	1 011	693	319
Less than \$5	87	61	26	299	167	132	1 224	624	599	418	303	115
\$5 to \$9	24	20	4	88	42	46	488	191	296	185	124	61
\$10 to \$14	56	25	31	71	43	28	262	113	149	130	76	54
\$15 to \$19	40	19	20	61	25	36	115	79	35	64	35	29
\$20 to \$24	33	16	18	48	12	36	82	62	19	24	21	3
\$25 to \$29	16	8	7	19	12	7	67	38	29	15	13	2
\$30 to \$39	40	23	17	49	34	15	60	26	33	23	16	7
\$40 to \$49	14	14	—	25	21	4	28	21	7	13	6	6
\$50 to \$59	6	—	6	21	13	8	55	38	16	36	5	30
\$60 or more	68	44	25	63	30	33	112	72	40	69	57	12
Not reported or not computed	11	8	3	36	34	3	144	105	39	35	35	—
Median	18	17	19	9	9	9	5	5	5	7	6	9
Acquired 2000 and 2001 (part)	60	39	21	196	73	123	412	195	217	250	111	139
Rental and vacant mobile homes	116	90	26	271	227	44	1 022	831	191	331	248	83
PROPERTY CHARACTERISTICS												
Property Location by Geographic Area												
Inside MAs	51	39	12	104	86	19	550	456	94	183	140	43
In central cities	—	—	—	24	19	5	64	59	5	38	32	7
Not in central cities	51	39	12	81	67	13	485	396	89	145	108	36
Outside MAs	64	51	14	167	142	25	473	376	97	149	108	40
Manner of Acquisition												
By purchase	90	64	26	146	108	38	706	561	145	258	175	83
Placed one new mortgage	40	20	19	38	8	29	144	38	107	68	25	43
Placed two or more new mortgages	—	—	—	—	—	—	—	—	—	—	—	—
Assumed mortgage(s) already on property	—	—	—	—	—	—	56	56	—	17	8	8
Assumed mortgage(s) already on property and placed new mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Placed an installment loan or contract	7	—	7	14	5	9	57	40	17	56	32	24
Borrowed using assets other than this property as collateral	5	5	—	15	15	—	34	34	—	—	—	—
Paid all cash-no borrowing	37	37	—	80	80	—	352	352	—	109	109	—
Other manner	2	2	—	—	—	—	50	30	21	8	—	8
Through a tax free exchange of other rental property	—	—	—	—	—	—	5	5	—	—	—	—
Through foreclosure or assignment	—	—	—	—	—	—	14	14	—	7	7	—
By inheritance or gift	—	—	—	19	19	—	117	105	12	19	19	—
By divorce	—	—	—	5	5	—	—	—	—	—	—	—
By some other manner	18	18	—	75	75	—	80	67	13	36	36	—
Not reported	7	7	—	25	20	5	101	79	21	12	12	—

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Source of Downpayment¹												
Properties purchased 1995 to 2001 (part)	37	18	19	68	52	16	304	202	101	96	66	29
Sale of stock or other partnership shares for this project	—	—	—	—	—	—	—	—	—	—	—	—
Sale of previously owned stocks, shares, or other securities	7	—	7	—	—	—	—	—	—	4	4	—
Sale of land or other real estate	—	—	—	—	—	—	23	18	5	5	5	—
Owner's cash, bank deposits, share accounts, or bonds	16	9	7	23	23	—	126	66	60	56	44	13
Borrowing from a retirement plan	—	—	—	—	—	—	—	—	—	—	—	—
Borrowing using assets other than this property as collateral	5	5	—	7	7	—	26	21	6	3	3	—
Proceeds from an insurance policy	—	—	—	—	—	—	—	—	—	—	—	—
From a state or local government source	—	—	—	—	—	—	—	—	—	—	—	—
From a non-profit organization	—	—	—	—	—	—	—	—	—	8	—	8
Proceeds from sale of tax credits	—	—	—	—	—	—	—	—	—	—	—	—
From parents or relatives	—	—	—	—	—	—	11	11	—	—	—	—
Other cash source	—	—	—	8	8	—	6	6	—	8	—	8
Non-cash source	—	—	—	—	—	—	—	—	—	4	4	—
No downpayment required	11	4	7	30	13	16	87	56	31	12	12	—
Not reported	6	—	6	—	—	—	40	40	—	—	—	—
Other properties	75	68	7	197	169	27	682	599	83	236	182	54
Not reported	4	4	—	6	6	—	37	31	6	—	—	—
Year Property Acquired												
1999 to 2001 (part)	29	15	14	49	41	7	165	97	68	47	39	8
1997 and 1998	22	16	6	26	26	—	167	150	17	51	39	13
1995 and 1996	4	4	—	39	31	9	108	80	28	17	8	8
1990 to 1994	35	28	7	94	80	14	236	193	42	47	34	13
1985 to 1989	4	4	—	48	43	5	114	94	20	84	58	26
1980 to 1984	8	8	—	—	—	—	103	88	15	64	48	15
1975 to 1979	—	—	—	15	5	9	41	41	—	4	4	—
1970 to 1974	5	5	—	—	—	—	45	45	—	17	17	—
1969 or earlier	10	10	—	—	—	—	44	44	—	—	—	—
Building and Land Acquisition												
Acquired at same time	31	25	7	96	73	24	377	236	141	149	89	60
Not acquired at same time	41	41	—	88	73	15	443	406	37	85	79	7
Land not owned by building owner	43	24	19	69	69	—	167	155	13	79	62	17
Not reported	—	—	—	18	13	5	35	35	—	19	19	—
Property New or Previously Occupied When Acquired												
Acquired by purchase	90	64	26	146	108	38	706	561	145	258	175	83
New	39	32	7	50	31	19	305	262	42	106	65	40
Previously owned	51	32	19	88	69	19	397	295	102	153	109	43
As residential property	51	32	19	88	69	19	393	291	102	153	109	43
Converted from nonresidential use	—	—	—	—	—	—	4	4	—	—	—	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	8	8	—	4	4	—	—	—	—
Other properties	18	18	—	99	99	—	216	191	25	62	62	—
Not reported	7	7	—	25	20	5	101	79	21	12	12	—

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United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Year Structure Built												
1999 to March 2000	—	—	—	5	5	—	24	5	18	8	—	8
1997 and 1998	—	—	—	—	—	—	23	18	5	11	3	8
1995 and 1996	4	4	—	17	17	—	87	61	26	24	15	8
1990 to 1994	26	19	7	11	—	11	89	57	33	8	—	8
1980 to 1989	22	10	13	51	51	—	353	309	43	102	78	25
1970 to 1979	40	33	7	146	113	33	294	251	43	133	117	17
1969 or earlier	24	24	—	42	42	—	154	131	23	44	36	9
Purchase Price												
Properties acquired by purchase 1997 to 2001 (part)												
Less than \$5,000	—	—	—	7	7	—	29	24	5	18	18	—
\$5,000 to \$9,999	13	6	7	16	16	—	57	46	11	14	14	—
\$10,000 to \$14,999	7	7	—	6	6	—	17	10	7	7	7	—
\$15,000 to \$19,999	6	—	6	—	—	—	31	6	26	—	—	—
\$20,000 to \$29,999	—	—	—	7	—	7	26	26	—	7	7	—
\$30,000 to \$39,999	5	5	—	—	—	—	35	29	6	16	8	8
\$40,000 to \$49,999	—	—	—	—	—	—	11	5	6	14	6	8
\$50,000 to \$59,999	—	—	—	—	—	—	—	—	—	—	—	—
\$60,000 to \$79,999	—	—	—	5	5	—	12	—	12	—	—	—
\$80,000 to \$99,999	—	—	—	—	—	—	5	—	5	4	—	4
\$100,000 or more	7	—	7	—	—	—	8	—	8	1	1	—
Median .....	...	...	...	...	...	...	17 060	11 526	...	...	...	...
Mean .....	...	...	...	...	...	...	23 901	16 384	...	...	...	...
Other properties	79	72	7	229	193	36	791	686	106	250	187	62
Value												
Less than \$5,000	26	26	—	83	80	3	330	295	36	57	53	4
\$5,000 to \$9,999	17	10	7	54	54	—	213	194	19	32	24	8
\$10,000 to \$14,999	10	4	7	49	35	14	125	99	25	27	20	7
\$15,000 to \$19,999	16	10	6	17	17	—	45	25	20	23	15	8
\$20,000 to \$29,999	9	2	7	27	20	7	157	122	35	23	23	—
\$30,000 to \$39,999	7	7	—	18	9	9	40	40	—	42	14	28
\$40,000 to \$49,999	—	—	—	—	—	—	46	28	17	35	16	19
\$50,000 to \$59,999	27	27	—	19	13	6	34	16	18	20	20	—
\$60,000 to \$79,999	4	4	—	5	—	5	20	—	20	26	26	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	8	—	8
\$100,000 or more	—	—	—	—	—	—	13	13	—	37	37	—
Median	16 530	...	...	9 891	8 149	...	9 251	8 126	18 760	30 737	25 249	...
Mean	23 243	...	...	14 785	11 742	...	15 968	13 894	24 998	46 060	50 132	...
Value of Capital Improvements												
Properties with capital improvements between 1998 and 2000												
Less than \$500	—	—	—	8	8	—	58	54	4	21	4	17
\$500 to \$999	2	2	—	27	27	—	42	36	6	6	6	—
\$1,000 to \$2,499	—	—	—	26	16	10	151	101	50	15	15	—
\$2,500 to \$4,999	2	2	—	22	13	9	58	50	8	30	23	7
\$5,000 to \$7,499	—	—	—	8	8	—	19	19	—	29	15	13
\$7,500 to \$9,999	—	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	—	—	—	—	—	—	7	—	7	—	—	—
\$15,000 to \$19,999	—	—	—	—	—	—	—	—	—	—	—	—
\$20,000 to \$29,999	—	—	—	—	—	—	18	12	6	7	3	4
\$30,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median .....	...	...	...	...	...	...	7	7	—	8	—	8
Mean .....	...	...	...	...	...	...	1 792	1 733	...	4 135	...	...
Properties with no capital improvements between 1998 and 2000	101	75	26	133	117	16	496	420	76	170	145	25
Capital improvements not reported	10	10	—	47	39	8	165	132	34	38	30	8

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total.]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Purchase Price as Percent of Value²												
Acquired by purchase.....	90	64	26	146	108	38	706	561	145	258	175	83
Purchased 1997 to 2001 (part).....	37	18	19	42	34	7	231	146	85	82	61	21
Less than 60 percent.....	11	11	—	—	—	—	13	7	6	—	—	—
60 to 69 percent.....	—	—	—	—	—	—	13	6	7	6	6	—
70 to 79 percent.....	—	—	—	—	—	—	5	5	5	5	5	—
80 to 99 percent.....	—	—	—	—	—	—	22	17	5	20	11	8
100 percent or more.....	26	7	19	42	34	7	173	111	62	51	39	13
Median.....	...	...	...	...	...	...	100+	100+	...	...	...	...
Purchased 1990 to 1996 (part).....	35	28	7	82	65	17	236	205	31	53	32	21
Less than 40 percent.....	—	—	—	16	16	—	5	5	—	—	—	—
40 to 59 percent.....	—	—	—	—	—	—	10	10	—	8	—	8
60 to 79 percent.....	15	15	—	6	—	6	19	19	—	8	—	8
80 to 99 percent.....	—	—	—	—	—	—	38	38	—	12	7	4
100 percent or more.....	20	13	7	61	49	12	157	126	31	25	17	8
Median.....	...	...	...	...	...	...	100+	100+	...	...	...	...
Purchased 1989 or earlier.....	18	18	—	22	8	14	238	211	28	123	82	41
Less than 20 percent.....	4	4	—	—	—	—	—	—	—	6	6	—
20 to 39 percent.....	—	—	—	—	—	—	10	10	—	—	—	—
40 to 59 percent.....	—	—	—	9	—	9	13	13	—	7	7	—
60 to 79 percent.....	—	—	—	5	—	5	22	22	—	4	4	—
80 to 99 percent.....	—	—	—	—	—	—	18	10	7	14	7	7
100 percent or more.....	14	14	—	8	8	—	171	150	21	92	58	35
Median.....	...	...	...	...	...	...	100+	100+	...	100+	...	...
Not acquired by purchase.....	26	26	—	125	120	5	317	270	46	73	73	—
Monthly Rental Receipts												
Acquired before 2000.....	104	78	26	227	191	36	916	760	156	301	218	83
Less than \$100.....	—	—	—	16	16	—	47	42	5	—	—	—
\$100 to \$199.....	—	—	—	26	17	9	95	85	10	8	8	—
\$200 to \$299.....	10	3	7	39	39	—	118	114	4	34	26	8
\$300 to \$399.....	16	16	—	17	14	3	85	79	6	42	29	13
\$400 to \$499.....	2	2	—	16	5	11	56	53	3	32	25	7
\$500 to \$599.....	—	—	—	—	—	—	74	50	24	30	7	23
\$600 to \$799.....	7	—	7	—	—	—	60	54	6	15	15	—
\$800 to \$999.....	4	4	—	20	20	—	35	21	14	7	7	—
\$1000 or more.....	47	35	12	31	31	—	153	119	35	79	57	21
No rental receipts.....	18	18	—	62	49	13	192	144	49	56	45	11
Median.....	...	...	...	305	296	...	428	385	630	526	498	...
Mean.....	...	...	...	830	951	...	943	940	960	1000+	1000+	...
Acquired 2000 and 2001 (part).....	12	12	—	44	36	7	106	71	35	30	30	—
Rental Receipts as Percent of Value²												
Acquired before 2000.....	104	78	26	227	191	36	916	760	156	301	218	83
Less than 5 percent.....	—	—	—	—	—	—	14	14	—	1	1	—
5 to 9 percent.....	—	—	—	15	—	15	23	16	7	21	8	13
10 to 14 percent.....	7	—	7	5	5	—	33	20	13	23	14	8
15 to 19 percent.....	5	5	—	—	—	—	32	27	5	32	17	15
20 to 24 percent.....	—	—	—	8	8	—	6	6	—	7	7	—
25 to 29 percent.....	4	4	—	8	8	—	31	22	9	—	—	—
30 to 39 percent.....	3	3	—	23	23	—	68	68	—	6	6	—
40 percent or more.....	68	48	19	90	82	8	464	396	68	157	121	36
Median.....	...	...	...	40+	40+	...	40+	40+	40+	40+	40+	...
Acquired 2000 and 2001 (part).....	12	12	—	44	36	7	106	71	35	30	30	—
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 2000.....	104	78	26	227	191	36	916	760	156	301	218	83
Less than 1.0 percent.....	38	31	7	35	29	6	160	140	20	90	60	30
1.0 to 2.9 percent.....	—	—	—	8	8	—	7	7	—	7	7	—
3.0 to 4.9 percent.....	—	—	—	—	—	—	—	—	—	—	—	—
5.0 to 6.9 percent.....	—	—	—	—	—	—	—	—	—	—	—	—
7.0 to 8.9 percent.....	—	—	—	8	8	—	12	12	—	—	—	—
9.0 to 10.9 percent.....	—	—	—	—	—	—	18	18	—	—	—	—
11.0 to 12.9 percent.....	—	—	—	—	—	—	28	28	—	8	—	8
13.0 to 14.9 percent.....	—	—	—	—	—	—	—	—	—	—	—	—
15.0 percent or more.....	—	—	—	—	—	—	6	6	—	—	—	—
Not reported or not computed.....	67	47	19	38	29	9	134	115	19	37	29	8
Median.....	...	...	...	7.4	2.9	...	551	434	117	159	123	36
Acquired 2000 and 2001 (part).....	12	12	—	44	36	7	106	71	35	30	30	—

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
PROPERTY CHARACTERISTICS—Con.												
Age Restrictions												
Mobile home restricted to people age 55 or older	5	5	—	17	17	—	102	95	6	51	51	—
Mobile home not restricted to people age 55 or older ..	107	81	26	219	180	38	877	693	185	270	187	83
Not reported	4	4	—	35	30	5	43	43	—	10	10	—
Type of Property Benefits¹												
Government-sponsored below-market interest rate mortgage loan	—	—	—	—	—	—	—	—	—	—	—	—
Government rental subsidy	—	—	—	5	5	—	10	10	—	15	15	—
Government grant	—	—	—	—	—	—	—	—	—	—	—	—
Property tax relief	6	—	6	—	—	—	12	6	6	—	—	—
Federal income tax credit for low-income, old or historic properties	—	—	—	—	—	—	—	—	—	—	—	—
Accelerated federal income tax depreciation for low- and moderate-income properties	—	—	—	—	—	—	—	—	—	8	8	—
Subsidy from a non-profit corporation	—	—	—	—	—	—	—	—	—	—	—	—
None of the above benefits	106	86	20	231	192	38	877	704	173	272	197	75
Not reported	4	4	—	35	30	5	124	112	12	37	28	8
Source of Property Benefits¹												
With property benefits												
Federal government	6	—	6	5	5	—	21	15	6	23	23	—
State government	—	—	—	—	—	—	10	10	—	15	15	—
Local government	6	—	6	—	—	—	6	—	6	—	—	—
Local government	—	—	—	5	5	—	6	6	—	8	8	—
Non-profit corporation	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
With no property benefits												
Not reported	106	86	20	231	192	38	877	704	173	272	197	75
Not reported	4	4	—	35	30	5	124	112	12	37	28	8
Reason for Benefits¹												
With property benefits												
Occupied by low- or moderate-income individuals	6	—	6	5	5	—	21	15	6	23	23	—
Occupied by elderly or disabled individuals	—	—	—	5	5	—	10	10	—	23	23	—
A historic structure	—	—	—	—	—	—	3	3	—	7	7	—
Located in a community development or economic development area	—	—	—	—	—	—	—	—	—	—	—	—
Covered by a Homestead Exemption	—	—	—	—	—	—	8	2	6	—	—	—
Covered by a Community Land Trust	—	—	—	—	—	—	—	—	—	—	—	—
Covered by disaster relief	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	6	—	6	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
With no property benefits												
Not reported	106	86	20	231	192	38	877	704	173	272	197	75
Not reported	4	4	—	35	30	5	124	112	12	37	28	8
OWNER CHARACTERISTICS												
Type of Owner												
Individual investor(s)	112	86	26	237	198	38	877	697	180	296	213	83
Limited partnership	4	4	—	5	5	—	62	57	5	17	17	—
Joint venture	—	—	—	—	—	—	6	—	6	—	—	—
General partnership	—	—	—	16	16	—	6	6	—	—	—	—
Life insurance company	—	—	—	—	—	—	5	5	—	5	5	—
Depository institution	—	—	—	—	—	—	—	—	—	—	—	—
Public real estate investment trust	—	—	—	—	—	—	4	4	—	—	—	—
Private real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Corporation—other than real estate investment trust	—	—	—	8	8	—	25	25	—	7	7	—
Housing cooperative organization	—	—	—	—	—	—	4	4	—	—	—	—
Non-profit or church-related institution	—	—	—	5	—	5	16	16	—	—	—	—
Pension fund	—	—	—	—	—	—	—	—	—	—	—	—
Fraternal organization	—	—	—	—	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	18	18	—	6	6	—

Table 9-2. Mortgage Status, Mobile Home Properties: Regional Summary—Con.

[Number of 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, 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 the year preceding survey and cooperatively owned apartments. Columns may not add to total because installment loans are included in total]

United States	Northeast			Midwest			South			West		
	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt	Total properties	Properties without debt	Properties with debt
RECURRING EXPENSES												
Real Estate Tax												
Acquired before 2000	104	78	26	227	191	36	916	760	156	301	218	83
Less than \$100	20	7	12	43	38	5	310	271	39	79	70	8
\$100 to \$199	—	—	—	36	36	—	160	142	18	9	9	—
\$200 to \$299	3	3	—	37	37	—	85	79	6	41	17	24
\$300 to \$399	7	7	—	17	7	9	63	58	5	26	18	8
\$400 to \$499	12	12	—	7	7	—	40	22	18	13	13	—
\$500 to \$599	9	2	7	—	—	—	23	5	18	4	—	4
\$600 to \$699	7	—	7	—	—	—	15	3	12	22	7	15
\$700 to \$799	9	9	—	—	—	—	6	6	—	8	—	8
\$800 to \$899	—	—	—	6	6	—	11	11	—	4	—	4
\$900 to \$999	—	—	—	8	8	—	—	—	—	—	—	—
\$1,000 to \$1,249	—	—	—	8	—	8	32	20	12	31	31	—
\$1,250 to \$1,499	—	—	—	—	—	—	—	—	—	—	—	—
\$1,500 to \$1,999	—	—	—	—	—	—	7	—	7	—	—	—
\$2,000 to \$2,499	2	2	—	—	—	—	13	7	6	7	—	7
\$2,500 or more	—	—	—	3	—	3	6	6	—	15	15	—
Not reported	35	35	—	62	51	11	145	131	14	43	38	4
Median .....	...	...	...	210	188	...	147	131	410	304	263	...
Mean .....	...	...	...	320	232	...	277	229	490	1 040	1 256	...
Acquired 2000 and 2001 (part)	12	12	—	44	36	7	106	71	35	30	30	—
Real Estate Tax Per \$1,000 Value												
Acquired before 2000	104	78	26	227	191	36	916	760	156	301	218	83
Less than \$5	20	7	12	5	—	5	184	153	31	63	55	8
\$5 to \$9	7	7	—	27	18	9	118	99	19	73	41	32
\$10 to \$14	—	—	—	17	17	—	95	77	18	32	21	11
\$15 to \$19	2	2	—	33	33	—	31	12	19	—	—	—
\$20 to \$24	—	—	—	16	16	—	52	52	—	8	8	—
\$25 to \$29	13	13	—	8	8	—	39	22	17	14	14	—
\$30 to \$39	—	—	—	13	13	—	73	73	—	—	—	—
\$40 to \$49	4	4	—	—	—	—	41	30	11	17	8	8
\$50 to \$59	9	2	7	—	—	—	21	7	14	8	—	8
\$60 or more	13	6	7	47	35	12	107	94	12	44	33	11
Not reported or not computed	35	35	—	62	51	11	157	142	14	43	38	4
Median .....	...	...	...	20	21	...	14	14	16	10	9	...
Acquired 2000 and 2001 (part)	12	12	—	44	36	7	106	71	35	30	30	—
Real Estate Tax as Percent of Rental Receipts												
Acquired before 2000	104	78	26	227	191	36	916	760	156	301	218	83
Less than 5 percent	36	17	19	38	38	—	352	296	57	104	67	38
5 to 9 percent	10	3	7	24	24	—	130	111	19	56	32	23
10 to 14 percent	2	2	—	5	5	—	23	23	—	10	6	4
15 to 19 percent	—	—	—	9	—	9	28	17	12	7	7	—
20 to 24 percent	—	—	—	—	—	—	6	6	—	15	15	—
25 to 29 percent	—	—	—	7	7	—	6	6	—	—	—	—
30 to 34 percent	—	—	—	—	—	—	—	—	—	8	8	—
35 to 39 percent	2	2	—	—	—	—	7	7	—	—	—	—
40 percent or more	—	—	—	3	—	3	13	13	—	8	1	7
Not reported or not computed	54	54	—	140	117	24	350	282	68	94	83	11
Median .....	...	...	...	6	5-	...	5-	5-	5-	5-	5	...
Acquired 2000 and 2001 (part)	12	12	—	44	36	7	106	71	35	30	30	—

¹Detail does not add to total because more than one answer accepted.
²May not add to total because not reported and not calculated are not included.

Appendix A.

Geographic Terms and Concepts

UNITED STATES

The United States consists of the 50 states and the District of Columbia.

CENSUS REGION

Census regions are groupings of states and the District of Columbia that subdivide the United States for the presentation of census data. There are four census regions—Northeast, Midwest, South, and West. Each of the four census regions is divided into two or more census divisions. Before 1984, the Midwest region was named the North Central region. From 1910, when census regions were established, through the 1940s, there were three census regions—North, South, and West.

CENSUS REGIONS AND THEIR CONSTITUENT STATES

Northeast Region

Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont

Midwest Region

Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin

South Region

Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, West Virginia

West Region

Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, Wyoming

METROPOLITAN AREA (MA)

The general concept of a metropolitan area (MA) is one of a large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus. Some MAs are designed around two or more nuclei.

The MAs and the central cities within an MA are designed and defined by the federal Office of Management and Budget (OMB), following a set of official standards that are published in a Federal Register Notice. These standards were developed by the interagency Federal Executive Committee on Metropolitan Areas with the aim of producing definitions that are as consistent as possible for all MAs nationwide. This report uses the June 30, 1999, definitions, the definitions used for presenting metropolitan area statistics in Census 2000 publications.

Each MA must contain either a place with a minimum population of 50,000 or a U.S. Census Bureau-defined urbanized area and a total MA population of at least 100,000 (75,000 in New England). An MA contains one or more central counties. An MA also may include one or more outlying counties that have close economic and social relationships with the central county. An outlying county must have a specified level of commuting to the central counties and also must meet certain standards regarding metropolitan character, such as population density, urban population, and population growth. In New England, MAs consist of groupings of cities and county subdivisions (mostly towns) rather than whole counties.

The territory, population, and housing units in MAs are referred to as metropolitan. The metropolitan category is subdivided into inside central city and outside central city. The territory, population, and housing units located outside territory designated metropolitan are referred to as nonmetropolitan. The metropolitan and nonmetropolitan classification cuts across the other hierarchies; for example, generally there are both urban and rural territory within both metropolitan and nonmetropolitan areas.

To meet the needs of various users, the standards provide for a flexible structure of metropolitan definitions that classify each MA either as a metropolitan statistical area (MSA) or as a consolidated metropolitan statistical area divided into primary metropolitan statistical areas. In New England, there also is an alternative county-based definition of MSAs known as New England County Metropolitan Areas. Documentation of the MA standards and how they are applied is available from the Population Distribution Branch, Population Division, U.S. Census Bureau, Washington, DC 20233-8800, telephone 301-763-2419.

