

Chapter 1

PROPERTIES WITH 1 DWELLING UNIT

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Table 1.—MORTGAGE STATUS—PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties	Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total properties.....	5,539,078	3,896,400	1,642,679	ACQUISITION CHARACTERISTICS--Con.			
PROPERTY CHARACTERISTICS				Manner of Acquisition			
Property Location				By purchase or construction.....			
Inside SMSA's.....	2,407,981	1,426,082	981,899	Made new mortgage.....	4,673,188	3,060,759	1,612,429
Outside SMSA's.....	3,131,098	2,470,318	660,780	Assumed mortgage from former owner.....	1,661,043	580,369	1,080,674
Value				Assumed mortgage from former owner, made new mortgage.....	633,754	261,831	371,923
Less than \$5,000.....	1,959,614	1,776,770	182,844	Borrowed, other than mortgage.....	48,706	6,310	42,396
\$5,000 to \$7,400.....	1,117,394	791,865	325,529	All cash.....	308,404	286,138	22,266
\$7,500 to \$9,900.....	849,331	497,621	351,710	Not by purchase.....	2,021,280	1,926,111	95,170
\$10,000 to \$12,400.....	664,399	358,685	305,714	Gift or inheritance.....	865,891	835,641	30,250
\$12,500 to \$14,900.....	285,998	118,621	167,377	Other.....	792,733	792,483	30,250
\$15,000 to \$17,400.....	269,151	157,276	111,876	Individual.....	73,158	73,158	...
\$17,500 to \$19,900.....	91,214	41,248	49,966	Partnership.....	4,937,339	3,447,733	1,489,605
\$20,000 to \$24,900.....	141,118	71,316	69,801	Financial institution.....	146,968	119,316	27,652
\$25,000 to \$34,900.....	98,455	55,790	42,665	Cooperative organization.....	15,470	13,439	2,031
\$35,000 or more.....	62,406	27,209	35,197	Real estate corporation.....	...	...	...
Median.....dollar.....	6,800	5,500	9,700	Other.....	83,267	18,823	64,444
Year Built				RENTAL, RECEIPTS AND EXPENSES	356,034	297,088	58,946
1958 and 1959.....	221,971	101,942	120,029	Rental Receipts as Percent of Value			
1955 to 1957.....	361,139	163,537	197,602	Acquired before 1959 ¹			
1950 to 1954.....	732,734	342,823	389,911	Less than 5 percent.....	3,620,037	2,512,390	1,107,647
1940 to 1949.....	940,332	395,401	344,931	5 to 9 percent.....	653,587	424,582	229,005
1930 to 1939.....	667,212	529,842	137,370	10 to 14 percent.....	1,661,560	1,057,813	603,746
1929 or earlier.....	2,615,691	2,162,856	452,836	15 to 19 percent.....	848,074	626,223	221,851
Purchase Price as Percent of Value				20 to 24 percent.....	213,385	180,381	33,004
Acquired by purchase.....	4,673,188	3,060,759	1,612,429	25 to 29 percent.....	77,806	66,446	11,360
Purchased 1957 to 1960 (part).....	1,062,684	436,435	626,250	30 to 39 percent.....	35,408	32,404	3,005
Less than 80 percent.....	274,930	139,450	135,481	40 percent or more.....	53,019	51,017	2,002
80 to 89 percent.....	173,431	71,173	102,258	Median.....percent.....	77,199	73,524	3,675
90 to 94 percent.....	112,673	32,136	80,537	8	9	8	
95 to 99 percent.....	60,819	5,792	55,027	Other properties.....	1,919,042	1,384,010	535,032
100 percent or more.....	440,832	187,885	252,947	Owner Expenses as a Percent of Gross Rental Receipts			
Median.....percent.....	94	91	95	Acquired before 1959 ¹			
Purchased 1950 to 1956.....	1,570,924	882,735	688,189	Less than 20 percent.....	3,620,038	2,512,390	1,107,648
Less than 60 percent.....	181,901	146,834	35,066	20 to 29 percent.....	1,161,644	1,154,845	6,799
60 to 79 percent.....	424,062	247,686	176,356	30 to 39 percent.....	620,331	622,092	8,240
80 to 89 percent.....	305,804	187,226	118,578	40 to 49 percent.....	303,073	301,066	2,007
90 to 99 percent.....	204,514	112,521	122,993	50 to 59 percent.....	142,312	119,991	22,321
100 percent or more.....	454,664	219,468	235,195	60 to 69 percent.....	159,200	108,053	51,147
Median.....percent.....	86	83	91	70 to 79 percent.....	120,735	35,587	85,148
Purchased 1949 or earlier.....	2,039,580	1,741,589	297,990	80 to 89 percent.....	141,375	34,375	106,998
Less than 40 percent.....	550,917	483,001	47,916	90 to 99 percent.....	123,967	13,553	110,414
40 to 59 percent.....	563,517	483,441	80,077	100 percent or more.....	131,168	28,528	102,640
60 to 79 percent.....	443,493	357,196	86,297	Median.....percent.....	706,234	94,300	611,934
80 to 99 percent.....	230,449	178,826	51,623	31	22	100+	
100 percent or more.....	271,204	239,125	32,078	Other properties.....	1,919,041	1,384,010	535,031
Median.....percent.....	57	56	65	Real Estate Tax			
Not acquired by purchase.....	865,891	835,641	30,250	Acquired before 1959.....			
