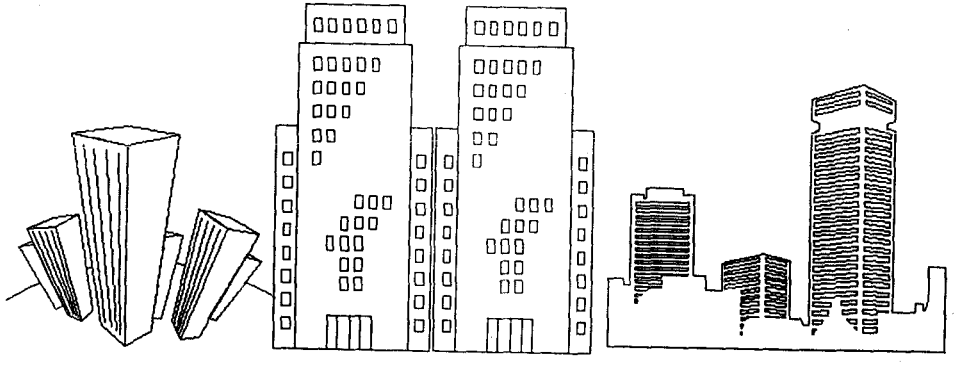
1991 RESIDENTIAL FINANCE SURVEY

MICRODATA FILE DOCUMENTATION



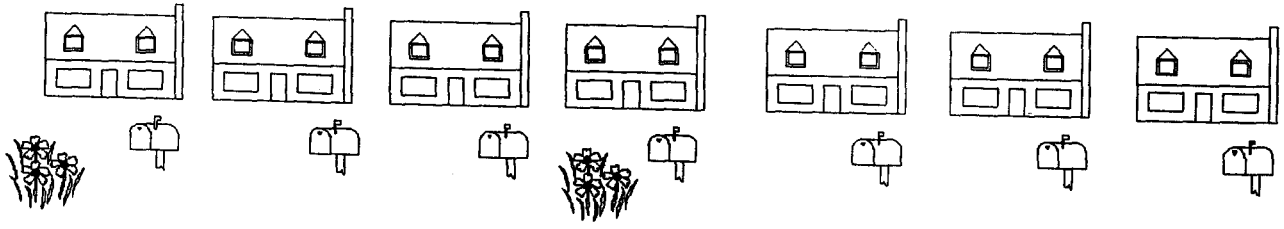


TABLE OF CONTENTS

1991 Residential Finance Survey (RFS)

	Page
Abstract	1-1
Overview	2-1
Introduction	2-1
1991 RFS Sample	2-1
File Structure	2-1
Weighting	2-2
Comparisons Between the 1991 RFS and Previous Surveys	2-2
Relationship to 1990 Census	2-3
Comparability With Data From Other Sources	2-4
Confidentiality	2-6
Microdata File Items and Recodes	3-1
APPENDICES	
Appendix A - Area Classifications	A-1
Appendix B - Definitions for Subjects Covered	B-1
Appendix C - Data Collection and Processing Procedures	C-1
Appendix D - Accuracy of the Data	D-1
Appendix E - Topcoding	E-1
Appendix F - Questionnaire Facsimiles	F-1
Appendix G - Record Layout	G-1

ABSTRACT

Residential Finance Survey: 1991
[machine-readable data file]
Conducted by the Bureau of the Census
as Part of the 1990 Census of Housing
Washington: The Bureau [producer and distributor], 1991

Type of File:

Microdata.

Universe Discription:

The potential universe is about 66,000,000 properties securing about 38,000,000 mortgages, plus all mortgage lenders in the United States. About 70,000 properties were in sample.

Subject-Matter Description:

The file provides data on the characteristics of the financing of homeowner and rental properties, including characteristics of the mortgages, properties, and property owners. Data for homeowner properties and rental and vacant properties are provided on both a property record and a mortgage record.

Geographic Coverage:

Data will be available by United States total; by the four census regions (Northeast, Midwest, South, and West); by inside and outside metropolitan areas and in central cities, not in central cities; and by state for California, Florida, New York, and Texas.

Technical Description:

File Structure: Flat

File Size:

Homeowner Property File: Property record - 24,109 logical records; record length is 161 characters

Homeowner Property File: Mortgage record - 14,083 logical records; record length is 105 characters

Rental and Vacant Property File: Property record - 26,038 logical records; record length is 214 characters

Rental and Vacant Property File: Mortgage record - 16,617 logical records; record length is 119 characters

Reference Materials:

Residential Finance Survey: 1991 Technical Documentation. The documentation includes this abstract, an overview of the survey, data file record layout, and various appendices. It is available from Data User Services Division, Customer Services (Order Desk), Bureau of the Census, Washington, DC 20233.

Related Printed Report:

U.S. Bureau of the Census. 1990 Census, CH-4-1, Residential Finance. For information on the availability of the report, contact the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.

File Availability:

The file may be ordered from Data User Services Division using the Customer Services order form for tapes on the following page. It is available in two forms: magnetic tape and CD-ROM.

The tape is available with the following technical options.

9 track, 1600 bpi (EDCDIC or ASCII)
9 track, 6250 bpi (EDCDIC or ASCII)

The CD-ROM is available with the following technical options.

(to be filled in by DUSD)

OVERVIEW

Introduction

The Residential Finance Survey is designed to provide data about the financing of nonfarm, privately-owned residential properties in the United States. This survey has been conducted as part of the 1950, 1960, 1970, 1980, and 1990 Censuses of Housing. A sample of addresses was taken from the 1990 census, and questionnaires were mailed to the owners of the properties at those addresses. Owners of mortgaged properties were informed of the Bureau's intention to contact their mortgage holders (servicers) and were asked to identify their lenders and furnish their account numbers. The lenders were mailed mortgage questionnaires and asked to provide detailed information about the mortgages on the properties.

Federal agencies are the primary users of RFS data. Data from the survey, used in conjunction with statistics from other sources, have been used in assessing and developing public policies affecting real estate, mortgage banking, economic policy, social welfare, and related areas of concern. Other users include academic researchers and industry groups.

1991 RFS Sample

Sample units for the 1991 RFS were selected from the address file for the 1990 Census of Population and Housing. These addresses were limited to counties and independent cities in the 438 sampling areas used for the Census Bureau's American Housing Survey (AHS) - National Sample.

File Structure

There are two files: a homeowner property file and a rental and vacant property file. There are two record types on each file: a property record (information provided by the property owner), and a mortgage record (information provided by the mortgage lender).

Mortgage records can be linked to a corresponding property record by means of a unique property identification number. For both homeowner and rental and vacant properties, there are more property records than mortgage records. This occurs for two reasons: (1) properties that are not mortgaged will, of course, not have any mortgage records. A property record only exists for these properties, and (2) for some mortgaged properties, the mortgage lender did not respond to the lender questionnaire. In these cases, the property record only is shown with a code indicating that although the property is mortgaged, there are no corresponding mortgage records.

Weighting

Estimates of property and mortgage characteristics at different levels of geography can be calculated by using one of the four survey weights provided on the property record.

1. Final national property weight - this weight should be used for estimating property characteristics only (H1-H53/R1-R48) at the U.S., regional, and inside/outside metropolitan area levels.

2. Final national mortgage weight - this weight should be used for estimating mortgage characteristics only (H57-H102/ R52-R97) and any recodes or cross-tabulations involving mortgage characteristics at the U.S., regional, and inside/ outside metropolitan levels.

3. Final state property weight - this weight should be used for estimating property characteristics only (H1-H53/R1-R48) at the state level (CA, FL, NY, and TX).

4. Final state mortgage weight - this weight should be used for estimating mortgage characteristics only (H57-H102/R52-R97) and any recodes or cross-tabulations involving mortgage characteristics at the state level (CA, FL, NY, and TX).

Comparisons Between the 1991 RFS and Previous Surveys

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

As early as 1890, the Bureau of the Census (then the Census Division of the Department of Interior) collected detailed statistics on residential mortgages. In the 1920 and 1940 censuses, mortgage questions were asked of owners who occupied their own homes. For the first time in 1950, the census included a separate survey on residential financing, very 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, and 1981, as in 1991, rental properties were included and information was obtained from mortgage lenders. Rental properties were not included in the 1956 interim survey. The 1981 RFS collected data on owner-occupied condominiums for the first time. Data on rental condominiums were collected for the first time in the 1991 survey, as well as information for homeowner and rental mobile homes.

The 1991 RFS covers nearly all of the same subjects included in 1981 except for two topics - questions on utility costs were not asked of homeowners in 1991, and no information on delinquent loans or foreclosures was collected. Several new topics were added in 1991, or were covered in greater detail than in any previous RFS. Subjects added include information on first-time ownership of a property, existing property benefits - their source and type, whether a property was new when acquired, servicer of the mortgage on the property, type of mortgage instrument involved, number of points paid at the inception of the mortgage, whether the mortgage was financed with tax-exempt bonds, and the purpose of any third mortgage on the property. In addition, for the first time in 1991, extensive information on the number and characteristics of home equity lines of credit is presented. Subject areas covered in greater detail in 1991 than in 1981 are adjustable rate mortgages, type of rental property owner, type of mortgage holder, and main reason for placing a mortgage.

Relationship to 1990 Census

The 1991 RFS is part of the 1990 Census of Housing and provides information on the financing of homeowner and rental properties not covered in detail in other 1990 census products. Certain of the property and owner characteristics for which data are presented in the file are also presented in other 1990 Census of Housing products and the definitions are generally the same. However, there are some differences.

The basic unit of tabulation in the RFS is the property; in the 1990 Census of Housing, it is the housing unit.

This has a particular significance for the 1-unit homeowner property data. In the census, a 1-unit owner-occupied housing unit is just that. In the RFS, such a unit may be covered by a mortgage which also covers another housing unit. Therefore, it becomes part of a 2-housing unit property. Thus, in the RFS, the number of 1-unit homeowner properties may differ from the number of 1-unit owner-occupied housing units in other 1990 census products.

The RFS is restricted to nonfarm, privately owned residential properties. The 1990 housing census includes all housing units regardless of location or type of ownership. (See appendix B for a description of properties excluded from the RFS.)

The residential finance data were collected in 1991; the 1990 housing census data a year earlier. This difference in timing contributes to some of the differences between the two programs 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. In the basic housing census reports, the monthly rent data are tabulated for each of the individual rental housing units.

The RFS is based on a sample selected from 1990 census records of housing units located in the areas then used for the current demographic survey programs. Data for the census of housing, on the other hand, are based on a complete count of all housing units for some items and on a systematic sample of housing units for other items.

Comparability With Data From Other Sources

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

Comparisons with data from other sources must take into account the fact that statistics in this file, although collected in 1991, relate to privately owned, nonfarm residential properties in the housing inventory at the time of the April 1990 decennial census enumeration. Excluded therefore are such properties which came into the housing inventory in the period between the 1990 decennial census enumeration and the Residential Finance Survey enumeration in 1991.

In those cases where the current owner was buying the property under a purchase contract and the property was still encumbered with a mortgage being repaid by the former owner, the data relate to the purchase contract debt created 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 become encompassed by a "wrap-around" mortgage, data in this file are shown for the "wrap" mortgage only. Other organizations, if they include "wrap" mortgages at all in their data series, are also likely to include data on the underlying mortgage(s).

The Bureau of the Census also collects data on mortgage characteristics in its American Housing Survey. This survey is conducted nationally every odd-numbered year and in selected metropolitan areas every year for the Department of Housing and Urban Development. Although similar data items are collected in both the Residential Finance Survey and the American Housing Survey, as with the census, there are some differences. Comparisons of the data should consider that the surveys are conducted at different points in time, that the unit of reference is the property in the Residential Finance Survey while it is the housing unit in the American Housing Survey, and that the scope of the two surveys is different. In addition, the American Housing Survey only collects mortgage information for owner-occupied housing units, while the Residential Finance Survey presents information on homeowner and rental properties.

The Federal Housing Finance Board, Treasury Department, prepares monthly estimates on selected characteristics of conventional, fully-amortized, purchase-money mortgages based on mortgage loans closed during a five 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 file.

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 file with FHA statistics is limited not only by the difference in timing but 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 which were under construction at the time of the 1990 Census of Housing 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 repayments or unpaid interest as do the outstanding debt figures in this file.

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

Confidentiality

Under Title 13, United States Code, the Census Bureau 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. Since this survey collected information from property owners as well as directly from the files of mortgage lenders, special care was needed to make certain that the mortgage record portion of the public use microdata file could not be matched to any lenders' records. This was done in the following ways:

1. All financial characteristics on the microdata files that are not calculated variables have been topcoded (see Appendix E).

2. Confidentiality of the data is also maintained by using the "mean value in interval approach" on several financial characteristics. Using this method, dollar amounts for a particular characteristic are assigned to intervals. The mean of all cases within each interval is calculated and this mean value is assigned to all cases within the interval.

3. Efforts were made to insure that information provided by the lender was not given back in the same form received. This was done through the normal editing and allocation process, or by adding random "noise" to selected items.

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Homeowner Properties

Property Record - Homeowner Properties

Item No.	Field Size	Item Description	Characters
H1	6	Property Identification Number	1 - 6
H2	1	Record Type	7
H3	1	Location of Property - Region	8
H4	2	Location of Property - State	9 - 10
H5	1	Location of Property - Inside/Outside MA	11
H6	1	Mortgage Status	12
H7	1	Origin of First Mortgage	13
H8	1	First Mortgage Refinanced - Same/Different Lender	14
H9	2	Main Reason For Placing First Mortgage Later Than Acquisition	15 - 16
H10	2	Main Reason For Placing Second Mortgage	17 - 18
H11	2	Main Reason For Placing Third Mortgage	19 - 20
H12	2	Main Reason For Obtaining Home Equity Loan	21 - 22
H13	2	Year Property Acquired	23 - 24
H14	1	Land and Building Acquired at Same Time	25
H15	1	How Property Acquired	26
H16	1	New or Previously Occupied	27
H17	1	Owned Home Previously	28
H18	7	Purchase Price	29 - 35
H19	1	How Acquisition Financed	36
H20	1	Reason Paid All Cash	37
H21	3	Source of Down Payment	38 - 40
H22	1	Mobile Home/Condominium Status	41
H23	1	Number of Units in Property	42
H24	7	Value	43 - 49
H25	2	Year Building Built	50 - 51
H26	1	Number of Property Owners	52
H27	1	Race of Owner	53
H28	1	Race of Co-Owner	54
H29	2	Age of Owner	55 - 56
H30	2	Age of Co-Owner	57 - 58
H31	1	Sex of Owner	59
H32	1	Sex of Co-Owner	60
H33	1	Spanish/Hispanic Origin of Owner	61
H34	1	Spanish/Hispanic Origin of Co-Owner	62
H35	5	Veteran Status	63 - 67
H36	6	Household Income from Wages, Salaries, Etc.	68 - 73

Item No.	Field Size	Item Description	Characters
H37	7	Household Income from Business, Farm, Etc.	74 - 80
H38	-	Not Used	-
H39	7	Household Income from All Other Sources	81 - 87
H40	-	Not Used	-
H41	7	Total Household Income	88 - 94
H42	-	Not Used	-
H43	5	Real Estate Taxes	95 - 99
H44	5	Property Insurance	100 - 104
H45	1	Own Land on Which Property Built	105
H46	5	Yearly Land Rent	106 - 110
H47	3	Property Benefits	111 - 113
H48	3	Source of Benefits	114 - 116
H49	5	Reasons Benefits Provided	117 - 121
H50	3	Purchase Price as Percent of Value	122 - 124
H51	2	Real Estate Tax per $1,000 Value	125 - 126
H52	3	Real Estate Tax as Percent of Total Income	127 - 129
H53	3	Value/Income Ratio	130 - 132
H54a	7	Final National Property Weight (To Be Used to Weight Property Characteristics Only)	133 - 139
H54b	7	Final State Property Weight (To Be Used to Weight Property Characteristics Only)	140 - 146
H55a	7	Final National Mortgage Weight (To Be Used to Weight Mortgage Characteristics Only and Property and Mortgage Characteristics Combined)	147 - 153
H55b	7	Final State Mortgage Weight (To Be Used to Weight Mortgage Characteristics Only and Property and Mortgage Characteristics Combined)	154 - 160
H56	1	Number of Mortgage Records with Same Property Identification Number	161

Mortgage Record - Homeowner Properties

Item No.	Field Size	Item Description	Characters
H57	6	Property Identification Number	1 - 6
H58	1	Record Type	7
H59	1	Form of Debt	8
H60	1	Hold or Service	9
H61	1	Method of Origination	10
H62	2	Holder of Mortgage	11 - 12
H63	2	Servicer of Mortgage	13 - 14
H64	2	Location of Mortgage Holder's Principal Office - Census Division/Foreign Country	15 - 16
H65	1	Mortgage Insurance Status	17
H66	1	Tax-exempt Bond Status	18
H67	1	Mortgage Placed or Assumed	19
H68	1	Year Mortgage Made or Assumed	20
H69	7	Face Amount of Mortgage When Made or Assumed	21 - 27

Item No.	Field Size	Item Description	Characters
H70	2	Points Paid as Interest	28 - 29
H71	2	Term of Mortgage	30 - 31
H72	2	Unexpired Term of Mortgage	32 - 33
H73	7	Current Unpaid Balance	34 - 40
H74	2	Current Interest Rate	41 - 42
H75	1	Type of Mortgage Instrument	43
H76	1	Index Used to Adjust ARM rates	44
H77	2	Margin Over Index - ARM	45 - 46
H78	1	Adjustment Period for Interest Rates - ARM	47
H79	1	Has Interest Rate Changed Since Mortgage Made - ARM	48
H80	2	Initial Interest Rate on ARM	49 - 50
H81	2	Caps on ARM per Adjustment Period	51 - 52
H82	2	Caps on ARM Over Lifetime	53 - 54
H83	1	ARM Convertible to Fixed-Rate	55
H84	1	Change in Principal and Interest Payments (Other Than a Change in Interest Rates)	56
H85	1	Adjustment Period for Principal and Interest Change	57
H86	1	Negative Amortization	58
H87	1	Prepayment Penalty Clause	59
H88	1	Assumption Clause	60
H89	1	Method of Payment on Mortgage	61
H90	5	Monthly Principal and/or Interest Payment	62 - 66
H91	5	Total Monthly Mortgage Payment	67 - 71
H92	5	Items Included in Monthly Mortgage Payment	72 - 76
H93	1	Home Equity Loan - Has Money Been Borrowed	77
H94	7	Home Equity Loan - Current Unpaid Balance	78 - 84
H95	2	Home Equity Loan - Points Paid as Interest	85 - 86
H96	2	Home Equity Loan - Current Interest Rate	87 - 88
H97	2	Home Equity Loan - Caps Per Adjustment Period	89 - 90
H98	2	Home Equity Loan - Caps Over Lifetime	91 - 92
H99	5	Home Equity Loan - Principal and/or Interest Payment	93 - 97
H100	5	Home Equity Loan - Total Monthly Mortgage Payment	98 - 102
H101	2	Home Equity Loan - Type of Mortgage Holder	103 - 104
H102	1	Source of Mortgage Information	105

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Rental and Vacant Properties