Note: New metropolitan and micropolitan statistical area definitions were announced by OMB in June 2003 and were based on application of the 2000 standards (which appeared in the Federal Register on December 27, 2000) to Census 2000 data. The OMB announced updates to the metropolitan and micropolitan statistical areas as of December 2003 based on application of the 2000 standards to more recent Census Bureau estimates. The December 2003 definitions are available at <<http://www.census.gov/population/www/estimates/metrodef.html>>.

Appendix B.

Definitions and Explanations of Subject Characteristics

CONTENTS

Mortgage Characteristics	B-9
Mortgage Payments and Other Expenses.....	B-14
Owner Characteristics	B-7
Property Characteristics.....	B-3
Property Classifications	B-1

PROPERTY CLASSIFICATIONS

Property. As defined for the 2001 Residential Finance Survey, property means real estate—land and anything permanently affixed to the land, such as buildings and those things attached to the buildings, such as light fixtures, plumbing and heating fixtures, or other such items that would be personal property if not attached. A property may consist of a single-family house (attached or detached), a multifamily house, a condominium unit, a single mobile home, a mobile home park, an apartment building, or a group of apartment buildings. If a property is mortgaged, the property includes all land and buildings covered by a single first mortgage. If a property is not mortgaged, the property is defined as the land and buildings identified by the address which appeared on the questionnaire label.

If a rental project or development is divided into sections or phases, with each phase securing a separate first mortgage, then each section or phase is considered a separate property. In the case of mortgaged properties, the number of properties is the same as the number of first mortgages.

Nonfarm. Properties which were essentially farms were not included in this survey. A property was classified as nonfarm if it had 1 to 4 housing units and was on a place of fewer than 10 acres or if it had 5 or more units.

Housing Unit. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. This definition of housing unit is the same as that used for Census 2000.

1-Unit. A 1-unit property consists of one housing unit. This may be a single-family house (attached or detached), a condominium unit, or a single mobile home or trailer. Data are presented separately for 1-unit properties, condominium properties, and mobile home properties.

Condominium. A condominium involves ownership that enables a person to own an apartment or house in a development of similar units and to hold a common or joint ownership in common areas and facilities that serve the project, such as land, roofs, hallways, entrances, elevators, etc. The owner has title to, and possibly has taken out a mortgage on, the unit. Data for condominiums, which are 1-unit properties by definition, are presented in a separate chapter from other 1-unit properties in this report.

Cooperative. A cooperative is a type of ownership whereby a group of housing units is owned by a corporation of member-owners. Each individual member is entitled to occupy or rent out an individual housing unit and is a shareholder in the corporation that owns the property. The member does not own the unit directly. The corporation may have a mortgage on the whole group of units. The member may have a loan or mortgage to buy his or her shares in the corporation. Data on cooperatives are combined with those for condominiums to reduce the likelihood of confusion.

Mobile home or manufactured home. A mobile or manufactured home is a housing unit manufactured in a factory and designed to be transported, and perhaps permanently attached to, a site, as opposed to conventional on-site construction. Individually owned mobile (manufactured) homes, as opposed to mobile homes owned and let to renters by a mobile home park, are 1-unit properties by definition. In this report, data are presented separately for mobile homes and other 1-unit properties.

Model year (mobile home). The model year is the year in which the mobile home was built or manufactured.

Permanent foundation. A permanent foundation consists of reinforced concrete footings upon which a manufactured or modular home is placed. It must meet federal, state, and local specifications before the home can be inhabited.

Multiunit. A multiunit property consists of more than one housing unit, regardless of the number of buildings. It may be a multifamily house, a rental apartment building or complex, a cooperative apartment building or complex, or a mobile home park. Data are presented for 1-unit, 2- to 4-unit, 5- to 49-unit, or 50-or-more-unit properties.

Residential. A property is considered residential if 50 percent or more of the floor space is used for residential purposes. If the owner indicated that the property consisted primarily of buildings or land which were essentially nonresidential in character, the property was classified as nonresidential and out of scope of this survey (see Properties Excluded). In this survey, residential properties are classified either as *Homeowner* or *Rental and vacant*.

Homeowner. A homeowner property is one with one, two, three, or four housing units, at least one of which is occupied by the owner. Individuals who are buying property are considered owners, whether or not they owe money to a mortgage lender or hold legal title to the property.

Homeowner data are presented for 1-unit properties, 2- to 4-unit properties, mobile homes, and condominiums.

Rental and vacant. The term rental and vacant applies to properties with five or more housing units (one of the units may be occupied by an owner) and to properties with one to four housing units, all of which are either renter-occupied or vacant.

Rental and vacant refers to properties, not housing units. A multiunit property may contain both renter-occupied and vacant housing units. A single-unit property may be either renter-occupied or vacant. Cooperatively owned properties are classified as rental and vacant.

Rental and vacant data are presented for 1-unit properties, 2- to 4-unit properties, 5- to 49-unit properties, 50-or-more-unit properties, mobile homes, and condominiums.

Properties Excluded. Properties excluded from the 2001 Residential Finance Survey are:

1. Properties with fewer than 5 units on a place of 10 or more acres.
2. Publicly owned properties, including low-and middle-income housing properties owned by local housing authorities and other government agencies, housing owned by government agencies such as state universities or public hospitals, properties owned by government agencies for the use of their employees, and government-owned housing for armed services personnel.

Not included in the category "Publicly owned" are properties acquired by the U.S. Department of Housing and Urban Development, Office of Thrift Supervision, or other federal agencies as a result of mortgage defaults and being held temporarily by those agencies pending sale to new owners. Such properties are deemed part of the private housing inventory.

3. Hotels or motels with 50 percent or more of the accommodations reserved for transient use.
4. Properties with more than 50 percent of the floor space used for business, industrial, or nonresidential purposes.
5. Properties under construction at the time of Census 2000 (April 1) with no living quarters sufficiently completed to permit inclusion in the census enumeration. Since Census 2000 records were the universe from which the 2001 Residential Finance Survey sample was selected, these properties were automatically excluded from the survey unless they were finished in time to be included in the supplementary sample drawn for the 2001 ACS.
6. Properties which did not contain housing units at the time of the Residential Finance Survey due to events such as fire or storm destruction, rehabilitation, and conversion to nonresidential use, and properties in which all of the buildings were moved from the site, demolished, or scheduled to be demolished.

Mortgage Status. In this survey, properties are classified as mortgaged or nonmortgaged on the basis of information furnished by the owner and the lender. To assure that all mortgage-type debts on the property were reported, the owner (or agent) was asked to report all of the various types of debt outstanding on the property. The mortgages reported were included in this survey. If there was any doubt as to whether or not a debt was a mortgage, the lender was asked to confirm.

Mortgage refers to all forms of debt where the property is pledged as security for repayment of the debt. The following types of debt instruments or arrangements are classified as mortgages:

1. Mortgages, deeds of trust, trust deeds, mortgage bonds, and vendor liens. In such arrangements, the borrower generally has title to the property.

In some cases, the owner of the building, who did not own the land, had a leasehold mortgage on the building. For purposes of this survey, leasehold mortgages were treated like any other mortgage.

2. Contracts to purchase, contracts for deeds, and land contracts. These differ from mortgage or deeds of trust in that title to the property remains with the lender, who often is also the seller (i.e., the former owner) of the property. The buyer has the right to occupy the property as long as the payments on the debt are made. Title to the property passes to the buyer when the full or a stipulated amount on the loan has been paid. For purposes of this survey, the buyer is considered the owner.

When a property being purchased under a land or purchase contract is also covered by an outstanding first mortgage made by the former owner, data are shown for the underlying mortgage if the current owner has assumed the obligation for the payments.

Nonmortgaged refers to properties with the following types of debt:

1. Property improvement loans, such as FHA Title 1 loans, not secured by the property.
2. Chattel mortgages (for example, mortgages on furniture, equipment, or other personal possessions that are not real estate).
3. Mechanics and tax liens.
4. Judgment liens arising from a lawsuit against the property owner.

PROPERTY CHARACTERISTICS

Property Location by Geographic Area. This characteristic shows data on the location of the property by inside or outside of a metropolitan statistical area and by in or out of a central city. For a detailed explanation of these areas, see Appendix A, Geographic Terms and Concepts.

Number of Housing Units. The number of housing units in a property is the count of all units occupied or intended for occupancy as separate living quarters.

Manner of Acquisition. This item indicates how the current owner acquired the property; that is, whether by purchase or by means other than purchase, and if purchased, how the purchase was financed. In this survey, purchase includes transactions where the structure was built for or by the owner.

By Purchase. The owner was asked to report the manner by which the purchase of the property was financed. If the land was acquired prior to purchase of the building, the method of financing the building was to be reported.

The mortgage arrangements at the time the property was acquired were not necessarily the same as the arrangements at the time of the survey. For example, a mortgage made at the time of property acquisition by the current owner may not be the same mortgage that is currently on the property due to refinancing or renewal of the loan. The methods of acquisition by purchase are:

Placed one new mortgage includes cases where the present owner made one new mortgage when the building was purchased or constructed.

Placed two or more new mortgages includes cases where the owner placed two or more mortgages. This is a frequent situation for large rental properties and for seller-financed single-family homes.

Assumed mortgage(s) already on property includes cases where the property was already mortgaged when purchased by the present owner, and the present owner took over the obligations of the existing mortgage(s).

Assumed mortgage(s) already on property and placed new mortgage includes cases in which the present owner took over the obligations of the existing mortgage(s) and made one or more new mortgages. Wrap-around mortgages made at the time the property was acquired are included in this category.

Placed an installment loan or contract (mobile homes) includes cases where the owner purchased a mobile home by making a cash down payment and agreed to pay the remainder in monthly installments, over a period ranging from a few months to several years.

Borrowed using assets other than this property as collateral includes cases in which the owner purchased the building(s) with borrowed funds not secured by a mortgage or deed of trust on this property. The owner may have placed a mortgage on another property in order to raise cash to purchase this property, or may have borrowed money using other investments, such as bonds, as collateral to raise the purchase money.

All cash—no borrowing includes cases where the owner paid cash for the property using savings or proceeds from the sale of assets such as stocks, bonds, or other real estate.

Not by purchase includes:

By inheritance or gift includes cases where the current owner played no role in the original acquisition of the property; for example, when a child inherits a deceased parent's home, or when a property is deeded outright to a relative with no exchange of money. In the case of inheritance from a deceased spouse, an effort was made to obtain the information relating to the original acquisition of the property. If the surviving spouse did not know how the property was originally acquired, this category was selected.

Through tax free exchange of other rental property (rental and vacant properties) includes cases where the property owner traded, or promised to trade in the near future, a like-kind property for this property.

By foreclosure or assignment (rental and vacant properties) includes cases where the owner came into possession of the property as a result of default (nonpayment of debt) by the previous owner of the property.

By some other manner includes methods of acquisition such as delinquent tax sale or corporate reorganization. For homeowner properties, this category includes acquisition through trades for other property and foreclosure.

Source of Down Payment. This item indicates the major source of the cash portion paid from a buyer's own funds, as opposed to that portion of the purchase price which is financed. If the entire purchase price was paid with cash, the owner was asked to report the source of the cash. Data are limited to those properties acquired after 1984. Up to three sources of down payment for any one property were tabulated. Therefore, the total number of sources is greater than the number of properties.

Homeowner properties. The major sources of down payment are:

Sale of previous home includes those cases in which the owner sold a previous home and used the proceeds towards the down payment or to pay the entire purchase price of this property. The previous home must have been the present owner's usual residence (not, for example, a vacation home) at the time it was sold.

Sale of other real property or other investments includes those cases in which the owner used money received from the sale of real property or real estate other than a previous usual residence (for example, a vacation home) or from the sale of other investments, such as securities (common and preferred stocks, municipal or corporate bonds, mutual funds) or business ventures.

Savings includes cases in which money was drawn from savings, such as bank deposits, credit union, share accounts, savings bonds, certificates of deposit, money market funds, and IRA or KEOGH accounts.

Borrowing from a retirement plan includes cases where the owner used his or her investment in a retirement fund plan to purchase the property. In most cases, this money would have to be paid back before retirement.

Borrowing using assets other than this property as collateral includes cases where the owner borrowed the down payment, and the loan was not secured by this property, even if the property was mortgaged.

Proceeds from an insurance policy includes cases where the owner received a cash payment from an insurance policy, such as life or fire insurance.

Payments in a lease-purchase agreement includes cases where the owner received credit from rental payments toward the purchase of a home.

From a state or local governmental source includes cases where the owner received financial assistance from a state or local government in the purchase of a home.

From a nonprofit organization includes cases where the owner received financial assistance from a nonprofit organization, such as a school, charitable organization, church, or other such institution, toward the purchase of a home.

From parents or relatives includes cases where the owner used money received as a gift from parents or relatives as the down payment. Inherited money is not included in this category.

Other includes cases for which the owner could not classify the source of the down payment in any of the listed categories. For example, money received as an inheritance was used for the down payment, or the owner's equity in previously owned land on which the house was built was used as a noncash down payment.

No down payment required includes cases where the owner did not use personal funds to finance the purchase; for example, a first and second mortgage combined to cover the total purchase price.

Rental and vacant properties. Mortgage lenders as a rule do not lend money to large rental property owners who have not made some investment (equity) in the property. The investment need not be in cash. The following items are categorized into cash and noncash sources:

Cash source

Sale of stock or partnership shares for this project includes cases where shares of ownership in the project were sold. For example, a corporation was established solely for constructing an apartment project, and shares were sold to investors to raise the down payment.

Sale of previously owned stocks, shares, or other securities includes cases in which the owner raised the down payment by selling his or her own stocks or shares, municipal or corporate bonds, or mutual funds or from the sale of other investments such as business ventures.

Sale of land or other real estate includes cases where real property or real estate was sold to obtain the down payment funds for the purchase of this property.

Owner's cash, bank deposits, share accounts, or bonds includes cases where the down payment was from the owner's savings, such as savings accounts, certificates of deposit, savings bonds, or money market funds.

Borrowing using assets other than this property as collateral includes those cases where the owner borrowed the down payment and the loan was not secured by this property, even if the property was mortgaged.

Other cash source includes cases for which the cash source was something other than any of the listed categories. For example, money received as an inheritance that was used for the down payment.

Noncash source includes situations such as the land on which the building was built represents the owner's equity, or fees ordinarily charged by builders, contractors, architects, lawyers, engineers were waived in favor of partial ownership in the property.

No down payment required includes cases in which no down payment or owner equity was required.

Year Property Acquired. Year of acquisition refers to the calendar year the building and land were acquired by the current owner or to the year the building was constructed by (or for) the owner on land previously acquired. Acquired includes purchase or other forms of acquisition, such as inheritance, gift, trade, and foreclosure. For those properties with more than one building acquired in different years, the year refers to the first building bought, built, or otherwise acquired.

Building and Land Acquisition. This characteristic differentiates properties where the land and building(s) were acquired at the same time (usually previously owned) or within the same 12-month period, where the land was acquired either before or after the building(s) (usually new construction), and where the property owner does not own the land on which the building is situated.

Property New or Previously Owned/Occupied When Acquired. This item differentiates between new construction and existing stock.

New includes properties that were built for or by the current owner or that were built as residential properties for usage by someone other than the current owner.

Previously owned/occupied by someone else refers to those properties that were used for residential purposes prior to the current owner's acquisition.

Converted from nonresidential use refers to properties that were converted by the current owner, or just prior to the current owner's acquisition, from nonresidential use; for example, an old school building that was converted to condominium apartments or a carriage house that was converted into a single-family house.

Year Structure Built. This item refers to the calendar year in which the building was completed. It refers to original construction and not to any later remodeling, additions, reconstructions, or conversions. For properties with more than one building, the owner was instructed to answer for the first one completed.

Purchase Price includes the total cost to the buyer of the property (land and buildings) when acquired, including the down payment and excluding closing costs (sales commission, notary fees, title search, transfer taxes, etc.). Data in this category are limited to properties acquired by purchase after 1996. For rental and vacant properties, purchase price is presented per housing unit rather than as the total purchase price for the property.

Value is the amount the owner estimated the property would sell for on the current 2001 market under ordinary conditions and not at a forced sale. If the owner of the property did not own the land on which the building stood (for example, a mobile home situated on rented land), the land value was excluded from the market value. Value in the condominium tables refers to the value of the individual unit. In cases where the property included more than one building (for example, a multistructure garden apartment complex), the value of the entire property was to be reported. Value is presented both as total value and as value per housing unit for rental and vacant properties.

Appraised value. The appraised value of a property is an estimation of value based upon a factual analysis by two disinterested people with suitable qualifications.

Capital improvements are additions to the property that increase its value or upgrade the facilities. These include upgrading the heating and air conditioning system, upgrading kitchen or bathroom facilities, adding universal access improvements, or any other permanent improvement that would add to the value and useful life of the property. The costs for routine maintenance are excluded.

Purchase Price as Percent of Value. This figure was derived for properties acquired by purchase. Data are shown by period of purchase.

Value-Income Ratio (Homeowner Properties). This ratio was computed by dividing the value of the property by total household income. The ratio was not computed if income was reported as none or as a loss.

Rental Receipts (Rental and Vacant Properties). The owner was asked to report total actual receipts from rent during the past year. Not included are receipts for extra services such as fees for parking, telephone use, or maid service.

Receipts from business or office units were asked about separately from receipts from residential (housing) units. Rental receipts are shown on a monthly, per-housing-unit basis. All residential (housing) units on the property were used to compute the per-housing-unit figure.

Rental receipts from commercial properties, cooperatively owned properties, and properties with fewer than 50 percent of the housing units in the rental market (either rented or available for rent) during the year preceding the survey are excluded from all tabulations involving rental receipts.

Rental Receipts as Percent of Value (Rental and Vacant Properties). This item was not computed if there were no rental receipts during the past year.

Rental Vacancy Losses as Percent of Potential Receipts (Rental and Vacant Properties). This item was computed using the rental property owner's estimate of the dollar amount of vacancy loss (that is, the difference between actual receipts and total potential receipts at 100 percent occupancy) for the past year. It was not computed if there were no rental receipts.

Type of Property Benefits. Property benefits do not include federally funded Federal Housing Administration (FHA), Rural Housing Service/Rural Development (RHS/RD) (formerly Farmers Home Administration (FmHA)), or the Department of Veterans Affairs (formerly Veterans Administration (VA)) mortgage insurance or guarantee programs.

Government-sponsored below-market interest rate mortgage loan refers to loans which are generally 1 to 3 percent below the current mortgage interest rate at the time the loan was made. These loans are managed through state or local governments and are financed from the proceeds from mortgage revenue bonds. The borrower applies through the lending institution (bank, etc.) after the instruments have been publicly advertised, and the loans are made on a first-come, first-served basis. Included are loans under such programs as FHA Section 235 and RHS/RD Section 503 for homeowner properties, and FHA Section 236, FHA Section 221(d)(3), and RHS/RD Section 515 for multifamily rental properties.

Government rental subsidy (rental and vacant properties) includes such programs as Section 8 vouchers and certificates for low-income tenants and FHA rent supplements for elderly tenants.

Government grants include Community Development Block Grants for property rehabilitation and Urban Development Action Grants (UDAG).

Property tax relief includes tax incentive programs designed by state or local governments to encourage, stimulate, or subsidize the ownership of real estate.

Federal income tax credit (rental and vacant properties) for low income, old, or historic properties. A qualified low-income housing project may be entitled to a tax credit each year over a 10-year period if either 20 percent or more of the units are occupied by households with incomes of 50 percent or less of the area's median income, or 40 percent or more of the households have incomes of 60 percent or less of the area's median income.

Accelerated federal income tax depreciation (rental and vacant properties) exists for low-and moderate-income properties.

Proceeds from a nonprofit organization includes cases where a nonprofit organization provides financial assistance to a home buyer or home owner.

Homestead exemption consists of a special property tax exemption that reduces the assessed value of the property for those who use the property as their permanent residence. It is enacted as a local option at the state level and might be available to groups such as veterans or those who are retired. This also applies to mobile home owners who own the land on which the home is permanently attached.

Community land trust consists of a private nonprofit corporation created to acquire and hold land for the benefit of a community and provide secure affordable access to land for community residents.

Property restricted to age 55+. Some properties have an age restriction on the residents, commonly age 55+. There are varying degrees of help or aid available to the residents, such as meal service and health services.

OWNER CHARACTERISTICS

Homeowner Properties

Owner Status. This item refers to the number of people owning the property. Properties owned jointly by husband and wife are classified as having two owners.

Age of Owner. For properties having more than one owner, the data on age were tabulated for the owner listed first on the questionnaire.

Race of Owner. Following the Office of Management and Budget standard, the concept of race reflects self-identification. The data represent self-classification by people according to the race(s) with which they most closely identify. The owner could choose one or more races from the six racial categories: White; Black, African American, or Negro; American Indian or Alaska Native; Asian; Native Hawaiian or Other Pacific Islander; or Some Other Race. For properties having more than one owner, the data on race were tabulated for the owner listed first on the questionnaire.

Sex of Owner. This refers to the sex of the owner listed first on the questionnaire if there is more than one owner.

Hispanic/Latino Origin. Hispanic/Latino origin is a self-identification item describing ethnicity. The federal government defines Hispanic or Latino as a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin regardless of race. Hispanics may be of any race. This classification refers to the owner of the property listed first on the questionnaire and not to any other household members.

Veteran Status. The respondent was asked to report if any of the owners of the property ever served in the Armed Forces of the United States and, if so, to indicate the period of service.

Service in the U.S. Armed Forces is defined as any active duty for any length of time at home or abroad in the U.S. Army, Navy, Marine Corps, Coast Guard, Air Force, or any reserve branch of these organizations. Active members of Reserves or the National Guard for at least 6 years and those called to active duty during World War II, the Korean Conflict, Vietnam, or the Persian Gulf War are included in the survey. It excludes employment in the merchant marine or civilian employment in any branch of the Armed Forces, short periods of reserve training, or service in the armed forces of a foreign country. Veterans reporting more than one period of service are counted in each of the periods they reported. The sum of the number of veterans by service periods may be greater than the total number of veterans who own property in any given category.

Income. This total is the sum of money received from all sources in calendar year 2000 by all members of the household 15 years or older. The following types of income were asked separately and summed to get a total for the household:

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1. Wages, salaries, commissions, bonuses, or tips from all jobs.
 2. Self-employment income from own nonfarm business or farm business, including proprietorships, partnerships, or professional practice (net after business expenses).
 3. Interest, dividends, net rental income, royalty income, or income from estates and trusts.
 4. Social Security or Railroad Retirement.
 5. Retirement, survivor, or disability pensions.
 6. Any other sources of income received regularly such as VA payments, unemployment compensation, public assistance or public welfare payments, child support, or alimony.

In the ratios involving income, properties whose owners reported no household income (or a loss) are included in the "Not computed" category.

Owned Home Previously. This item indicates if the property owner is a first-time home buyer or has previously owned a home.

Rental and Vacant Properties

Type of Owner

Individual investor(s) includes ownership by one person as well as joint ownership by two or more individuals, including husband and wife and estates of deceased owners. Also included are cases where ownership is held by a group of individuals who have not signed a partnership agreement.

Limited partnership is one in which there is at least one partner whose liability is limited to the amount invested and at least one general partner whose liability extends beyond monetary investment.

Joint venture is an agreement between two or more parties who invest in a single property.

General partnership is made up of general partners without special (limited) partners; that is, no partner's liability is limited.

Real estate investment trust (REIT) pools funds from individuals for investing in real estate or mortgages. If it meets certain requirements, it is exempt from corporate income tax. It distributes a minimum of 95 percent of its income to its shareholders. There are two types of REITs: public (stock trades on a public stock exchange) and private (stock does not trade on a public stock exchange).

Depository institution includes cases in which a property was in the portfolio of a commercial bank, savings and loan, credit union, or other financial institution at the time of the survey.

Real estate corporations, other than REITS, are organized chiefly for the purpose of building, buying, selling, investing in, or managing property and include limited liability companies.

Housing cooperative organizations are usually incorporated and own properties for the benefit of their members who purchase shares in the cooperative. The cooperative organization is the owner of the property. A member of the cooperative has the right to occupy a specific housing unit and pays a proportionate share of the mortgage payment (if any), taxes, insurance, and operating costs.

Nonprofit or church-related institutions include entities such as schools, charitable organizations, churches, and other similar institutions.

Pension or retirement fund includes state and local government retirement funds, as well as private corporation pension or retirement funds.

Fraternal organizations include organizations of people who associate for some common purpose or interest.

Other includes any type of owner not included in the categories already mentioned.

MORTGAGE CHARACTERISTICS

Type of Mortgage

Traditional mortgage. For the purposes of this report, a traditional mortgage is any mortgage other than a home equity line of credit that is in the first position. In most tables in this report, first mortgage characteristics are shown for traditional first mortgages.

First mortgage is a mortgage having priority over all other voluntary liens against the property. A first mortgage gives the lender a first claim against the owner's rights in the property if the owner fails to meet the required payments on the mortgage.

Junior mortgage ranks after a first mortgage in priority. Properties may have two, three, or more mortgages, deeds of trust, or land contracts as liens at the same time. The order of acquiring the mortgages determines whether they are called a first, second, third, etc. lien.

Wrap-around mortgage is treated as a first mortgage for the purposes of this survey. A wrap-around mortgage is a junior mortgage whose face value encompasses the unpaid balance of the first mortgage (and any earlier junior mortgages) plus the amount of any new funds extended by the wrap-around lender. When a property is financed under a wrap-around mortgage, data are shown for the wrap-around mortgage and not for the underlying mortgage(s).

Home equity line of credit can be either a first mortgage if there are no other liens on the property, or a junior mortgage subordinate to the first mortgage and any other junior mortgages on the property. This type of financing allows the property owner to borrow against the equity in the property from time to time up to a predetermined maximum amount without reapplying for a loan.

Installment loan involves a contract between a buyer and seller, which takes one of two forms. In a conditional sales contract, the buyer gets possession of the goods while the seller retains title until the last payment is made. In a chattel mortgage, the seller transfers title to the buyer and takes the mortgage as security. Chattel mortgages usually involve personal property (such as automobiles) not real estate, which distinguishes them from traditional mortgages. In the case of an installment loan on a mobile home, the buyer usually makes a cash down payment and agrees to pay the remainder in monthly installments over a period ranging from a few months to several years. If the buyer defaults on payments, the seller can repossess the mobile home. Installment loans are generally extended for shorter periods than traditional mortgages. While traditional mortgages are, in effect, long-term installment loans, they are considered to be in a different category than home equity loans.