ACQUISITION CHARACTERISTICS				Less than \$50.....			
Year Property Acquired				\$50 to \$99.....			
New.....	1,610,654	1,118,749	491,905	\$100 to \$149.....	5,037,373	3,639,830	1,397,543
1959 and 1960 (part).....	87,724	48,210	39,515	\$150 to \$199.....	1,811,699	1,602,145	209,554
1957 and 1958.....	170,428	69,839	100,589	\$200 to \$249.....	1,214,867	857,163	357,705
1955 and 1956.....	185,237	96,633	88,604	\$250 to \$299.....	741,306	436,592	304,714
1950 to 1954.....	392,959	227,174	165,785	\$300 to \$399.....	499,170	291,742	207,428
1945 to 1949.....	240,579	182,072	58,507	\$400 or more.....	301,013	184,038	116,976
1940 to 1944.....	132,711	114,296	18,416	Median.....dollars.....	145,089	86,637	58,452
1939 or earlier.....	401,016	380,527	20,489	Acquired 1959 and 1960 (part).....	239,568	134,447	105,120
Previously occupied.....				\$500 or more.....	84,661	47,067	37,594
1959 and 1960 (part).....	3,928,425	2,777,651	1,150,774	Real Estate Tax per \$1,000 Value	79	63	122
1957 and 1958.....	413,982	208,361	205,622	Acquired before 1959.....	5,037,373	3,639,830	1,397,543
1955 and 1956.....	580,240	294,860	285,380	Less than \$5.....	684,380	559,177	125,203
1950 to 1954.....	455,546	254,207	201,339	\$5 to \$9.....	975,551	679,490	296,061
1945 to 1949.....	746,995	504,510	242,485	\$10 to \$14.....	1,186,395	831,480	354,915
1940 to 1944.....	580,966	443,489	137,477	\$15 to \$19.....	833,198	531,198	302,000
1939 or earlier.....	386,738	337,822	48,916	\$20 to \$24.....	512,852	369,288	143,564
	763,958	734,402	29,556	\$25 to \$29.....	279,535	202,948	76,587
				\$30 to \$39.....	271,075	215,829	55,246
				\$40 or more.....	294,386	250,420	43,967
				Median.....dollars.....	14	13	14
				Acquired 1959 and 1960 (part).....	501,706	256,970	245,136

¹ Excludes properties with no rental receipts.

Residential Finance—Rental and Vacant Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Table with 14 columns: Subject, All mortgaged properties (Total, First mortgage only, With junior mortgage), Properties with government-insured first mortgage (FHA first mortgage: Total, First mortgage only, With junior mortgage (VA second, Conventional second); VA first mortgage: Total, First mortgage only, With junior mortgage), Properties with conventional first mortgage (Total, First mortgage only, With junior mortgage). Rows include Total properties, Mortgage Characteristics (First Mortgage Loan, First Mortgage Outstanding Debt, Total Outstanding Debt as Percent of Value), Term of First Mortgage, Interest Rate of First Mortgage, and Origin of First Mortgage.