Property Record - Rental and Vacant Properties

Item No.	Field Size	Item Description	Characters
R1	6	Property Identification Number	1 - 6
R2	1	Record Type	7
R3	1	Location of Property - Region	8
R4	2	Location of Property - State	9 - 10
R5	1	Location of Property - Inside/Outside MA	11
R6	1	Owner Lives On Property	12
R7	1	Mortgage Status	13
R8	1	Origin of First Mortgage	14
R9	1	First Mortgage Refinanced - Same/Different Lender	15
R10	2	Main Reason For Placing First Mortgage Later Than Acquisition	16 - 17
R11	2	Main Reason For Placing Second Mortgage	18 - 19
R12	2	Main Reason For Placing Third Mortgage	20 - 21
R13	2	Main Reason For Obtaining Home Equity Loan	22 - 23
R14	2	Year Property Acquired	24 - 25
R15	1	Land and Building Acquired at Same Time	26
R16	1	How Property Acquired	27
R17	1	New or Previously Occupied	28
R18	9	Purchase Price	29 - 37
R19	7	Purchase Price Per Housing Unit	38 - 44
R20	1	How Acquisition Financed	45
R21	1	Reason Paid All Cash	46
R22	3	Source of Down Payment	47 - 49
R23	1	Mobile Home/Condominium Status	50
R24	4	Number of Units in Property	51 - 54
R25	9	Value	55 - 63
R26	7	Value Per Housing Unit	64 - 70
R27	2	Year Building Built	71 - 72
R28	7	Real Estate Taxes	73 - 79
R29	7	Property Insurance	80 - 86
R30	7	Combined Cost - Utilities, Fuels, Special Assessments	87 - 93
R31	7	Yearly Ground Rent	94 - 100
R32	6	Property Benefits	101 - 106
R33	3	Source of Benefits	107 - 109
R34	5	Reasons Benefits Provided	110 - 114
R35	2	Type of Owner	115 - 116
R36	4	Units Rented Last Year	117 - 120
R37	9	Yearly Rental Receipts - Residential	121 - 129
R38	9	Yearly Rental Receipts - Business	130 - 138

Item No.	Field Size	Item Description	Characters
R39	9	Total Yearly Rental Receipts	139 - 147
R40	5	Monthly Rental Receipts Per Housing Unit	148 - 152
R41	3	Rental Receipts as Percent of Value	153 - 155
R42	9	Yearly Rental Vacancy Loss	156 - 164
R43	3	Rental Vacacncy Loss as Percent of Potential Receipts	165 - 167
R44	3	Real Estate Taxes as Percent of Rental Receipts	168 - 170
R45	7	Selected Montly Owner Expenses	171 - 177
R46	3	Selected Owner Expenses as Percent of Rental Receipts	178 - 180
R47	3	Purchase Price as Percent of Value	181 - 183
R48	2	Real Estate Tax Per $1,000 Value	184 - 185
R49a	7	Final National Property Weight (To Be Used to Weight Property Characteristics Only)	186 - 192
R49b	7	Final State Property Weight (To Be Used to Weight Property Characteristics Only)	193 - 199
R50a	7	Final National Mortgage Weight (To Be Used to Weight Mortgage Characteristics Only and Property and Mortgage Characteristics Combined)	200 - 206
R50b	7	Final State Mortgage Weight (To Be Used to Weight Mortgage Characteristics Only and Property and Mortgage Characteristics Combined)	207 - 213
R51	1	Number of Mortgage Records with Same Property Identification Number	214

Mortgage Record - Rental and Vacant Properties

Item No.	Field Size	Item Description	Characters
R52	6	Property Identification Number	1 - 6
R53	1	Record Type	7
R54	1	Form of Debt	8
R55	1	Hold or Service	9
R56	1	Method of Origination	10
R57	2	Holder of Mortgage	11 - 12
R58	2	Servicer of Mortgage	13 - 14
R59	2	Location of Mortgage Holder's Principal Office - Census Division/Foreign Country	15 - 16
R60	1	Mortgage Insurance Status	17
R61	1	Tax-exempt Bond Status	18
R62	1	Mortgage Placed or Assumed	19
R63	1	Year Mortgage Made or Assumed	20
R64	9	Face Amount of Mortgage When Made or Assumed	21 - 29
R65	2	Points Paid as Interest	30 - 31
R66	2	Term of Mortgage	32 - 33
R67	2	Unexpired Term of Mortgage	34 - 35

Item No.	Field Size	Item Description	Characters
R68	9	Current Unpaid Balance	36 - 44
R69	2	Current Interest Rate	45 - 46
R70	1	Type of Mortgage Instrument	47
R71	1	Index Used to Adjust ARM Rates	48
R72	2	Margin Over Index - ARM	49 - 50
R73	1	Adjustment Period for Interest Rates - ARM	51
R74	1	Has Interest Rate Changed Since Mortgage Made - ARM	52
R75	2	Initial Interest Rate on ARM	53 - 54
R76	2	Caps on ARM Per Adjustment Period	55 - 56
R77	2	Caps on ARM Over Lifetime	57 - 58
R78	1	ARM Convertible to Fixed-Rate	59
R79	1	Change in Principal and Interest Payments (Other Than a Change in Interest Rates)	60
R80	1	Adjustment Period for Principal and Interest Change	61
R81	1	Negative Amortization	62
R82	1	Prepayment Penalty Clause	63
R83	1	Assumption Clause	64
R84	1	Method of Payment on Mortgage	65
R85	8	Monthly Principal and/or Interest Payment	66 - 73
R86	8	Total Monthly Mortgage Payment	74 - 81
R87	5	Items Included in Monthly Mortgage Payment	82 - 86
R88	1	Home Equity Loan/Line of Credit - Has Money Been Borrowed	87
R89	7	Home Equity Loan/Line of Credit - Current Unpaid Balance	88 - 94
R90	2	Home Equity Loan/Line of Credit - Points Paid as Interest	95 - 96
R91	2	Home Equity Loan/Line of Credit - Current Interest Rate	97 - 98
R92	2	Home Equity Loan/Line of Credit - Caps Per Adjustment Period	99 - 100
R93	2	Home Equity Loan/Line of Credit - Caps Over Lifetime	101 - 102
R94	7	Home Equity Loan/Line of Credit - Principal and/or Interest Payment	103 - 109
R95	7	Home Equity Loan/Line of Credit - Total Monthly Mortgage Payment	110 - 116
R96	2	Home Equity Loan/Line of Credit - Type of Mortgage Holder	117 - 118
R97	1	Source of Mortgage Information	119

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Homeowner Properties

Property Record - Homeowner Properties

Item	Characters
H1. Property Identification Number (6)	1 - 6
000001 = First Record .. .. .. 999999 = Last Record	
H2. Record Type (1)	7
1 = 1-4 unit homeowner property 2 = Homeowner condominium 3 = Homeowner mobile home	
H3. Location of Property - Region (1)	8
1 = Northeast 2 = Midwest 3 = South 4 = West	
H4. Location of Property - State (2)	9 - 10
06 = California 12 = Florida 36 = New York 48 = Texas 00 = All other states	
H5. Location of Property - Inside/Outside MA (1)	11
1 = Inside MA/In central city 2 = Inside MA/Not in central city/Places of 10,000 or more 3 = Inside MA/Not in central city/Places of 2,500 to 9,999 4 = Inside MA/Not in central city/Places of less than 2,500 or not in a place 5 = Outside MA/Places of 10,000 or more 6 = Outside MA/Places of 2,500 to 9,999 7 = Outside MA/Places of less than 2,500 or not in a place	

Item	Characters
H6. Mortgage Status (1) 0 = Not mortgaged 1 = 1 mortgage on property 2 = 2 mortgages on property 3 = 3 mortgages on property 4 = 4 or more mortgages on property	12
H7. Origin of First Mortgage (1) 1 = Mortgage placed when property acquired 2 = Mortgage assumed from previous owner 3 = Mortgage a refinancing of a previous loan 4 = Mortgage placed on property owned free and clear of debt 8 = Not reported 9 = Not applicable (not mortgaged; home equity loan as only mortgage)	13
H8. First Mortgage Refinanced - Same/Different Lender (1) 1 = Same lender 2 = Different lender 8 = Not reported 9 = Not applicable (not mortgaged; home equity loan as only mortgage; not refinanced)	14
H9. Main Reason for Placing First Mortgage Later Than Acquisition (2) 01 = Secure better mortgage loan terms (lower interest rates, longer payment period. etc.) 02 = Renew or extend a loan that had fallen due 03 = To provide funds for additions, improvements or repairs to the property 04 = To provide funds for consolidation of debts 05 = To provide funds for investments in other real estate 06 = To provide funds for other types of investments 07 = To provide funds for educational or medical expenses 08 = To provide funds for purchase of consumer product 09 = Other reason(s) 98 = Not reported 99 = Not applicable (not mortgaged; home equity loan as only mortgage; mortgaged placed or assumed)	15 - 16

Item	Characters
H10. Main Reason for Placing a Second Mortgage (2)	17 - 18

01 = To provide funds for the purchase of the property
02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; home equity loan as only mortgage; no second mortgage)

H11. Main Reason for Placing a Third Mortgage (2) — 19 - 20

01 = To provide funds for the purchase of the property
02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; home equity loan as only mortgage; no third mortgage)

H12. Main Reason for Obtaining a Home Equity Loan (2) — 21 - 22

02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; no home equity loan)

H13. Year Property Acquired (2) — 23 - 24

01 = 1901 or earlier
..
91 = 1991
98 = Not reported

Item	Characters
H14. Land and Building Acquired at Same Time (1) 1 = Yes, acquired at same time 2 = No, acquired at different times 3 = Do not own land 8 = Not reported	25
H15. How Property Acquired (1) 1 = By purchase 2 = By inheritance or gift 3 = Through some other manner 8 = Not reported	26
H16. New or Previously Occupied (1) 1 = New 2 = Previously occupied by someone else 3 = Converted from nonresidential use 4 = Other 8 = Not reported 9 = Not applicable (acquired by inheritance or gift)	27
H17. Owned Home Previously (1) 1 = Yes, previously owned a home 2 = No 8 = Not reported 9 = Not applicable (acquired by inheritance or gift)	28
H18. Purchase Price (7) 0000001 = Amount in dollars .. .. 0499999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported 9999999 = Not applicable (acquired by inheritance or gift)	29 - 35

Item	Characters
H19. How Acquisition Financed (1)	36

1 = Placed one new mortgage
2 = Placed two or more new mortgages
3 = Assumed a mortgage already on the property
4 = Assumed a mortgage and placed a new mortgage
5 = Borrowed using assets other than this property as collateral
6 = Paid all cash - no borrowing
7 = Other manner
8 = Not reported
9 = Not applicable (acquired by inheritance or gift)

H20. Reason Paid All Cash (1) — 37

1 = Mortgage credit not available
2 = Chose to pay cash
8 = Not reported
9 = Not applicable (inheritance or gift; not all cash)

H21. Source of Down Payment (3) — 38 - 40

001 = Sale of previous home
002 = Sale of other real property or investments
003 = Savings (cash, bank deposits, etc.)
004 = Borrowing using assets other than this property as collateral
005 = From parents or relatives
006 = Other
007 = No down payment required
..
..
456 = Borrowing using assets other than this property; from parents or relatives; other
998 = Not reported
999 = Not applicable (acquired by inheritance or gift)

Note: As many as three answers may be recorded for this item.

H22. Mobile Home/Condominium Status (1) — 41

1 = Yes, mobile home or condominium
2 = No, not mobile home or condominium

Item	Characters
H23. Number of Units in Property (1)	42
1 = 1 unit 2 = 2 units 3 = 3 units 4 = 4 units 9 = Not applicable (mobile home or condominium)	
H24. Value (7)	43 - 49
0000001 = Amount in dollars .. .. 0999999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported	
H25. Year Building Built (2)	50 - 51
30 = 1939 or earlier 40 = 1940 to 1949 50 = 1950 to 1959 60 = 1960 to 1969 70 = 1970 to 1979 80 = 1980 81 = 1981 .. .. 91 = 1991 98 = Not reported	
H26. Number of Property Owners (1)	52
1 = One 2 = Two 3 = Three or more 8 = Not reported	
H27. Race of Owner (1)	53
1 = White 2 = Black 3 = American Indian or Alaskan Native 4 = Asian or Pacific Islander 5 = Other 8 = Not reported	

Item	Characters
H28. Race of Co-Owner (1) 1 = White 2 = Black 3 = American Indian or Alaskan Native 4 = Asian or Pacific Islander 5 = Other 8 = Not reported 9 = Not applicable (only one owner)	54
H29. Age of Owner (2) 18 = 18 years old .. .. .. 76 = 76 years old or older 98 = Not reported	55 - 56
H30. Age of Co-Owner (2) 18 = 18 years old .. .. .. 76 = 76 years or older 98 = Not reported 99 = Not applicable (only one owner)	57 - 58
H31. Sex of Owner (1) 1 = Male 2 = Female 8 = Not reported	59
H32. Sex of Co-Owner (1) 1 = Male 2 = Female 8 = Not reported 9 = Not applicable (only one owner)	60
H33. Spanish/Hispanic Origin of Owner (1) 1 = No, not of Spanish/Hispanic origin 2 = Yes, Spanish/Hispanic origin 8 = Not reported	61

Item	Characters
H34. Spanish/Hispanic Origin of Co-Owner (1)	62

1 = No, not of Spanish/Hispanic origin
2 = Yes, Spanish/Hispanic origin
8 = Not reported
9 = Not applicable (only one owner)

H35. Veteran Status (5) — 63 - 67

00001 = Post Vietnam era (May 1975 to present)
00002 = Vietnam Conflict (August 1964 to April 1975)
00003 = Korean War (June 1950 to January 1955)
00004 = World War II (September 1940 to July 1947)
00005 = Any other time
00006 = No, never served in Armed Forces
..
12345 = Served in WWII, Korea, Vietnam, Post Vietnam, and at other times
99998 = Not reported

Note: As many as five answers may be recorded for this item

H36. Household Income from Wages, Salaries, Etc. (6) — 68 - 73

000000 = None
000001 = Amount in dollars
..
..
149999 = Topcode amount
999997 = Highest possible mean value above topcode
999998 = Not reported

H37. Household Income from Business, Farm, Etc. (7) — 74 - 80

0000000 = None
-999997 = Amount in dollars
..
..
0074999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999998 = Not reported

H38. Not Used — -

Item	Characters
H39. Household Income from All Other Sources (7)	81 - 87
0000000 = None -999997 = Amount in dollars .. .. 0074999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported	
H40. Not Used	-
H41. Total Household Income (7)	88 - 94
0000000 = None -999997 = Amount in dollars .. .. 0174999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported	
H42. Not Used	-
H43. Real Estate Taxes (5)	95 - 99
00000 = No real estate taxes paid 00001 = Amount in dollars .. 09999 = Topcode amount 99997 = Highest possible mean value above topcode 99998 = Not reported	
H44. Property Insurance (5)	100 - 104
00000 = No property insurance paid 00001 = Amount in dollars .. 01499 = Topcode amount 99997 = Highest possible mean value above topcode 99998 = Not reported	
H45. Own Land On Which Property Built (1)	105
1 = Yes, own land 2 = No, don't own land 8 = Not reported 9 = Not applicable (property is a condominium unit)	

Item	Characters
H46. Yearly Land Rent (5)	106 - 110

00000 = No land rent paid
00001 = Amount in dollars
..
04999 = Topcode amount
99997 = Highest possible mean value above topcode
99998 = Not reported
99999 = Not applicable (condominium unit; own land)

H47. Property Benefits (3) — 111 - 113

001 = Government-sponsored below-market loan
002 = Other government grant or subsidy
003 = Property tax relief
004 = None of the above
005 = Don't know
..
123 = Government-sponsored loan; other government grant; property tax relief
998 = Not reported

Note : As many as three answers may be recorded for this item

---

H48. Source of Benefits (3) — 114 - 116

001 = Federal government
002 = State government
003 = Local government
..
123 = Federal, State, and Local Government
998 = Not reported
999 = Not applicable (no benefits; don't know if property has benefits)

Note: As many as three answers may be recorded for this item

H49. Reasons Benefits Provided (5) — 117 - 121

00001 = Occupied by low- or moderate-income persons
00002 = Occupied by elderly or handicapped persons
00003 = An historic structure
00004 = Located in a community (economic) development area
00005 = Other reason
..
12345 = All of the above reasons selected
99998 = Not reported
99999 = Not applicable (no benefits; don't know if property has benefits

Note: As many as five answers may be recorded for this item

Item	Characters
H50. Purchase Price as a Percent of Value (3)	122 - 124

001 = 1 percent
..
..
151 = 151 percent or more
998 = Not reported
999 = Not computed (acquired by inheritance or gift; topcode amounts involved)

H51. Real Estate Tax Per $1,000 Value (2) — 125 - 126

00 = No real estate taxes paid
01 = Amount in dollars
..
..
61 = $61 or more
98 = Not reported

H52. Real Estate Tax as Percent of Total Income (3) — 127 - 129

001 = 0.1 percent
..
..
150 = 15.0 percent or more
998 = Not reported
999 = Not computed (no real estate taxes; no income; income loss; topcoded amounts involved)

H53. Value/Income Ratio (3) — 130 - 132

001 = 0.1
..
010 = 1.0
..
..
100 = 10.0 or more
998 = Not reported
999 = Not computed (no income; income loss; topcoded amounts involved)

Item	Characters
H54a. Final National Property Weight (to be used to weight property characteristics only at the U.S. and regional level) (7) Note: The final national property weight has 2 implied decimals.	133 - 139
H54b. Final State Property Weight (to be used to weight property characteristics only at the state level - CA, FL, NY, TX) (7) Note: The final state property weight has 2 implied decimals.	140 - 146
H55a. Final National Mortgage Weight (to be used to weight mortgage characteristics only and property and mortgage characteristics combined at the U.S. and regional level) (7) Note: The final national mortgage weight has 2 implied decimals.	147 - 153
H55b. Final State Mortgage Weight (to be used to weight mortgage characteristics only and property and mortgage characteristics combined at the state level - CA, FL, NY, TX) (7) Note: The final state mortgage weight has 2 implied decimals.	154 - 160
H56. Number of Mortgage Records with the Same Property Identification Number (1) 0 = None 1 = One mortgage record follows 2 = Two mortgage records follow 3 = Three mortgage records follow 4 = Four mortgage records follow 5 = Property mortgaged - no mortgage information available	161

Mortgage Record - Homeowner Properties

Item	Characters
H57. Property Identification Number (6) 000001 = First Record .. .. .. 999999 = Last Record	1 - 6
H58. Record Type (1) 9 = Mortgage record	7
H59. Form of Debt (1) 1 = First mortgage 2 = Home equitiy line of credit 3 = Second mortgage 4 = Third mortgage 5 = Wrap-around mortgage	8
H60. Hold or Service (1) 1 = Hold only 2 = Service only 3 = Both hold and service 8 = Not reported	9

Item	Characters
H61. Method of Origination (1)	10

1 = Originate directly from borrower
2 = Purchase from present servicer
3 = Purchase from someone else
8 = Not reported