Type of Mortgage Instrument

Fixed rate mortgage is a loan featuring an interest rate that is constant for the term of the loan. While a graduated payment mortgage may be a fixed rate mortgage, these loans are not included in this category.

Amortized loans are those for which the installments of principal and interest will completely pay off the mortgage by the maturity date.

Short term with balloon payment loans are those calling for periodic payments which are insufficient to fully amortize the face amount of the mortgage by the maturity date, so that the remaining principal balance, known as a balloon, is due at maturity.

Reverse mortgage is a mortgage loan that gives cash advances to a homeowner, requires no repayment until a future time, such as in the event of death, and may be capped by the value of the home when the loan is repaid.

Adjustable rate mortgage is a mortgage loan that allows the interest rate to be changed, usually based on an established index, at specific intervals over the maturity of the loan. Such mortgages can be either amortizing or nonamortizing loans.

Graduated payment mortgage (GPM) is a mortgage that allows lower payments in early years than in later years. Payments increase in steps until the installments are sufficient to amortize the loan. A GPM allows for negative amortization in the early years; that is, the unpaid interest is added to the principal, thereby allowing the outstanding principal balance to exceed the face amount of the mortgage for a period of time.

Subprime loan. A loan for borrowers with a history of credit problems, insufficient credit history, or nontraditional credit is known as a subprime loan. Subprime borrowers frequently pay higher points and fees and have less favorable terms and conditions, such as balloon payments, prepayment penalties, and negative amortization.

Other includes loans, such as cash flow mortgages, that do not fit the categories mentioned above. A cash flow mortgage is one in which all rental receipts go to a bank, and the bank pays all the expenses of the property, and the remaining cash is used to make mortgage payments.

Mortgage Insurance Status. This status refers to the presence or absence of guaranty or insurance on a mortgage. Under a mortgage insurance program, the mortgage holder is assured of full or partial compensation of the unpaid balance if the borrower defaults on the mortgage payments. Mortgages may be insured or guaranteed by an agency of the federal or state government or by a private mortgage insurance company.

Government-insured mortgages

FHA-insured first mortgages are made by private lending institutions and insured by the Federal Housing Administration of the U.S. Department of Housing and Urban Development.

VA-guaranteed first mortgages are made by private lending institutions and guaranteed or insured by the U.S. Department of Veterans Affairs. Such mortgages are made to eligible veterans under the Servicemans Readjustment Act (GI bill). Some properties with VA mortgages are owned by nonveterans who have assumed the mortgage.

Rural Housing Service/Rural Development (RHS/RD) (formerly Farmers Home Administration) insured first mortgages are made by private lending institutions and are insured by the Rural Housing Service/Rural Development Administration of the U.S. Department of Agriculture. Such mortgages are made to eligible purchasers of homes and farms in small towns and rural areas.

State bonding agencies act similarly to the FHA in insuring mortgages on large apartment properties as well as smaller residential properties.

Insured conventional mortgages are insured by a private mortgage insurance company that will, for a fee, issue insurance on mortgage loans similar to FHA and VA insurance. They usually do not insure a high percentage of the loan, such as when the down payment is less than 20 percent of the purchase price.

Uninsured conventional mortgages are those other than government-insured or privately insured conventional mortgages.

Origin of First Mortgage. This indicates the origin of the first mortgage currently on the property.

Mortgage made at time property acquired indicates that the current first mortgage is the one originally made by the present owner when the property was acquired and has not been refinanced, renewed, extended, or renegotiated.

Mortgage assumed at time property acquired indicates that the current first mortgage is the same mortgage that was assumed from the previous owner when the property was acquired and has not been refinanced or renewed.

Mortgage placed later than acquisition of property indicates the current first mortgage is not the mortgage placed on the property at the time the present owner acquired the property.

Refinanced mortgage consists of replacing an existing mortgage with a new mortgage. This may be done with the same lender or with a different lender. The principal balance may or may not be changed.

Renewing or extending a mortgage means that a lender agrees to extend the term of a mortgage having an outstanding principal balance for a specified additional period of time. Renegotiating a mortgage means that a borrower and a lender agree to change one or more of the conditions of the contract without actually replacing the existing mortgage with a new mortgage. Renewed, extended, and renegotiated mortgages are included with refinanced mortgages in the tables.

Mortgage placed on property owned free and clear of debt includes currently mortgaged properties that were acquired without a mortgage and properties with mortgages placed at the time of acquisition that were paid off before placing the current mortgage.

Purpose of First Mortgage Placed Later Than Acquisition. This item lists reasons for refinancing a previous first mortgage or for placing a first mortgage on a property owned free and clear of debt.

Purpose of Second Mortgage or Home Equity Line of Credit. This item lists reasons for placing a second mortgage or home equity line of credit. The reasons reported are similar to those for a first mortgage. The reason to provide funds for the purchase of the property is included as well. Unlike the 1981 survey, this item is not restricted to loans placed later than acquisition of the property.

Year First Mortgage Made or Assumed. This year refers to the year the current mortgage was made or assumed by the present property owner. If the current mortgage has been refinanced, renewed, or renegotiated, the year of the most recent mortgage is shown.

Characteristics shown in this report for mortgages made or assumed in any given year and in existence at the time these data were collected do not necessarily reflect the characteristics of all mortgages made in that year. Mortgages assumed in a particular year represent mortgages originally made in previous years. Moreover, many mortgages made in previous years have been paid off or otherwise terminated by the time of this survey.

Mortgage Loan

First mortgage loan is the amount of the primary loan on the property at the time it was obtained by the current property owner. If the mortgage was assumed from the previous owner, the mortgage loan is the unpaid balance when assumed. If the owner made a new mortgage, the mortgage loan is the face amount of that mortgage. When the mortgage represented a refinancing of the previous mortgage, the mortgage loan is the amount of the new mortgage.

Total mortgage loan is the total amount loaned on the property, regardless of the number of mortgages. When there are two mortgages or more, the amount of first and junior loans (including home equity lines of credit) are combined. The mortgages may have been made at different times.

Outstanding Mortgage Debt

First mortgage outstanding debt is the unpaid principal balance of the primary mortgage at the time of the survey. In some instances, it includes overdue or deferred interest.

Total mortgage outstanding debt is the sum of the unpaid balances of all mortgages (including home equity lines of credit) on the property.

Current Interest Rate. Current interest rate is the annual rate specified in the mortgage or the annual equivalent if not on an annual basis. Where the rate varies, as in an adjustable rate mortgage, the interest rate is the rate at the time of the survey. No fees or charges, such as the Federal Housing Administration mortgage insurance premium, are included. When no interest was charged, the property was tabulated in the lowest interval, "Less than 7.0 Percent."

Points Paid as Interest on First Mortgage. Points, also referred to as discount points, are paid to increase the yield of a mortgage. One point equals 1 percent of the loan amount. For example, a 30-year fixed-rate mortgage for \$100,000 with 6 percent interest and one discount point of \$1,000 would result in an annual percentage yield of 6.094 percent. Points paid as a fee for loan origination or other noninterest fees are excluded.

Term. For most mortgages, term is the length of time stated in the mortgage document during which principal and/or interest payments must be made. For an assumed mortgage, the term shown is the original term. No routine edit was made to determine whether amortized mortgages requiring regular periodic payments would be paid off during the specified term.

Some mortgages are written with short terms and are either renewable at the option of the lender or contain renewal clauses which require the lender, under most circumstances, to extend the mortgage term. These were reported in different ways by lenders. Some short-term loans which appeared to be past due were edited into the refinanced category and the placed date was brought forward by the length of the term. For other cases, particularly with lenders who were individuals, the term may have had little meaning.

The category *no stated term* includes cases for which the lender reported that the mortgage had no specific term with no regular principal payments required and on demand mortgages due at any time on demand of the lender. During the life of such mortgages, interest payments usually are required and principal payments may or may not be required. The category *no stated term* or *not computed* includes assumed mortgages.

Unexpired Term. This item refers to the years remaining before the mortgage is paid in full or the outstanding balance becomes due and payable. The figures were derived by adding the term to the year the mortgage was made and subtracting the survey reference year 2001.

Holder of Mortgage. Holder refers to the organization, institution, or person that has the legal right to the interest and principal due on the mortgage.

Servicer of Mortgage. Servicer of mortgage refers to the organization, institution, or person to which the mortgage payments are made and that performs, for a fee, the necessary duties of a mortgagee (lender), such as collecting payments, maintaining records of payments, releasing the lien upon payment in full, foreclosing if in default, setting up escrow accounts for accumulating the real estate tax and property insurance portions of mortgage payments (when included in the payment), paying the tax and insurance bills, and sending required notices to the borrower. Servicing may be done by the lender (holder) or by a company acting for the lender.

The mortgage holder is not necessarily the original mortgage lender since the original lender may have transferred the mortgage to a new holder. Mortgages are frequently originated by one institution (or person) as agent or loan correspondent for another institution or organization which provides the mortgage funds, or mortgages are sold by the originating lenders to institutions, organizations, or people that have funds available for investment.

Information on the type of organization or institution holding and servicing the mortgage was obtained from the holder or servicer.

Commercial bank or trust company is a financial institution authorized to provide a variety of financial services. While commercial banks make long-term mortgage loans, they have traditionally concentrated on short-term loans and are good sources for construction loans, home improvement loans, and junior loans secured by home equity and home equity lines of credit.

Savings and loan association, federal savings bank is an association chartered to hold savings and make real estate loans. Such institutions are active in long-term financing rather than construction loans.

Mutual savings bank is a state-chartered savings institution owned by its depositors and operated for their benefit. They provide essentially the same financial services as commercial banks. Most of these banks are in the northeastern United States and hold a large portion of their assets in home mortgage loans.

A life insurance company may use premiums received from policy holders and earnings received from investments to make loans secured by real estate.

Mortgage banker or mortgage company is a party or company providing mortgage financing with its own funds. These funds are usually borrowed and if the financing is long-term, the mortgages are sold to investors within a short time.

Mortgage pools are a collection of loans of similar nature which are sold as units in the secondary market or used to back securities, which are then sold in the capital markets.

Federally sponsored secondary-market agency or pool includes mortgages guaranteed by securities issued by federally-sponsored agencies such as the Rural Housing Service/Rural Development (RHS/RD) (formerly Farmers Home Administration) and the Government National Mortgage Association (GNMA), and quasi-governmental corporations such as the Federal Home Loan Mortgage Corporation (FHLMC) and the Federal National Mortgage Association (FNMA).

Conventional mortgage pools are collections of loans not guaranteed by a federally-sponsored or regulated agency.

Federal agency refers to mortgages that are held directly by an agency of the federal government often as a result of foreclosure. Included are:

Rural Housing Service/Rural Development, an agency within the U.S. Department of Agriculture that administers assistance programs for farmers and rural home purchasers.

Federal Housing Administration (FHA), an agency within the U.S. Department of Housing and Urban Development that administers loan programs, loan guarantee programs, and loan insurance programs designed to make more housing available.

U.S. Department of Housing and Urban Development, an agency responsible for the major federal housing programs, such as FHA insurance and community development programs.

Small Business Administration, an agency authorized to make loans to small businesses, including loans for land purchase and construction to borrowers who have been refused a loan by private lenders.

U.S. Department of Veterans Affairs, an agency that assists eligible veterans in buying a principal residence with little or no down payment.

Real estate investment trust (REIT) sells shares of ownership and must invest in real estate or mortgages. If it meets certain requirements, it is exempt from corporate income tax. It distributes a minimum of 95 percent of its income to its shareholders. There are two types of REITs: public (stock trades on the public stock exchange) and private (stock does not trade on a public stock exchange).

Pension or retirement fund includes state and local government retirement funds as well as private corporation pension or retirement funds.

Credit union is an association governed by its members that performs many of the same services as a commercial bank.

Finance company makes loans primarily for consumer purchases. In many states, finance companies make home equity loans, primarily as junior mortgages.

State or municipal government or housing finance agency includes all nonfederal government agencies. It excludes pension or retirement funds administered by such agencies.

Individual or individual's estate includes mortgages held directly (that is, not as shares in a mortgage pool) by individuals or estates of individuals that are not being administered as trust accounts by commercial banks.

Other includes all organizations or institutions not listed above, such as nonprofit organizations, insurance companies not classified as life insurance companies, and trust accounts administered by a bank. This category also includes a few cases for which the holder was not reported by the respondent and the type of holder could not be clerically coded from the name.

Holder's Acquisition of First Mortgage. This item indicates how the present holder of the mortgage acquired it. Holders usually acquire mortgages either by originating the mortgage directly from the borrower with no intermediary agent or by purchasing the mortgage from a previous holder.

Purchased mortgages are further classified as to whether the mortgage was (1) purchased from the present servicer or (2) purchased from someone else. It is common practice for a mortgage company to originate mortgages and then sell them to investors, such as life insurance companies. The mortgage company may, for a fee, continue to service the mortgages that have been sold to the investors (situation 1). The investor, in turn, may pool the mortgages and sell them in the secondary market (situation 2).

Mortgage Assumption. Assumption refers to whether or not the current mortgage can be assumed upon sale of the property, and if it can, whether or not the terms of the mortgage can be changed with the assumption.

Penalty Clause. This refers to whether or not a mortgage contains a clause which requires a fee or percentage of the outstanding loan to be paid if the mortgage is paid in full before the term of the mortgage expires.

Mortgage Loan as Percent of Purchase Price. This percent was computed for the first mortgage loan and for all mortgage loans on the property. The percentage is shown when the first mortgage was made or assumed at the time the property was acquired by purchase or construction. For the total mortgage loan, the amounts of the first and junior loans were combined. The junior loan(s) may have been made later than the acquisition of the property.

Outstanding Debt as Percent of Value. This item was computed separately for the first mortgage and for all mortgages on the property.

Index Used to Adjust Interest Rate on ARM. This index is restricted to mortgages that were reported as having adjustable interest rates and refers to the benchmark used, if any, to adjust the rate at specified times. The current interest rate of an adjustable rate mortgage is calculated by adding the margin to the index, subject to maximum and minimum interest rate limits during the life of the mortgage or in a defined period.

Treasury security indexes include maturities of 6 months and 1, 3, and 5 years. A typical Treasury security index used is the 1-year constant maturity Treasury index, which is based on the average yield of a range of Treasury securities adjusted to a constant maturity of 1 year, as reported in the Federal Reserve Board weekly H-15 reports. The same process is used for the 3- and 5-year Treasury security indexes. The actual Treasury security index used is specified in the mortgage agreement.

Average cost of funds in bank district, sometimes referred to as a COFI, or cost of funds index, is based on the average cost of funds for member institutions of the Federal Home Loan Bank Board District. The interest rate on many ARMs indexed to, for example, the 11th District (San Francisco) cost of funds, is adjusted monthly, with the rate at each reset based on the index 3 months prior to the reset date.

National average cost of funds is based on the average contract interest rate on conventional mortgage loans closed for purchasing previously occupied single-family homes from all major lenders.

OTS contract mortgage rate is the average cost of funds offered by all Federal Home Loan Bank Board members in the nation. These banks are under the supervision of the Office of Thrift Supervision in the U.S. Treasury Department.

Frequency With Which Rate Can Be Adjusted. The frequency with which rate can be adjusted for adjustable rate mortgages is generally stated in the loan contract.

Interest Rate Changed Since Mortgage Made. This item indicates whether or not the interest rate has changed for adjustable rate mortgages.

Caps on Interest Rate. Caps limit the increase or decrease in the interest rate of the mortgage. Rate caps are shown for each adjustment period as stated in the mortgage contract and for the life of the loan.

Percentage of Margin Over Index. This percentage refers to what is added to the index to determine the interest rate for adjustable rate mortgages.

Adjustable Rate Mortgage Convertible to Fixed Rate Mortgage. This item refers to whether or not the terms of the mortgage contract allow an adjustable rate mortgage to be converted to fixed rate at the request of either the borrower or the lender.

Change in Monthly Interest and Principal Payments Other Than Change in Interest Rate. This item indicates whether or not the required payments of interest and principal can change for nonadjustable rate mortgages and for adjustable rate mortgages other than through a change in the interest rate, and, if so, the allowable frequency of the change. For example, a mortgage may allow for lower payments in its early years with increasing payments in steps until the installments are sufficient to amortize the loan.

Mortgage Allows for Negative Amortization. This feature is shown for mortgages for which the monthly payments can change (other than through a change in the interest rate) and indicates whether or not the outstanding balance of a loan can increase resulting from the failure of periodic payments to cover required interest charged on the loan.

MORTGAGE PAYMENTS AND OTHER EXPENSES

Traditional Mortgage. As with mortgage characteristics, first mortgage payments and other expenses are shown for traditional first mortgages, that is, the first mortgage is not a home equity line of credit.

Method of Payment. Method of payment refers to the payment arrangements required under the terms of the mortgage. Mortgage payments in this report are classified according to whether or not regular payments are required. Mortgages with regular payments required are further classified by the method of payments and whether these payments reflect full or partial amortization.

Interest and principal includes regular payments of both interest and principal even if payments are made for different intervals; for example, interest paid monthly and principal paid quarterly.

Fully amortized payments are sufficient to pay off the loan completely within the stated term of the loan.

Not fully amortized includes payments where the principal payments pay off part of the loan by the end of its term. The remainder of the loan then becomes due and is paid off in one lump sum, refinanced with a new loan, or extended by renewal of the loan.

Interest only includes mortgages on which principal is not being paid at the time of the survey. In some cases, this is a temporary situation and payments for principal were required in the past or will be required later.

No regular payments required includes mortgage on which no regular payments were required for either interest or principal. For small properties, some of these mortgages involved borrowers and lenders who were related. Some mortgages on large rental properties involve unusual financing arrangements. Occasionally, the holder of the mortgage and the owner of the property are different firms with the same principals.

Items Included in First Mortgage Payments. These items are shown for mortgages with regular required payments of both interest and principal. In addition to real estate taxes and property insurance payments, a first mortgage payment may also include such items as a mortgage insurance premium, a mortgage service charge, ground rent, equipment replacement reserve, and life insurance premiums. Payments on Federal Housing Administration-insured mortgages, for example, usually include real estate taxes, property insurance premiums, and often FHA mortgage insurance premiums.

Monthly Interest and Principal Payments. This payment is the amount required to be paid regularly on the mortgage for principal repayment or interest, or both. Mortgages with no required regular payments are excluded. Principal and interest payments are shown on a monthly basis, regardless of the actual frequency of payment. Data are shown for first mortgage payments and for total mortgage payments per housing unit in the property.

Interest and Principal Payments as Percent of Income. This percent, computed for homeowner, homeowner-condominium, and homeowner-mobile home properties, is shown for first mortgage payments and total mortgage payments. The data are restricted to those cases where regular payments of interest and/or principal are made on the first mortgage.

Interest and Principal Payments as Percent of Rental Receipts. This percent, computed for rental and vacant properties, is shown for first mortgages and for all mortgages on the property. The data are restricted to those cases where the property was acquired before 2000 (where an entire year of rental receipts could be reported) and where regular payments of interest and/or principal are made on the first mortgage.

Real Estate Tax. This is the amount of total real estate taxes paid on the property in the 12-month period preceding the survey. It includes both state and local real estate taxes. The respondent was requested not to include payments for special assessments or for taxes in arrears from prior years.

Real estate taxes are shown on an annual, per-housing-unit basis. Taxes are presented as a percent of total household income for homeowner properties or as a percent of rental receipts for rental and vacant properties. Taxes are also presented on a per \$1,000 of value basis. Not computed includes properties for which no taxes were paid.

For other definitions regarding the Residential Finance Survey, please refer to the survey Web site at <www.census.gov/hhes/www/rfs.html>.

Appendix C.

Data Collection and Processing Procedures

CONTENTS

Data Collection Procedures	C-1
Data Processing Procedures	C-2

DATA COLLECTION PROCEDURES

Survey Design and Techniques. The 2001 Residential Finance Survey was designed to provide data about the financing of nonfarm, privately owned, residential properties.

The program was conducted by mailing questionnaires to a sample of property owners and then to the lenders who held mortgages on the sample properties. An option was also provided to lenders who wanted to respond electronically. Telephone and personal visit follow-up was done for nonresponse cases.

The sample of about 69,000 residential addresses was drawn from the address file for Census 2000 and supplemented by the list of addresses used as the sample frame for the 2001 American Community Survey (ACS). These addresses were limited to counties and independent cities in the 1,925 sampling areas used for the Census Bureau's 2001 ACS. For more detail, see Appendix D, "Source and Accuracy of the Estimates."

Forms. Five questionnaires (reproduced in Appendix E) were used to collect data for the 2001 Residential Finance Survey.

1. The "pre-survey contact with lenders" letter, D-2903(LC), was mailed to lenders 1 year before the actual survey with a threefold purpose: (1) to give lenders advance notice of the Residential Finance Survey so that they could prepare to respond to the survey 1 year later; (2) to ask the lenders to identify an appropriate respondent to the lender questionnaire; and (3) to ask the lenders whether they would prefer paper or electronic reporting of their mortgage data. Approximately 11,000 "pre-survey contact with lenders" letters were mailed.
2. The "owner seeker" letter, D-2905(L), was mailed to units at basic street addresses having two or more housing units in order to identify the name and address of the owner or the owner's agent and to determine if the property was a homeowner property or rental property. A homeowner property was defined as one having fewer than five units where the owner of the property lived in one of the units. A rental property was one with five or more units, or a property of fewer than five units with none that was owner-occupied. Condominium apartments were considered homeowner properties if the owner lived in the unit, and rental properties if the owner did not. If the property was determined to be a homeowner property, a homeowner questionnaire was mailed to the owner. If it was vacant or a rental property, a rental property questionnaire was mailed to the property owner or the owner's agent. To minimize the reporting burden on the public and survey costs, the mailing of "owner seeker" letters was limited to a maximum of seven apartments at any one multiunit address. Approximately 75,000 "owner seeker" letters were mailed. About another 25,000 were sent to census regional offices for field interviews, primarily for larger properties.
3. The homeowner questionnaire, D-2900, was initially mailed to all addresses with one unit and all mobile homes. In addition, properties identified on the "owner seeker" letter as having fewer than five units, one of which was owner-occupied, were sent homeowner questionnaires. This questionnaire asked the characteristics of the property and the property owner(s), and the name and address of the owner if he or she did not live on the property.

If the property was mortgaged, the respondent was asked to report the name(s) and address(es) of the people or institution(s) to whom the mortgage payments were made. A letter accompanying the questionnaire at mailout informed the respondent that the Census Bureau would then contact the lender(s). About 35,000 homeowner questionnaires were mailed.

4. The rental and vacant property questionnaire, D-2901, was mailed to owners or agents of properties with five or more housing units or those with fewer than five units when none was owner-occupied as indicated by responses on the

“owner seeker” letter and homeowner questionnaire. As with the homeowner questionnaire, if the property was mortgaged, the respondents were asked to provide information about the recipients of their mortgage payments with the understanding that the lender would then be contacted by the Census Bureau. Approximately 6,000 rental and vacant property questionnaires were mailed, and over 20,000 properties were visited by interviewers directly.

5. The lender questionnaire, D-2902, was mailed to financial institutions, government agencies, firms, or individuals to whom mortgage payments were made, as indicated on the homeowner and rental and vacant property questionnaires, requesting information about the mortgage. The form was designed to collect data on both first and junior mortgages, including home equity lines of credit, reverse mortgages, and installment loans on mobile homes. About 15,000 lender questionnaires were mailed. In addition, some lenders used the option of responding electronically.

Timing. The “pre-survey contact with lenders” letters were mailed in mid-June 2000. The “owner seeker” letters were mailed to addresses or sent to the regional offices for field interviewing in early April 2001. The homeowner questionnaires were mailed in early April 2001, with a follow-up mailing in mid-June. The rental and vacant property questionnaires were mailed in late May 2001, with a follow-up mailing in late June. The lender questionnaires were mailed in August and September 2001, to those lenders wishing to receive paper questionnaires. Those lenders who wished to respond electronically to data files made available by the Census Bureau were sent information in three phases: in mid-August and late September 2001, and in late March 2002.

Enumeration. The 2001 Residential Finance Survey was essentially a centralized mailout/mailback operation conducted by the National Processing Center in Jeffersonville, Indiana. The mail enumeration of property owners occurred mainly in the months of April 2001 through March 2002, and that of the lenders in August 2001 through March 2002.

Field interviewing for property owners was limited to cases in which the owner was either not identified or failed to respond to the original mailed questionnaire and follow-up letters. Follow-up enumeration was conducted by field representatives from the 12 census regional offices.

Field representatives were trained for the follow-up enumeration of property owners through an extensive home study course and a 1-day classroom training session conducted by supervisory personnel at each of the 12 census regional offices.

Follow-up interviews of lenders (banks, savings and loans, insurance companies, etc.) were made by staff from the National Processing Center in Jeffersonville, Indiana. If the lenders had not received the initial mailout of questionnaires, new documents were mailed to them. For lenders responding electronically, follow-up contacts were made by staff at the Census Bureau’s headquarters office (HQ) in the Washington, DC area.

DATA PROCESSING PROCEDURES

Clerical Editing and Coding. The homeowner and rental and vacant property questionnaires were processed in the Jeffersonville, Indiana, National Processing Center. Each questionnaire was screened for completeness, mortgage status, tenure, consistency between expected and actual number of housing units, and determination of whether the property was within the scope of the survey.

After screening, a clerical edit operation ensured that the proper questionnaire (homeowner or rental) was completed by the respondent, that the answers referred to the sample address, and that all sampled addresses were associated with the correct property. Questionnaires that failed the clerical edits were referred to professional staff at headquarters near Washington, DC for resolution. Upon completion of the clerical edits, questionnaires for nonmortgaged properties were scanned into the data capture programs. Images of the questionnaire pages were edited, based on guidelines and limits determined by the HQ staff. Questions that failed an edit were referred to the HQ staff for electronic review.