Residential Finance—Rental and Vacant Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage			
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage	
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage				
						VA second	Conventional second						
PROPERTY CHARACTERISTICS													
Property Location													
Inside SMSA's.....	981,899	898,246	83,653	154,330	124,930	28,361	1,038	207,676	187,111	20,566	619,893	586,205	33,688
Outside SMSA's.....	660,780	639,367	21,214	76,552	72,155	1,157	3,239	52,156	52,156	...	532,073	515,256	16,817
Value													
Less than \$5,000.....	182,844	177,015	5,829	5,430	5,430	...	...	3,825	3,825	...	173,588	167,760	5,829
\$5,000 to \$7,400.....	325,529	309,238	16,291	30,896	28,235	2,661	...	47,366	45,819	1,547	247,268	235,185	12,083
\$7,500 to \$9,900.....	351,710	331,435	20,275	66,543	68,135	8,711	3,239	64,999	64,499	3,636	217,032	212,343	4,688
\$10,000 to \$12,400.....	305,714	285,793	19,930	49,101	44,867	3,195	1,038	62,112	57,033	5,080	194,501	183,884	10,617
\$12,500 to \$14,900.....	167,377	148,503	18,874	35,200	27,679	7,522	...	47,636	39,617	8,019	84,541	81,207	3,334
\$15,000 to \$17,400.....	111,876	99,153	12,723	27,237	19,807	7,430	...	25,720	23,436	2,284	58,919	55,909	3,010
\$17,500 to \$19,900.....	49,956	49,956	...	8,074	8,074	...	...	3,793	3,793	...	38,100	38,100	...
\$20,000 to \$24,900.....	69,801	61,928	7,873	5,384	5,384	...	...	1,245	1,245	...	63,173	55,300	7,873
\$25,000 to \$34,900.....	42,665	41,626	1,039	3,018	3,018	...	...	...	...	...	39,647	38,608	1,039
\$35,000 or more.....	35,197	33,165	2,032	...	...	...	...	...	...	...	35,197	33,165	2,032
Median.....dollars..	9,700	9,600	11,300	10,600	10,600	...	...	10,400	10,200	...	9,300	9,200	10,600
Year Built													
1958 and 1959.....	120,029	115,271	4,758	10,798	10,798	...	...	8,106	8,106	...	101,125	96,367	4,758
1955 to 1957.....	197,602	186,715	10,887	51,407	48,168	...	3,239	35,164	31,976	3,188	111,032	106,372	4,660
1950 to 1954.....	389,911	347,396	42,515	80,288	63,396	15,833	1,038	117,895	105,640	12,255	191,729	178,360	13,368
1940 to 1949.....	344,931	320,466	24,466	77,550	63,886	13,665	...	50,423	48,886	1,547	216,948	207,695	9,253
1930 to 1939.....	137,370	133,697	3,674	3,425	3,425	...	...	15,547	15,547	...	118,399	114,725	3,674
1929 or earlier.....	452,836	434,268	18,568	7,415	7,415	...	...	32,687	29,112	3,575	412,734	397,741	14,993
Purchase Price as Percent of Value													
Acquired by purchase.....	1,612,429	1,509,413	103,016	229,050	195,254	29,519	4,277	259,832	239,266	20,566	1,123,547	1,074,893	48,655
Purchased 1957 to 1960 (part).....	626,250	573,435	52,815	61,838	54,378	6,422	1,038	90,557	73,826	16,731	473,855	445,231	28,624
Less than 80 percent.....	135,481	128,457	7,024	2,796	1,758	...	1,038	4,810	4,810	...	127,875	121,889	5,986
80 to 89 percent.....	102,258	94,040	8,218	13,785	10,025	3,761	...	19,568	18,301	1,267	68,905	65,715	3,190
90 to 94 percent.....	80,537	72,683	7,855	13,930	13,930	...	...	11,753	9,935	1,819	64,854	48,818	16,036
95 to 99 percent.....	55,027	45,750	9,278	14,131	11,470	2,661	...	19,105	16,249	2,856	21,792	18,031	3,761
100 percent or more.....	252,947	232,506	20,441	17,196	17,196	...	...	35,321	24,531	10,790	200,429	190,778	9,651
Median.....percent..	95	94	97	95	96	...	...	97	96	...	94	94	...
Purchased 1950 to 1956.....	688,189	652,712	35,477	124,396	104,981	16,177	3,239	142,413	140,336	2,077	421,380	407,395	13,985
Less than 60 percent.....	35,066	34,022	1,044	...	...	...	...	2,007	2,007	...	33,059	32,021	1,038
60 to 79 percent.....	176,356	162,668	13,688	21,990	12,973	8,977	...	19,987	19,987	...	134,420	129,708	4,712
80 to 89 percent.....	118,578	113,830	4,748	31,665	30,471	1,193	...	12,254	12,254	...	74,660	71,106	3,554
90 to 99 percent.....	122,993	114,711	8,282	37,860	30,616	4,004	3,239	35,271	34,233	1,038	49,862	49,862	...
100 percent or more.....	235,195	227,475	7,721	32,922	30,920	2,002	...	72,894	71,856	1,038	129,379	124,699	4,680
Median.....percent..	91	91	...	92	93	...	...	100+	100+	...	86	86	...
