

## Table 1162. Characteristics of Conventional First Mortgage Loans for Purchase of Single-Family Homes: 1990 to 2006

[In percent, except as indicated (154.1 represents \$154,100). Annual averages. Covers fully amortized conventional mortgage loans used to purchase single-family nonfarm homes. Excludes refinancing loans, nonamortized and balloon loans, loans insured by the Federal Housing Administration, and loans guaranteed by the Veterans Administration. Based on a sample of mortgage lenders, including savings and loans associations, savings banks, commercial banks, and mortgage companies]

Loan characteristics	New homes						Previously occupied homes						
	1990	2000	2003	2004	2005	2006	1990	2000	2003	2004	2005	2006	
Contract interest rate, <sup>1</sup>													
all loans . . . . .	9.7	7.4	5.7	5.7	5.9	6.5	9.8	7.9	5.7	5.7	5.8	6.5	
Fixed-rate loans . . . . .	10.1	8.0	5.9	6.0	6.1	6.6	10.1	8.2	5.8	6.0	6.0	6.6	
Adjustable-rate loans <sup>2</sup> . . . . .	8.9	6.5	5.1	5.4	5.3	6.2	8.9	7.2	5.0	5.1	5.6	6.4	
Initial fees, charges <sup>3</sup> . . . . .	1.98	0.69	0.63	0.50	0.54	0.67	1.74	0.66	0.32	0.37	0.33	0.33	
Effective interest rate, <sup>4</sup>													
all loans . . . . .	10.1	7.5	5.8	5.8	5.9	6.6	10.1	8.1	5.7	5.7	5.9	6.6	
Fixed-rate loans . . . . .	10.4	8.2	6.0	6.0	6.2	6.7	10.4	8.3	5.9	6.0	6.0	6.6	
Adjustable-rate loans <sup>2</sup> . . . . .	9.2	6.5	5.2	5.4	5.3	6.2	9.2	7.2	5.0	5.2	5.6	6.4	
Term to maturity (years) . . . . .	27.3	29.2	28.7	28.8	29.2	29.5	27.0	28.6	26.5	27.7	28.3	28.9	
Purchase price (\$1,000) . . . . .	154.1	234.9	275.3	293.6	328.5	346.4	140.3	191.8	237.0	253.2	291.3	295.9	
Loan-to-price ratio . . . . .	74.9	77.4	77.9	76.0	75.2	75.4	74.9	77.9	72.6	74.6	74.6	76.9	
Percent of number of loans with adjustable rates. . . . .	31	40	21	42	29	21	27	21	17	33	30	22	

<sup>1</sup> Initial interest rate paid by the borrower as specified in the loan contract. <sup>2</sup> Loans with a contractual provision for periodic adjustments in the contract interest rate. <sup>3</sup> Includes all fees, commissions, discounts, and "points" paid by the borrower, or seller, in order to obtain the loan. Excludes those charges for mortgage, credit, life, or property insurance; for property transfer; and for title search and insurance. <sup>4</sup> Contract interest rate plus fees and charges amortized over a 10-year period.

Source: U.S. Federal Housing Finance Board, *Rates & Terms on Conventional Home Mortgages, Annual Summary*.