Mortgaged Properties. Additional clerical edits were performed on questionnaires for mortgaged properties. A critical edit was to determine which lender held the mortgage(s) for the property. Prior to the 2001 Residential Finance Survey, a pre-survey contact of lenders was conducted. As a result of this survey, a database of approximately 6,000 lenders was established. If a mortgaged property questionnaire listed a lender not on the database, that lender was added to the database. After mortgaged property edits were completed, the questionnaires were forwarded to data capture, where the questionnaires were also scanned and the images of the questionnaire pages edited. The HQ staff also reviewed the mortgage questionnaires online if the questionnaires failed preliminary edits. Once the lenders were identified for mortgaged properties, they were placed in a mortgage/lender database. This database was used to create and mail out lender questionnaires. A separate database was created for lenders who wanted to respond electronically instead of receiving paper questionnaires.

Lender questionnaires were returned to Jeffersonville, Indiana. Each questionnaire was screened for completeness and consistency before being sent to data capture, where the questionnaire was scanned. Each questionnaire (homeowner, rental and vacant, and lender) was assigned a unique property address control number. Based on this number, a data file was created by linking the property (homeowner or rental and vacant) questionnaire to the corresponding lender questionnaire(s). After editing this file, professional staff at HQ were able to view the scanned images of the property questionnaire and corresponding lender questionnaire(s) and resolve any discrepancies. The mortgage edit was done to ensure that the property owner and mortgage lender were reporting for the same mortgage, and that all mortgages on the property were accounted for.

Specifically, mortgage edit comprised the following activities:

1. The reduction of the number of “No reports.” In this volume, no attempt was made to eliminate the “Not reported” category unless it could be done on the basis of other information provided by the property owner or mortgage lender. For example, if the owner failed to report the year the property was acquired, and that the mortgage was made at the time of acquisition, while the lender reported the year the mortgage was made, this was assumed also to be the year of acquisition.

It was possible to eliminate the “Not reported” category for most mortgage items for two reasons. First, there were two sources of information (the property owner and the mortgage lender). Second, if a few facts are known about a mortgage, it is frequently possible to compute the missing loan information.

2. The interpretation of respondents’ notes, which were numerous and frequently complex.

We cite a few examples:

- Asked the interest rate, the respondent replied “prime rate plus 2 points.”
 - Asked the type of mortgage (fixed-rate, adjustable rate, etc.), the lender marked the “Other” box and explained “cash flow mortgage.”
 - The owner reported a first and second mortgage, while the lender indicated a first mortgage and a home equity line of credit.
 - The owner reported three mortgages (a first, second, and third mortgage), all with different lenders. One lender reports holding the first mortgage, another holds the second, and the remaining lender answers that it holds a loan not secured by the property.
3. Proration. This occurred when an owner reported his or her project as a single property, while the lender’s response indicated more than one property was involved with the holding. By definition, a property is what is covered by a single first mortgage. It was necessary to prorate the owner’s data on various property items; that is, number of units, value, expenses. Proration was usually done on the basis of the face amounts of the mortgages and/or the number of housing units on the property.
 4. Consistency checks. The editors made a number of consistency checks. For example:
 - One item on the lender questionnaire could have multiple entries. All other items could have one entry.
 - The control number on the property questionnaire must agree with the control number of the lender questionnaire(s).
 - There must be a lender questionnaire for each mortgage listed on the property questionnaire.
 - Mortgage payment information must be corrected to monthly if reported weekly, quarterly, annually, etc.
 - Balloon payment mortgages cannot be fully amortized.
 - A junior mortgage cannot be placed before a first mortgage.
 5. Allocation of mortgage information. Numerous steps were taken to ensure as complete a response to the 2001 Residential Finance Survey as possible. Despite these efforts, lender reports for a significant number of mortgages were not received. This occurred for several reasons:
 - Mortgages are frequently bought, sold, or transferred from one lender to another. In some situations, the time frame for data collection expired before the current lender could be located.
 - A small number of lenders, citing confidentiality requirements, refused to cooperate.

The property owner and mortgage lender were asked a certain number of similar questions about the mortgage on the property. This was done to ensure that both were reporting on the same property and the same mortgage. Cases where the property owner made a complete report about the property, while the mortgage lender did not report, became eligible for allocation of lender information.

In most cases, the allocation of lender information was done by trained and experienced headquarters staff. In a small number of cases involving interest-only loans, a computer program was written and the allocation was done using standard "hot deck" allocation. In all cases, the allocation of lender information was based on information provided by the property owner. The number of mortgage records allocated was 15,204, or about 55 percent of all lender records. Allocated lender records are identified as such on the computer file.

Computer Processing. Three distinct computer edits were performed on the survey data. The first edit made a recheck of selected "key" items to ensure that they were answered. It also made consistency checks for each data record. For example, if the property had two mortgages, there must be two mortgage documents for that property. This edit also checked for duplicate records for the same property. All cases which "failed edit" were reviewed and corrected by professional staff.

The second edit was the allocation edit. In a small number of cases as described above, a lender record was allocated by computer based on information reported by the property owner.

The third computer edit made a final check for internal consistency between items within a data record. For a few individual items, response allocations were made based on this check. In addition, this edit performed a "clean-up" function prior to data tabulation (for example, blanking items which should not have been answered based on the questionnaire "skip" pattern).

The weighting of data (including nonresponse adjustment and ratio estimation), along with the calculation of standard errors, medians, means, and all ratios, and the final tabulation of the data were performed by computer.

Appendix D.

Source and Accuracy of the Estimates

CONTENTS

Confidentiality of the Data.....	D-20
Errors in the Data	D-5
How Residential Finance Survey Estimates Differ From Independent Estimates	D-5
Nonsampling Error.....	D-15
Sample Design	D-1
Sampling Error	D-6
Weighting	D-4

SAMPLE DESIGN

The 2001 Residential Finance Survey sample selection included the selection of 655 sample areas made up of counties and independent cities and 69,000 sample properties within the sample areas.

Selection of Sample Areas

A sample of 655 geographic areas known as Primary Sampling Units (PSUs) was selected to represent the United States. The PSU design of the 2001 American Community Survey (ACS) was utilized for this purpose.

The United States was divided into 1,925 PSUs made up of counties and independent cities. The 401 PSUs with an estimated 1996 population greater than 250,000 were placed in sample with certainty due to their large population. These PSUs are known as self-representing (SR).

The remaining PSUs were grouped within state based on the following demographic and housing unit characteristics:

- Percent change in population between 1990 and 1996
- Number of vacant housing units in 1990
- Percent change in the number of housing units between 1980 and 1990
- Number of renter/owner-occupied housing units in 1990
- Number of rural farm population in 1990
- Number of related children below poverty in 1993
- Number of people aged 16–19 not in school and not high school graduates
- Hispanic population in 1990 (if the Hispanic population was greater than 10 percent of the projected 2000 state population)
- Black population in 1990 (if the Black population was greater than 10 percent of the projected 2000 state population)

A total of 127 within-state groups or strata were formed across all of the states. Within each stratum, probabilities were assigned to each PSU proportionate to the total number of housing units projected for 2001. Two PSUs were then selected from each stratum for a total of 254 sample PSUs. These PSUs are referred to as non-self-representing (NSR) since the sample of properties from the sample PSU represents all of the properties in the stratum from which the PSU was selected.

Selection of Sample Properties

A sample of properties was selected from each of the sample PSUs. Using the Master Address File created for the 2001 ACS, which contained addresses for Census 2000 housing units as well as housing units created since Census 2000, a list containing all properties in each of the sample PSUs was created. Housing units likely to be covered by the same mortgage were grouped into properties. Housing units with the same basic street addresses (BSAs) were assumed to be part of the same property (mortgage) with the exception of mobile home parks where each mobile home was assumed to be a separate property.

Properties were assigned a measure of size (MOS) based on the number of housing units that were grouped together to form the property. The properties that were included in Census 2000 but did not contain any census long form sample housing units were dropped. The remaining properties had their MOS adjusted to account for these dropped properties. Additionally, the MOS for properties in NSR PSUs was adjusted to account for the probability of selection of the PSU.

The properties remaining on the sampling list were divided into 10 groups or strata based on their MOS and characteristics from Census 2000 files (see Table 1).

Table 1. Strata Used to Select Sample Properties

Stratum	Definition of property
1	Mobile homes
2	Single-unit owner occupied
3	2–4 unit owner occupied
4	1–49 unit condominium
5	50–99 unit condominium
6	1–4 unit rental/vacant
7	5–49 unit rental/vacant
8	50–99 unit rental/vacant in SR PSU
9	50–99 unit rental/vacant in NSR PSU
10	100+ unit rental/vacant/condominium

A take every for sampling properties was calculated by dividing the total adjusted MOS for all of the properties in a stratum by the required property sample size for that stratum. The required property sample size was calculated by determining the number of interviewed properties that would be needed to achieve the desired reliability levels for the key estimates from the stratum and then increasing the number of interviews to reflect the expected rate of nonresponse and ineligibility that would be encountered during the data collection. Table 2 presents the property sample size and take every in each stratum.

Table 2. Property Sample Size and Take Every by Strata

Stratum	Sample size	Take every
1	3,074	2,657
2	18,604	3,246
3	1,059	2,658
4	2,558	1,025
5	2,037	320
6	8,973	2,658
7	9,461	1,024
8	5,568	331
9	961	264
10	16,432	312

The properties within each stratum with an adjusted MOS larger than the take every for the stratum were selected with certainty for the Residential Finance Survey sample. The remaining noncertainty properties were sampled systematically by stratum where a property's probability of selection was equal to its adjusted measure of size divided by the stratum take every.

Selection of a Sample Property From Multiproperty BSAs

It was expected that some sample multiunit properties would actually be a collection of single-unit properties (e.g., condominium buildings, mobile home parks). One predesignated unit was selected to be the sample property whenever such situations were encountered in each of the sample properties from strata 1–4 and 6–7 and from a subset of the sample properties from strata 5 and 8–10.

It was also expected that some sample basic street addresses would actually be a collection of multiunit buildings, each covered by its own mortgage. A single unit at the basic street address was randomly selected, and the property that contained the selected unit was used as the sample property when those situations were encountered.

Data Collection

A sample of about 69,000 residential addresses was selected from the list of properties. About 21,000 properties were not eligible to be interviewed for various reasons (see Table 3). Of the 48,000 properties eligible to be interviewed for the Residential Finance Survey, data were collected for about 40,000 properties.

The data collection process involved four questionnaires (see Table 4 for interview counts for each questionnaire). The first step in this process was the location of the owner for rental properties. The properties that were believed to be rentals/vacants with fewer than 20 housing units were mailed an Owner Seeker Letter (D-2905). Properties with 20 or more units were visited by interviewers directly.

Once the owner was located for properties with less than 20 units, a property questionnaire (D-2900 for homeowners and D-2901 for rental/vacant properties) was mailed out. Due to higher than expected interviewing costs, not all of the nonrespondents to the mailed property questionnaires were followed-up. A representative subsample of 10,000 properties out of the 18,000 mail nonrespondents was selected for follow-up by interviewers. The number of completed property questionnaires by stratum is listed in Table 5.

For properties with completed property interviews covered by at least one mortgage, a lender questionnaire (D-2902) was mailed to the holder of the mortgage(s) listed on the property questionnaire. The holder of the mortgage had the option of completing the lender questionnaire or providing the information in a spreadsheet. To increase cooperation, about 15,000 lenders were contacted 9 months before data collection to inform them of the survey and to get the name and address of the contact person that should receive the questionnaire(s). Immediately before data collection, the largest lenders were contacted again to remind them of the survey and to check to see if the contact person had changed. Lenders that did not return their questionnaire or spreadsheet were followed-up by telephone.

Table 3. Sample Properties by Interview Outcome

Interview outcome	Number of properties
Total sample of properties	68,727
Properties eligible to be interviewed	48,153
Property interviews	39,642
Interviews of mortgaged properties	28,403
Interviews of nonmortgaged properties	11,239
Property noninterviews (unknown if they are mortgaged)	8,511
Properties not eligible to be interviewed	20,574
Part of a multiproperty mortgage property	1,058
Properties out of the scope of the survey	5,364
Address with no single unit selected from a multiunit property	2,987
Bad address (unknown, nonexistent, or unreadable)	2,978
Cases dropped due to subsampling mail nonresponse	8,187

Table 4. Properties With Completed Questionnaires by Type

Questionnaire	Attempted	Completed	Not completed
Owner Seeker Letter (D-2905)*	40,118	32,454	7,664
Owner (D-2900) by mail	31,995	10,606	21,389
Owner (D-2900) by interviewers	18,485	6,835	11,650
Renter (D-2901) by mail	5,748	2,391	3,357
Renter (D-2901) by interviewers	24,346	18,453	5,893
Lender (D-2902)	13,839	6,393	7,446

*Many properties received more than one owner seeker letter. "Completed" means at least one owner seeker letter was returned.

Table 5. Interviews and Noninterviews by Stratum

Stratum	Sample properties	Not eligible to be interviewed	Eligible noninterviews	Completed interviews
1	3,074	1,195	303	1,576
2	18,604	3,921	1,399	13,284
3	1,059	531	131	397
4	2,558	802	416	1,340
5	2,037	1,190	251	596
6	8,973	4,281	1,261	3,431
7	9,461	3,297	1,425	4,739
8	5,568	986	902	3,680
9	961	315	116	530
10	16,432	4,056	2,307	10,069
Total	68,727	20,574	8,511	39,642

WEIGHTING

The Residential Finance Survey weights were derived from the product of the inverse of the probability of selection for a sample property, nonresponse adjustment factors, and ratio estimation factors.

Probability of Selection

Each selected sample property was assigned a weight equal to the inverse of its probability of selection which depended on the property's measure of size and stratum take every. This weight indicated the number of properties the sample property represented in the sample.

Since only a subsample of the property questionnaire mail nonrespondents was followed-up, the weights of the followed-up properties were also adjusted to account for those that were not followed-up.

In some cases, the interviewed property contained more addresses than expected. The probability of selection for each address associated with the interviewed property was determined from the sample frame. The joint probability of selection of all these addresses was determined, and the weight was adjusted to reflect the overall probability of selection for the entire interviewed property.

Nonresponse Adjustments

Two adjustments were calculated to account for properties without completed interviews. For each of these adjustments, a factor was computed and applied to the appropriate properties according to the following ratio:

$$\frac{\text{Properties kept after factor was applied} + \text{Nonresponse properties dropped after factor was applied}}{\text{Properties kept after factor was applied}}$$

The first nonresponse factor adjusted for the 3,000 sample addresses that could not be located due to missing or incomplete addresses. Since it was not known if these addresses would have been eligible for a property interview, this adjustment was applied to both interviews and noninterviews. Adjustments were made within each sampling stratum, separately for each region.

The second nonresponse adjustment was made for the 8,000 sample properties eligible to be interviewed for which the respondents refused to complete a questionnaire. These properties, as well as the interviewed properties, were separated into groups based on Census 2000 data for MSA status, tenure, property type, and property value (for owner properties) or total rent (for rental properties). Separate adjustments were computed and applied for the properties in each group.

Ratio Estimate Factors

The first ratio estimate factor adjusted the housing unit estimates from the NSR PSUs in sample to better agree with those from all of the NSR PSUs. If the counties and cities not sampled are significantly different from those in sample, this factor will reduce the error due to this first stage of sampling.

Properties in NSR PSUs were divided into groups using the following criteria:

- Owner
 - Mobile home or single-unit properties on 10+ acres
 - Mobile home properties on 10 or fewer acres
 - Other properties were separated into cells by the size of the mortgage payment
- Renter/vacant
 - Mobile home or single-unit properties on 10+ acres
 - Mobile home properties on 10 or fewer acres
 - Other properties were broken into cells by number of units

For each group, the following ratio was calculated and applied to all of the sample properties in that group in NSR PSUs:

$$\frac{\text{Census 2000 housing units in the group for all NSR PSUs (both sample and nonsample)}}{\text{Census 2000 housing units in the group estimated from the sample NSR PSUs}}$$

The second ratio estimate factor adjusted the housing unit estimates of Census 2000 long form sample characteristics based on the long form sample housing units in the sample properties to agree with the estimates of these characteristics based on all Census 2000 long form sample housing units.

Properties were divided into groups using the following criteria:

- Owner
 - Mobile home or single-unit properties on 10+ acres
 - Mobile home properties on 10 or fewer acres were divided into year-built groups
 - Other properties were grouped by condominium status and the size of the mortgage payment
- Renter/vacant
 - Mobile home or single-unit properties on 10+ acres
 - Mobile home properties on 10 or fewer acres were divided into year-built groups
 - Other properties were grouped by number of units and year built

For each group, the following ratio was calculated and applied to all of the sample properties:

$$\frac{\text{Weighted number of Census 2000 long form sample housing units in the group}}{\text{Weighted number of Census 2000 long form sample housing units in a group estimated from the long form sample housing units in sample properties}}$$

HOW RESIDENTIAL FINANCE SURVEY ESTIMATES DIFFER FROM INDEPENDENT ESTIMATES

Data from the 2001 Residential Finance Survey, especially the estimates of single-unit properties, mobile home properties and condominium properties, are expected to differ from estimates derived from Census 2000 or other independent sources for the following reasons:

1. Although the Residential Finance Survey sample was selected using Census 2000 data, the data collection for the Residential Finance Survey continued until June 2002. In the lag between Census 2000 and the time the interviewing was completed, the mortgage characteristics of the properties may have changed. For example, the property may have a new mortgage through refinancing or a new owner.
2. The Residential Finance Survey collected data on properties, while Census 2000 collected data for individual housing units. If the owner of a mobile home or other single-unit property reported that the unit was part of a property that contained additional units, the Residential Finance Survey considered this a multiunit property. Census 2000 counted this property with single-units or mobile homes.
3. In some cases, single-unit properties can be classified differently in two different interview situations. Some properties were classified by Census 2000 as mobile homes, but the Residential Finance Survey classified them as single-unit homes. Conversely, some properties classified by Census 2000 as single-unit detached houses were classified by the Residential Finance Survey as mobile homes.
4. In addition, the procedures and definitions may be different for the Residential Finance Survey and Census 2000 (or independent estimates). The Residential Finance Survey procedures to identify a condominium were more rigorous than those used in Census 2000. If a person in a rental unit reported that the unit was a condominium, the Residential Finance Survey requested the address of the owner/manager. After interviewing the owner/manager of the unit, the Residential Finance Survey was more likely to correctly classify the unit. However, the Residential Finance Survey definition of a multiunit property caused some condominiums to be reclassified as multiunit properties.

ERRORS IN THE DATA

There are two types of possible errors associated with data in this report: sampling and nonsampling error. The sampling error arises because only a sample of all eligible properties was selected to be interviewed. The nonsampling error is the result of all other errors that may occur during the data collection and processing phases of the survey.

SAMPLING ERROR

The data in this report are estimates based on a sample of properties. These sample estimates may differ somewhat from the actual values that would have been obtained if every eligible property in the United States had been interviewed in the exact same manner. The sample estimates may also differ from estimates generated from other samples, which used the same sample design. The term sampling error refers to the possible differences between the sample estimate and the actual value from a complete enumeration.

The sampling error of the estimate can be used to form a range around the estimate that likely includes the actual value. This range around the estimate is referred to as a confidence interval. The level of confidence corresponds to the probability that the actual value is within the range.

In order to construct a 90-percent confidence interval for a given estimate, compute the following:

$$\text{Estimate} \pm 1.645 \times \text{Sampling error of the estimate}$$

The sampling error can be computed using the following formula:

$$\sqrt{(B \times \text{Estimate}) + (A \times \text{Estimate}^2)}$$

The values of A and B are found in Tables 8–12.

Alternatively, sampling error estimates are shown in Tables 13–24 for a range of estimates, and linear interpolation can be used to obtain sampling error estimates for other estimates.

For example, the 90-percent confidence interval for the 13,708,000 1-unit homeowner properties in central cities would be computed as follows:

$$\begin{aligned} & 13,708,000 \pm 1.645 \times \sqrt{(2,254.4227 \times 13,708,000) + (-0.0001929 \times 13,708,000^2)} \\ & = 13,708,000 \pm 271,700 \\ & = 13,436,300 \text{ to } 13,979,700 \end{aligned}$$

Thus, there is a 90-percent chance that the actual value is within the range of 13,436,300 to 13,979,700 properties.

Percents

The formula for computing the 90-percent confidence interval of a percent derived from these data is the following:

$$P \pm 1.645 \times \sqrt{\frac{B \times P \times (100 - P)}{\text{Base}}}$$

Where:

B is found in Tables 8–12.

P is the percent.

Base is the denominator of the percent.

For example, of the 36,410,000 1-unit homeowner mortgaged properties, 4,651,000 or 12.8 percent have an adjustable-rate mortgage. The 90-percent confidence interval for the 12.8 percent would be computed as follows:

$$\begin{aligned} & 12.8 \text{ percent} \pm 1.645 \times \sqrt{\frac{2254.4227 \times 12.8 \text{ percent} \times (87.2 \text{ percent})}{36,410,000}} \\ & = 12.8 \text{ percent} \pm 0.4 \text{ percent} \\ & = 12.4 \text{ percent to } 13.2 \text{ percent} \end{aligned}$$

There is a 90 percent chance that the actual percentage of mortgaged 1-unit homeowner properties with an adjustable rate mortgage is between 12.4 percent and 13.2 percent.

Differences

In order to determine if two estimates are significantly different from each other at the 90-percent confidence level, calculate the difference between the two estimates and the 90-percent confidence interval for the difference using the following formula. If the 90-percent confidence interval does not include zero then the two estimates are different at the 90-percent confidence level.

$$\text{Difference} \pm 1.645 \times \sqrt{(\text{Sampling error of 1}^{\text{st}} \text{ Estimate})^2 + (\text{Sampling error of 2}^{\text{nd}} \text{ Estimate})^2}$$

For example, there are 55,000 2–4 unit homeowner properties with a FHA-insured first mortgage and 88,000 2–4 unit rental/vacant properties with a FHA-insured first mortgage. The respective sampling errors for these two estimates are 7,800 and 11,600. The 90-percent confidence interval for the difference of 33,000 is the following:

$$\begin{aligned}
 & 33,000 \pm 1.645 \times \sqrt{(7,800)^2 + (11,600)^2} \\
 & = 33,000 \pm 23,000 \\
 & = 10,000 \text{ to } 56,000
 \end{aligned}$$

Since the 90-percent confidence interval does not include zero, there is sufficient evidence of a difference between the number of FHA-insured first mortgages for 2–4 unit rental and vacant properties and for 2–4 unit homeowner properties in 2001.

Medians

The median is the value halfway through a distribution such that 50 percent of the properties fall below the median and 50 percent fall above the median.

To construct a 90-percent confidence interval for the median—

1. Compute the sampling error for 50 percent and multiply by 1.645 to calculate the 90-percent confidence interval around 50 percent. The total number of housing units from the distribution is the denominator in the formula. Subtract “not reported” or “don’t know” categories from the total.
2. Determine the row(s) of the distribution in which the endpoints of the confidence interval for 50 percent fall. The lower endpoint for the confidence interval for 50 percent represents the percent of properties that fall below the lower endpoint of the confidence interval for the median. The upper endpoint for the confidence interval for 50 percent represents the percent of properties that fall below the upper endpoint of the confidence interval for the median.
3. Translate the confidence interval for 50 percent into a confidence interval for the median in terms of the characteristic used in the distribution. This can be done by using linear interpolation within the row(s) found in step 2.

For example, the median value of rental and vacant 50-or-more-housing unit properties is \$4,589,299. The distribution of these properties by value is as follows:

Table 6. **Distribution of Value for 50-or-More-Unit Rental/Vacant Properties**

Value of property	Number of properties	Percent in row	Cumulative percent
Less than 1,000,000	4,147	5.8	5.8
1,000,000 to 1,999,999	9,471	13.3	19.1
2,000,000 to 2,999,999	9,915	13.9	33.0
3,000,000 to 3,999,999	8,732	12.3	45.3
4,000,000 to 4,999,999	5,666	8.0	53.3
5,000,000 to 7,499,999	11,875	16.7	70.0
7,500,000 to 9,999,999	5,262	7.4	77.4
10,000,000 to 14,999,999	8,139	11.4	88.8
15,000,000 to 19,999,999	3,024	4.2	93.0
20,000,000 to 29,999,999	2,724	3.8	96.8
30,000,000 to 39,999,999	951	1.3	98.1
40,000,000 to 49,999,999	443	0.6	98.7
50,000,000 or more	859	1.2	99.9
Total	71,208	(X)	(X)

(X) Not applicable.

1. The error on a 50-percent characteristic based on 71,208 properties is calculated as follows:

$$\sqrt{\frac{6.18432 \times 50 \text{ percent} \times (50 \text{ percent})}{71,208}} = 0.5 \text{ percent}$$

2. The 90-percent confidence interval for 50 percent is from 49.2 to 50.8
3. Thus, 49.2 percent of the properties will have a lesser value than the properties at the lower endpoint of the 90-percent confidence interval.

Find the interval of the distribution that contains the 49.2 percent. About 45.3 percent of the properties have a value less than \$4,000,000. About 61.0 percent have a value that is less than \$5,000,000. Thus, the value corresponding to 49.3 percent of the properties is between \$4,000,000 and \$5,000,000.

In order to find this value, use the following linear interpolation equation:

$$4,000,000 + (5,000,000 - 4,000,000) \times \left(\frac{49.2 - 45.3}{8.0} \right) = \$4,487,000$$

Where:

49.2 is the lower endpoint of the 90-percent confidence interval for 50 percent.

4,000,000 is the lower endpoint of the interval.

5,000,000–4,000,000 is the length of the interval.

45.3 percent of properties fall below the interval.

8 percent of properties fall within the interval.

Similarly, calculate the upper endpoint of the confidence interval according to the following:

$$4,000,000 + (5,000,000 - 4,000,000) \times \left(\frac{50.8 - 45.3}{8.0} \right) = \$4,687,500$$

Thus, there is a 90-percent chance the actual median is between \$4,487,000 and \$4,687,500.