H62. Holder of Mortgage (2)	11 - 12

01 = Commercial bank or trust
02 = Savings and Loan; Federal savings bank
03 = Mutual savings bank
04 = Life insurance company
05 = Mortgage banker or mortgage company
06 = Federally-sponsored agency or mortgage pool
07 = Conventional mortgage pool
08 = Other federal agencies
09 = Real estate investment trust (REIT)
10 = Pension fund or retirement fund
11 = Credit union
12 = Finance company
13 = State or municipal government or housing finance agency
14 = Individual or individual's estate
15 = Other

H63. Servicer of Mortgage (2)	13 - 14

01 = Commercial bank or trust
02 = Savings and Loan; Federal savings bank
03 = Mutual savings bank
04 = Life insurance company
05 = Mortgage banker or mortgage company
06 = Federally-sponsored agency or mortgage pool
07 = Conventional mortgage pool
08 = Other federal agencies
09 = Real estate investment trust (REIT)
10 = Pension fund or retirement fund
11 = Credit union
12 = Finance company
13 = State or municipal government or housing finance agency
14 = Individual or individual's estate
15 = Other
98 = Not reported

Item	Characters
H64. Location of Mortgage Holder's Principal Office - Census Division/Foreign Country (2)	15 - 16

01 = New England
02 = Middle Atlantic
03 = East North Central
04 = West North Central
05 = South Atlantic
06 = East South Central
07 = West South Central
08 = Mountain
09 = Pacific
10 = Canada
11 = Germany
12 = Japan
13 = All other countries
98 = Not reported

H65. Mortgage Insurance Status (1) — 17

1 = FHA insured
2 = VA guaranteed or insured
3 = FmHA insured
4 = Private mortgage insurance
5 = State bonding agency
6 = Other
7 = Not insured or guaranteed

H66. Tax-exempt Bond Status (1) — 18

1 = Yes, tax-exempt bonds used
2 = No, tax-exempt bonds not used
3 = Don't know
8 = Not reported

H67. Mortgage Placed or Assumed (1) — 19

1 = Mortgage placed
2 = Mortgage assumed
8 = Not reported

Item	Characters
H68. Year Mortgage Made or Assumed (1)	20

1 = 1989 to 1991
2 = 1987 to 1988
3 = 1985 to 1986
4 = 1980 to 1984
5 = 1975 to 1979
6 = 1970 to 1974
7 = 1969 or earlier

H69. Face Amount of Mortgage When Made or Assumed (7)	21 - 27

0000001 = Amount in dollars
..
0049999 = Topcode amount (third mortgage)
0149999 = Topcode amount (second mortgage)
0399999 = Topcode amount (first mortgage)
9999997 = Highest possible mean value above topcode

H70. Points Paid as Interest (2)	28 - 29

01 = No points
02 = Less than 1 point
03 = 1 point
04 = 1.1 to 1.9 points
05 = 2 points
06 = 2.1 to 2.9 points
07 = 3 points
08 = 3.1 to 3.9 points
09 = 4 points
10 = 4.1 to 4.9 points
11 = 5 points
12 = 5.1 to 5.9 points
13 = 6 points or more
14 = Don't know
98 = Not reported
99 = Not applicable (mortgage assumed)

Item	Characters
H71. Term of Mortgage (2)	30 - 31

01 = Less than 5 years
02 = 5 years
03 = 6 to 9 years
04 = 10 years
05 = 11 to 14 years
06 = 15 years
07 = 16 to 19 years
08 = 20 years
09 = 21 to 24 years
10 = 25 years
11 = 26 to 29 years
12 = 30 years
13 = More than 30 years
14 = No stated term

H72. Unexpired Term of Mortgage (2) — 32 - 33

01 = Less than 5 years
02 = 5 to 9 years
03 = 10 to 14 years
04 = 15 to 19 years
05 = 20 to 24 years
06 = 25 to 29 years
07 = 30 or more years
08 = No stated term
99 = Not applicable (mortgage assumed)

H73. Current Unpaid Balance (7) — 34 - 40

0000001 = Amount in dollars
..
..
0029999 = Topcode amount (third mortgage)
0149999 = Topcode amount (second mortgage)
0399999 = Topcode amount (first mortgage)
9999997 = Highest possible mean value above topcode

Item	Characters
H74. Curreny Interest Rate (2)	41 - 42

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more

H75. Type of Mortgage Instrument (1) — 43

1 = Fixed-rate, level-payment
2 = Short-term with balloon payment
3 = Graduated payment mortgage
4 = Adjustable rate mortgage
5 = Other

H76. Index Used to Adjust ARM Rates (1) — 44

1 = Treasury security
2 = Average cost of funds in bank district
3 = National average cost of funds
4 = OTS contract mortgage rate
5 = Other
6 = None
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
H77. Margin Over Index - ARM (2)	45 - 46

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent
09 = 4.1 to 4.9 percent
10 = 5 percent or more
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

H78. Adjustment Period for Interest Rate - ARM (1) — 47

1 = 1 month
2 = 3 months
3 = 6 months
4 = 1 year
5 = 3 years
6 = 5 years
7 = Other period
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

H79. Has Interest Rate Changed Since Mortgage Made - ARM (1) — 48

1 = Yes, interest rate has changed
2 = No, interest rate has not changed
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
H80. Initial Interest Rate on ARM (2)	49 - 50

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; graduated payment mortgage; or interest rate not changed)

H81. Caps on ARM Per Adjustment Period (2)	51 - 52

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
H82. Caps on ARM Over Lifetime (2)	53 - 54

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

H83. ARM Convertible to Fixed-Rate (1) — 55

1 = Yes, convertible to fixed-rate
2 = No, not convertible
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

H84. Change in Principal and Interest Payments (Other Than a Change in Interest Rates (1) — 56

1 = Yes, payments can change
2 = No, payments cannot change
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage)

H85. Adjustment Period for Principal and Interest Change (1) — 57

1 = 1 month
2 = 3 months
3 = 6 months
4 = 1 year
5 = 3 years
6 = 5 years
7 = Other period
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage; or principal and interest cannot change)

Item	Characters
H86. Negative Amortization (1)	58

1 = Unrestricted negative amortization
2 = Restricted negative amortization
3 = No negative amortization allowed
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage; or principal and interest cannot change)

H87. Prepayment Penalty Clause (1)	59

1 = Yes, mortgage has prepayment penalty clause
2 = No, mortgage does not have a prepayment penalty clause
8 = Not reported

H88. Assumption Clause (1)	60

1 = Yes, assumed with changes in terms
2 = Yes, assumed without changes in terms
3 = No, cannot be assumed
8 = Not reported

H89. Method of Payment on Mortgage (1)	61

1 = Principal paid, fully amortized
2 = Principal paid, not fully amortized
3 = No regular principal payments required

H90. Monthly Principal and/or Interest Payment (5)	62 - 66

00000 = None
00001 = Amount in dollars
..
00499 = Topcode amount (third mortgage)
01999 = Topcode amount (second mortgage)
03999 = Topcode amount (first mortgage)
99997 = Highest possible mean value above topcode

Item	Characters
H91. Total Monthly Mortgage Payment (5)	67 - 71

00000 = None
00001 = Amount in dollars
..
00499 = Topcode amount (third mortgage)
01999 = Topcode amount (second mortgage)
03999 = Topcode amount (first mortgage)
99997 = Highest possible mean value above topcode

H92. Items Included in Monthly Mortgage Payment (5) — 72 - 76

00000 = No payments required
00001 = Principal and interest only
00002 = Interest only included
..
..
13456 = Principal and interest, taxes, property insurance, mortgage insurance, etc. included
23456 = Interest only, taxes, property insurance, mortgage insurance, etc. included

---

H93. Home Equity Loan - Has Money Ever Been Borrowed (1) — 77

1 = Yes, money has been borrowed
2 = No, money has never been borrowed

H94. Home Equity Loan - Current Unpaid Balance (7) — 78 - 84

0000000 = None
0000001 = Amount in dollars
..
0149999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999999 = Not applicable (money never drawn)

Item	Characters
H95. Home Equity Loan - Points Paid as Interest (2)	85 - 86

01 = No points
02 = Less than 1 point
03 = 1 point
04 = 1.1 to 1.9 points
05 = 2 points
06 = 2.1 to 2.9 points
07 = 3 points
08 = 3.1 to 3.9 points
09 = 4 points
10 = 4.1 to 4.9 points
11 = 5 points
12 = 5.1 to 5.9 points
13 = 6 points or more
14 = Don't know
98 = Not reported
99 = Not applicable (money never drawn)

H96. Home Equity Loan - Current Interest Rate (2) — 87 - 88

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more
99 = Not applicable (money never drawn)

Item	Characters
H97. Home Equity Loan - Caps Per Adjustment Period (2)	89 - 90

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (money never drawn; fixed-rate home equity loan)

H98. Home Equity Loan - Caps Over Lifetime (2) — 91 - 92

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (money never drawn; fixed-rate home equity loan)

H99. Home Equity Loan - Principal and/or Interest Payments (5) — 93 - 97

00000 = None
00001 = Amount in dollars
..
02499 = Topcode amount
99997 = Highest possible mean value above topcode
99999 = Not applicable (money never drawn)

H100. Home Equity Loan - Total Monthly Mortgage Payments (5) — 98 - 102

00000 = None
00001 = Amount in dollars
..
02499 = Topcode amount
99997 = Highest possible mean value above topcode
99999 = Not applicable (money never drawn)

Item	Characters
H101. Home Equity Loan - Type of Mortgage Holder (2)	103 - 104

01 = Commercial bank or trust
02 = Savings and loan; Federal savings bank
03 = Mutual savings bank
11 = Credit union
12 = Finance company
15 = Other
99 = Not applicable (money never drawn)

H102. Source of Mortgage Information (1)	105

1 = Mortgage information from mortgage lender
2 = Mortgage information from property owner

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Rental and Vacant Properties

Property Record - Rental and Vacant Properties

Item	Characters
R1. Property Identification Number (6)	1 - 6
000001 = First Record .. .. .. 999999 = Last Record	
R2. Record Type (1)	7
4 = 1-4 unit rental and vacant property 5 = 5-to-49 unit rental and vacant property 6 = 50-or-more unit rental and vacant property 7 = Rental and vacant condominium 8 = Rental and vacant mobile home	
R3. Location of Property - Region (1)	8
1 = Northeast 2 = Midwest 3 = South 4 = West	
R4. Location of Property - State (2)	9 - 10
06 = California 12 = Florida 36 = New York 48 = Texas 00 = All other states	
R5. Location of Property - Inside/Outside MA (1)	11
1 = Inside MA/In central city 2 = Inside MA/Not in central city/Places of 10,000 or more 3 = Inside MA/Not in central city/Places of 2,500 to 9,999 4 = Inside MA/Not in central city/Places of less than 2,500 or not in a place 5 = Outside MA/Places of 10,000 or more 6 = Outside MA/Places of 2,500 to 9,999 7 = Outside MA/Places of less than 2,500 or not in a place	

Item	Characters
R6. Owner Lives on Property (1) 1 = No 2 = Yes, as primary residence 3 = Yes, as a second home 8 = Not reported	12
R7. Mortgage Status (1) 0 = Not mortgaged 1 = 1 mortgage on property 2 = 2 mortgages on property 3 = 3 mortgages on property 4 = 4 or more mortgages on property	13
R8. Origin of First Mortgage (1) 1 = Mortgage placed when property acquired 2 = Mortgage assumed from previous owner 3 = Mortgage a refinancing of a previous loan 4 = Mortgage placed on property owned free and clear of debt 8 = Not reported 9 = Not applicable (not mortgaged; home equity loan as only mortgage)	14
R9. First Mortgage Refinanced - Same/Different Lender (1) 1 = Same lender 2 = Different lender 8 = Not reported 9 = Not applicable (not mortgaged; home equity loan as only mortgage; not refinanced)	15
R10. Main Reason for Placing First Mortgage Later Than Acquisition (2) 01 = Secure better mortgage loan terms (lower interest rates, longer payment period, etc.) 02 = Renew or extend a loan that had fallen due 03 = To provide funds for additions, improvements or repairs to the property 04 = To provide funds for consolidation of debts 05 = To provide funds for investments in other real estate 06 = To provide funds for other types of investments 07 = To provide funds for educational or medical expenses 08 = To provide funds for purchase of consumer product 09 = Other reason(s) 98 = Not reported 99 = Not applicable (not mortgaged; home equity loan as only mortgage; mortgaged placed or assumed)	16 - 17

Item	Characters
R11. Main Reason for Placing a Second Mortgage (2)	18 - 19

01 = To provide funds for the purchase of the property
02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; home equity loan as only mortgage; no second mortgage)

R12. Main Reason for Placing a Third Mortgage (2)	20 - 21

01 = To provide funds for the purchase of the property
02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; home equity loan as only mortgage; no third mortgage)

R13. Main Reason for Obtaining a Home Equity Loan (2)	22 - 23

02 = To provide funds for additions, improvements or repairs to the property
03 = To provide funds for consolidation of debts
04 = To provide funds for investments in other real estate
05 = To provide funds for other types of investments
06 = To provide funds for educational or medical expenses
07 = To provide funds for purchase of consumer product
08 = Other reason(s)
98 = Not reported
99 = Not applicable (not mortgaged; no home equity loan)

R14. Year Property Acquired (2)	24 - 25

01 = 1901 or earlier
..
91 = 1991
98 = Not reported

Item	Characters
R15. Land and Building Acquired at Same Time (1) 1 = Yes, acquired at same time 2 = No, acquired at different times 3 = Do not own land 4 = Not reported	26
R16. How Property Acquired (1) 1 = By purchase 2 = By inheritance or gift 3 = By tax-free exchange of other rental property 4 = By forclosure or assignment 5 = Through some other manner 8 = Not reported	27
R17. New or Previously Occupied (1) 1 = Yes, new 2 = No, previously owned (as a residential property) 3 = No, previously owned (converted from nonresidential use) 4 = Other 8 = Not reported 9 = Not applicable (acquired by inheritance or gift; property exchange; or foreclosure)	28
R18. Purchase Price (9) 000000001 = Amount in dollars .. 049999999 = Topcode amount 999999997 = Highest possible mean value above topcode 999999998 = Not reported 999999999 = Not applicable (acquired by inheritance or gift)	29 - 37
R19. Purchase Price Per Housing Unit (7) 0000001 = Amount in dollars .. 0299999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported 9999999 = Not applicable (acquired by inheritance or gift)	38 - 44

Item	Characters
R20. How Acquisition Financed (1)	45

1 = Placed one new mortgage
2 = Placed two or more new mortgages
3 = Assumed a mortgage already on the property
4 = Assumed a mortgage and placed a new mortgage
5 = Borrowed using assets other than this property as collateral
6 = Paid all cash - no borrowing
7 = Other manner
8 = Not reported
9 = Not applicable (acquired by inheritance or gift)

R21. Reason Paid All Cash (1)	46

1 = Mortgage credit not available
2 = Chose to pay cash
8 = Not reported
9 = Not applicable (inheritance or gift; not all cash)

R22. Source of Down Payment (3)	47 - 49

001 = Sale of stock or partnership shares for project
002 = Sale of previously owned stock, shares, other securities
003 = Sale of land or other real estate
004 = Owner's cash, bank deposits, share accounts or bonds
005 = Borrowing using assets other than this property as collateral
006 = Other cash source
007 = Other non-cash source
008 = No down payment required
..
..
567 = Borrowing using assets other than this property; other cash source; other non-cash source
998 = Not reported
999 = Not applicable (acquired by inheritance or gift)

Note: As many as three answers may be recorded for this item.

R23. Mobile Home/Condominium Status (1)	50

1 = Yes, mobile home or condominium
2 = No, not mobile home or condominium

Item	Characters
R24. Number of Units in Property (4)	51 - 54
0001 = 1 unit .. 1000 = Topcode amount 1001 = 1001 or more units 9999 = Not applicable (mobile home or condominium)	
R25. Value (9)	55 - 63
000000001 = Amount in dollars .. 099999999 = Topcode amount 999999997 = Highest possible mean value above topcode 999999998 = Not reported	
R26. Value Per Housing Unit (7)	64 - 70
0000001 = Amount in dollars .. .. 0749999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported	
R27. Year Building Built (2)	71 - 72
30 = 1939 or earlier 40 = 1940 to 1949 50 = 1950 to 1959 60 = 1960 to 1969 70 = 1970 to 1979 80 = 1980 81 = 1981 .. .. 91 = 1991 98 = Not reported	
R28. Real Estate Taxes (7)	73 - 79
0000000 = No real estate taxes paid 0000001 = Amount in dollars .. 0499999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999998 = Not reported	

Item	Characters
R29. Property Insurance (7)	80 - 86

0000000 = No property insurance paid
0000001 = Amount in dollars
..
0199999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999998 = Not reported

R30. Combined Cost - Utilities, Fuels, Special Assessments (7) — 87 - 93

0000000 = None
0000001 = Amount in dollars
..
0499999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999998 = Not reported

R31. Yearly Ground Rent (7) — 94 - 100

0000000 = No ground rent paid
0000001 = Amount in dollars
..
0099999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999998 = Not reported

R32. Property Benefits (6) — 101 - 106

000001 = Government-sponsored below-market loan
000002 = A government rental subsidy (e.g. Section 8)
000003 = A government grant
000004 = Property tax relief
000005 = Federal income tax credit for low-income, old, or historic properties
000006 = Accelerated federal income tax depreciation for low- and moderate- income properties
000007 = None of the above
000008 = Don't know
..
123456 = All of the first six reasons given
999998 = Not reported

Note : As many as six answers may be recorded for this item

Item	Characters
R33. Source of Benefits (3)	107 - 109

001 = Federal government
002 = State government
003 = Local government
123 = Federal, State, and Local Government
..
998 = Not reported
999 = Not applicable (no benefits; don't know if property has benefits)

Note: As many as three answers may be recorded for this item

R34. Reasons Benefits Provided (5) — 110 - 114

00001 = Occupied by low- or moderate-income persons
00002 = Occupied by elderly or handicapped persons
00003 = An historic structure
00004 = Located in a community (economic) development area
00005 = Other reason
..
12345 = All of the above reasons selected
99998 = Not reported
99999 = Not applicable (no benefits; don't know if property has benefits

Note: As many as five answers may be recorded for this item

R35. Type of Owner (2) — 115 - 116

01 = Individual investors (includes husband/wife)
02 = Limited partnership
03 = Joint venture
04 = General partnership
05 = Real estate investment trust (REIT)
06 = Life insurance company
07 = Financial institution (other than life insurance company)
08 = Real estate corportation
09 = Corportation (other than real estate corporation)
10 = Housing cooperative organization (stock co-op)
11 = Non-profit or church related institution
12 = Fraternal organization
13 = Other
98 = Not reported

Item	Characters
R36. Units Rented Last Year (4)	117 - 120

0000 = None
0001 = 1 unit
..
1000 = Topcode amount
1001 = 1001 units or more
9998 = Not reported
9999 = Not applicable (condominium or mobile home)

R37. Yearly Rental Receipts - Residential (9) — 121 - 129

000000001 = Amount in dollars
..
001999999 = Topcode amount
999999997 = Highest possible mean value above topcode
999999998 = Not reported (includes properties with $0 in rental receipts)
999999999 = Not applicable (acquired after 1990)