Means

The mean and median values often differ. The mean value is often higher than the median because the mean is influenced more heavily than the median by extremely large values. Use the following formula to construct a 90-percent confidence interval for the mean:

$$\text{mean} \pm 1.645x \sqrt{\frac{[(\sum_{i=1}^n p_i x_i^2) - (\sum_{i=1}^n p_i x_i)^2] \times B}{c}}$$

Where:

B is found in Tables 8–12.

p_i is the proportion of total properties from a distribution in the i th interval.

x_i is the midpoint of the i th interval. (NOTE: The last interval of a distribution is usually open-ended. Assume that the midpoint of this interval is 1.5 times the lower limit of the interval.)

c is the total number of properties in the distribution. (Subtract out the number from the “Not Reported” category.)

n is the total number of intervals in the distribution.

For example, the mean purchase price was \$155,516 for 1-unit homeowner properties purchased between 1997 and 2001.

Table 7. **Distribution of Purchase Price for 1-Unit Homeowner Properties Purchased Between 1997 and 2001**

Purchase price	Number of properties	p_i	x_i	$p_i * x_i^2$	$p_i * x_i$
Less than 20,000	287,000	.020	10,000	2,000,000	200
20,000 to 39,999	729,000	.050	30,000	45,000,000	1,500
40,000 to 59,999	1,084,000	.075	50,000	187,500,000	3,750
60,000 to 79,999	1,605,000	.111	70,000	543,900,000	7,770
80,000 to 99,999	1,796,000	.124	90,000	1,004,400,000	11,160
100,000 to 124,999	1,813,000	.125	112,500	1,582,031,250	14,063
125,000 to 149,999	1,822,000	.126	137,500	2,382,187,500	17,325
150,000 to 174,999	1,330,000	.092	162,500	2,429,375,000	14,950
175,000 to 199,999	840,000	.058	187,500	2,039,062,500	10,875
200,000 to 249,999	1,138,000	.079	225,000	3,999,375,000	17,775
250,000 to 299,999	717,000	.050	275,000	3,781,250,000	13,750
300,000 to 499,999	967,000	.067	400,000	10,720,000,000	26,800
500,000 or more	349,000	.024	750,000	13,500,000,000	18,000
Total	14,477,000	(X)	(X)	=42,216,081,250	=157,917.5
				$\sum p_i * x_i^2$	$\sum p_i * x_i$

(X) Not applicable.

The 90-percent confidence interval for the mean purchase price of 1-unit homeowner properties purchased between 1997 and 2001 is as follows:

$$155,516 \pm 1.645 \times \sqrt{\frac{[42,216,081,250 - (157,917.5)^2] \times 2254.4227}{14,477,000}}$$

$$= 155,576 \pm 2,698$$

$$= 152,818 \text{ to } 158,214$$

There is a 90-percent chance that the actual mean purchase price of 1-unit homeowner properties bought between 1997 and 2001 falls between \$152,818 and \$158,214.

Table 8. A and B Values to Use to Calculate Sampling Errors for Estimates of Homeowner Properties

Type of property	Geographic level	Property characteristics	A	B
1-unit	U.S.	All except Junior Mortgages	-0.00001929	2,254.4227
1-unit	U.S.	All Junior Mortgages	0.0012246	2,083.46295
1-unit	U.S.	Traditional Junior Mortgages and Home Equity	0.00010878	2,109.48023
1-unit	Regional	All	-0.00008021	2,214.19597
2-4-unit	U.S., Midwest, and South	All	0.00210	1,000.28734
2-4-unit	Northeast	All	0.00490	960.3561
2-4-unit	West	All	0.00245	982.73566
Condominium	U.S. and Midwest	All	0.00035479	1,597.53508
Condominium	Northeast	All	0.00177	2,132.57521
Condominium	South	All	0.00038192	1,312.75205
Condominium	West	All	0.00005072	1,222.13140
Mobile home	U.S.	All	-0.00005745	2,231.95646
Mobile home	South	All	-0.00006595	2,444.28693
Mobile home	West	All	-0.00064415	2,012.56787
Mobile home	Midwest and Northeast	All	-0.00052888	2,202.12044
Total homeowner	U.S.	All	-0.00000949	2,241.03867
Total	U.S.	All	0.00001995	2,234.13205

Table 9. A and B Values to Use to Calculate Sampling Errors for Estimates of 1-Unit, 2-4-Unit, and 5-49-Unit Rental and Vacant Properties

Type of property	Geographic level	Property characteristics	A	B
1-unit	U.S.	Mortgage Status	0.00014603	3,254.47795
1-unit	U.S.	Type of First Mortgage and Mortgage Insurance Status	-0.00000263	3,158.76343
1-unit	U.S.	Junior Mortgage	0.1428	2,351.20164
1-unit	Northeast	All	0.00223	3,213.01397
1-unit	Midwest, South, and West	All	-0.00024994	3,265.48906
2-4-unit	U.S., South, and West	Mortgage Status, Type of First Mortgage, FHA First Mortgage, Privately Insured First Mortgage or Not Insured	0.00137	1,408.14054
2-4-unit	Northeast and Midwest	All	0.00385	1,389.3985
2-4-unit	U.S.	VA First Mortgage, Rural Development First Mortgage, Other Insured or Guaranteed	0.03762	1,031.33991
5-49-unit	U.S., Midwest, South, and West	Mortgage Status (except for Large Structure Items ¹), Type of First Mortgage (except for Adjustable Rate), and Mortgage Insurance (except for FHA First Mortgage, and Other Insured or Guaranteed)	0.00224	117.10555
5-49-unit	U.S.	Mortgage Status Items for Large Structures ¹	0.00189	49.67755
5-49-unit	U.S.	FHA First Mortgage	0.00659	88.13121
5-49-unit	U.S.	Other Insured or Guaranteed	0.00254	69.23264
5-49-unit	Northeast	All	0.00574	100.73224

¹Mortgage Status Items for Large Structures are those that are primarily associated with 5-49-unit rental and vacant properties with a larger number of housing units. For example, these would include the higher categories of Value (\$1,000,000+), Number of Housing units (20+), and Value of Capital Improvements (\$150,000+).

Table 10. A and B Values to Use to Calculate Sampling Errors for Estimates of 50-or-More-Unit, Condominium and Mobile Home Rental and Vacant Properties

Type of property	Geographic level	Property characteristics	A	B
50-or-more-unit	U.S. and Regions	Total Properties	0.00049016	6.18432
50-or-more-unit	U.S. and Regions	Mortgaged and Nonmortgaged Properties	0.00082689	5.82294
50-or-more-unit	U.S.	Fixed Rate and Other First Mortgage Properties	0.00109	5.37572
50-or-more-unit	U.S.	Adjustable Rate First Mortgage Properties	0.00068	5.09586
		(for estimates larger than 5,000)	0.00118	5.09586
		(for estimates smaller than 5,000)	0.00153	4.74199
50-or-more-unit	U.S.	Junior Mortgage	0.00153	4.74199
Condominium	U.S.	All	0.000607	1,454.4065
Condominium	Northeast	All	0.00258	1,518.86134
Condominium	Midwest	Total properties	0.01680	1,962.15709
Condominium	Midwest	Mortgaged Properties	0.02957	1,985.31870
Condominium	Midwest	Nonmortgaged Properties	0.01361	1,525.05121
Condominium	South	Total and Mortgaged Properties	0.00178	1,249.74514
Condominium	South	Nonmortgaged Properties	0.00627	1,079.93165
Condominium	West	Total Properties	-0.00018008	1,218.20146
Condominium	West	Mortgaged Properties	-0.00118	1,248.70461
Condominium	West	Nonmortgaged Properties	0.00381	1,059.57773
Mobile home	U.S.	All	-0.00048306	3,322.82808
Mobile home	Northeast	All	0.00026588	2,453.82511
Mobile home	Midwest	All	0.00817	3,160.4547
Mobile home	South	All	-0.00071032	3,066.97056
Mobile home	West	All	-0.00291	3,443.32346
Total rental and vacant	U.S.	All	0.00029192	2,639.15715

Table 11. A and B Values to Calculate Sampling Errors for Mortgage Debt Estimates for Homeowner Properties or Total Properties

Type of property	A	B
Homeowner (except Mobile Home) Properties and Total Properties	0.00045	178,180,623
Homeowner Mobile Home Properties	0.00064952	83,756,495

Table 12. A and B Values to Calculate Sampling Errors for Mortgage Debt Estimates for Rental and Vacant Properties

Type of property	A	B
1-unit	0.02117	75,060,871
2-4-unit	0.00675	108,849,362
5-49-unit	0.00576	2,965,441
50-or-more-unit	0.00095491	15,925,616
Condominium	0.05909	31,586,267
Mobile home	0.01647	106,595,907
Total rental and vacant	0.00817	83,575,111

Table 13. Sampling Errors for Estimated Numbers of 1-Unit Homeowner Properties in the United States and in Regions

Estimated numbers of homeowner properties	All U.S. estimates except junior mortgage estimates	U.S. junior mortgage estimates	U.S. traditional junior mortgage and home equity estimates	Northeast, Midwest, South, and West estimates
0	2,300	2,100	2,100	2,200
5,000	3,400	3,200	3,200	3,300
7,500	4,100	4,000	4,000	4,100
10,000	4,700	4,600	4,600	4,700
25,000	7,500	7,300	7,300	7,400
50,000	10,600	10,400	10,300	10,500
100,000	15,000	14,900	14,500	14,900
250,000	23,700	24,400	22,800	23,400
500,000	33,500	36,700	32,100	33,000
1,000,000	47,300	57,500	44,700	46,200
2,500,000	74,300	113,400	67,800	71,000
5,000,000	103,900	202,600	88,500	95,200
10,000,000	143,600	378,500	101,100	118,800
25,000,000	210,500	(X)	(X)	72,300
50,000,000	254,000	(X)	(X)	(X)

(X) Not applicable.

Table 14. Sampling Errors for Estimated Numbers of 2-4-Unit Homeowner Properties in the United States and in Regions

Estimated number of properties	All U.S., Midwest, and West estimates	Northeast estimates	South estimates
0	1,000	1,000	1,000
5,000	2,200	2,200	2,200
7,500	2,800	2,700	2,800
10,000	3,200	3,200	3,200
25,000	5,100	5,200	5,000
50,000	7,400	7,800	7,200
100,000	11,000	12,000	10,200
250,000	19,500	23,400	16,500
500,000	32,000	41,300	(X)
1,000,000	55,700	(X)	(X)

(X) Not applicable.

Table 15. Sampling Errors for Estimated Numbers of Condominium and Mobile Home Homeowner Properties in the United States and in Regions

Estimated number of properties	Condominiums				Mobile homes			
	U.S. and Midwest estimates	Northeast estimates	South estimates	West estimates	U.S. estimates	South estimates	Midwest estimates	West and Northeast estimates
0	1,600	2,100	1,300	1,200	2,200	2,400	2,200	2,000
5,000	2,800	3,300	2,600	2,500	3,300	3,500	3,300	3,200
7,500	3,500	4,000	3,100	3,000	4,100	4,300	4,100	3,900
10,000	4,000	4,600	3,600	3,500	4,700	4,900	4,700	4,500
25,000	6,300	7,400	5,700	5,500	7,500	7,800	7,400	7,100
50,000	9,000	10,500	8,200	7,800	10,600	11,000	10,400	10,000
100,000	12,800	15,200	11,600	11,100	14,900	15,600	14,700	14,000
250,000	20,500	25,400	18,800	17,600	23,500	24,600	22,700	21,500
500,000	29,800	38,800	27,400	25,000	33,200	34,700	31,100	29,100
1,000,000	44,200	62,500	41,200	35,700	46,600	48,800	40,900	37,000
2,500,000	78,800	(X)	75,300	(X)	72,300	75,500	(X)	(X)
5,000,000	129,800	(X)	(X)	(X)	98,600	102,800	(X)	(X)

(X) Not applicable.

Table 16. **Sampling Errors for Estimated Numbers of 1-Unit or 2-4-Unit Rental and Vacant Properties in the United States or in Regions**

Estimated number of rental and vacant properties	1-unit properties					2-4-unit properties			
	U.S. mortgage status estimates	U.S. junior mortgage estimates	Type of first mortgage and mortgage insurance status	Northeast estimates	Midwest, South, and West estimates	U.S. mortgage status, type of first mortgage, FHA first mortgage, privately insured first mortgage, or not insured estimates, and South and West estimates	U.S. VA first mortgage, rural development first mortgage, other insured or guaranteed estimates	Northeast and Midwest estimates	
0	3,300	2,700	3,200	3,200	3,300	1,400	1,100	1,400	
5,000	4,000	3,900	4,000	4,000	4,000	2,700	2,500	2,700	
7,500	4,900	5,100	4,900	4,900	5,000	3,300	3,100	3,300	
10,000	5,700	6,100	5,600	5,700	5,700	3,800	3,800	3,800	
25,000	9,000	12,200	8,900	9,000	9,000	6,000	7,000	6,100	
50,000	12,800	21,800	12,600	12,900	12,800	8,600	(X)	8,900	
100,000	18,100	40,800	17,800	18,600	18,000	12,400	(X)	13,300	
250,000	28,700	97,500	28,100	30,800	28,300	20,900	(X)	24,200	
500,000	40,800	(X)	39,700	46,800	39,600	32,400	(X)	40,700	
1,000,000	58,300	(X)	56,200	74,500	54,900	52,700	(X)	(X)	
2,500,000	95,100	(X)	88,800	(X)	81,300	109,900	(X)	(X)	
5,000,000	141,100	(X)	125,400	(X)	(X)	(X)	(X)	(X)	
10,000,000	217,100	(X)	(X)	(X)	(X)	(X)	(X)	(X)	

(X) Not applicable.

Table 17. **Sampling Errors for Estimated Numbers of 5-49-Unit Rental and Vacant Properties in the United States or in Regions**

Estimated number of rental and vacant properties	All U.S. estimates (except for mortgage status items for large structures, FHA first mortgage and other insured or guaranteed estimates) and Midwest, South, and West estimates	U.S. mortgage status items for large structures ¹	U.S. FHA first mortgage and Northeast estimates	Other insured or guaranteed estimates
0	100	100	100	100
1,000	400	200	300	300
2,500	600	400	500	400
5,000	800	500	800	600
7,500	1,000	700	1,000	800
10,000	1,200	800	1,300	1,000
25,000	2,100	1,600	2,500	1,800
50,000	3,400	2,700	4,400	(X)
100,000	5,800	(X)	8,200	(X)
250,000	13,000	(X)	(X)	(X)
500,000	24,900	(X)	(X)	(X)

(X) Not applicable.

¹Mortgage Status Items for Large Structures are those that are primarily associated with 5-49-unit rental and vacant properties with a larger number of housing units. For example, these would include the higher categories of Value (\$1,000,000+), Number of Housing units (20+), and Value of Capital Improvements (\$150,000+).

Table 18. Sampling Errors for Estimated Numbers of 50-or-More-Unit Rental and Vacant Properties in the United States or in Regions

Estimated number of rental and vacant properties	U.S. and regional total property estimates	U.S. and regional mortgaged and nonmortgaged estimates	U.S. total fixed-rate and other first mortgage estimates	U.S. adjustable-rate first mortgage estimates	U.S. junior mortgage estimates
0	6	6	5	5	5
100	30	30	20	20	20
250	40	40	40	40	40
500	60	60	50	50	50
1,000	80	80	80	80	80
2,500	140	140	140	140	150
5,000	200	220	230	230	250
7,500	270	300	320	280	350
10,000	330	380	400	350	(X)
25,000	680	810	900	(X)	(X)
50,000	1,240	1,500	1,730	(X)	(X)
100,000	2,350	(X)	3,380	(X)	(X)

(X) Not applicable.

Table 19. Sampling Errors for Estimated Numbers of Condominium Rental and Vacant Properties in the United States and in the Northeast and Midwest Regions

Estimated number of rental and vacant properties	U.S. estimates	Northeast estimates	Midwest total property estimates	Midwest mortgaged estimates	Midwest nonmortgaged estimates
0	1,500	1,500	2,000	2,000	1,500
5,000	2,700	2,800	3,200	3,300	2,800
7,500	3,300	3,400	4,000	4,100	3,500
10,000	3,800	3,900	4,600	4,800	4,100
25,000	6,100	6,300	7,700	8,300	6,800
50,000	8,600	9,100	11,800	13,200	10,500
100,000	12,300	13,300	19,100	22,200	17,000
250,000	20,000	23,300	39,300	48,400	(X)
500,000	29,600	37,500	(X)	(X)	(X)
1,000,000	45,400	(X)	(X)	(X)	(X)
2,500,000	86,200	(X)	(X)	(X)	(X)

(X) Not applicable.

Table 20. Sampling Errors for Estimated Numbers of Condominium Rental and Vacant Properties in the West and South Regions

Estimated number of rental and vacant properties	West total property estimates	West mortgaged estimates	West nonmortgaged estimates	South total and mortgaged estimates	South nonmortgaged estimates
0	1,200	1,200	1,100	1,300	1,100
5,000	2,500	2,500	2,300	2,500	2,400
7,500	3,000	3,100	2,900	3,100	2,900
10,000	3,500	3,500	3,300	3,600	3,400
25,000	5,500	5,500	5,400	5,700	5,600
50,000	7,800	7,700	7,900	8,200	8,300
100,000	11,000	10,600	12,000	12,000	13,100
250,000	17,100	15,400	22,400	20,600	25,700
500,000	23,800	18,200	(X)	32,700	45,900
1,000,000	(X)	(X)	(X)	55,000	(X)
2,500,000	(X)	(X)	(X)	(X)	(X)

(X) Not applicable.

Table 21. **Sampling Errors for Estimated Numbers of Mobile Home Rental and Vacant Properties in the United States and in Regions**

Estimated number of rental and vacant properties	U.S.	Northeast	Midwest	South	West
0	3,300	2,500	3,200	3,100	3,400
5,000	4,100	3,500	4,000	3,900	4,100
7,500	5,000	4,300	4,900	4,800	5,100
10,000	5,800	5,000	5,700	5,500	5,800
25,000	9,100	7,800	9,200	8,700	9,200
50,000	12,800	11,100	13,400	12,300	12,800
100,000	18,100	15,700	19,900	17,300	17,800
250,000	28,300	25,100	36,100	26,900	26,100
500,000	39,300	(X)	60,200	36,800	31,500
1,000,000	53,300	(X)	(X)	48,500	(X)
2,500,000	72,700	(X)	(X)	(X)	(X)

(X) Not applicable.

Table 22. **Sampling Errors for Estimated Numbers of Total Homeowner, Total Rental and Vacant, and Total Properties**

Estimated number of properties	Total homeowner property estimates	Total rental and vacant property estimates	Total property estimates
0	2,200	2,600	2,200
5,000	3,300	3,600	3,300
7,500	4,100	4,500	4,100
10,000	4,700	5,100	4,700
25,000	7,500	8,100	7,500
50,000	10,600	11,500	10,600
100,000	15,000	16,300	15,000
250,000	23,700	26,000	23,700
500,000	33,400	37,300	33,500
1,000,000	47,200	54,100	47,500
2,500,000	74,500	91,800	75,600
5,000,000	104,700	(X)	108,000
10,000,000	146,500	(X)	156,000
25,000,000	223,800	(X)	261,400
50,000,000	297,200	(X)	402,000
75,000,000	338,700	(X)	528,900
100,000,000	(X)	(X)	650,300

(X) Not applicable.

Table 23. **Sampling Errors for Estimated Outstanding Mortgage Debt for Total Properties and for Homeowner Properties**

(In millions)

Mortgage debt estimate	Homeowner (except mobile home) property and total property estimates	Homeowner mobile home property estimates
0	180	80
250	210	140
500	300	210
1,000	420	290
2,500	670	460
5,000	950	660
10,000	1,350	950
25,000	2,180	1,580
50,000	3,170	2,410
75,000	3,990	3,150
100,000	4,720	3,860
250,000	8,520	(X)
500,000	14,200	(X)
750,000	19,670	(X)
1,000,000	25,060	(X)
2,500,000	57,080	(X)
5,000,000	110,190	(X)

(X) Not applicable.

Table 24. **Sampling Errors for Estimated Outstanding Mortgage Debt for Rental and Vacant Properties**

(In millions)

Mortgage debt estimates	1-unit properties	2–4-unit properties	5–49-unit properties	50-or-more-unit properties	Condo-minium properties	Mobile home properties	Total rental and vacant properties
0	80	110	5	20	30	110	80
250	140	170	30	60	110	170	150
500	210	240	50	90	170	240	210
1,000	310	340	90	130	300	350	300
2,500	570	560	210	210	670	610	510
5,000	950	840	400	320	1,280	970	790
10,000	1,690	1,330	780	500	2,490	1,650	1,290
25,000	3,890	2,630	1,920	1,000	6,140	(X)	2,680
50,000	7,530	4,720	3,810	1,780	12,220	(X)	4,960
75,000	11,170	6,790	5,710	2,560	18,300	(X)	7,230
100,000	14,810	8,850	7,610	3,340	24,370	(X)	9,490
250,000	36,630	(X)	(X)	7,980	60,840	(X)	23,050
500,000	73,010	(X)	(X)	(X)	(X)	(X)	45,650
750,000	(X)	(X)	(X)	(X)	(X)	(X)	68,250
1,000,000	(X)	(X)	(X)	(X)	(X)	(X)	90,850

(X) Not applicable.

NONSAMPLING ERROR

There are four major sources of nonsampling error: nonresponse error, coverage error, measurement error, and processing error.

Nonresponse Error

Nonresponse error occurs when information is not collected during an attempted interview. There are two types of nonresponse: unit nonresponse and item nonresponse. In unit nonresponse, no part of the interview is completed. Unit nonresponse occurred for the Residential Finance Survey when a respondent refused to complete the property questionnaire or when a sample property could not be located. In item nonresponse, part of the interview is completed, but some questions are not answered. It is common for respondents to not answer more personal questions such as income, questions that will require research such as mortgage information, or questions that are difficult to understand. Unit nonresponse for the lender questionnaire was treated as item nonresponse for the Residential Finance Survey.

To reduce property questionnaire nonresponse, cognitive testing was performed prior to the Residential Finance Survey data collection. For the homeowner questionnaire, cognitive interviews were conducted with six single-family owners, three townhouse owners, three condominium owners, and four mobile home owners. For the rental/vacant questionnaire, cognitive interviews were conducted with owners/managers of six large multiunit rentals and two single-family rentals. As a result of this testing, confusing questions were reworded, questions that might limit response were dropped, the mandatory nature of the survey was emphasized on all questionnaires, owners/managers of large rental properties were contacted in advance to make them aware of the survey, and large rental properties were visited by interviewers instead of receiving questionnaires in the mail.

Follow-up interviews for property owners and reminder calls for lenders also helped reduce nonresponse. To decrease both item and unit nonresponse, a Web site was established for the Residential Finance Survey that provided respondents with help completing the forms, answers for general questions about the survey, and information on how the data would be used. To reduce nonresponse on the lender questionnaire, lenders were contacted in advance to inform them of the survey and to establish a contact person who would have the information necessary to complete the questionnaire.

The noninterview adjustment in the weighting lessened the effect of unit nonresponse resulting from refusals for the property questionnaire. Information from Census 2000 was used to group the noninterviewed properties with similar properties that were interviewed. Response rates for the property questionnaires are given in Table 25.

The missing address adjustment in the weighting accounted for unit nonresponse resulting from sample properties that could not be located. In the Residential Finance Survey, a total of 3,409 sample properties (5.6 percent of the eligible sample properties) could not be located.

Table 25. **Weighted Property Questionnaire Response Rates for the Sampling Stratum**

(In percent)

Property type	Response rate
Mobile homes	83.9
Single-unit owner occupied	90.5
2-4-unit owner occupied	73.3
1-49-unit condominium	77.1
50-99-unit condominium	79.7
1-4-unit rental/vacant	72.7
5-49-unit rental/vacant	71.8
50-99-unit rental/vacant in SR PSU	71.8
50-99-unit rental/vacant in NSR PSU	64.6
100+ unit rental/vacant/condominium	70.7
Total	86.0

To decrease the effect of item nonresponse, several methods were used to fill in the missing values. For some variables, answers given on the property or lender questionnaire were used to assign the values for related unanswered questions. For example, the appraised value at the time of purchase from the lender questionnaire was used to fill in the missing purchase price on the rental/vacant property questionnaire. For other variables, regression models were used to estimate the value of the missing variable based on the value of another variable. These models were formed using the results from the 1991 Residential Finance Survey, and then were tested and modified using the data available from the 2001 Residential Finance Survey. For a few key variables, the item nonresponse was replaced with answers from other questionnaires that had similar characteristics. Item nonresponse rates for some of the key variables are given in Tables 26-28. For the lender questionnaire, the modal class or mode of the response from the completed questionnaires was used to assign the response for the missing value. For unit nonresponse to the lender questionnaires, all of the lender data was assigned/imputed based on the responses to the property questionnaire (rates of the fully imputed lender interviews are given in Tables 29-31).

It is likely that the methods used to account for unit and item nonresponse do not totally compensate for the nonresponse properties and the missing property and lender questionnaire data. As a result, an unknown level of error remains in these data due to both unit and item nonresponse.