R38. Yearly Rental Receipts - Business (9) — 130 - 138

000000001 = Amount in dollars
..
000499999 = Topcode amount
999999997 = Highest possible mean value above topcode
999999998 = No business units reported (includes properties with $0 in rental receipts)
999999999 = Not applicable (acquired after 1990)

R39. Total Yearly Rental Receipts (9) — 139 - 147

000000001 = Amount in dollars
..
001999999 = Topcode amount
999999997 = Highest possible mean value above topcode
999999998 = Not reported (includes properties with $0 in rental receipts)
999999999 = Not applicable (acquired after 1990)

R40. Monthly Rental Receipts Per Housing Unit (5) — 148 - 152

00001 = Amount in dollars
..
02499 = Topcode amount
99997 = Highest possible mean value above topcode
99998 = Not reported (includes properties with $0 in rental receipts)
99999 = Not computed (acquired after 1990)

Item	Characters
R41. Rental Receipts as Percent of Value (3)	153 - 155

001 = 1 percent
..
..
101 = 101 percent or more
998 = Not reported (includes properties with $0 in rental receipts)
999 = Not computed (acquired after 1990; topcoded amounts involved)

R42. Yearly Rental Vacancy Loss (9)	156 - 164

000000001 = Amount in dollars
..
000499999 = Topcode amount
999999997 = Highest possible mean value above topcode
999999998 = Not reported (includes properties with $0 in vacancy loss)
999999999 = Not applicable (acquired after 1990)

R43. Rental Vacancy Loss as Percent of Potential Receipts (3)	165 - 167

001 = 0.1 percent
..
..
500 = 50.0 percent or more
998 = Not reported (includes properties with $0 in rental receipt and/or $0 in vacancy loss)
999 = Not computed (acquired after 1990; topcoded amounts involved)

R44. Real Estate Taxes as Percent of Rental Receipts (3)	168 - 170

001 = 1 percent
..
..
101 = 101 percent or more
998 = Not reported (includes properties with $0 in rental receipts)
999 = Not computed (no real estate taxes; acquired after 1990; topcoded amounts involved)

R45. Selected Monthly Owner Expenses (7)	171 - 177

0000000 = None
0000001 = Amount in dollars
..
0499999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999998 = Not reported

Item	Characters
R46. Selected Owner Expenses as Percent of Rental Receipts (3)	178 - 180

001 = 1 percent
..
..
151 = 151 percent or more
998 = Not reported (includes properties with $0 in rental receipts)
999 = Not computed (no owner expenses; acquired after 1990; topcoded amounts involved)

R47. Purchase Price as a Percent of Value (3)	181 - 183

001 = 1 percent
..
..
151 = 151 percent or more
998 = Not reported
999 = Not computed (acquired by inheritance or gift; topcoded amounts involved)

R48. Real Estate Per $1,000 Value (2)	184 - 185

00 = No real estate taxes paid
01 = Amount in dollars
..
..
61 = $61 or more
98 = Not reported

Item	Characters
R49a. Final National Property Weight (to be used to weight property characteristics only at the U.S. and regional level) (7) Note: The final national property weight has 2 implied decimals.	186 - 192
R49b. Final State Property Weight (to be used to weight property characteristics only at the state level - CA, FL, NY, TX) (7) Note: The final national property weight has 2 implied decimals.	193 - 199
R50a. Final National Mortgage Weight (to be used to weight mortgage characteristics only and property and mortgage characteristics combined at the U.S. and regional level) (7) Note: The final national mortgage weight has 2 implied decimals.	200 - 206
R50b. Final State Mortgage Weight (to be used to weight mortgage characteristics only and property and mortgage characteristics combined at the state level - CA, FL, NY, TX) (7) Note: The final state mortgage weight has 2 implied decimals.	207 - 213
R51. Number of Mortgage Records with the Same Property Identification Number (1) 0 = None 1 = One mortgage record follows 2 = Two mortgage records follow 3 = Three mortgage records follow 4 = Four mortgage records follow 5 = Property mortgaged - no mortgage information available	214

Mortgage Record - Rental and Vacant Properties

Item	Characters
R52. Property Identification Number (6) 000001 = First Record .. .. .. 999999 = Last Record	1 - 6
R53. Record Type (1) 9 = Mortgage record	7
R54. Form or Debt (1) 1 = First mortgage 2 = Home equity line of credit 3 = Second mortgage 4 = Third mortgage 5 = Wrap-around mortgage	8
R55. Hold or Service (1) 1 = Hold only 2 = Service only 3 = Both hold and service 8 = Not reported	9
R56. Method of Origination (1) 1 = Originate directly from borrower 2 = Purchase from present servicer 3 = Purchase from someone else 8 = Not reported	10

Item	Characters
R57. Holder of Mortgage (2)	11 - 12

01 = Comercial bank or trust
02 = Savings and Loan; Federal savings bank
03 = Mutual savings bank
04 = Life insurance company
05 = Mortgage banker or mortgage company
06 = Federally-sponsored agency or mortgage pool
07 = Conventional mortgage pool
08 = Other federal agencies
09 = Real estate investment trust (REIT)
10 = Pension fund or retirement fund
11 = Credit union
12 = Finance company
13 = State or municipal government or housing finance agency
14 = Individual or individual's estate
15 = Other

R58. Servicer of Mortgage (2)	13 - 14

01 = Comercial bank or trust
02 = Savings and Loan; Federal savings bank
03 = Mutual savings bank
04 = Life insurance company
05 = Mortgage banker or mortgage company
06 = Federally-sponsored agency or mortgage pool
07 = Conventional mortgage pool
08 = Other federal agencies
09 = Real estate investment trust (REIT)
10 = Pension fund or retirement fund
11 = Credit union
12 = Finance company
13 = State or municipal government or housing finance agency
14 = Individual or individual's estate
15 = Other
98 = Not reported

Item	Characters
R59. Location of Mortgage Holder's Principal Office - Census Division/ Foreign Country (2)	15 - 16

01 = New England
02 = Middle Atlantic
03 = East North Central
04 = West North Central
05 = South Atlantic
06 = East South Centrl
07 = West South Central
08 = Mountain
09 = Pacific
10 = Canada
11 = Germany
12 = Japan
13 = All other countries
98 = Not reported

R60. Mortgage Insurance Status (1) — 17

1 = FHA insured
2 = VA guaranteed or insured
3 = FmHA insured
4 = Private mortgage insurance
5 = State bonding agency
6 = Other
7 = Not insured or guaranteed

R61. Tax-exempt Bond Status (1) — 18

1 = Yes, tax-exempt bonds used
2 = No, tax-exempt bonds not used
3 = Don't know
8 = Not reported

R62. Mortgage Placed or Assumed (1) — 19

1 = Mortgage placed
2 = Mortgage assumed
8 = Not reported

Item	Characters
R63. Year Mortgage Made or Assumed (1)	20

1 = 1989 to 1991
2 = 1987 to 1988
3 = 1985 to 1986
4 = 1980 to 1984
5 = 1975 to 1979
6 = 1970 to 1974
7 = 1969 or earlier

R64. Face Amount of Mortgage When Made or Assumed (9) — 21 - 29

000000001 = Amount in dollars
..
004999999 = Topcode amount (third mortgage)
009999999 = Topcode amount (second mortgage)
049999999 = Topcode amount (first mortgage)
999999997 = Highest possible mean value above topcode

R65. Points Paid as Interest (2) — 30 - 31

01 = No points
02 = Less than 1 point
03 = 1 point
04 = 1.1 to 1.9 points
05 = 2 points
06 = 2.1 to 2.9 points
07 = 3 points
08 = 3.1 to 3.9 points
09 = 4 points
10 = 4.1 to 4.9 points
11 = 5 points
12 = 5.1 to 5.9 points
13 = 6 points or more
14 = Don't know
98 = Not reported
99 = Not applicable (mortgage assumed)

Item	Characters
R66. Term of Mortgage (2)	32 - 33

01 = Less than 5 years
02 = 5 years
03 = 6 to 9 years
04 = 10 years
05 = 11 to 14 years
06 = 15 years
07 = 16 to 19 years
08 = 20 years
09 = 21 to 24 years
10 = 25 years
11 = 26 to 29 years
12 = 30 years
13 = More than 30 years
14 = No stated term

R67. Unexpired Term of Mortgage (2) — 34 - 35

01 = Less than 5 years
02 = 5 to 9 years
03 = 10 to 14 years
04 = 15 to 19 years
05 = 20 to 24 years
06 = 25 to 29 years
07 = 30 or more years
08 = No stated term
99 = Not applicable (mortgage assumed)

R68. Current Unpaid Balance (9) — 36 - 44

000000001 = Amount in dollars
..
004999999 = Topcode amount (third mortgage)
009999999 = Topcode amount (second mortgage)
039999999 = Topcode amount (first mortgage)
999999997 = Highest possible mean value above topcode

Item	Characters
R69. Current Interest Rate (2)	45 - 46

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more

R70. Type of Mortgage Instrument (1) — 47

1 = Fixed-rate, level-payment
2 = Short-term with balloon payment
3 = Graduated payment mortgage
4 = Adjustable rate mortgage
5 = Other

R71. Index Used to Adjust ARM Rates (1) — 48

1 = Treasury security
2 = Average cost of funds in bank district
3 = National average cost of funds
4 = OTS contract mortgage rate
5 = Other
6 = None
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
R72. Margin Over Index - ARM (2)	49 - 50

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent
09 = 4.1 to 4.9 percent
10 = 5 percent or more
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

R73. Adjustment Period for Interest Rates - ARM (1) — 51

1 = 1 month
2 = 3 months
3 = 6 months
4 = 1 year
5 = 3 years
6 = 5 years
7 = Other period
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

R74. Has Interest Rate Changed Since Mortgage Made - ARM (1) — 52

1 = Yes, interest rate has changed
2 = No, interest rate has not changed
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
R75. Initial Interest Rate on ARM (2)	53 - 54

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; graduated payment mortgage; or interest rate not changed)

R76. Caps on ARM Per Adjustment Period (2)	55 - 56

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

Item	Characters
R77. Caps on ARM Over Lifetime (2)	57 - 58

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

R78. ARM Convertible to Fixed-Rate (1) — 59

1 = Yes, convertible to fixed-rate
2 = No, not convertible
8 = Not reported
9 = Not applicable (fixed-rate; short-term with balloon payment; or graduated payment mortgage)

R79. Change in Principal and Interest Payments (Other Than a Change in Interest Rates (1) — 60

1 = Yes, payments can change
2 = No, payments cannot change
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage)

R80. Adjustment Period for Principal and Interest Change (1) — 61

1 = 1 month
2 = 3 months
3 = 6 months
4 = 1 year
5 = 3 years
6 = 5 years
7 = Other period
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage; or principal and interest cannot change)

Item	Characters
R81.1 Negative Amortization (1)	62

1 = Unrestricted negative amortization
2 = Restricted negative amortization
3 = No negative amortization allowed
8 = Not reported
9 = Not applicable (fixed-rate or short-term with balloon payment mortgage; or principal and interest cannot change)

R82. Prepayment Penalty Clause (1) — 63

1 = Yes, mortgage has prepayment penalty clause
2 = No, mortgage does not have a prepayment penalty clause
8 = Not reported

R83. Assumption Clause (1) — 64

1 = Yes, assumed with changes in terms
2 = Yes, assumed without changes in terms
3 = No, cannot be assumed
8 = Not reported

R84. Method of Payment on Mortgage (1) — 65

1 = Principal paid, fully amortized
2 = Principal paid, not fully amortized
3 = No regular principal payments required

Item	Characters
R85. Monthly Principal and/or Interest Payment (8) 00000000 = None 00000001 = Amount in dollars .. 00029999 = Topcode amount (third mortgage) 00099999 = Topcode amount (second mortgage) 00399999 = Topcode amount (first mortgage) 99999997 = Highest possible mean value above topcode	66 - 73
R86. Total Monthly Mortgage Payment (8) 00000000 = None 00000001 = Amount in dollars .. 00029999 = Topcode amount (third mortgage) 00099999 = Topcode amount (second mortgage) 00399999 = Topcode amount (first mortgage) 99999997 = Highest possible mean value above topcode	74 - 81
R87. Items Included in Monthly Mortgage Payment (5) 00000 = No payments required 00001 = Principal and interest only 00002 = Interest only included .. .. 13456 = Principal and interest, taxes, property insurance, mortgage insurance, etc. included 23456 = Interest only, taxes, property insurance, mortgage insurance, etc. included	82 - 86
R88. Home Equity Loan/Line of Credit - Has Money Ever Been Borrowed (1) 1 = Yes, money has been borrowed 2 = No, money has never been borrowed	87
R89. Home Equity Loan/Line of Credit - Current Unpaid Balance (7) 0000000 = None 0000001 = Amount in dollars .. 0999999 = Topcode amount 9999997 = Highest possible mean value above topcode 9999999 = Not applicable (money never drawn)	88 - 94

Item	Characters
R90. Home Equity Loan/Line of Credit - Points Paid as Interest (2)	95 - 96

01 = No points
02 = Less than 1 point
03 = 1 point
04 = 1.1 to 1.9 points
05 = 2 points
06 = 2.1 to 2.9 points
07 = 3 points
08 = 3.1 to 3.9 points
09 = 4 points
10 = 4.1 to 4.9 points
11 = 5 points
12 = 5.1 to 5.9 points
13 = 6 points or more
14 = Don't know
98 = Not reported
99 = Not applicable (money never drawn)

R91. Home Equity Loan/Line of Credit - Current Interest Rate (2) 97 - 98

01 = Less than 7.0 percent
02 = 7.0 percent
03 = 7.1 to 7.4 percent
04 = 7.5 to 7.9 percent
05 = 8.0 percent
06 = 8.1 to 8.4 percent
07 = 8.5 to 8.9 percent
08 = 9.0 percent
09 = 9.1 to 9.4 percent
10 = 9.5 to 9.9 percent
11 = 10.0 percent
12 = 10.1 to 10.4 percent
13 = 10.5 to 10.9 percent
14 = 11.0 percent
15 = 11.1 to 11.4 percent
16 = 11.5 to 11.9 percent
17 = 12.0 percent
18 = 12.1 to 13.9 percent
19 = 14.0 percent
20 = 14.1 percent or more
99 = Not applicable (money never drawn)

Item	Characters
R92. Home Equity Loan/Line of Credit - Caps Per Adjustment Period (2)	99 - 100

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (money never drawn; fixed rate loan)

R93. Home Equity Loan/Line of Credit - Caps Over Lifetime (2) — 101 - 102

01 = Less than 1 percent
02 = 1 percent
03 = 1.1 to 1.9 percent
04 = 2 percent
05 = 2.1 to 2.9 percent
06 = 3 percent
07 = 3.1 to 3.9 percent
08 = 4 percent or more
09 = No caps
98 = Not reported
99 = Not applicable (money never drawn; fixed-rate loan)

R94. Home Equity Loan/Line of Credit - Principal and/or Interest Payments (7) — 103 - 109

0000000 = None
0000001 = Amount in dollars
..
0009999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999999 = Not applicable (money never drawn)

R95. Home Equity Loan/Line of Credit - Total Monthly Mortgage Payments (7) — 110 - 116

0000000 = None
0000001 = Amount in dollars
..
0009999 = Topcode amount
9999997 = Highest possible mean value above topcode
9999999 = Not applicable (money never drawn)

Item	Characters
R96. Home Equity Loan/Line of Credit - Type of Mortgage Holder (2)	117 - 118

01 = Commercial bank or trust
02 = Savings and loan; Federal savings bank
03 = Mutual savings bank
11 = Credit union
12 = Finance company
15 = Other
99 = Not applicable (money never drawn)

R97. Source of Mortgage Information (1)	119

1 = Mortgage information from mortgage lender
2 = Mortgage information from property owner

APPENDIX A

AREA CLASSIFICATIONS

AREA CLASSIFICATIONS

UNITED STATES

The 50 States and the District of Columbia are the constituent units of the United States.

CENSUS REGIONS

Census Regions are groupings of States that subdivide the United States for the presentation of data. There are four regions - Northeast, Midwest, South, and West. Prior to 1984, the Midwest region was named the North Central region. From 1910, when census regions were established, through the 1940's, there were three regions - North, South, and West. The constituent States of the four regions are:

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 AREAS (MA'S)

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 MA's are defined around two or more nuclei.

The MA classification is a statistical standard, developed for use by Federal agencies in the production, analysis, and publication of data on MA's. The MA's are designated and defined by the Federal Office of Management and Budget, following a set of official published standards. 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 MA's nationwide.

Each MA must contain either a place with a minimum population of 50,000 or a Census Bureau-defined urbanized area and a total MA population of at least 100,000 (75,000 in New England). An MA comprises 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. The 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, MA's are composed of cities and towns rather than whole counties.

The territory, population, and housing units in MA's are referred to as "metropolitan." The metropolitan category is subdivided into "in central city" and "not in central city." The territory, population, and housing units located outside MA's are referred to as "nonmetropolitan."

The classifications inside MA/not in central city and outside MA are further subdivided by size of place. Size of place is based on 1990 census population figures. Two types of places are recognized for the reporting of census data - incorporated places and census designated places.

Incorporated Place

Incorporated places recognized in 1990 census data products are those reported to the Census Bureau as legally in existence on January 1, 1990 under the laws of their respective States as cities, boroughs, towns, and villages, with the following exceptions: the towns in the New England States, New York, and Wisconsin, and the boroughs in New York are recognized as minor civil divisions for census purposes; the boroughs in Alaska are county equivalents.

Census Designated Place (CDP)

Census designated places (CDP's) are delineated for the decennial census as the statistical counterparts of incorporated places. CDP's comprise densely settled concentrations of population that are identifiable by name, but are not legally incorporated places. Their boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place, have no legal status, nor do these places have officials elected to serve traditional municipal functions.

APPENDIX B

DEFINITIONS FOR SUBJECTS COVERED

DEFINITIONS FOR SUBJECTS COVERED

Appendix B - Definitions and Explanations of Subject Characteristics

CONTENTS

CONTENTS B-1

PROPERTY CLASSIFICATIONS B-4

Property B-4
 Nonfarm B-4
 Housing unit B-4
 1-Unit B-4
 Condominium B-4
 Mobile (manufactured) home B-5
 Multi-unit B-5
Residential B-5
 Homeowner B-5
 Rental and vacant B-5
Properties Excluded B-6
Mortgage Status B-7

PROPERTY CHARACTERISTICS B-8

Property Location by Geographic Area B-8
Number of Housing Units B-8
Manner of Acquisition B-8
Source of Downpayment B-10
 Homeowner properties B-10
 Rental and vacant properties B-11
Year Property Acquired B-12
Building and Land Acquisition B-12
Property New or Previously Occupied B-12
Year Structure Built B-12
Purchase Price B-12
Value B-13
Purchase Price as Percent of Value B-13
Value-income Ratio B-13
Rental Receipts B-13
Rental Receipts as Percent of Value B-13
Rental Vacancy Losses as Percent of
 Potential Receipts B-13
Type of Property Benefits B-14

OWNER CHARACTERISTICS B-15

Homeowner properties
Owner Status B-15
Age of Owner B-15
Race of Owner B-15
Sex of Owner B-15
Spanish/Hispanic Origin B-15
Veteran Status B-15
Income B-15
Owned Home Previously B-16

Rental and Vacant Properties
Type of Owner B-16

MORTGAGE CHARACTERISTICS B-17

Type of Mortgage B-17
Type of Mortgage Instrument B-18
Mortgage Insurance Status B-18
Origin of First Mortgage B-19
Purpose of First Mortgage Placed Later than Acquisition B-20
Purpose of Second Mortgage or Home Equity Line of Credit B-20
Year First Mortgage Made or Assumed B-20
Mortgage Loan (First/Total) B-20
Outstanding Mortgage Debt (First/Total) B-21
Current Interest Rate B-21
Points Paid as Interest on First Mortgage B-21
Term B-21
Unexpired Term B-22
Holder/Servicer of Mortgage B-22
Holder's Acquisition of First Mortgage B-25
Mortgage Assumption B-25
Penalty Clause B-25
Mortgage Loan as Percent of Purchase Price B-25
Outstanding Debt as Percent of Value B-25
Index Used to Adjust Interest Rate on ARM B-25
Frequency With Which Rate Can Be Adjusted B-26
Interest Rate Changed Since Mortgage Made B-26
Caps on Interest Rate B-26
Percentage of Margin over Index on ARM B-26
ARM Convertible to Fixed Rate Mortgage B-26
Change in Monthly Interest and Principal Other Than Change in Interest Rate B-26
Mortgage Allows for Negative Amortization B-27

MORTGAGE PAYMENTS AND OTHER EXPENSES B-27

Method of Payment B-27
Items Included in First Mortgage Payments B-28
Monthly Interest and Principal Payments B-28
Interest and Principal Payments as
Percent of Income B-28
Interest and Principal Payments as
Percent of Rental Receipts B-28
Real Estate Tax B-28

APPENDIX C

DATA COLLECTION AND PROCESSING PROCEDURES

DATA COLLECTION AND PROCESSING PROCEDURES

Appendix C - Explanation of Collection and Processing Procedures

CONTENTS

CONTENTS..... C-1

DATA COLLECTION PROCEDURES..... C-2

Survey Design and Techniques..... C-2
Forms..... C-2
Timing..... C-3
Enumeration..... C-3

DATA PROCESSING PROCEDURES..... C-4

Clerical Editing and Coding..... C-4
Computer Processing..... C-7

DATA COLLECTION PROCEDURES

Survey Design and Techniques - The 1991 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 to the lenders who held mortgages on the sample properties. Telephone and personal visit follow-up was done for nonresponse cases.

A sample of about 70,000 addresses was drawn from the address file for the 1990 Census of Population and Housing. These addresses were limited to counties and independent cities in the 438 sampling areas used for the Census Bureau's American Housing Survey-National Sample.

Forms - Four questionnaires (reproduced in Appendix G) were used to collect data for the 1991 Residential Finance Survey.

- The "owner-seeker" letter, D-2903(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 5 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 owner occupied. Codominium apartments were homeowner if the owner lived in the unit and rental if the owner did not live in the unit. If the property was determined to be a homeowner property, a homeowner questionnaire was mailed to the owner. If it was 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. Over 235,000 "owner-seeker" letters were mailed.

- The homeowner questionnaire, D-2900, was initially mailed to all addresses with only one unit, and all mobile homes. In addition, properties identified on the "owner-seeker" letter as having fewer than 5 units, one of which was owner-occupied, were sent homewoner questionnaires. This questionnaire provided for the reporting of characteristics of the property and the property owner(s). It also requested the name and address of the owner if he/she did not live on the property. If the property was mortgaged, the respondent was asked to report the person or institution to whom mortgage payments were made. A statement on the questionnaire told the respondent that by providing the lender's name and address he/she was granting permission to the Census Bureau to contact that lender. The respondent had the option of not providing this information.

- 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 were 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 whom mortgage payments were made.

- The mortgagee (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 the rental and vacant property questionniares. It provided for the reporting of information about the mortgage. The form was designed to collect data on both first and junior mortgages, including home equity lines of credit.

Timing - The "owner-seeker" letters were mailed in early February, 1991. The homeowner questionnaires were mailed in late February, 1991, with two follow-up mailings in March and April. The rental and vacant property questionnaires were mailed in mid-March 1991, with follow-up mailings through May. The mortgagee questionnaires were mailed in two primary cycles, the first in early August and the second in late September 1991, with additional smaller mailings resulting from follow-up operations in October and December.

Enumeration - The 1991 Residential Finance Survey was essentially a centralized mail-out/mail-back operation conducted by the Data Preparation Division in Jeffersonville, Indiana. The mail enumeration of property owners occurred mainly in the months February through May 1991, and that of the lenders in August through December of that year.

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 interviewers from the 12 census regional offices.

Interviewers were trained for 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 regional offices.

Follow-up interviewing of lenders occurred in two stages. For financial institutions, i.e., banks, savings and loans, insurance companies, etc., follow-up telephone inquiries were made by the Data Preparation Division in Jeffersonville, Indiana. If the lenders had not received the initial mailout of questionnaires, new documents were mailed to them. Follow-up for mortgages held by individuals involved a personal visit by interviewers from the 12 census regional offices. Interviewers assigned to this task were trained in a home study course.

DATA PROCESSING PROCEDURES

Clerical Editing and Coding - The homeowner and rental property questionnaires were received in the Jeffersonville, Indiana, Data Preparation Division. 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 was performed to ensure 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. Qustionnaires which failed the clerical edit were referred to professional staff at headquarters in Washington for resolution. Upon completion of the clerical edit, questionnaires for nonmortgaged properties were sent to data entry, where answers to all questions were keyed and the resulting data file sent to headquarters.

Mortgaged property questionnaires were sent to a special unit for mortgage lender identification. Prior to the 1991 Residential Finance Survey, headquarters staff created a lender database consisting of the names and addresses of approximately 7,500 mortgage lenders. Each lender on the database was assigned a code. The database was created from records of financial institutions found on the Census Bureau's Standard Statistical Establishment List and from lists of financial institutions provided by several organizations outside the Census Bureau.

The names and addresses of lenders provided by property owners were matched against the lender database. When a match occurred, a lender code was assigned to the lender on the property questionnaire. If the lender could not be found on the database, it was added to the database and a lender code was generated. Upon completion of the lender identification operation, questionnaires for mortgaged properties were sent to data entry, where answers to all questions and all assigned lender codes were keyed and the data file sent to headquarters. D-2902 lender questionnaires were labelled and mailed based on the assigned lender codes.

Lender questionnaires were received in Jeffersonville, Indiana. Each questionnaire was screened for completeness and matched to the corresponding property questionnaire and a mortgage edit was performed. 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 file, 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 that the mortgage was made at the time of acquisition, and 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 use a financial calculator or computer program to compute the missing loan information.

2. The interpretation of respondents' notes, which were numerous and frequently complex. To 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 a second mortgage, but 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 mortgage, and the remaining lender answers that it holds a loan not secured by the property.

3. Proration. This occurred when an owner reported his/her project as a single property, but 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, i.e., 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 such checks; e.g.:

   - Only one item on the lender questionnaire could have multiple entries. All other items should have only one entry.

   - The control number on the property questionnaire must agree with the control number on 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.

   - FHA-insured mortgages cannot be demand mortgages.

5. Allocation of mortgage information. Numerous steps were taken to ensure as complete a response to the 1991 Residential Finance Survey as possible. Despite these efforts, lender reports for a significant number of mortgages were not received. This occurred for several reasons: 1. Mortgages are frequently bought, sold, or transferred from one lender to another. In many situations, the time frame for data collection expired before the current lender could be located; 2. During the time when this survey was taken, a significant number of mortgage lenders were experiencing difficulties associated with the "savings and loan bailout." Many institutions reported as holding mortgages had failed or were in receivership, and the mortgages they held had been

transferred to other institutions or were in the stewardship of the federal government. Again, by the time the current holder was finally identified, the time for data collection had passed; and 3. 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, but where 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 done by computer. In all cases, the allocation of lender information was based on information provided by the property owner. The number of mortgage records allocated was 5,853 or about 18.7 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 keyed, (e.g., if the property had two mortgages, there must be two mortgage documents keyed 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 (e.g., 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 standards errors, medians, means, and all ratios, and the final tabulation of the data were performed by computer.

APPENDIX D

ACCURACY OF THE DATA

Source and accuracy statement to be provided
at a later date.

APPENDIX E

TOPCODING

TOPCODING

To ensure the confidentiality of the data on the microdata files, all financial characteristics that are not calculated variables have been topcoded. A list of the items that were topcoded and the topcode amounts are shown on this page and on page E-2.

Homeowner Properties

Item Number	Item Description	Topcode Value
H18	Purchase Price	$499,999
H24	Value	$999,999
H29	Age of Owner	75 years old
H30	Age of Co-Owner	75 years old
H36	Household Income (Salaries)	$149,999
H37	Household Income (Business)	$74,999
H39	Household Income (Other Sources)	$74,999
H41	Total Household Income	$174,999
H43	Real Estate Taxes	$9,999
H44	Property Insurance	$1,499
H46	Yearly Land Rent	$4,999
H69	Face Amount of Mortgage (Third Mortgage)	$49,999
	" " " " (Second Mortgage)	$149,999
	" " " " (First Mortgage)	$399,999
H73	Current Unpaid Balance (Third Mortgage)	$29,999
	" " " (Second Mortgage)	$149,999
	" " " (First Mortgage)	$399,999
H90	Monthly Principal and/or Interest Payment (Third Mortgage)	$499
	" " (Second Mortgage)	$1,999
	" " (First Mortgage)	$3,999
H91	Total Monthly Mortgage Payment (Third Mortgage)	$499
	" (Second Mortgage)	$1,999
	" (First Mortgage)	$3,999
H94	Home Equity Loan - Current Unpaid Balance	$149,999
H99	Home Equity Loan - Principal and/or Interest Payment	$2,499
H100	Home Equity Loan - Total Monthly Mortgage Payment	$2,499

Rental and Vacant Properties

Item Number	Item Description	Topcode Value
R18	Purchase Price	$49,999,999
R19	Purchase Price per Housing Unit	$299,999
R24	Number of Units in Property	1,000
R25	Value	$99,999,999
R26	Value per Housing Unit	$749,999
R28	Real Estate Taxes	$499,999
R29	Property Insurance	$199,999
R30	Combined Cost - Utilities, Fuels, Etc.	$499,999
R31	Yearly Ground Rent	$99,999
R36	Units Rented Last Year	1,000
R37	Yearly Rental Receipts - Residential	$1,999,999
R38	Yearly Rental Receipts - Business	$499,999
R39	Total Yearly Rental Receipts	$1,999,999
R40	Monthly Rental Receipts per Housing Unit	$2,499
R42	Yearly Rental Vacancy Loss	$499,999
R45	Selected Monthly Owner Expenses	$499,999
R64	Face Amount of Mortgage (Third Mortgage)	$4,999,999
	" " " " (Second Mortgage)	$9,999,999
	" " " " (First Mortgage)	$49,999,999
R68	Current Unpaid Balance (Third Mortgage)	$4,999,999
	" " " (Second Mortgage)	$9,999,999
	" " " (First Mortgage)	$39,999,999
R85	Monthly Principal and/or Interest Payment (Third Mortgage)	$29,999
	" " (Second Mortgage)	$99,999
	" " (First Mortgage)	$399,999
R86	Total Monthly Mortgage Payment (Third Mortgage)	$29,999
	" (Second Mortgage)	$99,999
	" (First Mortgage)	$399,999
R89	Home Equity Loan - Current Unpaid Balance	$999,999
R94	Home Equity Loan - Principal and/or Interest Payment	$9,999
R95	Home Equity Loan - Total Monthly Mortgage Payment	$9,999

APPENDIX F

QUESTIONNAIRE FACSIMILES

APPENDIX F
Facsimiles of Questionnaire Pages

OMB No. 0607-0682: Approval Expires 3/31/92

FORM D-2900

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

HOMEOWNER QUESTIONNAIRE

RESIDENTIAL FINANCE SURVEY

21st Decennial Census — 1990

RETURN TO: Bureau of the Census
1201 East Tenth Street
Jeffersonville, IN 47199-0002

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 Bureau of the Census employees and may be used only for statistical purposes.

(Please correct any error in name, address, and ZIP Code.)

FROM THE DIRECTOR
BUREAU OF THE CENSUS

As part of the 1990 census, the Bureau of the Census is collecting information on how people finance their homes. The information provided by individuals and lending organizations will be very important in the development of both private and government programs concerned with residential financing.

In order 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 described property, 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 through 3 and return this questionnaire in the enclosed envelope.

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.

Title 13, United States Code, requires your response to this inquiry. Under this law, your individual report is confidential and will produce only 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 from 15 to 25 minutes to complete this questionnaire, with 20 minutes being the average time. If you have any comments regarding these estimates or any other aspect of this survey, send them to the Office of Management and Budget, Office of Information and Regulatory Affairs, Paperwork Reduction Project 0607-0682, Washington, DC 20503; and to the Associate Director for Management Services, Paperwork Reduction Project 0607-0682, Room 2027, FB 3, Bureau of the Census, Washington, DC 20233.

Please complete and return this questionnaire within 5 days. If your reply is not received, a census representative will contact you to complete the questionnaire.

Thank you for your cooperation.

Sincerely,

Barbara Everitt Bryant

Barbara Everitt Bryant

PGM 3

1. Who owns the property described above?

Please print.

001 Name of owner | Telephone No. *(include area code)* ( )

Address *(Number and street)*

City | State | ZIP Code

PGM 4

2a. Is this property —

Mark (X) all that apply.

002 •

1 ☐ On 10 acres or more?
2 ☐ Owned by a Federal, state, or local public body?
3 ☐ A hotel or motel with 50 percent or more of the accommodations reserved for transient use?
4 ☐ One in which more than half of the floor space is used for nonresidential purposes?
5 ☐ None of the above — *Continue with question 2b*

If any box 1–4 is marked, no further entries are required. Please return this questionnaire in the envelope provided.

b. Is this property —

Mark (X) all that apply.

003 •

1 ☐ A single- family house (attached or detached)?
2 ☐ One with 2 to 4 housing units?
3 ☐ A condominium (house or apartment)?
4 ☐ A mobile (manufactured) home?
5 ☐ None of the above — *Specify*

Continue with question 3.

3. Does the owner live on this property?

004

1 ☐ Yes, primary residence
2 ☐ Yes, second home
Continue with Section 1, question 4a.
3 ☐ No — *No further entries required. Please be sure you have answered question 1 above and return this questionnaire in the envelope provided.*

Section 1 — ACQUISITION OF PROPERTY

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.

4a. In what year did you (the owner) acquire this property?
If you owned the land before building on it, report the year the building was built.

005 — 1 9 [ ] [ ]

b. Did you acquire the building and the land at the same time?

006
1 ☐ Yes
2 ☐ No
3 ☐ Do not own land

c. How did you acquire the property?

007
1 ☐ By purchase — *Continue with question 4d*
2 ☐ By inheritance or gift — *SKIP to question 6a*
3 ☐ Through some other manner — *Specify* ✓ *and continue with question 4d*

d. Was it new when you acquired it, or was it previously occupied?

008
1 ☐ New
2 ☐ Previously occupied by someone else
3 ☐ Converted from nonresidential use
4 ☐ Other — *Specify* ✓

e. Have you ever owned a home before?
If there is more than one owner of this property, mark "Yes" if any owner ever owned a home before.

009
1 ☐ Yes, previously owned another home
2 ☐ No

5a. What was the purchase price of this property?
Exclude closing costs. If the building was built for or by you, report the total land and construction costs even if incurred at different times.

010 — $ [ ] .00

b. How did you finance the acquisition of this property?

011
1 ☐ Placed one new mortgage (land contract, etc.)
2 ☐ Placed two or more new mortgages
3 ☐ Assumed a mortgage(s) already on the property
4 ☐ Assumed a mortgage(s) already on the property AND placed a new mortgage
5 ☐ Borrowed using assets other than this property as collateral
} *SKIP to question 5d*
6 ☐ Paid all cash—no borrowing — *Continue with question 5c*
7 ☐ Other manner — *Specify* ✓ *and SKIP to question 5d*

c. Why did you pay all cash?

012
1 ☐ Because mortgage credit was not available at time of acquisition
2 ☐ Chose to pay cash

d. What was the MAJOR source(s) of the down payment used for the purchase or construction of this property?

Mark (X) all boxes that accounted for one third or more of the down payment.

If the entire purchase price for the property was paid with cash, report the source(s) of the cash.

013 •
1 ☐ Sale of previous home
2 ☐ Sale of other real property or other investments (including stocks)
3 ☐ Savings (cash, bank deposits, share accounts, etc.)
4 ☐ Borrowing using assets other than this property as collateral
5 ☐ From parents or relatives
6 ☐ Other — *Specify* ✓
7 ☐ No down payment required

Remarks

Section 2 — MORTGAGE CHARACTERISTICS

The following questions relate to the CURRENT mortgage(s) on this property. The term "mortgage" includes all forms of debt for which this property, that is, land and/or building(s), 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, and similar instruments.

6a. Do you have a mortgage, deed of trust, contract to purchase, home equity line of credit, or similar debt on this property?

Include all loans that are SECURED BY THE PROPERTY.

014 *

☐ Yes — *Mark (X) all that apply* —
1 ☐ Mortgage, deed of trust, trust deed
2 ☐ Contract to purchase, land contract, contract for deed, or purchase agreement
3 ☐ Home equity line of credit
4 ☐ Some other loan secured by the property (do NOT count personal loans or consumer finance loans) — *Specify* _____

Continue with question 6b

5 ☐ No, there are no mortgages or similar debts on this property — *SKIP to question 10a*

b. How many mortgages or similar debts (including home equity lines of credit) are there on this property?

015 [ ] Number

*QUESTIONS 7a THROUGH l RELATE TO THE **CURRENT** FIRST MORTGAGE ON THIS PROPERTY. IF YOU HAVE **ONLY** A HOME EQUITY LINE OF CREDIT, SKIP TO QUESTION 8a ON PAGE 4.*

7a. In what year did you place, assume, or refinance your CURRENT first mortgage?

016 1 9 [ ] [ ]

b. What was the amount of this mortgage when you placed, assumed, or refinanced it?

017 $ [ ] .00

c. What are the regular required payments to the lender?

Round to the nearest dollar.

018 $ [ ] .00 *Continue with question 7d*

0 ☐ No regular payment required — *SKIP to question 7f*

d. How are these payments made?

019
1 ☐ Monthly
2 ☐ Quarterly
3 ☐ Other — *Specify* _____

e. What does this regular payment include?

Mark (X) all that apply.

020 *
1 ☐ Principal
2 ☐ Interest
3 ☐ Real estate taxes
4 ☐ Property (fire, hazard, or flood) insurance
5 ☐ Mortgage insurance
6 ☐ Other — *Specify* _____

f. Is your CURRENT first mortgage —

021
1 ☐ Insured by the Federal Housing Administration (FHA)?
2 ☐ Guaranteed or insured by the Department of Veterans Affairs (VA)?
3 ☐ Insured by the Farmers Home Administration (FmHA)?
4 ☐ None of the above

g. Is your CURRENT first mortgage —

022
1 ☐ The same mortgage that you PLACED on the property when you acquired it?
2 ☐ The same mortgage that you ASSUMED from the previous owner?