Table 26. **Item Nonresponse Rates for Key Owner Property Variables**

(In percent)

Owner property questionnaire item	Item nonresponse rate
How did you finance the acquisition of this property?	0.6
Purchase price	2.5
Total income	7.6
Current value of home	2.7
Current mobile home value	4.9

Table 27. **Item Nonresponse Rates for Key Renter Property Variables**

(In percent)

Renter property questionnaire item	Item nonresponse rate
How did you finance the acquisition of this property?	5.0
Purchase price	10.0
Year that property was acquired	3.0
Value	3.9
Mobile home value	7.2

Table 28. **Item Nonresponse Rates for Key Lender Variables**

(In percent)

Lender questionnaire item	Item nonreponse rate
Installment loan value	18.0
Current unpaid balance	2.1
Home equity rate	0.3
Type of mortgage	2.1
Current interest rate	3.6
Type of mortgage insurance	2.6
Year of installment loan	0.5

Table 29. **Rate of Fully Imputed Lender Questionnaires for Owner-Occupied Properties**

(In percent)

Owner-occupied property type	Fully imputed lender questionnaire rate
Single-unit detached	42.0
Single-unit attached	44.0
2- to 4-unit	47.0
Condominium	43.4
Mobile home	54.8
Other	33.3

Table 30. **Rate of Fully Imputed Lender Questionnaires for Rental Properties**

(In percent)

Rental property type	Fully imputed lender questionnaire rate
Mobile home	56.5
Condominium	52.9
1 to 4 housing units	55.4
5 or more units	63.5

Table 31. **Rate of Fully Imputed Lender Questionnaires for All Properties**

(In percent)

Property type	Fully imputed lender questionnaire rate
All owners	42.6
All renters	62.7
All properties	55.3

Coverage Error

Undercoverage occurs when eligible properties are missing from the sample frame, and overcoverage occurs when duplicate properties exist on the sample frame. Since the Residential Finance Survey sample frame was formed using Census 2000 housing unit addresses, coverage errors for the Residential Finance Survey should be related to the housing unit undercoverage and overcoverage that occurred for Census 2000. Analysis of housing unit coverage error for Census 2000 showed a net undercount of housing units of 0.61 percent. The undercoverage rate varied among certain subgroups. Although the rates did not significantly differ by region, tenure, or structure size as is shown by Tables 32–34, there was a significantly larger undercount in vacant units (3.37 percent) than in occupied units (0.33 percent) as shown in Table 35. Thus, there is a possibility of undercoverage for vacant properties in the Residential Finance Survey results. Furthermore, there was a significantly larger negative undercoverage (i.e., overcoverage) of owner-occupied housing unit properties with 2–9 units (Table 36). This may lead to overcoverage in Residential Finance Survey categories containing owner-occupied 2–9 unit properties (noncondominium, non-mobile home owner-occupied properties with more than four units are classified as rental properties for the Residential Finance Survey).

The weighting procedures for the Residential Finance Survey did not include an adjustment to account for these coverage errors.

Table 32. **Census 2000 Housing Unit Undercoverage Rates by Region**
(In percent)

Region	Undercoverage rate (standard error)
Northeast	0.47 (0.40)
Midwest	0.19 (0.26)
South	0.44 (0.28)
West	0.86 (0.40)

Table 33. **Census 2000 Housing Unit Undercoverage Rates by Tenure**
(In percent)

Tenure	Undercoverage rate (standard error)
Owner occupied	0.12 (0.13)
Renter occupied	0.57 (0.26)

Table 34. **Census 2000 Housing Unit Undercoverage Rates by Structure Size**
(In percent)

Structure size	Undercoverage rate (standard error)
Single-unit	0.76 (0.16)
Small multiunit (2-9 units)	-0.17 (0.64)
Large multiunit (10+ units)	-0.13 (0.54)

Table 35. **Census 2000 Housing Unit Undercoverage Rates by Occupancy Status**
(In percent)

Occupancy status	Undercoverage rate (standard error)
All units	0.61 (0.16)
Occupied	0.33 (0.13)
Vacant	3.37 (0.98)

Table 36. **Census 2000 Housing Unit Undercoverage Rates by Structure Size and Tenure**
(In percent)

Structure size	Undercoverage rate (standard error)	
	Owner	Renter
Single-unit	0.53 (0.12)	1.34 (0.33)
Small multiunit (2-9 units)	-5.95 (0.97)	0.21 (0.82)
Large multiunit (10+ units)	-0.60 (0.82)	0.12 (0.56)

Measurement Error

Measurement error occurs during data collection when the answer received from the respondent is different than the true answer. There were four primary sources of measurement error: the questionnaire, the data collection method, the interviewer, and the respondent.

Questionnaire effects

The design, content, wording, and length of the questionnaire can cause measurement error. Some questions on the Residential Finance Survey forms may have been confusing. One important example is the definition of a property since some respondents may not have realized that the questions applied to all of the addresses considered part of that property. Another example is the type of property, since condominiums and mobile homes were misclassified on occasion as single-family houses. For properties with many addresses, it was often time consuming for the respondent to compile the financial information for all these addresses to determine the appropriate answer for the entire property. In addition, one person may not possess all of the information required to fill out the form for these multiaddress properties. The respondents may have made mistakes when adding up the total information for the property or may have provided an incorrect response to a question they were not sure of rather than take the time to find out the correct answer.

To reduce the measurement error due to the questionnaire, cognitive testing was performed prior to the Residential Finance Survey data collection. As a result of the testing, questions that were difficult to answer were rewritten or in some cases removed. After the data were collected, consistency edits were performed to reduce the effect of confusion that respondents may have had with the questions.

Data collection method effects

Different types of data collection can often elicit different responses. The Residential Finance Survey used a mixed data collection approach: mailout, mailout follow-up, and face-to-face interviews. For completed interviews, the frequency of each method of data collection is displayed in Table 37.

Table 37. **Data Collection Method for Completed Residential Finance Survey Questionnaires**
(In percent)

Type of questionnaire	Returned original mailout	Mailout with face-to-face follow-up	Initial face-to-face interview
Owner	55.2	44.6	0.2
Renter	11.0	10.1	78.9
Overall	32.0	26.5	41.5

Self-administered questionnaires were mailed to all sample properties except those identified as large rental properties (20 or more units). The anonymous nature of mail surveys can increase respondents' willingness to answer sensitive questions. Mail surveys are also susceptible to problems in questionnaire design since respondents cannot get immediate clarification on the instructions or ask questions.

For the larger rental properties and the follow-up of mail nonresponse, face-to-face interviews were conducted. Respondents are more likely to complete face-to-face interviews due to the personal contact. The presence of the interviewer can affect the answers in a face-to-face interview. A good interviewer can build a rapport with the respondents that makes them more comfortable answering questions and can clarify questions the respondents are having difficulty comprehending. In other situations, a face-to-face interview may make the respondents less likely to answer sensitive questions.

Interviewer effects

Since interviewers may have handled the Residential Finance Survey data collection in different manners (e.g., in how the questions were asked, how they probed for answers, or how they interacted with the respondents), some interviewers may have obtained different responses than others, and errors could have occurred. A poor interviewer may have asked the Residential Finance Survey questions in a manner that led the respondent to provide certain answers. Additionally, the interviewer may have not followed the instructions and frustrated the respondent. The respondent may have viewed the interviewer as untrustworthy and only revealed a minimal amount of data. In rare cases, the interviewer may have made up the responses to avoid having to conduct the interview. Interviewers underwent extensive training to make sure that they could be effective in conducting the face-to-face interviews for the Residential Finance Survey (for details see Appendix C).

Respondent effects

Different respondents have different knowledge of the questions asked. Care must be used to only ask questions the respondent will be able to answer. Some homeowners had difficulty answering many of the financial questions. Since large rental properties were interviewed face-to-face, the interviewer could locate people who had the knowledge to complete the questionnaire which was especially important for complicated properties that may have required interviewing more than one person. For the lender interviews, locating the contact person ahead of time insured that the individual who received the form would be somebody who had the expertise to complete the form.

Processing Error

For the Residential Finance Survey, there were many stages of processing (i.e., electronic scanning, computer and clerical editing, imputation, weighting, and tabulation) and errors can be introduced in each stage as is indicated in the following paragraphs.

All of the completed questionnaires were optically scanned to create an electronic file of the data. During scanning, two types of errors occur: rejection and substitution. Rejection occurs when an entry cannot be scanned. The rejected entries are then entered by hand and introduce no additional error if they are entered correctly. Substitution occurs when the scanner misreads a character or picks up stray marks as entries. Substitution can often be discovered when it leads to unlikely

or impossible answers. For the Residential Finance Survey, the pre-edits identified and corrected imaging problems that led to egregious errors. During the imaging, substitution was very common leading to an extensive clerical effort to review and correct the misread data. Practically all of the interviews required at least one correction during the pre-edits. It was common for stray marks on the forms to be picked up as valid entries, and numeric entries were often read incorrectly. Substitutions that are not extreme will likely have little effect on the overall survey results.

Computer and clerical edits were used to correct unlikely and inconsistent answers on the questionnaires. When problems were located in the dataset, the scanned versions of the questionnaires were viewed and used to make corrections. While editing can often improve the quality of the data, data can sometimes be overedited. Edits that try to fix a contradiction in the data may do so incorrectly.

Missing data due to item nonresponses were filled in through imputation. The imputed data completed the dataset so that all of the responses given on questionnaires could be used in the analysis. Imputation makes the assumption that there are relationships between different variables. The data were imputed from different answers on the same questionnaire, answers on another questionnaire for the same property, or answers on another questionnaire for another property that had similar characteristics. The possibility of incorrect assumptions made during imputation will introduce error. Much of the imputation assumes that the group that did not answer the question is similar to those that did; differences between these groups will introduce bias into the results. Additionally, any error that exists in the data used to make the imputation will be propagated. Even if the imputation models are reasonable, there will be an increased correlation between the variables due to this imputation.

The weighting permits statements to be made about the whole population from the data collected. Any of the steps of the weighting could introduce error. Incorrect assumptions in the design of the weighting will also introduce error in the results. Additionally, the weights of individual properties vary significantly due to the characteristics of the property. Any mistakes made in characterizing the property will cause the weighting to be incorrect. A condominium that is mistakenly classified as a single-family home on the sample data files will have a weight more than double the correct weight.

After final weights were assigned to each sample property, the weights were tabulated by different property and mortgage characteristics. All tabulations were performed by computer. Errors could occur when setting up the system to tabulate the data. Furthermore, any misclassification of properties will cause errors in these tabulations.

Quality control checks and verification processes were used to minimize error during each phase of processing. Each step in the weighting was independently verified, and reasonability checks of the total weights were performed. The DATA PROCESSING PROCEDURES section of Appendix C discusses additional steps taken to assure the quality of the data.

CONFIDENTIALITY OF THE DATA

The U.S. Census Bureau has modified or suppressed some data in this data release to protect confidentiality. Title 13 United States Code, Section 9, prohibits the Census Bureau from publishing results in which an individual can be identified. The Census Bureau's internal Disclosure Review Board sets the confidentiality rules for all data releases. A checklist approach is used to ensure that all potential risks to the confidentiality of the data are considered and addressed.

Title 13, United States Code. Title 13 of the United States Code authorizes the Census Bureau to conduct censuses and surveys. Section 9 of the same Title requires that any information collected from the public under the authority of Title 13 be maintained as confidential. Section 214 of Title 13 and Sections 3559 and 3571 of Title 18 of the United States Code provide for the imposition of penalties of up to 5 years in prison and/or up to \$250,000 in fines for wrongful disclosure of confidential census information.

Disclosure Limitation. Disclosure limitation is the process for protecting the confidentiality of data. A disclosure of data occurs when someone can use published statistical information to identify an individual who provided information under a pledge of confidentiality. Using disclosure limitation procedures, the Census Bureau modifies or removes the characteristics that put confidential information at risk for disclosure. Although it may appear that a table shows information about a specific individual, the Census Bureau has taken steps to disguise the original data while making sure the results are still useful. The techniques used by the Census Bureau to protect confidentiality in tabulations vary, depending on the type of data.

Data swapping. Data Swapping is a method of disclosure limitation designed to protect confidentiality in tables of frequency data (the number or percentage of the population with certain characteristics). Data swapping is done by editing the source data or exchanging records for a sample of cases when creating a table. A sample of households is selected and

matched on a set of selected key variables with households in neighboring geographic areas that have similar characteristics (such as the same number of adults and the same number of children). Because the swap often occurs within a neighboring area, there is no effect of the marginal totals for the area or for totals that include data from multiple areas. Because of data swapping, users should not assume that tables with cells having a value of 1 or 2 reveal information about specific individuals. Data swapping procedures were first used in the 1990 census and were also used for Census 2000.

Appendix E.

Facsimiles of Questionnaire Pages

D-2900(L)
(2-2001)



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
Washington, DC 20233-0001
OFFICE OF THE DIRECTOR

FROM THE ACTING DIRECTOR
BUREAU OF THE CENSUS

As part of Census 2000, the Census Bureau is collecting information on how people finance their homes. The information you provide will be very important in the development of both private and government programs concerned with residential financing.

To collect the information most effectively and with the least inconvenience, we select a small sample of properties to represent all similar properties in the United States. This property is part of the scientifically selected sample for this survey. **It is extremely important that we receive a response for each property selected.**

If you are the owner of the property shown on the address label in the enclosed questionnaire, we would appreciate your cooperation in filling out this questionnaire as completely and accurately as you can. If you cannot provide exact figures for some questions, estimates will be satisfactory. Please return this questionnaire in the enclosed addressed envelope.

If you are not the owner of the property, please answer Questions 1 and 2 on the front page and return this questionnaire in the enclosed envelope.

Title 13, United States Code, requires your response to this inquiry. Under this law, your individual report is confidential and only will be used to produce statistical summaries. We cannot publish or otherwise release information identifying any individual property or person to any other government agency (federal, state, or local) or to any private organization.

We estimate that, for the average household, this form will take about 15 to 45 minutes to complete. Comments about this estimate should be directed to the Associate Director for Finance and Administration, Attn: Paperwork Reduction Project 0607-0872, Room 3104, Federal Building 3, Bureau of the Census, Washington, DC 20233.

This survey has been approved by the Office of Management and Budget and has been given approval number 0607-0872, which appears on the questionnaire. Without this number, we could not conduct the survey.

Please complete and return this questionnaire within 7 days. If your reply is not received, a census representative will contact you to complete the questionnaire.

If you would like additional information about this survey, please refer to the Residential Finance Survey on the Internet at www.census.gov/hhes/www/rfs.html.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink that reads "William G. Barron Jr." The signature is written in a cursive, flowing style.

William G. Barron, Jr.

Enclosures

FORM **D-2900**
(9-21-2000)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

HOMEOWNER QUESTIONNAIRE
2001 RESIDENTIAL FINANCE SURVEY
United States Census 2000

RETURN TO

Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

NOTICE - Response to this inquiry is required by law (title 13, U.S. Code).

By the same law, your report to the Census Bureau is **confidential**. It may be seen only by sworn Census Bureau employees and may be used only for statistical purposes.



Address label: _____

(Please correct any error in address and ZIP Code)

**READ
NOTE 1
FIRST**

NOTE 1

If the property described in the address label is -

- **MORTGAGED**, consider all land and buildings covered by the first mortgage as the property.
- **NOT MORTGAGED**, consider the land and buildings identified by the address on the questionnaire label as the property.
- **A CONDOMINIUM UNIT**, consider the condominium unit itself as the property.
- **A MOBILE HOME**, consider the mobile home itself as the property.

1. Who owns the property described on the questionnaire address label?

Name of owner(s) *(Please print.)*

Address of owner(s) *(Number and street)*

City

State

ZIP Code

Area code

Number

_____ Telephone _____ - _____

2a. Is this property - Mark *all that apply.*

- On 10 acres or more with less than 5 housing units?
- Owned by a federal, state, or local public body?
- A hotel or motel with 50 percent or more of the accommodations reserved for transient use?
- One in which more than half of the floor space is used for nonresidential purposes?
- None of the above - *Continue with 2b*

If any box 1-4 is marked , no further entries are required. Please return the questionnaire in the envelope provided.

2b. Does the owner live on this property?

- Yes, as a primary residence
- Yes, as a second or vacation home
- No - **Please make sure you have answered question 1 above, then return this questionnaire in the envelope provided. No further entries required.**

Continue with 3 on page 2

For more information about the Residential Finance Survey, check out our website at www.census.gov/hhes/www/rfs.html.

2001 RESIDENTIAL FINANCE SURVEY

NOTE 2

There is additional information concerning your loan that is more easily answered by the lender. The answer to question 6e will enable us to contact the lender to obtain this information. All information you report to the Census Bureau, and any information the lender gives the Census Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.

6e. To whom do you make your CURRENT INSTALLMENT LOAN payments? – Please print.

Name of lender

Address – Number and street or PO Box

City

State ZIP Code

Installment loan account number

FOR CENSUS USE ONLY

f. What was the amount of your CURRENT INSTALLMENT LOAN when you placed it?

\$, , .00

6g. What are the regular required payments to the lender on your CURRENT INSTALLMENT LOAN?

Round to the nearest dollar.

\$, , .00 *Continue with 6h*

0 No regular payment required – **SKIP to 17 on page 12.**

h. How often do you make these payments?

- 1 Monthly
- 2 Biweekly (every 2 weeks)
- 3 Quarterly
- 4 Other – Specify ↴

SKIP to 17 on page 12.

2001 RESIDENTIAL FINANCE SURVEY

NOTE 3

The following questions relate to the CURRENT mortgage(s) on this property. The term "mortgage" includes all forms of debt for which this property (land and/or buildings) is given as security, such as:

- first mortgages (including deeds of trust and trust deeds)
• contracts to purchase (including land contracts, contracts for deed, purchase agreements)
• second or third mortgages
• home equity lines of credit
• other similar instruments of secured debt

7. How many of these LOANS do you CURRENTLY have on this property?

Enter the number by type of loan.

- Number
1 Mortgage, deed of trust, trust deed (Include 1st, 2nd, and 3rd loans)
2 Contract to purchase, land contract, contract for deed, or purchase agreement
3 Home equity line of credit
4 Some other loan secured by this property (do NOT count personal loans, installment loans, or consumer finance loans.) - Specify
5 Mark [X] here if there are NO LOANS OF THE TYPE LISTED ABOVE on this property - SKIP to NOTE 5 on page 11.

Please refer to your responses in question 7 above.

If you ONLY have a home equity line of credit, SKIP to 10a on page 7. Otherwise, continue with 8a.

8a. In what year did you place, assume, or refinance your CURRENT FIRST mortgage on this property?

Year [1][9][][] OR Year [2][0][0][]

8b. Where did you get the CURRENT FIRST mortgage on this property?

- 1 Assumed from previous owner - SKIP to 8d on page 6
2 Commercial bank or trust company
3 Savings and loan association, federal savings bank
4 Mutual savings bank
5 Life insurance company
6 Mortgage banker or mortgage company
7 Real estate investment trust (REIT)
8 Pension fund or retirement fund (state, local, or private)
9 Credit union
10 Finance company (including consumer discount company, industrial bank, cooperative bank, etc.)
11 Federal agency
12 State or municipal government or housing finance agency
13 Individual or individual's estate (includes seller financing)
14 Other (e.g., real estate or construction company, etc.) - Specify
15 Don't know

Continue with 8c on page 6

2001 RESIDENTIAL FINANCE SURVEY

8c. How did you apply for the CURRENT FIRST mortgage on this property?

- By computer over the Internet or by e-mail
- By telephone or FAX
- By regular mail
- By personal visit
- Through third party (such as real estate agent or builder)
- Some other way – Specify ↴

d. What was the amount of your CURRENT FIRST mortgage when you placed, assumed, or refinanced it?

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

e. What are the regular required payments to the lender on your CURRENT FIRST mortgage?

Round to the nearest dollar.

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

Continue with 8f

- No regular payment required – SKIP to 8h

f. How often do you make these payments?

- Monthly
- Biweekly (every 2 weeks)
- Quarterly
- Other – Specify ↴

8g. What does this regular payment include?

Mark all that apply.

- Principal
- Interest
- Real estate taxes
- Property (fire, hazard, flood, or earthquake) insurance
- Mortgage insurance (NOT mortgage life insurance)
- Other – Specify ↴

h. Is your CURRENT FIRST mortgage —

- A FHA insured loan?
- A VA guaranteed loan?
- A loan guaranteed by the Rural Housing Service/Rural Development (formerly FmHA)?
- A loan insured by a private mortgage insurance company?
- None of the above

9a. Is your CURRENT FIRST mortgage —

- The same mortgage that you PLACED on the property when you acquired it?
- The same mortgage that you ASSUMED from the previous owner?
- A REFINANCING of a previous loan made or assumed by you? – Continue with 9b.
- A mortgage placed on the property that you previously owned free and clear of debt? – SKIP to 9c on page 7.

SKIP to the instruction above 10a on page 7

b. Was this mortgage refinanced by the same lender as your previous mortgage on this property?

- Yes, refinanced by the same lender
- No, refinanced by a different lender

2001 RESIDENTIAL FINANCE SURVEY

9c. What was the one MAIN reason for refinancing your previous mortgage or for placing a mortgage on a property owned free and clear of debt?

- 1 To get a lower interest rate
- 2 To increase the payment period for the mortgage
- 3 To reduce the payment period for the mortgage
- 4 To renew or extend a loan that had fallen due, without increasing the outstanding balance
- 5 To receive cash or increase the outstanding balance of the loan
- 6 Other reason – *Specify* ↴

d. How much money did you receive as a result of refinancing your previous mortgage or for placing a mortgage on a property owned free and clear of debt?

\$, , .00

Continue with 9e

- 0 None – **SKIP to the instruction above 10a**

e. How did you use the money you received from refinancing your previous mortgage or for placing a mortgage on a property owned free and clear of debt?

Mark all that apply.

- 2 For additions, improvements or repairs to this property
- 3 To consolidate debts
- 4 For investment in other real estate
- 5 For other types of investments
- 6 For educational or medical expenses
- 7 To start a business
- 8 To settle a divorce
- 9 To pay taxes
- 10 To purchase an automobile, truck, or other vehicle
- 11 To purchase another type of consumer product (furniture, electronic equipment, etc.)
- 12 Other – *Specify* ↴

➡ If you have a HOME EQUITY LINE OF CREDIT, continue with 10a. Otherwise, SKIP to the instruction above 11a on page 8.

10a. In what year were you approved for the HOME EQUITY LINE OF CREDIT on this property?

Year Year

1	9		
---	---	--	--

 OR

2	0	0	
---	---	---	--

b. What was the one MAIN reason for obtaining the HOME EQUITY LINE OF CREDIT on this property?

- 2 For additions, improvements or repairs to this property
- 3 To consolidate debts
- 4 For investment in other real estate
- 5 For other types of investments
- 6 For educational or medical expenses
- 7 To start a business
- 8 To settle a divorce
- 9 To pay taxes
- 10 To purchase an automobile, truck, or other vehicle
- 11 To purchase another type of consumer product (furniture, electronic equipment, etc.)
- 12 Other – *Specify* ↴

2001 RESIDENTIAL FINANCE SURVEY



If you have a **SECOND** mortgage on this property, continue with 11a. Otherwise, **SKIP** to **NOTE 4** on page 10.

11a. In what year did you place or assume the CURRENT SECOND mortgage on this property?

Year		OR	Year
<input type="text" value="1"/> <input type="text" value="9"/> <input type="text"/>			<input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text"/>

b. What was the amount of the CURRENT SECOND mortgage when you placed or assumed it?

\$	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.00
----	----------------------	----------------------	----------------------	---	----------------------	----------------------	----------------------	---	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	-----

c. What are the regular required payments to the lender on the CURRENT SECOND mortgage?

Round to the nearest dollar.

\$	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	,	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.00
----	----------------------	----------------------	----------------------	----------------------	---	----------------------	----------------------	----------------------	---	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	-----

Continue with 11d

0 No regular payment – **SKIP to 11f**

d. How often do you make these payments?

- 1 Monthly
- 2 Biweekly (every 2 weeks)
- 3 Quarterly
- 4 Other – *Specify*

11e. What does this regular payment include?

Mark all that apply.

- 1 Principal
- 2 Interest
- 3 Other – *Specify*

f. What was the one MAIN reason for obtaining the CURRENT SECOND mortgage on this property?

- 1 To provide funds for the purchase of the property
- 2 For additions, improvements, or repairs to this property
- 3 To consolidate debts
- 4 For investment in other real estate
- 5 For other types of investments
- 6 For educational or medical expenses
- 7 To start a business
- 8 To settle a divorce
- 9 To pay taxes
- 10 To purchase an automobile, truck, or other vehicle
- 11 To purchase another type of consumer product (furniture, electronic equipment, etc.)
- 12 Other – *Specify*

2001 RESIDENTIAL FINANCE SURVEY

NOTE 4

There is additional information concerning your current mortgage(s) that is more easily answered by the holder (or servicer) of the mortgage. The answers to questions 13a through 13d below will enable us to contact the holder to obtain further information about prepayment provisions, whether the mortgage has been sold (mortgages are frequently sold between lenders without the knowledge of the borrower), outstanding balance, and related items. All information you report to the Census Bureau, and any information the mortgage holder gives the Census Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.

<p>13a. To whom do you make your current FIRST mortgage, contract to purchase, or deed of trust payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No first mortgage, contract to purchase, or deed of trust <i>Continue with 13b.</i></p> <p>FOR CENSUS USE ONLY</p>	<p>13c. To whom do you make your current SECOND mortgage payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No second mortgage <i>Continue with 13d.</i></p> <p>FOR CENSUS USE ONLY</p>
<p>13b. To whom do you make your HOME EQUITY LINE OF CREDIT payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No home equity line of credit <i>Continue with 13c.</i></p> <p>FOR CENSUS USE ONLY</p>	<p>13d. To whom do you make your current THIRD mortgage payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No third mortgage <i>Continue with NOTE 5 on page 11.</i></p> <p>FOR CENSUS USE ONLY</p>

2001 RESIDENTIAL FINANCE SURVEY

NOTE 5

- **If the property is MORTGAGED**, consider all land and buildings covered by the first mortgage as the property.
- **If the property is NOT MORTGAGED**, consider the land and buildings identified by the address on the questionnaire label as the property.
- **If this is a CONDOMINIUM UNIT or MOBILE HOME**, consider the condominium unit or mobile home itself as the property.

14a. Is this property either a mobile home or a condominium unit?

- 1 Yes, a mobile home – **SKIP to 17 on page 12**
- 2 Yes, a condominium unit – **SKIP to 15**
- 3 No – **Continue with 14b**

b. How many housing units (separate living quarters) are there in this property?

- 1 One – **SKIP to 15**
- More than one – Enter number of housing units ↴

Continue with 14c

c. If this property includes more than one building, list the address of each building, and enter the number of housing units in each building.

You may use address ranges, e.g., 101 – 105 Elm St. If additional space is needed, use the "Remarks" section on page 16 or attach a list of building addresses.

- 1 Only one building on property – **SKIP to 15**

Please print.

Street address	Number of housing units

15. About how much do you think this property (house and lot or condominium unit) would sell for on today's market?

If you do not know, give your best estimate.

\$, , .00

16. When was this building built?

If more than one building, answer for the first one built.