SKIP to instruction above question 8a

3 ☐ A REFINANCING of a previous loan made or assumed by you? — *Continue with question 7h*
4 ☐ A mortgage placed on the property that you previously owned free and clear of debt? — *SKIP to question 7i*

h. Was this mortgage refinanced by the same lender as your previous mortgage on the property?

023
1 ☐ Yes, refinanced by the same lender
2 ☐ No, refinanced by a different lender

i. What was the MAIN reason for refinancing your previous mortgage or for placing a mortgage on a property owned free and clear of debt?

024
1 ☐ To secure better mortgage loan terms (lower interest rate, longer payment period, etc.)
2 ☐ To renew or extend a loan that had fallen due, without increasing the outstanding balance

TO PROVIDE FUNDS FOR:
3 ☐ Additions, improvements or repairs to this property
4 ☐ Consolidation of debts
5 ☐ Investments in other real estate
6 ☐ Other types of investments
7 ☐ Educational or medical expenses
8 ☐ Purchase of consumer product (automobile, truck, furniture, etc.)
9 ☐ Other reason — *Specify* _____

IF YOU HAVE A SECOND OR THIRD MORTGAGE AND/OR A HOME EQUITY LINE OF CREDIT ON THIS PROPERTY, PLEASE COMPLETE THE APPROPRIATE COLUMN(S). IF YOU DO NOT, SKIP TO QUESTION 9a.

	Second Mortgage	Third Mortgage	Home Equity Line of Credit
8a. In what year did you place or assume this mortgage or in what year were you approved for the home equity line of credit?	025 1 9	031 1 9	037 1 9
b. What was the amount of this second or third mortgage when you placed or assumed it?	026 $ .00	032 $ .00	
c. What are the regular required payments to the lender? Round to the nearest dollar.	027 $ .00 0 ☐ No regular payment required — *SKIP to question 8f*	033 $ .00 0 ☐ No regular payment required — *SKIP to question 8f*	
d. How are these payments made?	028 1 ☐ Monthly 2 ☐ Quarterly 3 ☐ Other — *Specify*	034 1 ☐ Monthly 2 ☐ Quarterly 3 ☐ Other — *Specify*	
e. What does this regular payment include? *Mark (X) all that apply.*	029 1 ☐ Principal 2 ☐ Interest 3 ☐ Other — *Specify*	035 1 ☐ Principal 2 ☐ Interest 3 ☐ Other — *Specify*	
f. What was the MAIN reason for placing a second or third mortgage or obtaining a home equity line of credit on this property? *Mark (X) one for each mortgage or home equity line of credit.*	030 1 ☐ To provide funds for the purchase of the property 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*	036 1 ☐ To provide funds for the purchase of the property 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*	038 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*

Remarks

There is additional information concerning your mortgage(s) that is more easily answered by the holder (or servicer) of your mortgage. The answers to questions 9a through d 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 Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.

9a. To whom do you make your first mortgage, contract to purchase, or deed of trust payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9b.

☐ No first mortgage, contract to purchase, or deed of trust

b. To whom do you make your home equity line of credit payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9c.

☐ No home equity line of credit

c. To whom do you make your second mortgage payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9d.

☐ No second mortgage

d. To whom do you make your third mortgage payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 10a.

☐ No third mortgage

Section 3 — PROPERTY CHARACTERISTICS

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.

10a. Is this either a mobile home or a condominium unit? 039
1 ☐ Yes — *SKIP to question 11*
2 ☐ No — *Continue with question 10b*

b. How many housing units (separate living quarters) are there in this property? 040
1 ☐ One — *SKIP to question 11*
More than one — *Enter number of housing units and continue with question 10c*

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.

Please print.

Building	Street address	Number of housing units
1		
2		
3		
4		

☐ Only one building on property

11. About how much do you think this property (house, mobile home, or condominium unit) would sell for on today's market? If you do not know, give your best estimate. 041
$ _____ .00

12. When was this building built? 042
☐ 1980 or later — *Enter year* 1 9 ☐ ☐
70 ☐ 1970 to 1979
60 ☐ 1960 to 1969
50 ☐ 1950 to 1959
40 ☐ 1940 to 1949
30 ☐ 1939 or earlier

If more than one building, answer for the first one built.

If this is a mobile home, give the model year.

13. What were the expenses for this property during the past year for — Include payments made to the lender.

a. Real estate taxes? 043
Do not include taxes in arrears from prior years.
$ _____ .00 Per year
0 ☐ None

b. Special assessments? 044
$ _____ .00 Per year
0 ☐ None

c. Property (fire, hazard, or flood) insurance? 045
$ _____ .00 Per year
0 ☐ None

If this is a condominium unit, SKIP to question 15a.

14a. Do you own the land on which your home is situated? 046
1 ☐ Yes — *SKIP to question 15a*
2 ☐ No — *Continue with question 14b*

b. What is your yearly payment for land rent? 047
$ _____ .00 Per year
0 ☐ None

15a. Does this property benefit from — 048
Mark (X) all that apply.
Do not include FHA, VA, or FmHA insurance or guarantees as a "property benefit."
1 ☐ **A government-sponsored below-market interest rate mortgage loan?**
2 ☐ **Other government grant or subsidy?**
3 ☐ **Property tax relief?**
} *Continue with question 15b*
4 ☐ None of the above
5 ☐ Don't know
} *Skip to question 16*

b. What is the source of these benefits? 049
1 ☐ Federal government
2 ☐ State government
3 ☐ Local government

c. Are these benefits provided because the property is — 050
Mark (X) all that apply.
1 ☐ **Occupied by low- or moderate-income persons?**
2 ☐ **Occupied by elderly or handicapped persons?**
3 ☐ **An historic structure?**
4 ☐ **Located in a community development or economic development area?**
5 ☐ Other reason — *Specify* _____

Section 4 — OWNER CHARACTERISTICS

16. How many persons own this property? (051)

1 ☐ One — *Answer questions 17a through 18 for the owner*
2 ☐ Two — *Answer questions 17a through 18 for both owners*
3 ☐ Three or more — *Answer questions 17a through 18 for any two of the owners*

	OWNER	CO-OWNER
17a. What is the property owner(s) race?	(052) 1 ☐ White 2 ☐ Black 3 ☐ American Indian or Alaskan Native 4 ☐ Asian or Pacific Islander 5 ☐ Other	(056) 1 ☐ White 2 ☐ Black 3 ☐ American Indian or Alaskan Native 4 ☐ Asian or Pacific Islander 5 ☐ Other
b. What is the property owner(s) age?	(053) ☐ Years	(057) ☐ Years
c. What is the property owner(s) sex?	(054) 1 ☐ Male 2 ☐ Female	(058) 1 ☐ Male 2 ☐ Female
18. Is the (any) owner of this property of Spanish/Hispanic origin?	(055) 1 ☐ No 2 ☐ Yes	(059) 1 ☐ No 2 ☐ Yes

19. Has the (any) owner of this property ever served on active duty in the Armed Forces of the United States?

Do not include service in the Reserves or National Guard.

☐ Yes — *Mark (X) all that apply*

(060)
1 ☐ Post Vietnam Era (May 1975 to present)
2 ☐ Vietnam Conflict (August 1964 to April 1975)
3 ☐ Korean War (June 1950 to January 1955)
4 ☐ World War II (September 1940 to July 1947)
5 ☐ Any other time
6 ☐ No

20. What was the total income in 1990 (before taxes and deductions) for ALL members of this household 15 years old or older?

If no income, mark (X) in the "None" box. If net income was a loss, mark (X) in the "Loss" box and report the amount of loss. Include any income from —

a. Wages, salaries, commissions, bonuses, or tips from all jobs (061) $ .00
0 ☐ None

b. Own farm or nonfarm business, partnership, professional practice (net after expenses) (062) $ .00
(063) 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 (064) $ .00
(065) 0 ☐ None
1 ☐ Loss *(Enter amount of loss in box above)*

d. Social Security or Railroad Retirement (066) $ .00
0 ☐ None

e. Retirement, survivor, or disability pensions (067) $ .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.

(068) $ .00
0 ☐ None

g. TOTAL INCOME

Add questions 20a through f.

(069) $ .00
(070) 0 ☐ None
1 ☐ Loss *(Enter amount of loss in box above)*

PGM 5

Please print the following information
Name of person completing this questionnaire

Date	**Telephone number — *Include area code*** ( )

THANK YOU VERY MUCH.

Remarks

PGM 6

FOR CENSUS USE ONLY

a. 071	b. 072	c. 073	d. 074	e. 075	f. 076	g. 077	h. 078

OMB No. 0607-0682: Approval Expires 3/31/92

RETURN TO
Bureau of the Census
1201 East Tenth Street
Jeffersonville, IN 47199-0002

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 Bureau of the Census employees and may be used only for statistical purposes.

A. This questionnaire refers to the following property:

B. Property owner/manager address:

FORM D-2901

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

RENTAL AND VACANT PROPERTY QUESTIONNAIRE
RESIDENTIAL FINANCE SURVEY
21st Decennial Census — 1990

FROM THE DIRECTOR
BUREAU OF THE CENSUS

As part of the 1990 census, the Bureau of the Census is collecting information on the financing of residential properties. The information provided by individuals and lending organizations will be very important in the development of both private and government programs concerned with residential financing.

In order 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 or manager of the property described above in Item A, 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 through 3 and return this questionnaire in the enclosed envelope.

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 entered in Item A 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 of your holding covered by the mortgage that is for the address entered in Item A.

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 will produce only 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 from 15 to 25 minutes to complete this questionnaire, with 20 minutes being the average time. If you have any comments regarding these estimates or any other aspect of this survey, send them to the Office of Management and Budget, Office of Information and Regulatory Affairs, Paperwork Reduction Project 0607-0682, Washington, DC 20503; and to the Associate Director for Management Services, Paperwork Reduction Project 0607-0682, Room 2027, FB 3, Bureau of the Census, Washington, DC 20233.

Please complete and return this questionnaire within 5 days. If your reply is not received, a census representative will contact you to complete the questionnaire.

Thank you for your cooperation.

Sincerely,

Barbara Everitt Bryant

Barbara Everitt Bryant

PGM 3

1. Who owns the property described above in Item A? *Please print.*

101 Name of owner | Telephone number — *Include area code* ( )

Address *(Number and street)*

City | State | ZIP Code

PGM 4

2a. Is this property — *Mark (X) all that apply.*

102
1 ☐ **One with 1 to 4 housing units on 10 acres or more?**
2 ☐ **Owned by a Federal, state, or local public body?**
3 ☐ **A hotel or motel with 50 percent or more of the accommodations reserved for transient use?**
4 ☐ **One in which more than half of the floor space is used for nonresidential purposes?**
5 ☐ None of the above — *Continue with question 2b*

If any box 1—4 is marked, no further entries are required. Please return this questionnaire in the envelope provided.

b. Is this property — *Mark (X) all that apply.*

103
1 ☐ **One with 5 or more units?**
2 ☐ **A condominium (house or apartment)?**
3 ☐ **One with 1 to 4 housing units on less than 10 acres?**
4 ☐ **A mobile (manufactured) home?**
5 ☐ None of the above — *Specify* _____

Continue with question 3

3. Does the owner live on this property?

104
1 ☐ No
2 ☐ Yes, primary residence
3 ☐ Yes, second home

Continue with Section 1, question 4a if you are the property owner/manager, otherwise return this questionnaire in the envelope provided.

Section 1 — ACQUISITION OF PROPERTY

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 A on page 1 as the property. If this is a condominium unit or mobile home, consider the condominium unit or mobile home itself as the property.

4a. In what year did you (the owner) acquire this property?
If you owned the land before building on it, report the year the building was built. If there is more than one building included in the property, answer for the first one built.

105 — 1 9 [ ] [ ]

b. Did you acquire the building and the land at the same time?

106
1 ☐ Yes
2 ☐ No
3 ☐ Do not own land

c. How did you acquire the property?

107
1 ☐ By purchase — *Continue with question 4d*
2 ☐ By inheritance or gift — *SKIP to question 6a*
3 ☐ Through a tax free exchange of other rental property
4 ☐ By foreclosure or assignment
} *SKIP to question 5a*
5 ☐ Through some other manner — *Specify* ___ *and continue with question 4d*

d. Was it new when you acquired it?

108
1 ☐ Yes, new
2 ☐ No, previously owned (as a residential property)
3 ☐ No, previously owned (converted from nonresidential use)
4 ☐ Other — *Specify* ___

5a. What was the purchase price of this property?
Exclude closing costs. If the building was built for or by you, report the total land and construction costs even if incurred at different times.

109 — $ _____ .00

b. How did you finance the acquisition of this property?

110
1 ☐ Placed one new mortgage (land contract, etc.)
2 ☐ Placed two or more new mortgages
3 ☐ Assumed a mortgage(s) already on the property
4 ☐ Assumed a mortgage(s) already on the property AND placed a new mortgage
5 ☐ Borrowed using assets other than this property as collateral
} *SKIP to question 5d*
6 ☐ Paid all cash—no borrowing — *Continue with question 5c*
7 ☐ Other manner — *Specify* ___ *and SKIP to question 5d*

c. Why did you pay all cash?

111
1 ☐ Because mortgage credit was not available at time of acquisition
2 ☐ Chose to pay cash

d. What was the MAJOR source(s) of your equity or down payment for this property?

Mark (X) all boxes that accounted for one third or more of the down payment.

If the entire purchase price for the property was paid with cash, report the source(s) of the cash.

112
Cash from —
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 using assets other than this property as collateral
6 ☐ Other cash source — *Specify* ___
7 ☐ Non-cash source — *Specify* ___
8 ☐ No down payment required

Remarks

Section 2 — MORTGAGE CHARACTERISTICS

The following questions relate to the CURRENT mortgage(s) on this property. The term "mortgage" includes all forms of debt for which this property, that is, land and/or building(s), 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, and similar instruments.

6a. Do you have a mortgage, deed of trust, contract to purchase, home equity line of credit, or similar debt on this property?

Include all loans that are SECURED BY THE PROPERTY.

113

☐ Yes — *Mark (X) all that apply*
1 ☐ Mortgage, deed of trust, trust deed
2 ☐ Contract to purchase, land contract, contract for deed, or purchase agreement
3 ☐ Home equity line of credit
4 ☐ Some other loan secured by the property (do NOT count personal loans or consumer finance loans) *Specify* _____

Continue with question 6b

5 ☐ No, there are no mortgages or similar debts on this property — *SKIP to question 10a*

b. How many mortgages or similar debts (including home equity lines of credit) are there on this property?

114 [ ] Number

*QUESTIONS 7a THROUGH I RELATE TO THE **CURRENT** FIRST MORTGAGE ON THIS PROPERTY. IF YOU HAVE **ONLY** A HOME EQUITY LINE OF CREDIT, SKIP TO QUESTION 8a ON PAGE 4.*

7a. In what year did you place, assume, or refinance your CURRENT first mortgage?

115 [1][9][ ][ ]

b. What was the amount of this mortgage when you placed, assumed, or refinanced it?

116 $ _____ .00

c. What are the regular required payments to the lender?

Round to the nearest dollar.

117 $ _____ .00 *Continue with question 7d*

0 ☐ No regular payment required — *SKIP to question 7f*

d. How are these payments made?

118
1 ☐ Monthly
2 ☐ Quarterly
3 ☐ Other — *Specify* _____

e. What does this regular payment include?

Mark (X) all that apply.

119
1 ☐ Principal
2 ☐ Interest
3 ☐ Real estate taxes
4 ☐ Property (fire, hazard, or flood) insurance
5 ☐ Mortgage insurance
6 ☐ Other — *Specify* _____

f. Is your CURRENT first mortgage —

120
1 ☐ Insured by the Federal Housing Administration (FHA)?
2 ☐ Guaranteed or insured by the Department of Veterans Affairs (VA)?
3 ☐ Insured by the Farmers Home Administration (FmHA)?
4 ☐ None of the above

g. Is your CURRENT first mortgage —

121
1 ☐ The same mortgage that you PLACED on the property when you acquired it?
2 ☐ The same mortgage that you ASSUMED from the previous owner?

SKIP to instruction above question 8a

3 ☐ A REFINANCING of a previous loan made or assumed by you? — *Continue with question 7h*
4 ☐ A mortgage placed on the property that you previously owned free and clear of debt? — *SKIP to question 7i*

h. Was this mortgage refinanced by the same lender as your previous mortgage on the property?

122
1 ☐ Yes, refinanced by the same lender
2 ☐ No, refinanced by a different lender

i. What was the MAIN reason for refinancing your previous mortgage or for placing a mortgage on a property owned free and clear of debt?

123
1 ☐ To secure better mortgage loan terms (lower interest rate, longer payment period, etc.)
2 ☐ To renew or extend a loan that had fallen due, without increasing the outstanding balance

TO PROVIDE FUNDS FOR:
3 ☐ Additions, improvements or repairs to this property
4 ☐ Consolidation of debts
5 ☐ Investments in other real estate
6 ☐ Other types of investments
7 ☐ Educational or medical expenses
8 ☐ Purchase of consumer product (automobile, truck, furniture, etc.)
9 ☐ Other reason — *Specify* _____

IF YOU HAVE A SECOND OR THIRD MORTGAGE AND/OR A HOME EQUITY LINE OF CREDIT ON THIS PROPERTY, PLEASE COMPLETE THE APPROPRIATE COLUMN(S). IF YOU DO NOT, SKIP TO QUESTION 9a.

	Second Mortgage	Third Mortgage	Home Equity Line of Credit
8a. In what year did you place or assume this mortgage or in what year were you approved for the home equity line of credit?	124 1 9	130 1 9	136 1 9
b. What was the amount of this second or third mortgage when you placed or assumed it?	125 $ .00	131 $ .00	
c. What are the regular required payments to the lender? *Round to the nearest dollar.*	126 $ .00 0 ☐ No regular payment required — *SKIP to question 8f*	132 $ .00 0 ☐ No regular payment required — *SKIP to question 8f*	
d. How are these payments made?	127 1 ☐ Monthly 2 ☐ Quarterly 3 ☐ Other – *Specify*	133 1 ☐ Monthly 2 ☐ Quarterly 3 ☐ Other – *Specify*	
e. What does this regular payment include? *Mark (X) all that apply.*	128 1 ☐ Principal 2 ☐ Interest 3 ☐ Other – *Specify*	134 1 ☐ Principal 2 ☐ Interest 3 ☐ Other – *Specify*	
f. What was the MAIN reason for placing a second or third mortgage or obtaining a home equity line of credit on this property? *Mark (X) one for each mortgage or home equity line of credit.*	129 1 ☐ To provide funds for the purchase of the property 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*	135 1 ☐ To provide funds for the purchase of the property 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*	137 2 ☐ Additions, improvements, or repairs to this property 3 ☐ Consolidation of debts 4 ☐ Investments in other real estate 5 ☐ Other types of investments 6 ☐ Educational or medical expenses 7 ☐ Purchase of consumer product (automobile, truck, furniture, etc.) 8 ☐ Other reason *Specify*

Remarks

There is additional information concerning your mortgage(s) that is more easily answered by the holder (or servicer) of your mortgage. The answers to questions 9a through d 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 Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.

9a. To whom do you make your first mortgage, contract to purchase, or deed of trust payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9b.

☐ No first mortgage, contract to purchase, or deed of trust

b. To whom do you make your home equity line of credit payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9c.

☐ No home equity line of credit

c. To whom do you make your second mortgage payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 9d.

☐ No second mortgage

d. To whom do you make your third mortgage payments?

Please print.

Name

Address — *Number and street*

City

State ZIP Code

Mortgage account number

FOR CENSUS USE ONLY

Continue with question 10a.

☐ No third mortgage

Section 3 — PROPERTY CHARACTERISTICS

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 A on page 1 as the property. If this is a condominium unit or mobile home, consider the condominium unit or mobile home itself as the property.

10a. Is this either a mobile home or a condominium unit? [138]
1 ☐ Yes — *SKIP to question 11b*
2 ☐ No — *Continue with question 10b*

b. How many housing units (separate living quarters) are there in this property? [139]
☐ Enter number of housing units and continue with question 10c

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.

If additional space is needed, use the "Remarks" section on page 8.

Please print.

Building	Street address	Number of housing units
1		
2		
3		
4		
5		

☐ Only one building on property

11a. About how much do you think this property would sell for on today's market? If you do not know, give your best estimate. [140]
$ ____ .00 *SKIP to question 12*

b. About how much do you think this mobile home or condominium unit would sell for on today's market? If you do not know, give your best estimate. [141]
$ ____ .00

12. When was this building built? [142]

If more than one building, answer for the first one built.

If this is a mobile home, give the model year.

☐ 1980 or later — *Enter year* 1 9 ___ ___
70 ☐ 1970 to 1979
60 ☐ 1960 to 1969
50 ☐ 1950 to 1959
40 ☐ 1940 to 1949
30 ☐ 1939 or earlier

13. What were the expenses for this property during the past year for — Report the expenses for all housing units in the property. Include any payments made directly to the lender.

a. Real estate taxes (do not include taxes in arrears from prior years)? [143]
$ ____ .00 Per year
0 ☐ None

b. Special assessments? [144]
$ ____ .00 Per year
0 ☐ None

c. Property (fire, hazard, or flood) insurance? [145]
$ ____ .00 Per year
0 ☐ None

d. Electricity? [146]
$ ____ .00 Per year
0 ☐ None

e. Gas? [147]
$ ____ .00 Per year
0 ☐ None

f. Oil, coal, kerosene, wood, or other fuels? [148]
$ ____ .00 Per year
0 ☐ None

g. Water and sewer (if included in tax bill, mark "None")? [149]
$ ____ .00 Per year
0 ☐ None

h. Ground rent? [150]
$ ____ .00 Per year
0 ☐ None

14a. Does this property benefit from —

Mark (X) all that apply.

Do not include FHA, VA, or FmHA insurance or guarantees as a "property benefit."

151

1 ☐ A government-sponsored below-market interest rate mortgage loan?
2 ☐ A government rental subsidy (such as Federal Section 8 payments to project or tenants)?
3 ☐ A government grant?
4 ☐ Property tax relief?

Continue with question 14b

5 ☐ Federal income tax credit for low-income, old, or historic properties?
6 ☐ Accelerated Federal income tax depreciation for low- and moderate-income properties?

Skip to question 14c

7 ☐ None of the above
8 ☐ Don't know

SKIP to question 15

b. What is the source of these benefits?

152

1 ☐ Federal government
2 ☐ State government
3 ☐ Local government

c. Are these benefits provided because the property is —

Mark (X) all that apply.

153

1 ☐ Occupied by low- or moderate-income persons?
2 ☐ Occupied by elderly or handicapped persons?
3 ☐ An historic structure?
4 ☐ Located in a community development or economic development area?
5 ☐ Other reason — *Specify* _____

15. Who owns this property?

154

1 ☐ Individual investor(s) (includes joint ownership by two or more individuals, including husband and wife, or by estate of deceased owner)
2 ☐ Limited partnership
3 ☐ Joint venture
4 ☐ General partnership
5 ☐ Real Estate Investment Trust (REIT)
6 ☐ Life insurance company
7 ☐ Financial institution (other than life insurance company)
8 ☐ Real estate corporation
9 ☐ Corporation (other than real estate corporation)
10 ☐ Housing cooperative organization (stock cooperative)
11 ☐ Non-profit or church-related institution
12 ☐ Fraternal organization
13 ☐ Other — Specify _____

16. Of the total housing units in this property (answer to question 10b), how many were rented, or available for rent during ALL of the past year?

Exclude units under construction, held for employees' use, or for any other reason not on the rental market the entire year.

155 [ ] Units rented or available for rent

156 1 ☐ Condominium unit or mobile home

17a. How much were the total actual receipts from rent during the past year from —

(1) Residential units?

157 $ [ ] .00 Per year

(2) Business or office units?

158 $ [ ] .00 Per year

(3) TOTAL RECEIPTS — Sum of (1) + (2)

159 $ [ ] .00 Per year

b. What was the estimated vacancy loss (the difference between actual receipts and total potential receipts at 100% occupancy)?

160 $ [ ] .00 Per year

FORM D-2901

PGM 5

Please print the following information.

Name of project, if any

Name of person completing this questionnaire

Date

Telephone number — *Include area code*
( )

THANK YOU VERY MUCH.

Remarks

PGM 6

FOR CENSUS USE ONLY

a. 161	b. 162	c. 163	d. 164	e. 165	f. 166	g. 167	h. 168

FORM D 2901

OMB No. 0607-0682: Approval Expires 3/31/92

RETURN TO: Bureau of the Census
1201 East Tenth Street
Jeffersonville, IN 47199-0002

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 Bureau of the Census employees and may be used only for statistical purposes.

A. The questions on this report form refer to the property at the following address:

B. Mortgagee (lender) address:

FORM D-2902

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

MORTGAGEE (LENDER) QUESTIONNAIRE
RESIDENTIAL FINANCE SURVEY
21st Decennial Census — 1990

The word mortgage is used throughout to mean all forms of debt secured by real estate such as a mortgage, deed of trust, land contract, home equity line of credit, or other similar forms of debt.

PGM 3

1. Do you hold or service a mortgage or similar debt on the property described above in item A?

201

1 ☐ Yes, hold or service outstanding mortgage(s)
2 ☐ No, mortgage on this property was terminated within the past 3 months

Continue with question 2

3 ☐ No, mortgage was terminated more than 3 months ago
4 ☐ No, hold or service other indebtedness not secured by this property — *Specify type of loan* →

_____

_____

5 ☐ No, no record of any past or present mortgage on this property
6 ☐ No, mortgage has been transferred to →

Name of holder or servicer *(Please print)*

Address *(Number and street)*

City | State

ZIP Code | FOR CENSUS USE ONLY

STOP HERE. Please return this questionnaire in the envelope provided.

PGM 4

2. The mortgage or similar debt you hold or service is a —

Mark (X) all that apply.

202

1 ☐ First mortgage or deed of trust (including land contract or contract to purchase)
2 ☐ Home equity line of credit
3 ☐ Second mortgage (EXCLUDING home equity line of credit)
4 ☐ Third mortgage (EXCLUDING home equity line of credit)
5 ☐ Wrap-around mortgage
6 ☐ Other — *Specify* →

_____

_____

- Please complete questions 3 through 17 for a first, second, third, or other junior mortgage. (Answer in column (1) for a wrap-around mortgage.)
- If the mortgage for which you are reporting is subordinate to a third mortgage, report it (questions 3 through 17) in column (3) and indicate its position in the column heading.
- Complete questions 18 through 21 only for a home equity line of credit that allows the property owner to borrow against the equity in the home from time to time without reapplying for a loan.

	FIRST MORTGAGE (1)	SECOND MORTGAGE (2)	THIRD MORTGAGE (3)
3a. Do you HOLD or SERVICE this mortgage?	203 1 ☐ Hold only 2 ☐ Service only 3 ☐ Both	207 1 ☐ Hold only 2 ☐ Service only 3 ☐ Both	211 1 ☐ Hold only 2 ☐ Service only 3 ☐ Both
b. Did the present HOLDER of this mortgage —	204 1 ☐ Originate it directly from the borrower? 2 ☐ Purchase it from the present servicer? 3 ☐ Purchase it from someone else?	208 1 ☐ Originate it directly from the borrower? 2 ☐ Purchase it from the present servicer? 3 ☐ Purchase it from someone else?	212 1 ☐ Originate it directly from the borrower? 2 ☐ Purchase it from the present servicer? 3 ☐ Purchase it from someone else?

4. Who holds and/or services this mortgage? *Mark (X) who holds this mortgage in column (a) and who services it in column (b).*	FIRST MORTGAGE (1)		SECOND MORTGAGE (2)		THIRD MORTGAGE (3)	
	205 Holder (a)	206 Servicer (b)	209 Holder (a)	210 Servicer (b)	213 Holder (a)	214 Servicer (b)
Commercial bank or trust company	01 ☐	01 ☐	01 ☐	01 ☐	01 ☐	01 ☐
Savings and loan association, Federal savings bank	02 ☐	02 ☐	02 ☐	02 ☐	02 ☐	02 ☐
Mutual savings bank	03 ☐	03 ☐	03 ☐	03 ☐	03 ☐	03 ☐
Life insurance company	04 ☐	04 ☐	04 ☐	04 ☐	04 ☐	04 ☐
Mortgage banker or mortgage company	05 ☐	05 ☐	05 ☐	05 ☐	05 ☐	05 ☐
Federally-sponsored secondary market agency (FHLMC, FNMA, GNMA, or mortgage pool securities guaranteed by FHLMC, FNMA, or GNMA)	06 ☐	06 ☐	06 ☐	06 ☐	06 ☐	06 ☐
Conventional mortgage pool (not guaranteed by FHLMC, FNMA, or GNMA)	07 ☐	07 ☐	07 ☐	07 ☐	07 ☐	07 ☐
Other federal agencies (e.g., VA, FHA, FmHA, SBA, etc.)	08 ☐	08 ☐	08 ☐	08 ☐	08 ☐	08 ☐
Real estate investment trust (REIT)	09 ☐	09 ☐	09 ☐	09 ☐	09 ☐	09 ☐
Pension fund or retirement fund (State, local, or private)	10 ☐	10 ☐	10 ☐	10 ☐	10 ☐	10 ☐
Credit union	11 ☐	11 ☐	11 ☐	11 ☐	11 ☐	11 ☐
Finance company (including consumer discount company, industrial bank, cooperative bank)	12 ☐	12 ☐	12 ☐	12 ☐	12 ☐	12 ☐
State or municipal government or housing finance agency	13 ☐	13 ☐	13 ☐	13 ☐	13 ☐	13 ☐
Individual or individual's estate	14 ☐	14 ☐	14 ☐	14 ☐	14 ☐	14 ☐
Other (e.g., real estate or construction company, philanthropic organization, fraternal society, educational endowment, bank-administered trust fund, etc.) — *Specify* →	15 ☐ ↘	15 ☐ ↘	15 ☐ ↘	15 ☐ ↘	15 ☐ ↘	15 ☐ ↘

FORM D-2802

	FIRST MORTGAGE (1)	SECOND MORTGAGE (2)	THIRD MORTGAGE (3)
5. In what State is the mortgage holder's main office (principal address)?	218 ☐☐ State abbreviation	228 ☐☐ State abbreviation	241 ☐☐ State abbreviation
6. How is the mortgage insured or guaranteed?	216 1 ☐ Federal Housing Administration (FHA) 2 ☐ Department of Veterans Affairs (VA) 3 ☐ Farmers Home Administration (FmHA) 4 ☐ Private mortgage insurance company *(Do NOT include borrower's life insurance)* 5 ☐ State bonding agency 6 ☐ Other — *Specify* _____ 7 ☐ Not insured or guaranteed	229 1 ☐ Federal Housing Administration (FHA) 2 ☐ Department of Veterans Affairs (VA) 3 ☐ Farmers Home Administration (FmHA) 4 ☐ Private mortgage insurance company *(Do NOT include borrower's life insurance)* 5 ☐ State bonding agency 6 ☐ Other — *Specify* _____ 7 ☐ Not insured or guaranteed	242 1 ☐ Federal Housing Administration (FHA) 2 ☐ Department of Veterans Affairs (VA) 3 ☐ Farmers Home Administration (FmHA) 4 ☐ Private mortgage insurance company *(Do NOT include borrower's life insurance)* 5 ☐ State bonding agency 6 ☐ Other — *Specify* _____ 7 ☐ Not insured or guaranteed
7. Was this mortgage financed using tax-exempt bond funds?	217 1 ☐ Yes 2 ☐ No 3 ☐ Don't know	230 1 ☐ Yes 2 ☐ No 3 ☐ Don't know	243 1 ☐ Yes 2 ☐ No 3 ☐ Don't know
8. Was this mortgage placed or assumed by the present property owner?	218 1 ☐ Placed — *Continue with question 9a* 2 ☐ Assumed WITH changes in terms — *Continue with question 9a* 3 ☐ Assumed WITHOUT changes in terms — *Skip to question 10a*	231 1 ☐ Placed — *Continue with question 9a* 2 ☐ Assumed WITH changes in terms — *Continue with question 9a* 3 ☐ Assumed WITHOUT changes in terms — *Skip to question 10a*	244 1 ☐ Placed — *Continue with question 9a* 2 ☐ Assumed WITH changes in terms — *Continue with question 9a* 3 ☐ Assumed WITHOUT changes in terms — *Skip to question 10a*
9a. When was this mortgage made? If refinanced or renewed, enter date of most recent action.	219 ☐☐ Month 220 1 9 ☐☐ Year	232 ☐☐ Month 233 1 9 ☐☐ Year	245 ☐☐ Month 246 1 9 ☐☐ Year
b. What was the amount of this mortgage when made? If refinanced or renewed, enter amount at time of most recent action.	221 $ _____ .00	234 $ _____ .00	247 $ _____ .00
c. How many points were paid as INTEREST at the inception of this mortgage? Include only those points paid for the use of money. Do NOT include any points paid as a fee for loan origination or other non-interest fee.	222 ☐ Points 00 ☐ None 97 ☐ Don't know	235 ☐ Points 00 ☐ None 97 ☐ Don't know	248 ☐ Points 00 ☐ None 97 ☐ Don't know
d. What is the term of this mortgage (years from date made to scheduled maturity)?	223 ☐ Years 0 ☐ Payable on demand } *Skip to question 11a*	236 ☐ Years 0 ☐ Payable on demand } *Skip to question 11a*	249 ☐ Years 0 ☐ Payable on demand } *Skip to question 11a*
10a. When was this mortgage assumed by the present property owner?	224 ☐☐ Month 225 1 9 ☐☐ Year	237 ☐☐ Month 238 1 9 ☐☐ Year	250 ☐☐ Month 251 1 9 ☐☐ Year
b. What was the unpaid balance at the time of assumption by the present property owner?	226 $ _____ .00	239 $ _____ .00	252 $ _____ .00
c. What was the term of this mortgage when it was ORIGINALLY made?	227 ☐ Years	240 ☐ Years	253 ☐ Years

	FIRST MORTGAGE (1)	SECOND MORTGAGE (2)	THIRD MORTGAGE (3)
11a. What is the current unpaid balance?	254 $ .00	267 $ .00	280 $ .00
b. As of what date was this balance computed?	255 Month 256 1 9 Year	268 Month 269 1 9 Year	281 Month 282 1 9 Year
c. What is the current interest rate? Do not include mortgage insurance premium. If adjustable rate, enter the rate as of the date the unpaid balance was computed.	257 Percent	270 Percent	283 Percent
12. What type of mortgage instrument is this?	258 1 ☐ Fixed-rate, level-payment 2 ☐ Short-term with balloon payment *Skip to question 15a* 3 ☐ Graduated Payment Mortgage (GPM) *Skip to question 14b* 4 ☐ Adjustable Rate Mortgage (ARM) 5 ☐ Other — *Specify* *Continue with question 13a*	271 1 ☐ Fixed-rate, level-payment 2 ☐ Short-term with balloon payment *Skip to question 15a* 3 ☐ Graduated Payment Mortgage (GPM) *Skip to question 14b* 4 ☐ Adjustable Rate Mortgage (ARM) 5 ☐ Other — *Specify* *Continue with question 13a*	284 1 ☐ Fixed-rate, level-payment 2 ☐ Short-term with balloon payment *Skip to question 15a* 3 ☐ Graduated Payment Mortgage (GPM) *Skip to question 14b* 4 ☐ Adjustable Rate Mortgage (ARM) 5 ☐ Other — *Specify* *Continue with question 13a*
13a. What index is used to adjust interest rates on this mortgage? For Treasury security rate, specify the term of rate, eg., 3 year rate.	259 1 ☐ Treasury security — *Specify years* 2 ☐ Average cost of funds in bank district (i.e., 11th district) 3 ☐ National average cost of funds 4 ☐ OTS contract mortgage rate 5 ☐ Other — *Specify* 6 ☐ None	272 1 ☐ Treasury security — *Specify years* 2 ☐ Average cost of funds in bank district (i.e., 11th district) 3 ☐ National average cost of funds 4 ☐ OTS contract mortgage rate 5 ☐ Other — *Specify* 6 ☐ None	285 1 ☐ Treasury security — *Specify years* 2 ☐ Average cost of funds in bank district (i.e., 11th district) 3 ☐ National average cost of funds 4 ☐ OTS contract mortgage rate 5 ☐ Other — *Specify* 6 ☐ None
b. What is the margin?	260 Percent	273 Percent	286 Percent
c. How frequently can the interest rate be adjusted? Once every —	261 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*	274 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*	287 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*
d. Has the interest rate changed since the mortgage was made?	262 1 ☐ Yes 2 ☐ No — *Skip to question 13f*	275 1 ☐ Yes 2 ☐ No — *Skip to question 13f*	288 1 ☐ Yes 2 ☐ No — *Skip to question 13f*
e. What was the initial rate when the mortgage was made?	263 Percent	276 Percent	289 Percent
f. What are the caps on the interest rate change per adjustment period?	264 Percentage points 0 ☐ No caps	277 Percentage points 0 ☐ No caps	290 Percentage points 0 ☐ No caps
g. What are the caps on the interest rate change over the life of the mortgage?	265 Percentage points 0 ☐ No caps	278 Percentage points 0 ☐ No caps	291 Percentage points 0 ☐ No caps
h. Is this loan convertible to a fixed-rate mortgage?	266 1 ☐ Yes 2 ☐ No	279 1 ☐ Yes 2 ☐ No	292 1 ☐ Yes 2 ☐ No