- 00 1999 or later
- 97 1997 or 1998
- 95 1995 or 1996
- 90 1990 to 1994
- 80 1980 to 1989
- 70 1970 to 1979
- 60 1960 to 1969
- 50 1950 to 1959
- 40 1940 to 1949
- 30 1939 or earlier

2001 RESIDENTIAL FINANCE SURVEY

21a. Is this property located in a subdivision or building restricted to people age 55 or older?

- 1 Yes – **SKIP to 22**
 2 No – **Continue with 21b**

b. Are most of the residents of the subdivision, building, or immediate neighborhood where this property is located age 55 or older?

- 1 Yes
 2 No
 3 Don't know

22. How many people own this property?

- 1 One – Answer questions 23 and 24a–c for the owner.
 2 Two – Answer questions 23 and 24a–c for the owner and co-owner.
 3 Three or more – Answer questions 23 and 24a–c for any two of the owners.

NOTE: Please answer questions 23 and 24a – c.

23. Is the owner(s) of this property Spanish/Hispanic/Latino? Mark the "No" box if not Spanish/Hispanic/Latino.

OWNER	CO-OWNER
1 <input type="checkbox"/> Yes	1 <input type="checkbox"/> Yes
2 <input type="checkbox"/> No	2 <input type="checkbox"/> No

24a. What is the property owner(s) race? Mark one or more races to indicate what this person considers himself/herself to be.

OWNER	CO-OWNER
1 <input type="checkbox"/> White	1 <input type="checkbox"/> White
2 <input type="checkbox"/> Black, African Am., or Negro	2 <input type="checkbox"/> Black, African Am., or Negro
3 <input type="checkbox"/> American Indian or Alaska Native	3 <input type="checkbox"/> American Indian or Alaska Native
4 <input type="checkbox"/> Asian	4 <input type="checkbox"/> Asian
5 <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	5 <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
6 <input type="checkbox"/> Some other race	6 <input type="checkbox"/> Some other race

24b. What is the property owner(s) age?

OWNER	CO-OWNER
<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> Years	<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> Years

c. What is the property owner(s) sex?

OWNER	CO-OWNER
1 <input type="checkbox"/> Male	1 <input type="checkbox"/> Male
2 <input type="checkbox"/> Female	2 <input type="checkbox"/> Female

25. Have any of the current owners of this property ever served on active duty in the Armed Forces of the United States?

- Yes – Mark all that apply.
- 1 Active member of Reserves or National Guard for at least 6 years
 2 Persian Gulf War or after (August 1990 to present)
 3 Vietnam or after (August 1964 to July 1990)
 4 Korean conflict or after (July 1950 to July 1964)
 5 World War II or after (September 1940 to June 1950)
 6 No

26. Have any of the current owners of this property ever owned another home?

- 1 Yes, previously owned another home
 2 No

2001 RESIDENTIAL FINANCE SURVEY

27. What was the total income in 2000 (before taxes and deductions) for ALL members of this household 15 years old or older?

If no income, mark in the "None" box.

If net income was a loss, mark in the "Loss" box and report the amount of loss.

Include any income from —

a. Wages, salaries, commissions, bonuses, or tips from all jobs

\$, , .00

0 None

b. Self-employment income from own nonfarm businesses or farm businesses, including proprietorships and partnerships

Report NET income after business expenses.

\$, , .00

0 None

1 Loss (Enter amount of loss in box above.)

c. Interest, dividends, net rental income, royalty income, or income from estates and trusts

\$, , .00

0 None

1 Loss (Enter amount of loss in box above.)

27d. Social Security or Railroad Retirement

\$, , .00

0 None

e. Retirement, survivor, or disability pensions

\$, , .00

0 None

f. Any other sources of income received regularly such as VA payments, unemployment compensation, public assistance or public welfare payments, child support or alimony

Exclude lump-sum amounts such as gains from sale of property, an inheritance, or gifts from family members.

\$, , .00

0 None

g. TOTAL INCOME

Add questions 27a through f.

\$, , .00

0 None

1 Loss (Enter amount of loss in box above.)

PLEASE COMPLETE THE FOLLOWING INFORMATION

<p>28a. What is the name of the person completing this questionnaire?</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>b. What is this person's relationship to the property?</p> <p>1 <input type="checkbox"/> Owner</p> <p>2 <input type="checkbox"/> Neighbor</p> <p>3 <input type="checkbox"/> Manager or management office</p> <p>4 <input type="checkbox"/> Other – Specify <input style="width: 20px;" type="checkbox"/></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>28c. When was this questionnaire completed?</p> <p>Month Day</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">2</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">0</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">0</div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div> <p>d. What is the telephone number of the person completing this questionnaire?</p> <p>Area code Number</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 30px; height: 20px;"></div> <div style="border: 1px solid black; width: 30px; height: 20px;"></div> <div style="border: 1px solid black; width: 10px; height: 20px; text-align: center;">-</div> <div style="border: 1px solid black; width: 30px; height: 20px;"></div> <div style="border: 1px solid black; width: 30px; height: 20px;"></div> <div style="border: 1px solid black; width: 30px; height: 20px;"></div> </div>
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*If you would like additional information about the Residential Finance Survey or need help in completing this questionnaire, please refer to the survey website at www.census.gov/hhes/www/rfs.html or write to **Walter Busse, HHES, Bureau of the Census, Washington, DC 20233-8500.***

Remarks

THANK YOU VERY MUCH.

FOR CENSUS USE ONLY

<p>a. Respondent comments</p> <p>1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>						
b.	c.	d.	e.	f.	g.	h.

REMARKS

Empty rectangular box for entering remarks.

D-2901(L)
(2-2001)



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census

Washington, DC 20233-0001

OFFICE OF THE DIRECTOR

FROM THE ACTING DIRECTOR
BUREAU OF THE CENSUS

As part of Census 2000, the Census Bureau is collecting information on the financing of residential properties. The information you provide will be very important in the development of both private and government programs concerned with residential financing.

To collect the information most effectively and with the least inconvenience, we select a small sample of properties to represent all similar properties in the United States. The property shown in Item B on the cover page of the enclosed questionnaire is part of the scientifically selected sample for this survey. **It is extremely important that we receive a response for each property selected.**

If you are the owner or manager of the property shown in Item B, we would appreciate your cooperation in filling out this questionnaire as completely and accurately as you can. If you cannot provide exact figures for some questions, estimates will be satisfactory. Please return this questionnaire in the enclosed addressed envelope.

If you are not the owner or manager of the property, please answer Questions 1 and 2 on the front page and return this questionnaire in the enclosed envelope.

Should you receive multiple questionnaires for the same property, please mark extra ones "Duplicate" and return them with the questionnaire that you complete.

Title 13, United States Code, requires your response to this inquiry. Under this law, your individual report is confidential and only will be used to produce statistical summaries. We cannot publish or otherwise release information identifying any individual property or person to any other government agency (federal, state, or local) or to any private organization.

We estimate that it will take about 30 to 60 minutes to complete this questionnaire. Comments about this estimate should be directed to the Associate Director for Finance and Administration, Attn: Paperwork Reduction Project 0607-0872, Room 3104, Federal Building 3, Bureau of the Census, Washington, DC 20233.

This survey has been approved by the Office of Management and Budget and has been given approval number 0607-0872, which appears on the questionnaire. Without this number, we could not conduct the survey.

Please complete and return this questionnaire within 7 days. If your reply is not received, a census representative will contact you to complete the questionnaire.

If you would like additional information about this survey, please refer to the Residential Finance Survey on the Internet at www.census.gov/hhes/www/rfs.html.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "William G. Barron".

William G. Barron

Enclosures

FORM **D-2901**
(9-22-2000)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

RETURN TO

RENTAL AND VACANT PROPERTY QUESTIONNAIRE
2001 RESIDENTIAL FINANCE SURVEY
United States Census 2000

Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

NOTICE - Response to this inquiry is required by law (title 13, U.S. Code).

By the same law, your report to the Census Bureau is **confidential**. It may be seen only by sworn Census Bureau employees and may be used only for statistical purposes.



A. Property owner/manager address:

B. This questionnaire refers to the following property:

(Please correct any error in address and ZIP Code)

**READ
NOTE 1
FIRST**

NOTE 1

- **If the property is MORTGAGED**, consider all land and buildings covered by the first mortgage as the property.
- **If the property is NOT MORTGAGED**, consider the land and buildings identified by the address in item B above as the property.
- **If this is a CONDOMINIUM UNIT or MOBILE HOME**, consider the condominium unit or mobile home itself as the property.
- **If there is MORE than one first mortgage involved in your entire holding**, please report only for the part covered by the mortgage that is for the address in item B above.

1. Who owns the property described in item B?

Name of owner(s) *(Please print)*

Address of owner(s) *(Number and street)*

City

State

ZIP Code

Area code

Number

Telephone

2a. Is this property - Mark all that apply.

- Less than 5 housing units on 10 acres or more?
- Owned by a federal, state, or local public body?
- A hotel or motel with 50 percent or more of the accommodations reserved for transient use?
- One in which more than half of the floor space is used for nonresidential purposes?
- None of the above - *Continue with 2b*

If any box 1-4 is marked , no further entries are required. Please return the questionnaire in the envelope provided.

2b. Does the owner live on this property?

- Yes, as a primary residence
- Yes, as a second or vacation home
- No

Continue with NOTE 2 on page 2 if you are the property owner, owner's agent, or manager. Otherwise, return this questionnaire in the envelope provided.

For more information about the Residential Finance Survey, check out our website at www.census.gov/hhes/www/rfs.html.

2001 RESIDENTIAL FINANCE SURVEY

NOTE 2

This questionnaire contains questions about the acquisition and financing of the property shown in item B on the cover, as well as questions about the characteristics of the property and its owner.

If you are the owner of the property, please complete all of the questions that follow.

If you are the owner's agent or manager of the property, please:

- Complete all of the questions you are able to answer.
- If you are unable to answer all the questions, complete those you can and then answer questions 30a and 30b on page 15.
- Return the questionnaire in the pre-addressed envelope provided.

Please continue with question 3.

3. Is this property —

- 1 A mobile home? — *Continue with 4a*
- 2 A condominium (house or apartment)?
- 3 One with 5 or more units?
- 4 One with 1 to 4 housing units on less than 10 acres?
- 5 None of the above — *Specify* ↘

**SKIP to
NOTE 4
on page 4**

--

4a. Is this mobile home on a permanent foundation?

- 1 Yes
- 2 No

b. About how much do you think this mobile home would sell for on today's market? If you do not know, give your best estimate.

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

c. What is the model year of this mobile home?

- 00 1999 or later
- 97 1997 or 1998
- 95 1995 or 1996
- 90 1990 to 1994
- 80 1980 to 1989
- 70 1970 to 1979
- 60 1969 or earlier

d. Do you (the owner) have an installment loan or contract on this mobile home?

- 1 Yes — *Continue with NOTE 3 on page 3*
- 2 No — *SKIP to NOTE 4 on page 4*

2001 RESIDENTIAL FINANCE SURVEY

NOTE 4

The following questions relate to the **CURRENT** mortgage(s) on this property. The term "mortgage" includes all forms of debt for which this property (land and/or buildings) is given as security, such as:

- first mortgages (including deeds of trust and trust deeds)
- contracts to purchase (including land contracts, contracts for deed, purchase agreements)
- second or third mortgages
- home equity lines of credit
- other similar instruments of secured debt

5. How many of these LOANS do you (the owner) CURRENTLY have on this property?

Enter the number by type of loan.

- Number
- 1 Mortgage, deed of trust, trust deed (includes 1st, 2nd, and 3rd loans)
- 2 Contract to purchase, land contract, contract for deed, or purchase agreement
- 3 Home equity line of credit
- 4 Some other loan secured by this property (do NOT count personal loans, installment loans, or consumer finance loans) – *Specify*
- 5 Mark here if there are **NO LOANS OF THE TYPE LISTED ABOVE** on this property – **SKIP to NOTE 6 on page 10**

➡ Please refer to your responses in question 5 above.

If you (the owner) ONLY have a home equity line of credit, SKIP to 8a on page 6. Otherwise, continue with 6a.

6a. In what year did you (the owner) place, assume, or refinance the CURRENT FIRST mortgage on this property?

Year OR Year

1 9 2 0 0

6b. Where did you (the owner) get the CURRENT FIRST mortgage on this property?

- 1 Assumed from previous owner – **SKIP to 6d on page 5**
- 2 Commercial bank or trust company
- 3 Savings and loan association, federal savings bank
- 4 Mutual savings bank
- 5 Life insurance company
- 6 Mortgage banker or mortgage company
- 7 Real estate investment trust (REIT)
- 8 Pension fund or retirement fund (state, local, or private)
- 9 Credit union
- 10 Finance company (including consumer discount company, industrial bank, cooperative bank, etc.)
- 11 Federal agency
- 12 State or municipal government or housing finance agency
- 13 Individual or individual's estate (includes seller financing)
- 14 Other (e.g., real estate or construction company, etc.) – *Specify*
- 15 Don't know

Continue with 6c on page 5

2001 RESIDENTIAL FINANCE SURVEY

NOTE 5

There is additional information concerning your current mortgage(s) that is more easily answered by the holder (or servicer) of the mortgage. The answers to questions 11a through 11d below will enable us to contact the holder to obtain further information about prepayment provisions, whether the mortgage has been sold (mortgages are frequently sold between lenders without the knowledge of the borrower), outstanding balance, and related items. All information you report to the Census Bureau, and any information the mortgage holder gives the Census Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.

<p>11a. To whom do you (the owner) make your current FIRST mortgage, contract to purchase, or deed of trust payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No first mortgage, contract to purchase, or deed of trust <i>Continue with 11b.</i></p> <p>FOR CENSUS USE ONLY</p>	<p>11c. To whom do you (the owner) make your current SECOND mortgage payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No second mortgage <i>Continue with 11d.</i></p> <p>FOR CENSUS USE ONLY</p>
<p>11b. To whom do you (the owner) make your HOME EQUITY LINE OF CREDIT payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No home equity line of credit <i>Continue with 11c.</i></p> <p>FOR CENSUS USE ONLY</p>	<p>11d. To whom do you (the owner) make your current THIRD mortgage payments? – Please print.</p> <p>Name of organization/company/person</p> <p>Address – Number and street or PO Box</p> <p>City</p> <p>State ZIP Code</p> <p>Mortgage account number</p> <p><input type="checkbox"/> No third mortgage <i>Continue with NOTE 6 on page 10.</i></p> <p>FOR CENSUS USE ONLY</p>

2001 RESIDENTIAL FINANCE SURVEY

13c. What sources accounted for one third or more of the down payment and closing costs or equity used for the purchase or construction of this property?

If the entire purchase price for the property was paid with cash, report the source(s) of the cash.

Mark all that apply.

- 1 Sale of stock or partnership shares for this project
- 2 Sale of previously owned stocks, shares, or other securities
- 3 Sale of land or other real estate
- 4 Owner's cash, bank deposits, share accounts, or bonds
- 5 Borrowing from a retirement plan
- 6 Other borrowing using assets other than this property as collateral
- 7 Proceeds from an insurance policy
- 8 From a state or local governmental source
- 9 From a non-profit organization
- 10 Proceeds from sale of tax credits
- 11 From parents or relatives
- 12 Other cash source – *Specify* ↘
- 13 Non-cash source – *Specify* ↘
- 14 No down payment required

14. Is this property either a mobile home or a condominium unit?

- 1 Yes, a mobile home – *SKIP to 18a on page 12*
- 2 Yes, a condominium unit – *SKIP to 16 on page 12*
- 3 No – *Continue with 15a*

15a. How many housing units (separate living quarters) are there currently in this property?

Enter number of housing units ↘

b. If this property includes more than one building, list the address of each building, and enter the number of housing units in each building.

You may use address ranges, e.g., 101–139 ELM ST. *If additional space is needed, use the "Remarks" section on page 16 or attach a list of building addresses.*

- 1 Only one building on property – *SKIP to 15c*
Please print.

Street address	Number of housing units

c. How many housing units have been ADDED at this property as a result of new construction, conversion, or rehabilitation since January 1, 2000?

Enter number of units added ↘

- 0 None

d. How many housing units have been LOST at this property as a result of demolition or conversion since January 1, 2000?

Enter number of units lost ↘

- 0 None

2001 RESIDENTIAL FINANCE SURVEY

19c. Are these benefits provided because the property is —

Mark all that apply.

- 1 Occupied by low- or moderate-income individuals?
- 2 Occupied by elderly or disabled individuals?
- 3 A historic structure?
- 4 Located in a community development or economic development area?
- 5 Covered by a Homestead Exemption?
- 6 Covered by a Community Land Trust?
- 7 Covered by disaster relief?
- 8 Other reason? – *Specify*

20. Do you (the owner) employ anyone to manage this property?

- 1 Yes
- 2 No

21. Are there or have there EVER been tenants at this property whose rent was partially or completely paid with Section 8 rental subsidy certificates or vouchers?

- 1 Yes
- 2 No

22. How much were the total actual receipts from rent in 2000 from —

a. Residential units?

\$ Per year

b. Business or office units?

\$ Per year

c. Total receipts – Sum of 22a + 22b

\$ Per year

23. What was the estimated vacancy loss at this property (how much rent did you NOT receive because of vacancies during the year)?

\$ Per year

24. What were the expenses for this property in 2000 for —

Include payments made to the lender, except for principal and interest payments.

a. Real estate taxes?

Do NOT include special assessments or taxes in arrears from prior years.

\$ Per year

o None

b. Special assessments (payments for improvements to streets, sidewalks, etc.)?

\$ Per year

o None

c. Property (fire, hazard, flood, or earthquake) insurance?

\$ Per year

o None

d. Mortgage insurance (exclude mortgage life insurance)?

\$ Per year

o None

e. Property management and administration?

\$ Per year

o None

2001 RESIDENTIAL FINANCE SURVEY

➔ Only answer questions 27 and 28 if question 26 box 1 is marked. Otherwise, skip to 29.

27a. How many people own this property?

- 1 One – Answer questions 27b and 27c for the owner
- 2 Two – Answer questions 27b and 27c for the owner and co-owner
- 3 Three or more – Answer questions 27b and 27c for any two of the owners

NOTE: Please answer BOTH questions 27b and 27c.

27b. Is the owner(s) of this property Spanish/Hispanic/Latino? Mark the "No" box if not Spanish/Hispanic/Latino.

OWNER	CO-OWNER
1 <input type="checkbox"/> Yes	1 <input type="checkbox"/> Yes
2 <input type="checkbox"/> No	2 <input type="checkbox"/> No

27c. What is the property owner(s) race? Mark one or more races to indicate what this person considers himself/herself to be.

OWNER	CO-OWNER
1 <input type="checkbox"/> White	1 <input type="checkbox"/> White
2 <input type="checkbox"/> Black, African Am., or Negro	2 <input type="checkbox"/> Black, African Am., or Negro
3 <input type="checkbox"/> American Indian or Alaska Native	3 <input type="checkbox"/> American Indian or Alaska Native
4 <input type="checkbox"/> Asian	4 <input type="checkbox"/> Asian
5 <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	5 <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
6 <input type="checkbox"/> Some other race	6 <input type="checkbox"/> Some other race

28. What was the property owner's total gross income (before income taxes) in 2000 from ALL sources?

- 1 Less than \$10,000
- 2 \$10,000 to \$29,999
- 3 \$30,000 to \$49,999
- 4 \$50,000 to \$74,999
- 5 \$75,000 to \$99,999
- 6 \$100,000 or more

29. What is the name of the property, if any?

30a. Is this questionnaire complete?

- 1 Yes – **SKIP to 31a on page 16**
- 2 No – **Continue with 30b**

30b. Is there someone else who can answer the questions you were unable to answer?

- 1 Yes, the owner listed in question 1 – **SKIP to 31a on page 16**
- 2 Yes – *Specify* ↘

Name (Please print)	
Address (Number and street)	
City	
State	ZIP Code
<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Telephone:	Area code Number
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Continue with 31a on page 16

2001 RESIDENTIAL FINANCE SURVEY

<p>31a. What is the name of the person completing this questionnaire?</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>b. When did you answer this questionnaire?</p> <p>Month Day Year</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">0</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">0</td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>			2	0	0		<p>31c. What is this person's relationship to the property?</p> <p>Mark <input checked="" type="checkbox"/> all that apply.</p> <p>1 <input type="checkbox"/> Owner</p> <p>2 <input type="checkbox"/> Manager/management office</p> <p>3 <input type="checkbox"/> Real estate agent/broker</p> <p>4 <input type="checkbox"/> Building superintendent</p> <p>5 <input type="checkbox"/> Neighbor</p> <p>6 <input type="checkbox"/> Other – Specify <input checked="" type="checkbox"/></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>d. What is the telephone number of the person completing this questionnaire?</p> <p>Area code Number</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>										
		2	0	0													

If you would like additional information about the Residential Finance Survey or need help in completing this questionnaire, please refer to the survey website at www.census.gov/hhes/www/rfs.html or write to **Walter Busse, HHES, Bureau of the Census, Washington, DC 20233-8500.**

Remarks

THANK YOU VERY MUCH.

FOR CENSUS USE ONLY

a. Respondent comments						
1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No						
b.	c.	d.	e.	f.	g.	h.

D-2902(L)
(6-2001)



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census

Washington, DC 20233-0001

OFFICE OF THE DIRECTOR

FROM THE ACTING DIRECTOR
BUREAU OF THE CENSUS

As part of Census 2000, the Census Bureau is collecting information on the financing of residential properties. The information you provide will be very important in the development of both private and government programs concerned with residential financing.

To collect the information most effectively and with the least inconvenience, we select a small sample of properties to represent all similar properties in the United States. The property shown in Item A on the cover page of the enclosed questionnaire(s) was selected for the survey.

We understand that you hold or service a mortgage or similar debt on this property. If this is the case, we would appreciate your completing the enclosed questionnaire(s). If you are not the holder or servicer of a mortgage or similar debt on this property, please check the applicable box in Question 1 of the questionnaire(s). Return the questionnaire(s) using the enclosed addressed envelope(s) or business reply label(s).

To assist you in identifying a mortgaged property, we have provided the owner's name in Item A and, when known, the mortgage account number in Item B on the cover page of the questionnaire(s).

If you hold or service many mortgages, you may receive more than one questionnaire. We have enclosed all those identified as of this time as being held by you. Due to delays in the identification of holders/servicers, you may receive some additional questionnaires later.

Title 13, United States Code, requires your response to this inquiry. Under this law, your individual report is confidential and only will be used to produce statistical summaries. We cannot publish or otherwise release information identifying any individual property or person to any other government agency (federal, state, or local) or to any private organization.

The Census Bureau has the authority to receive the requested information under the provisions of the Right to Financial Privacy Act (12 U.S.C. 3413(d)) which provides that "Nothing in this chapter shall authorize the withholding of financial records or information required to be reported in accordance with any federal statute."

We estimate that it will take about 15 to 45 minutes to complete a questionnaire depending on the type of loan involved. Comments about this estimate should be directed to the Associate Director for Finance and Administration, Attention: Paperwork Reduction Project 0607-0872, Room 3104, Federal Building 3, Bureau of the Census, Washington, DC 20233.

This survey has been approved by the Office of Management and Budget and has been given approval number 0607-0872, which appears on the questionnaire(s). Without this number, we could not conduct the survey.

If you would like additional information about this survey, please refer to the Residential Finance Survey on the Internet at www.census.gov/hhes/www/rfs.html.

Thank you for your cooperation.

Sincerely,

William G. Barron, Jr.

Enclosures

FORM D-2902 (9-22-2000)	U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS	RETURN TO Bureau of the Census 1201 East 10th Street Jeffersonville, IN 47132
LENDER QUESTIONNAIRE 2001 RESIDENTIAL FINANCE SURVEY United States Census 2000		

A. The questions on this report form refer to the property at the following address:

B. Lender address:

--	--

(Please correct any error in address and ZIP Code)

NOTICE - Response to this inquiry is required by law (title 13, U.S. Code).
 By the same law, your report to the Census Bureau is **confidential**. It may be seen only by sworn Census Bureau employees and may be used only for statistical purposes.



**START
HERE**

The word "**mortgage**" is used throughout the questionnaire to mean ALL forms of debt secured by real estate such as —

- A mortgage, deed of trust, or land contract
- A home equity line of credit

Also answer for installment loans on mobile homes

1. Do you hold or service a mortgage or similar debt on the property described above in item A?

- 1 Yes, hold or service outstanding mortgage(s)
- 2 Yes, hold installment loan on a mobile home
- 3 No, mortgage on this property was terminated within the past 3 months
- 4 No, mortgage was terminated more than 3 months ago
- 5 No, hold or service other indebtedness not secured by this property — *Specify type of loan* ↘
- 6 No, no record of any past or present mortgage on this property
- 7 No, mortgage has been transferred to ↘
 Name of holder or servicer *(Please print)*

 Address *(Number and street)*

 City

 State ZIP Code

Continue with 2

STOP HERE.
 Please return this questionnaire in the envelope provided.

THANK YOU

2. The mortgage or similar debt you are reporting for is a —

- 1 First mortgage or deed of trust (including land contract or contract to purchase)
- 2 Second mortgage (EXCLUDING home equity line of credit)
- 3 Third mortgage (EXCLUDING home equity line of credit)
- 4 Reverse mortgage
- 5 Home equity line of credit
- 6 Installment loan on a mobile home
- 7 Other — *Specify* ↘

Continue with NOTE 1 on page 2.

For more information about the Residential Finance Survey, check out our website at www.census.gov/hhes/www/rfs.html.

**FOR CENSUS
USE ONLY**

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2001 RESIDENTIAL FINANCE SURVEY

NOTE 1

For **MORTGAGES** other than a home equity line of credit or an installment loan on a mobile home:

- Complete questions 3 through 21.

If this loan is a **HOME EQUITY LINE OF CREDIT** – **SKIP to NOTE 2 on page 8.**

If this is an **INSTALLMENT LOAN** on a mobile home – **SKIP to NOTE 3 on page 10.**

3. Who services this mortgage?

- 1 Commercial bank or trust company
- 2 Savings and loan association, federal savings bank
- 3 Mutual savings bank
- 4 Life insurance company
- 5 Mortgage banker or mortgage company
- 6 Federally-sponsored secondary market agency (Freddie Mac, Fannie Mae, or Ginnie Mae)
- 7 Conventional mortgage pool (not guaranteed by Freddie Mac, Fannie Mae, or Ginnie Mae)
- 8 Other federal agency (e.g., VA, FHA, Rural Housing Service/Rural Development, SBA, etc.)
- 9 Real estate investment trust (REIT)
- 10 Pension fund or retirement fund (state, local, or private)
- 11 Credit union
- 12 Finance company (including consumer discount company, industrial bank, cooperative bank)
- 13 State or municipal government or housing finance agency
- 14 Individual or individual's estate
- 15 Other (e.g., real estate or construction company, philanthropic organization, fraternal society, educational endowment, bank-administered trust fund, etc.) – *Specify* ↴

4. Does the servicer keep the principal and interest payments from this mortgage or remit them to another party?

- 1 Keeps the payments – **SKIP to 5b**
- 2 Remits the payments to another party – **Continue with 5a**

5a. Who eventually receives the principal and interest payments from this mortgage?

- 1 Commercial bank or trust company
- 2 Savings and loan association, federal savings bank
- 3 Mutual savings bank
- 4 Life insurance company
- 5 Mortgage banker or mortgage company
- 6 Federally-sponsored secondary market agency (Freddie Mac, Fannie Mae, Ginnie Mae or mortgage pool securities guaranteed by the three previously mentioned organizations)
- 7 Conventional mortgage pool (not guaranteed by Freddie Mac, Fannie Mae, or Ginnie Mae)
- 8 Other federal agency (e.g., VA, FHA, Rural Housing Service/Rural Development, SBA, etc.)
- 9 Real estate investment trust (REIT)
- 10 Pension fund or retirement fund (state, local, or private)
- 11 Credit union
- 12 Finance company (including consumer discount company, industrial bank, cooperative bank)
- 13 State or municipal government or housing finance agency
- 14 Individual or individual's estate
- 15 Other (e.g., real estate or construction company, philanthropic organization, fraternal society, educational endowment, bank-administered trust fund, etc.) – *Specify* ↴

b. Did the current recipient of the principal and interest payments –

- 1 Originate the mortgage from the borrower?
- 2 Purchase the mortgage from the present servicer?
- 3 Purchase the mortgage from someone else?

c. In what State is the main office of the organization or person that eventually receives the principal and interest payments from this mortgage?

		State abbreviation
--	--	--------------------

2001 RESIDENTIAL FINANCE SURVEY

6. How is this mortgage insured or guaranteed?

- 1 Federal Housing Administration (FHA)
- 2 Department of Veterans Affairs (VA)
- 3 Rural Housing Service/Rural Development (formerly FmHA)
- 4 Private mortgage insurance company (*Do NOT include borrower's life insurance.*)
- 5 State or local housing finance agency only
- 6 State or local housing finance agency with FHA insurance, VA, or Rural Housing Service/Rural Development (formerly FmHA) guarantees
- 7 Other – *Specify*
- 8 Not insured or guaranteed

7. Was this mortgage financed using tax-exempt bond funds?

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

8. Was this mortgage placed or assumed by the present property owner?

- 1 Placed – *SKIP to 10a*
- 2 Assumed – *Continue with 9a*

9a. When was this mortgage assumed by the present property owner?

Month
 Year OR Year

OR

b. What was the unpaid balance at the time of assumption by the present property owner?

\$, , .

10a. When was this mortgage ORIGINALLY made?

If refinanced or renewed, enter date of most recent action.

Month
 Year OR Year

OR

b. What is the term of this mortgage (years from date ORIGINALLY made to scheduled maturity)?

Years
 0 Payable on demand

c. What was the amount of this mortgage when it was ORIGINALLY made?

If refinanced or renewed, enter amount at time of most recent action.

\$, , .

d. What was the appraised value of the property when this mortgage was ORIGINALLY made?

\$, , .

e. Is this mortgage a subprime loan?

- 1 Yes
- 2 No

f. How many points were paid as INTEREST at the inception of this mortgage?

- Include only those points paid for the use of the money.
- DO NOT include any points paid as a fee for loan origination or other non-interest fee.

. Points
 00 None
 97 Don't know

2001 RESIDENTIAL FINANCE SURVEY

14a. Can the regular principal and interest payments change during the life of this mortgage OTHER THAN through a change in the interest rate?

- 1 Yes – *Continue with 14b*
 2 No – *SKIP to 16a*

b. How often can the principal and interest payments change? Once every —

- 1 Month
 2 3 months
 3 6 months
 4 1 year
 5 3 years
 6 5 years
 7 Other – *Specify* ↘

c. Does this mortgage allow negative amortization?

- 996 No
 Yes, capped at ↘
 . Percent
 997 Yes, unrestricted negative amortization

} SKIP to 16a

15a. Has this mortgage been converted from an adjustable rate mortgage (ARM) to a fixed-rate mortgage?

- 1 Yes
 2 No

b. Can this mortgage be converted from a fixed-rate to an adjustable rate mortgage?

- 1 Yes
 2 No
 3 Don't know

16a. Did this mortgage include a buydown of the interest rate?

- 1 Yes – *Continue with 16b*
 2 No – *SKIP to 17*

b. What was the type of buydown?

- 1 Constant payment
 2 3-2-1
 3 Other – *Specify* ↘

17. What are the required regular payments from the borrower on this mortgage for —

If no regular payment required, mark for None.

a. Principal and interest?

\$, , . **.00**

- 0 None

OR

Interest only?

If interest is included with principal in 17a, DO NOT report here.

\$, , . **.00**

- 0 None

b. Real estate taxes?

If taxes and insurance are combined in one account, estimate the amount for each and enter the estimates in the appropriate boxes.

\$, , . **.00**

- 0 None

c. Fire, hazard, flood, or earthquake insurance?

\$, , . **.00**

- 0 None

d. Mortgage insurance premium?

\$, , . **.00**

- 0 None

2001 RESIDENTIAL FINANCE SURVEY

20a. What is the current status of the mortgage payments?

- 1 Up-to-date, ahead of schedule, or less than 90 days past due – **SKIP to 21**
- 2 Delinquent by 90 days or more – **Continue with 20b**

b. Are legal foreclosure proceedings now in process?

- 1 Yes
- 2 No

21. Are there any other mortgages that you service or hold on this property for which we did not send you a questionnaire?

Yes – Please enter the mortgage account number ↘

- 1 Home equity line of credit – **Continue with Note 2 on page 8**

- 2 First mortgage or deed of trust

- 3 Second mortgage

- 4 Third mortgage

- 5 Other

- 6 No

} SKIP to 34 on page 11

Remarks

2001 RESIDENTIAL FINANCE SURVEY

33. How often are these payments required to be made?

a. Principal and interest or interest only

- 1 Monthly
 2 Biweekly (every 2 weeks)
 3 Quarterly
 4 Other – *Specify*
 5 Not paid

b. Other payments

- 1 Monthly
 2 Biweekly (every 2 weeks)
 3 Quarterly
 4 Other – *Specify*
 5 Not paid

Continue with 34

34. Please enter the name and title of the person completing this form, along with your telephone number and the date the questionnaire was completed.

Name of person completing this questionnaire

Title

Area code Number

--	--	--	--	--	--	--	--	--	--	--	--

Date

Month Day Year

--	--	--	--	--	--	--	--	--	--	--	--

THANK YOU VERY MUCH.

If you would like additional information about the Residential Finance Survey, please refer to the survey website at www.census.gov/hhes/www/rfs.html or write to Walter Busse, HHES, Bureau of the Census, Washington, DC 20233-8500.

Remarks

FOR CENSUS USE ONLY

a. Respondent comments

- 1 Yes 2 No

b.	c.	d.	e.	f.	g.	h.

REMARKS

[Empty rectangular box for remarks]

D-2903(L)
(3-2000)



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census

Washington, DC 20233-0001

OFFICE OF THE DIRECTOR

FROM THE DIRECTOR
BUREAU OF THE CENSUS

During the summer of 2001, the Census Bureau will take the Residential Finance Survey (RFS) of mortgage lenders. We are writing to let you know about the survey and to ask for your help. We need to know who your contact person will be for the survey and in what format you would like to respond.

The 2001 RFS is part of Census 2000, the census of population and housing that we conduct every ten years. The purpose of the RFS is to collect information about the acquisition and financing of residential properties in the United States. We will conduct the RFS in two parts:

- We will select a sample of homeowner and rental properties and contact their owners to ask for information about the property and the address of the organization that owns or services the mortgage(s) on the property.
- We will contact that organization to ask about each mortgage on the property (please see the enclosed copy of the questionnaire for an example).

Both business and government need accurate economic data to plan for the future. The RFS is supported by:

- The Mortgage Bankers Association.
- The National Association of Home Builders.
- The National Association of Realtors.
- The Federal Reserve Board.
- The Bureau of Economic Analysis.
- The Department of Housing and Urban Development.
- Fannie Mae.
- Freddie Mac.
- National Multi Housing Council.
- Many other business organizations and federal agencies.

Title 13, United States Code, Section 141, requires your response to the RFS and guarantees that we will keep your responses confidential and that we will use them only to produce statistical summaries. The Census Bureau has the authority to receive financial information under the provisions of Section 1113(d) of the Right to Financial Privacy Act (Title 12, United States Code, Section 3413(d)). You may access Titles 12 and 13 on our web site listed on the back.

Please designate someone on the enclosed Form D-2903(LC) to whom we can send survey questionnaires. We have allowed space for up to four contact persons if the records for different types of mortgages or for different areas of the country are kept at different locations. **Please return the form in the enclosed envelope within ten (10) business days.** With your help, we will be able to conduct the 2001 RFS in the most cost-effective way and with the least inconvenience to you.

For further information, please contact Mary Schwartz at 301-457-3190 or by e-mail at [**<mary.b.schwartz@ccmail.census.gov>**](mailto:mary.b.schwartz@ccmail.census.gov). You also can find more information about the RFS on the Internet at [**<www.census.gov/hhes/www/rfs.html>**](http://www.census.gov/hhes/www/rfs.html).

Thank you for your help.

Sincerely,

A handwritten signature in black ink that reads "Kenneth Prewitt". The signature is written in a cursive style with a large initial "K" and a distinct "P".

Kenneth Prewitt

Enclosures

D-2903(L) (3-13-2000)

2001 RESIDENTIAL FINANCE SURVEY
United States Census 2000

Lender's name and address



(Please correct any errors in name, address, and ZIP Code)

1. Please provide the name, address, and the other information requested below for a contact person for the 2001 Residential Finance Survey. If the records for different types of mortgages or for different geographic areas are kept at different locations, please provide contact persons for those locations as well.

a. First (or only) contact person

Name		Title		Company	
Mailing Address			City	State	ZIP Code
Telephone Number		E-Mail		Type of Mortgage Served	
Geographic Area Served					

b. Second contact person *(If necessary)*

Name		Title		Company	
Mailing Address			City	State	ZIP Code
Telephone Number		E-Mail		Type of Mortgage Served	
Geographic Area Served					

c. Third contact person *(If necessary)*

Name		Title		Company	
Mailing Address			City	State	ZIP Code
Telephone Number		E-Mail		Type of Mortgage Served	
Geographic Area Served					

d. Fourth contact person *(If necessary)*

Name		Title		Company	
Mailing Address			City	State	ZIP Code
Telephone Number		E-Mail		Type of Mortgage Served	
Geographic Area Served					

2. Since it is possible you may receive many questionnaires for properties for which you service or own a mortgage, would you prefer to respond to the 2001 Residential Finance Survey using booklet questionnaires (see the enclosed example) or would you prefer to provide a computer file of the information requested for each property in a format suggested by the Bureau of the Census?

- 1 Prefer to respond using booklet questionnaires
- 2 Prefer to respond by providing a computer file

Thank you for your cooperation. Please return this form in the enclosed envelope.

Form **D-2905(L)**
 (2-2001)
 OMB NO. 0607-0872
 APPROVAL EXPIRES 12/31/2002



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
 Washington, DC 20233-0001
 OFFICE OF THE DIRECTOR

**FROM THE ACTING DIRECTOR
 BUREAU OF THE CENSUS**

The Bureau of the Census is conducting a survey of residential finance in connection with Census 2000. The information you provide will be important in developing private and government programs for financing residential properties. To collect the information, we need to know the answers to the following questions and the name and address of the owner or rental agent of the apartment/home that you occupy.

Please provide the information requested below and return this sheet in the enclosed envelope.

1. Is this property a:

- 1 Mobile home?
- 2 Condominium – Occupied by the owner?
- 3 Condominium – Occupied by renters?
- 4 Cooperative?
- 5 Rental apartment?
- 6 Other? – *Specify* _____

2. How many units are at this property?

- 1 1 to 4 units
- 2 5 or more units

3. Does the owner live at the property described in the address label above?

- 1 Yes
- 2 No

If you own the property, please enter your name, address, and telephone number below. If you do not own it, enter the owner's name, address, and telephone number, or the name, address, and telephone number of the person or company to whom you make your rent payments. If this is a cooperative, enter the name, address, and telephone number of the housing cooperative organization.

Name of owner or agent	Telephone number	Area code	Number
Address of owner or agent – <i>Number and street</i>			
City	State	ZIP Code	

Title 13, United States Code, requires your response to this inquiry. This law provides that your report is confidential.

We estimate that it will take from 1 to 4 minutes to complete this form. Comments about this estimate should be directed to the Associate Director for Finance and Administration, Attn: Paperwork Reduction Project 0607-0872, Room 3104, Federal Building 3, Bureau of the Census, Washington, DC 20233.

This survey is approved by the Office of Management and Budget and is given approval number 0607-0872, which appears on this form. Without this number, we could not conduct the survey.

If you would like additional information about this survey, please refer to the Residential Finance Survey on the Internet at www.census.gov/hhes/www/rfs.html.

Thank you for your participation.

Sincerely,



William G. Barron, Jr.

Enclosure

Appendix F.

Data Products and User Assistance

CONTENTS

Census 2000 Data Products	F-1
Census 2000 Maps and Geographic Products	F-3
Reference Materials	F-3
Sources of Assistance	F-4

CENSUS 2000 DATA PRODUCTS

The decennial census yields a wealth of data, which have virtually unlimited applications. A comprehensive data program offers census information on the Internet, in electronic media (CD-ROM/DVD), and in print. A complete list of Census 2000 data products, with their release status, is available at www.census.gov/population/www/censusdata/c2kproducts.html.

Detailed results of Census 2000 are contained in a series of five summary files. These are available on the Internet and on CD-ROM or DVD. In addition, three series of reports derived from these files are available in print and in Portable Document Format (PDF) on the Internet.

Internet and CD-ROM/DVD Products

Census 2000 data are available at several locations on the Census Bureau's Web site. The Census 2000 Gateway page provides links to Census 2000 data, information, and reference materials. It is accessed from the Census Bureau's home page www.census.gov or at www.census.gov/main/www/cen2000.html. Links from the Gateway page include American FactFinder®; State and County QuickFacts; other prepared Census 2000 tables, including rankings and comparisons; reference materials; user updates; and Census in the Schools.

American FactFinder factfinder.census.gov is the most comprehensive source of Census 2000 data, providing all summary file tables for all levels of census geography. Quick tables (single geography tables) and geographic comparison tables (data for more than one geographic area) are also available on American FactFinder.

Most Census 2000 tabulations are also available on CD-ROM and/or DVD. Software is included on the DVDs and most CDs. These may be ordered by phone through the Census Bureau's Customer Services Center on 301-763-4636, or via e-commerce by selecting Catalog from the Census Bureau's home page. For more information on the products and ordering options, access the Census Catalog's product order form at catalog.mso.census.gov.

Census 2000 Redistricting Data (Public Law 94-171) Summary File. The first Census 2000 data files released provide the data required for local redistricting. The data include tabulations of 63 race categories, cross-tabulated by Hispanic or Latino and not Hispanic or Latino for the total population and the population 18 years old and over. These tabulations are presented for areas as small as blocks, census tracts, and voting districts. They are available through the Internet (American FactFinder) and as a CD-ROM series (state files). In American FactFinder factfinder.census.gov, all redistricting data tables are available by selecting Data Sets on the FactFinder main page. FactFinder also has one quick table and one geographic comparison table based on this file.

Summary File 1 (SF 1). This file presents counts and basic cross-tabulations of information collected from all people and housing units. This information includes age, sex, race, Hispanic or Latino origin, household relationship, and whether the residence is owned or rented. Data are available down to the block level for many tabulations, but only to the census-tract level for others. Summaries are included for other geographic areas, such as ZIP Code® Tabulation Areas (ZCTAs™) and Congressional Districts (106th Congress). There are individual state files and two national files in this series. The final national file provides the first available urban and rural data. The complete Summary File 1 is available on the Internet (American FactFinder) and on CD-ROM/DVD.

Additional tables derived from this summary file are also available on the Census Bureau's Internet site. These can be located through the Census 2000 Gateway page at <www.census.gov/main/www/cen2000.html>. Related products include a demographic profile that provides a snapshot of the geographic area, quick tables, geographic comparison tables, and two printed report series, Summary Population and Housing Characteristics (PHC-1) and Population and Housing Unit Counts (PHC-3).

Summary File 2 (SF 2). This file presents data similar to the information included in Summary File 1, but the tables in this file are iterated for a selected list of race and Hispanic or Latino categories and for American Indian and Alaska Native tribes. These data are shown down to the census tract level for up to 250 race and ethnic categories that meet a specified minimum population size threshold of 100 in a geographic area. The complete SF 2 is available on the Internet (American FactFinder) and on CD-ROM/DVD. American FactFinder also offers various quick tables and geographic comparison tables derived from SF 2.

Summary File 3 (SF 3). This file is the first release of the information collected on a sample basis. It includes data on income, educational attainment, poverty status, home value, and population totals for foreign born and ancestry groups. Data are provided down to the block group level for many tabulations but only to the census tract level for others. SF 3 also includes data by ZCTAs and Congressional Districts (106th Congress).

Data for each state and a national file are available on the American Factfinder and on CD-ROM/DVD. Related products include a three-page demographic profile available on the Internet, various quick tables and geographic comparison tables available through American Factfinder, and a printed report series, Summary Social, Economic, and Housing Characteristics (PHC-2).

Summary File 4 (SF 4). This file includes tabulations of the population and housing data collected from a sample of the population. Just as in Summary File 2, the tables in SF 4 are iterated for a selected list of race and Hispanic or Latino origin groups and for American Indian and Alaska Native tribes. Tables are also iterated for 86 ancestry groups. The file is available on the Internet (American FactFinder) and on CD-ROM/DVD. American FactFinder also offers various quick tables and geographic comparison tables derived from Summary File 4.

Microdata. Microdata products allow users to prepare their own customized tabulations and cross tabulations of most population and housing subjects, using specially prepared microdata files. These files are the actual responses to census questionnaires, but with names or addresses removed and the geography sufficiently broad to protect confidentiality. Microdata are available on CD-ROM/DVD and may be available for query via the Internet.

Public Use Microdata Sample (PUMS) Files. There are two PUMS files: a 1-percent sample for developing tabulations for metropolitan areas and a 5-percent sample that provides tabulations for state and substate areas. Both files are available on CD-ROM/DVD.

Advanced Query Function. Tabulations can be prepared online using the full database of individual responses, subject to restrictions and filters required to protect the confidentiality of individual responses. The Internet availability of this function is subject to policy decisions on access and confidentiality.

Printed Reports and Profiles

There are three series of printed reports with one report per state and a national summary volume. These reports are sold through the U.S. Government Printing Office. Much of the information in these series is available earlier in other data products. For release and ordering information, see the Census Catalog <catalog.mso.census.gov/>.

Profiles and other data tables are generally available on the Internet. Printed copies of the profiles are offered as a print-on-demand product. Contact the Customer Services Center (301-763-4636) for pricing and availability.

Summary Population and Housing Characteristics (PHC-1). This publication series includes information on the 100-percent population and housing subjects. The data are available for the United States, regions, divisions, states, counties, county subdivisions, places, metropolitan areas, urbanized areas, American Indian and Alaska Native areas, and Hawaiian home lands. This series is comparable to the 1990 CPH-1 report series, Summary Population and Housing Characteristics. The series is also available in PDF format on the Internet.

Summary Social, Economic, and Housing Characteristics (PHC-2). This publication series includes information on the sample population and housing subjects. Data are shown for the same geographic areas as Summary Population and Housing Characteristics (PHC-1) described above. This series is comparable to the 1990 CPH-5 report series, Summary Social, Economic, and Housing Characteristics. The series is available in PDF format on the Internet.

Population and Housing Unit Counts (PHC-3). This publication series includes population and housing unit counts for Census 2000 as well as the 1990 and earlier censuses. Information on area measurements and population density is included. There is one printed report for each state, the District of Columbia, and Puerto Rico plus a national report. The series is available in PDF format on the Internet.

Profiles and Other Data Tables. Demographic profiles, quick tables, and geographic comparison tables include pre-defined sets of data to meet the needs of the majority of data users. They are convenient and readily available sources when moderate subject and geographic detail is needed. Demographic profiles (PDF) are available on the Census Bureau's Web site. Demographic profiles as well as quick tables and geographic comparison tables are available through American FactFinder.

CENSUS 2000 MAPS AND GEOGRAPHIC PRODUCTS

A variety of maps, boundary files, and other geographic products are available to help users locate and identify geographic areas. These products are available in various media, such as the Internet, CD-ROM, DVD, and, for maps, as print-on-demand products. A complete description of Census 2000 geographic products and resources is available at <www.census.gov/geo/www/>.

TIGER®/Line Files. These files contain geographic boundaries and codes, streets, address ranges, and coordinates for use with commercially available geographic information systems (GIS) for mapping and other applications.

Census Block Maps. These maps show the boundaries, names, and codes for American Indian and Alaska Native areas and Hawaiian home lands, states, counties, county subdivisions, places, census tracts, and census blocks. This map series is also produced by specified governmental units (e.g., American Indian/Alaska Native areas, Hawaiian home lands, counties, incorporated places, and functioning minor civil divisions).

Census Tract Outline Maps. These county maps provide the boundaries and numbers of census tracts and names of features underlying the boundaries. They also show the boundaries, names, and codes for American Indian/Alaska Native areas, counties, county subdivisions, and places.

Reference Maps. This series shows the boundaries for tabulation areas including states, counties, American Indian reservations, county subdivisions (minor civil divisions (MCDs)/census county divisions (CCDs)), incorporated places, and census designated places. This series includes the state and county subdivision outline maps, urbanized area maps, and metropolitan area maps. These maps vary from page size to wall size.

Generalized Boundary Files. These files are designed for use in a geographic information system (GIS) or similar computer mapping software. Boundary files are available for most levels of census geography.

Thematic Maps. These colorful maps display Census 2000 data on such topics as population density and population distribution.

REFERENCE MATERIALS

The reference materials for Census 2000 are available at the Census Bureau's Internet site <www.census.gov> or, in the case of CD-ROMs/DVD, on the product itself.

Census 2000 Gateway. This page provides descriptions and links to Internet tables and reference materials relating to Census 2000. It is available at <www.census.gov/main/www/cen2000.html> or by selecting the Census 2000 logo on the Census Bureau's home page <www.census.gov>.

Census Bureau Online Catalog. Census 2000 data products, their availability, and their prices are described in the Catalog portion of the Web site. The catalog can be reached from the Census Bureau home page by selecting Catalog from the side bar or at <censuscatalog.mso.census.gov/esales/start.swe?SWECmd=Start>.

American FactFinder®. American FactFinder (AFF) is the system that presents, via the Internet, comprehensive data from Census 2000 and other Census Bureau data programs. Reference materials about the data, including subject and geographic glossaries, are included. In addition, AFF presents reference maps, which provide boundaries and features for the requested geography, and thematic maps, which offer data in a map presentation.

All data and all geography available in the Census 2000 Summary Files are accessible through AFF. FactFinder is available through the Census Bureau's home page <www.census.gov> or from <factfinder.census.gov>.

Technical Documentation. Technical documentation includes an abstract, a how-to-use chapter, the table layouts, the summary level sequence chart, the subject and geographic glossaries, accuracy of the data, and the data dictionary. CD-ROM and DVD products include the relevant technical documentation file on the disc. Technical documentation for files released on CD-ROM/DVD is also available on the Web site at <www.census.gov/prod/cen2000/>.

SOURCES OF ASSISTANCE

U.S. Census Bureau. Census 2000 CD-ROM and DVD products are available through the Census Bureau's Customer Services Center. These can be ordered via e-commerce from the Census Bureau Catalog at <censuscatalog.mso.census.gov/esales/start.swe?SWECmd=Start> or by telephoning Customer Services at 301-763-4636.

The Census Bureau also has an active customer information program in each of its 12 regions. This program, called the Partnership and Data Services (PDS) program, provides information about Census Bureau statistics and offers training and assistance to data users. The Partnership and Data Services specialists in the Census Bureau's 12 Regional Offices answer thousands of questions each year. State coverage for each region as well as contact information is available at <www.census.gov/contacts/www/c-regoff.html>.

Superintendent of Documents, U.S. Government Printing Office (GPO). The GPO <www.gpo.gov> handles the sale of most of the federal government's publications, including Census 2000 reports. For the current information on ordering publications from GPO, see <bookstore.gpo.gov/support/index.html>.

State Data Centers. The Census Bureau furnishes data products, training in data access and use, technical assistance, and consultation to all states, the District of Columbia, Puerto Rico, U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands. State Data Centers (SDCs) offer publications for reference, specially prepared reports, maps, other products, and assistance to data users. A component of the program is the Business and Industry Data Center (BIDC) Program, which supports the business community by expanding SDC services to government, academic, and nonprofit organizations that directly serve businesses. For a list of SDC/BIDCs, including their services and their Web sites, access <www.census.gov/sdc/www/>.

Census Information Centers. The Census Information Center (CIC) program is a cooperative activity between the Census Bureau and national nonprofit organizations representing interests of racial and ethnic communities. The program objective is to make census information and data available to the participating organizations for analysis, policy planning, and for further dissemination through a network of regional and local affiliates. For a listing of the organizations and the contacts, access <www.census.gov/clo/www/cic.html>.

The Census Bureau's Customer Liaison Office administers both the SDC and CIC programs. For more information on programs of that office, access <www.census.gov/clo/www/clo.html>.

Residential Finance Survey: 2001