	FIRST MORTGAGE (1)	SECOND MORTGAGE (2)	THIRD MORTGAGE (3)
14a. Can the regular principal and interest payments change during the life of the mortgage OTHER THAN through a change in the interest rate?	293 1 ☐ Yes 2 ☐ No — *Skip to question 15a*	298 1 ☐ Yes 2 ☐ No — *Skip to question 15a*	303 1 ☐ Yes 2 ☐ No — *Skip to question 15a*
b. How often can the principal and interest payments change? Once every —	294 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*	299 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*	304 1 ☐ Month 2 ☐ 3 months 3 ☐ 6 months 4 ☐ 1 year 5 ☐ 3 years 6 ☐ 5 years 7 ☐ Other — *Specify*
c. Does the mortgage allow negative amortization?	295 996 ☐ No ☐ Yes, capped at — ☐ % of initial loan balance 997 ☐ Yes, unrestricted negative amortization	300 996 ☐ No ☐ Yes, capped at — ☐ % of initial loan balance 997 ☐ Yes, unrestricted negative amortization	305 996 ☐ No ☐ Yes, capped at — ☐ % of initial loan balance 997 ☐ Yes, unrestricted negative amortization
15a. Does the mortgage contain a prepayment penalty clause?	296 1 ☐ Yes 2 ☐ No	301 1 ☐ Yes 2 ☐ No	306 1 ☐ Yes 2 ☐ No
b. Can this mortgage be assumed upon sale of the property?	297 1 ☐ Yes, WITH changes in terms 2 ☐ Yes, WITHOUT changes in terms 3 ☐ No	302 1 ☐ Yes, WITH changes in terms 2 ☐ Yes, WITHOUT changes in terms 3 ☐ No	307 1 ☐ Yes, WITH changes in terms 2 ☐ Yes, WITHOUT changes in terms 3 ☐ No

Remarks

FORM D-2802

16. What are the required regular payments in connection with this mortgage for —	FIRST MORTGAGE (1)	SECOND MORTGAGE (2)	THIRD MORTGAGE (3)
a. Principal and interest?	308 $ .00 o☐ None	322 $ .00 o☐ None	336 $ .00 o☐ None
OR	309 12☐ Paid monthly OR ☐ Times per year	323 12☐ Paid monthly OR ☐ Times per year	337 12☐ Paid monthly OR ☐ Times per year
Interest only?	310 $ .00 o☐ None	324 $ .00 o☐ None	338 $ .00 o☐ None
	311 12☐ Paid monthly OR ☐ Times per year	325 12☐ Paid monthly OR ☐ Times per year	339 12☐ Paid monthly OR ☐ Times per year
b. Real estate taxes?	312 $ .00 o☐ None	326 $ .00 o☐ None	340 $ .00 o☐ None
If taxes and insurance are combined in one account, estimate the amount for each and enter the estimates on the appropriate lines.	313 12☐ Paid monthly OR ☐ Times per year	327 12☐ Paid monthly OR ☐ Times per year	341 12☐ Paid monthly OR ☐ Times per year
c. Fire, hazard and flood insurance?	314 $ .00 o☐ None	328 $ .00 o☐ None	342 $ .00 o☐ None
	315 12☐ Paid monthly OR ☐ Times per year	329 12☐ Paid monthly OR ☐ Times per year	343 12☐ Paid monthly OR ☐ Times per year
d. Mortgage insurance premium?	316 $ .00 o☐ None	330 $ .00 o☐ None	344 $ .00 o☐ None
	317 12☐ Paid monthly OR ☐ Times per year	331 12☐ Paid monthly OR ☐ Times per year	345 12☐ Paid monthly OR ☐ Times per year
e. Other payments (i.e., escrow shortage, cushion, life insurance, accident, health, or disability insurance, etc.)? *Specify*	318 $ .00 o☐ None	332 $ .00 o☐ None	346 $ .00 o☐ None
	319 12☐ Paid monthly OR ☐ Times per year	333 12☐ Paid monthly OR ☐ Times per year	347 12☐ Paid monthly OR ☐ Times per year
f. TOTAL PAYMENT → *Add questions 16a through 16e.*	320 $ .00	334 $ .00	348 $ .00
17. Will the required principal payments pay off the loan completely by the end of the term?	321 1☐ Yes, fully amortized 2☐ No, not fully amortized 3☐ No regular principal payments required	335 1☐ Yes, fully amortized 2☐ No, not fully amortized 3☐ No regular principal payments required	349 1☐ Yes, fully amortized 2☐ No, not fully amortized 3☐ No regular principal payments required

PLEASE ANSWER THE FOLLOWING QUESTIONS ONLY FOR A HOME EQUITY LINE OF CREDIT.

18. Has money ever been borrowed on this home equity line of credit?

350
1 ☐ Yes — *Continue with question 19a*
2 ☐ No — *Skip to page 8*

19a. What is the current unpaid balance on this home equity line of credit?

351
$ _____ .00

b. As of what date was this balance computed?

352
☐☐ Month
353 1 9 ☐☐ Year

c. How many points were paid as INTEREST at the inception of this mortgage?

Include only those points paid for the use of money. Do NOT include any points paid as a fee for loan origination or other non-interest fee.

354
☐ Points
00 ☐ None
97 ☐ Don't know

d. What is the current interest rate?

If adjustable rate, enter the rate as of the date the unpaid balance was computed.

355
☐ Percent

e. What are the caps on the interest rate change per adjustment period?

356
☐ Percentage points } *Continue with question 19f*
97 ☐ No caps
98 ☐ Fixed rate — *Skip to question 20*

f. What are the caps on the interest rate change over the life of the home equity line of credit?

357
☐ Percentage points
97 ☐ No caps

20. What are the current required payments to the lender for —

	Amount	Frequency
a. Principal and interest?	358 $ _____ .00 0 ☐ None	361 12 ☐ Paid monthly OR ☐ Times per year
OR **Interest only?**	359 $ _____ .00 0 ☐ None	362 12 ☐ Paid monthly OR ☐ Times per year
b. Other payments?	360 $ _____ .00 0 ☐ None	363 12 ☐ Paid monthly OR ☐ Times per year

21. What type of institution holds this home equity line of credit?

364
01 ☐ Commercial bank or trust company
02 ☐ Savings and loan association, Federal savings bank
03 ☐ Mutual savings bank
11 ☐ Credit union
12 ☐ Finance company (including consumer discount company, industrial bank, cooperative bank)
15 ☐ Other — *Specify* _____

PGM 5

Please print the following information Name of person completing this questionnaire	Telephone Area code	Number
Title	Date	

THANK YOU VERY MUCH.

Remarks

PGM 6

FOR CENSUS USE ONLY

a. 365	b. 366	c. 367	d. 368	e. 369	f. 370	g. 371	h. 372

FORM D 2902

FORM **D-2903(L)**
(4-4-90)

OMB NO. 0607-0682
APPROVAL EXPIRES 03/31/92

UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
Washington, D.C. 20233

OFFICE OF THE DIRECTOR

FROM THE DIRECTOR
BUREAU OF THE CENSUS

The Bureau of the Census is conducting a sample survey of residential finance in connection with the 1990 census. The information provided by individuals and lending organizations will be very important in the development of both private and government programs concerned with residential financing. In order 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.

A. This property is a:

1 ☐ Mobile home
2 ☐ Condominium
3 ☐ Cooperative
4 ☐ Rental apartment
5 ☐ Other — *Specify* _____

B. This property includes:

1 ☐ 1 to 4 units 2 ☐ 5 or more units

C. Does the owner live on the property described above?

1 ☐ Yes 2 ☐ No

If you own the property, enter your name and address below. If you do not own it, enter the owner's name and address or the name and address of the person or company to whom you make your rent payments. If this is a cooperative, enter the name and address of the housing cooperative organization.

Name of owner or agent		
Address of owner or agent — *Number and street*		
City	State	ZIP Code

Title 13, United States Code, requires your response to this inquiry. This law provides that your report is confidential. Only sworn Bureau of the Census employees see the report.

We estimate that it will take from 1 to 4 minutes to complete this form, with 2 minutes being the average. If you have any comments regarding these estimates or any other aspect of this survey, send them to the Office of Management and Budget, Office of Information and Regulatory Affairs, Paperwork Reduction Project 0607-0682, Washington, DC 20503; and to the Associate Director for Management Services, Paperwork Reduction Project 0607-0682, Room 2027, FB3, Bureau of the Census, Washington, DC 20233.

Thank you for your cooperation.

Sincerely,

Barbara Everitt Bryant

Barbara Everitt Bryant

Enclosure

U.S. Government Printing Office: 1990

FACSIMILES OF QUESTIONNAIRE PAGES

APPENDIX G

RECORD LAYOUT

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Property Record – Homeowner Properties

Item Number	Item Description	Starting Position	Ending Position	Length
H1	Property Identification Number	1	6	6
H2	Record Type	7	7	1
H3	Location of Property – Region	8	8	1
H4	Location of Property – State	9	10	2
H5	Location of Property – Inside/Outside MA	11	11	1
H6	Mortgage Status	12	12	1
H7	Origin of First Mortgage	13	13	1
H8	First Mortgage Refinanced – Same/Different Lender	14	14	1
H9	Main Reason For Placing 1st Mortgage Later than Acquisition	15	16	2
H10	Main Reason For Placing 2nd Mortgage	17	18	2
H11	Main Reason For Placing 3rd Mortgage	19	20	2
H12	Main Reason For Obtaining Home Equity Loan	21	22	2
H13	Year Property Acquired	23	24	2
H14	Land and Building Acquired at Same Time	25	25	1
H15	How Property Acquired	26	26	1
H16	New or Previously Occupied	27	27	1
H17	Owned Home Previously	28	28	1
H18	Purchase Price	29	35	7
H19	How Acquisition Financed	36	36	1
H20	Reason Paid All Cash	37	37	1
H21	Source of Down Payment	38	40	3
H22	Mobile Home/Condominium Status	41	41	1
H23	Number of Units in Property	42	42	1
H24	Value	43	49	7
H25	Year Building Built	50	51	2
H26	Number of Property Owners	52	52	1
H27	Race of Owner	53	53	1
H28	Race of Co–Owner	54	54	1
H29	Age of Owner	55	56	2
H30	Age of Co–Owner	57	58	2
H31	Sex of Owner	59	59	1
H32	Sex of Co–owner	60	60	1
H33	Spanish/Hispanic Origin of Owner	61	61	1
H34	Spanish/Hispanic Origin of Co–Owner	62	62	1
H35	Veteran Status	63	67	5
H36	Household Income from Wages, Salaries, etc.	68	73	6
H37	Household Income from Business, Farm, etc.	74	80	7
H39	Household Income from All Other Sources	81	87	7
H41	Total Household Income	88	94	7
H43	Real Estate Taxes	95	99	5
H44	Property Insurance	100	104	5
H45	Own Land on Which Property Built	105	105	1
H46	Yearly Land Rent	106	110	5
H47	Property Benefits	111	113	3
H48	Source of Benefits	114	116	3
H49	Reasons Benefits Provided	117	121	5
H50	Purchase Price as Percent of Value	122	124	3
H51	Real Estate Tax per $1,000 Value	125	126	2
H52	Real Estate Tax as Percent of Total Income	127	129	3
H53	Value/Income Ratio	130	132	3
H54 A	Final National Property Weight	133	139	7
H54 B	Final State Property Weight	140	146	7
H55 A	Final National Mortgage Weight	147	153	7
H55 B	Final State Mortgage Weight	154	160	7
H56	Number of Mortgage Records with Same Property ID #	161	161	1

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Mortgage Record – Homeowner Properties

Item Number	Item Description	Starting Position	Ending Position	Length
H57	Property Identification Number	1	6	6
H58	Record Type	7	7	1
H59	Form of Debt	8	8	1
H60	Hold or Service	9	9	1
H61	Method of Origination	10	10	1
H62	Holder of Mortgage	11	12	2
H63	Servicer of Mortgage	13	14	2
H64	Location of Mortgage Holder's Principal Office	15	16	2
H65	Mortgage Insurance Status	17	17	1
H66	Tax–exempt Bond Status	18	18	1
H67	Mortgage Placed or Assumed	19	19	1
H68	Year Mortgage Made or Assumed	20	20	1
H69	Face Amount of Mortgage when Made or Assumed	21	27	7
H70	Points Paid as Interest	28	29	2
H71	Term of Mortgage	30	31	2
H72	Unexpired Term of Mortgage	32	33	2
H73	Current Unpaid Balance	34	40	7
H74	Current Interest Rate	41	42	2
H75	Type of Mortgage Instrument	43	43	1
H76	Index Used to Adjust ARM rates	44	44	1
H77	Margin Over Index – ARM	45	46	2
H78	Adjustment Period for Interest Rates – ARM	47	47	1
H79	Has Interest Rate Changed Since Mortgage Made – ARM	48	48	1
H80	Initial Interest Rate on ARM	49	50	2
H81	Caps on ARM per Adjustment Period	51	52	2
H82	Caps on ARM over Lifetime	53	54	2
H83	ARM Convertible to Fixed–Rate	55	55	1
H84	Change in Principal and Interest Payments	56	56	1
H85	Adjustment Period for Principal and Interest Change	57	57	1
H86	Negative Amortization	58	58	1
H87	Prepayment Penalty Clause	59	59	1
H88	Assumption Clause	60	60	1
H89	Method of Payment on Mortgage	61	61	1
H90	Monthly Principal and/or Interest Payment	62	66	5
H91	Total Monthly Mortgage Payment	67	71	5
H92	Items Included in Monthly Mortgage Payment	72	76	5
H93	Home Equity Loan – Has Money been Borrowed	77	77	1
H94	Home Equity Loan – Current Unpaid Balance	78	84	7
H95	Home Equity Loan – Points Paid as Interest	85	86	2
H96	Home Equity Loan – Current Interest Rate	87	88	2
H97	Home Equity Loan – Caps Per Adjustment Period	89	90	2
H98	Home Equity Loan – Caps over Lifetime	91	92	2
H99	Home Equity Loan – Principal and/or Interest Payment	93	97	5
H100	Home Equity Loan – Total Monthly Mortgage Payment	98	102	5
H101	Home Equity Loan – Type of Mortgage Holder	103	104	2
H102	Source of Mortgage Information	105	105	1

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Property Record – Rental and Vacant Properties

Item Number	Item Description	Starting Position	Ending Position	Length
R1	Property Identification Number	1	6	6
R2	Record Type	7	7	1
R3	Location of Property – Region	8	8	1
R4	Location of Property – State	9	10	2
R5	Location of Property – Inside/Outside MA	11	11	1
R6	Owner Lives on Property	12	12	1
R7	Mortgage Status	13	13	1
R8	Origin of First Mortgage	14	14	1
R9	First Mortgage Refinanced – Same/Different Lender	15	15	1
R10	Main Reason For Placing 1st Mortgage Later than Acquisition	16	17	2
R11	Main Reason For Placing 2nd Mortgage	18	19	2
R12	Main Reason For Placing 3rd Mortgage	20	21	2
R13	Main Reason For Obtaining Home Equity Loan	22	23	2
R14	Year Property Acquired	24	25	2
R15	Land and Building Acquired at Same Time	26	26	1
R16	How Property Acquired	27	27	1
R17	New or Previously Occupied	28	28	1
R18	Purchase Price	29	37	9
R19	Purchase Price per Housing Unit	38	44	7
R20	How Acquisition Financed	45	45	1
R21	Reason Paid All Cash	46	46	1
R22	Source of Down Payment	47	49	3
R23	Mobile Home/Condominium Status	50	50	1
R24	Number of Units in Property	51	54	4
R25	Value	55	63	9
R26	Value per Housing Unit	64	70	7
R27	Year Building Built	71	72	2
R28	Real Estate Taxes	73	79	7
R29	Property Insurance	80	86	7
R30	Combined Cost – Utilities, Fuels, Special Assessments	87	93	7
R31	Yearly Ground Rent	94	100	7
R32	Property Benefits	101	106	6
R33	Source of Benefits	107	109	3
R34	Reasons Benefits Provided	110	114	5
R35	Type of Owner	115	116	2
R36	Units Rented Last Year	117	120	4
R37	Yearly Rental Receipts – Residential	121	129	9
R38	Yearly Rental Receipts – Business	130	138	9
R39	Total Yearly Rental Receipts	139	147	9
R40	Monthly Rental Receipts Per Housing Unit	148	152	5
R41	Rental Receipts as Percent of Value	153	155	3
R42	Yearly Rental Vacancy Loss	156	164	9
R43	Rental Vacancy Loss as Percent of Potential Receipts	165	167	3
R44	Real Estate Taxes as Percent of Rental Receipts	168	170	3
R45	Selected Monthly Owner Expenses	171	177	7
R46	Selected Owner Expenses as Percent of Rental Receipts	178	180	3
R47	Purchase Price as Percent of Value	181	183	3
R48	Real Estate Tax per $1,000 Value	184	185	2
R49A	Final National Property Weight	186	192	7
R49B	Final State Property Weight	193	199	7
R50A	Final National Mortgage Weight	200	206	7
R50B	Final State Mortgage Weight	207	213	7
R51	Number of Mortgage Records with Same Property ID #	214	214	1

1991 RESIDENTIAL FINANCE SURVEY
Microdata File Items
Mortgage Record – Rental and Vacant Properties

Item Number	Item Description	Starting Position	Ending Position	Length
R52	Property Identification Number	1	6	6
R53	Record Type	7	7	1
R54	Form of Debt	8	8	1
R55	Hold or Service	9	9	1
R56	Method of Origination	10	10	1
R57	Holder of Mortgage	11	12	2
R58	Servicer of Mortgage	13	14	2
R59	Location of Mortgage Holder's Principal Office	15	16	2
R60	Mortgage Insurance Status	17	17	1
R61	Tax–exempt Bond Status	18	18	1
R62	Mortgage Placed or Assumed	19	19	1
R63	Year Mortgage Made or Assumed	20	20	1
R64	Face Amount of Mortgage when Made or Assumed	21	29	9
R65	Points Paid as Interest	30	31	2
R66	Term of Mortgage	32	33	2
R67	Unexpired Term of Mortgage	34	35	2
R68	Current Unpaid Balance	36	44	9
R69	Current Interest Rate	45	46	2
R70	Type of Mortgage Instrument	47	47	1
R71	Index Used to Adjust ARM rates	48	48	1
R72	Margin Over Index – ARM	49	50	2
R73	Adjustment Period for Interest Rates – ARM	51	51	1
R74	Has Interest Rate Changed Since Mortgage Made – ARM	52	52	1
R75	Initial Interest Rate on ARM	53	54	2
R76	Caps on ARM per Adjustment Period	55	56	2
R77	Caps on ARM over Lifetime	57	58	2
R78	ARM Convertible to Fixed–Rate	59	59	1
R79	Change in Principal and Interest Payments	60	60	1
R80	Adjustment Period for Principal and Interest Change	61	61	1
R81	Negative Amortization	62	62	1
R82	Prepayment Penalty Clause	63	63	1
R83	Assumption Clause	64	64	1
R84	Method of Payment on Mortgage	65	65	1
R85	Monthly Principal and/or Interest Payment	66	73	8
R86	Total Monthly Mortgage Payment	74	81	8
R87	Items Included in Monthly Mortgage Payment	82	86	5
R88	Home Equity Loan – Has Money been Borrowed	87	87	1
R89	Home Equity Loan – Current Unpaid Balance	88	94	7
R90	Home Equity Loan – Points Paid as Interest	95	96	2
R91	Home Equity Loan – Current Interest Rate	97	98	2
R92	Home Equity Loan – Caps Per Adjustment Period	99	100	2
R93	Home Equity Loan – Caps over Lifetime	101	102	2
R94	Home Equity Loan – Principal and/or Interest Payment	103	109	7
R95	Home Equity Loan – Total Monthly Mortgage Payment	110	116	7
R96	Home Equity Loan – Type of Mortgage Holder	117	118	2
R97	Source of Mortgage Information	119	119	1