Purchased 1949 or earlier.....	297,990	283,267	14,724	42,816	35,895	6,920	...	26,862	25,105	1,758	228,312	222,267	6,046
Less than 40 percent.....	47,916	45,883	2,032	1,667	1,667	...	...	...	...	...	46,248	44,216	2,032
40 to 59 percent.....	80,077	80,077	...	18,088	18,088	...	...	1,881	1,881	...	60,107	60,107	...
60 to 79 percent.....	86,297	80,530	5,767	14,154	10,393	3,761	...	10,287	10,287	...	61,896	59,850	2,006
80 to 99 percent.....	51,623	46,706	4,917	6,874	3,714	3,160	...	8,536	6,779	1,758	36,213	36,213	...
100 percent or more.....	32,078	30,071	2,007	2,032	2,032	...	...	6,158	6,158	...	23,888	21,881	2,007
Median.....percent..	65	64	...	...	...	...	...	...	...	...	63	62	...
Not acquired by purchase.....	30,250	28,400	1,851	1,832	1,832	...	...	...	...	...	28,418	26,568	1,851
Number of Mortgages on Property													
1 mortgage.....	1,537,813	1,537,813	...	197,086	197,086	...	...	239,266	239,266	...	1,101,461	1,101,461	...
2 mortgages.....	103,827	...	103,827	33,796	...	29,519	4,277	20,566	...	20,566	49,466	...	49,466
3 mortgages or more.....	1,039	...	1,039	...	...	...	...	...	...	...	1,039	...	1,039
ACQUISITION CHARACTERISTICS													
Year Property Acquired													
New.....	491,905	468,208	23,697	122,093	106,506	12,348	3,239	61,077	61,077	...	308,736	300,626	8,110
1959 and 1960 (part).....	39,515	39,515	...	2,879	2,879	...	...	3,053	3,053	...	33,583	33,583	...
1957 and 1958.....	100,589	99,223	1,366	7,054	7,054	...	...	9,303	9,303	...	84,233	82,867	1,366
1955 and 1956.....	88,604	83,524	5,081	27,617	24,378	...	3,239	16,726	16,726	...	44,262	42,420	1,842
1950 to 1954.....	165,785	153,483	12,302	51,297	41,865	9,432	...	30,448	30,448	...	84,041	81,171	2,870
1945 to 1949.....	58,507	55,991	2,516	23,493	20,577	2,916	...	1,547	1,547	...	33,466	33,466	...
1940 to 1944.....	18,416	16,383	2,032	8,086	8,086	...	...	...	...	...	10,330	8,297	2,032
1939 or earlier.....	20,489	20,489	...	1,667	1,667	...	...	...	...	...	18,822	18,822	...
Previously occupied.....	1,150,774	1,069,604	81,170	108,789	90,580	17,171	1,038	198,755	178,190	20,566	843,230	800,835	42,395
1959 and 1960 (part).....	205,622	173,561	32,061	17,731	13,970	3,761	...	35,878	22,231	13,647	137,360	137,360	44,653
1957 and 1958.....	285,380	265,992	19,388	36,007	32,308	2,661	1,038	42,324	39,239	3,084	207,050	194,446	12,605
1955 and 1956.....	201,339	191,200	10,138	20,002	18,378	2,002	...	51,962	49,886	2,077	128,997	123,937	6,060
1950 to 1954.....	242,485	232,678	9,807	25,103	20,360	4,743	...	43,277	43,277	...	174,105	169,041	5,064
1945 to 1949.....	137,477	129,708	7,769	7,887	3,883	4,004	...	25,315	23,557	1,758	104,275	102,267	2,007
1940 to 1944.....	48,916	46,910	2,006	...	...	...	...	...	...	...	48,916	46,910	2,006
1939 or earlier.....	29,556	29,556	...	1,682	1,682	...	...	...	...	...	27,874	27,874	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage				
	Total	First mortgage only	With junior mortgage	Total	FHA first mortgage		VA first mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
					First mortgage only	With junior mortgage	VA second	Conventional second						
ACQUISITION CHARACTERISTICS—Con.														
Manner of Acquisition														
By purchase or construction.....	1,612,429	1,509,413	103,016	229,050	195,254	29,519	4,277	259,832	239,266	20,566	1,123,547	1,074,893	48,655	
Made new mortgage.....	1,080,674	1,041,436	39,238	148,492	130,903	14,350	3,239	120,744	120,744	...	811,438	789,789	21,649	
Assumed mortgage from former owner.....	371,923	341,205	30,718	77,838	62,669	15,169	...	120,204	114,761	5,442	173,882	163,775	10,107	
Assumed mortgage from former owner, made new mortgage.....	42,396	11,343	31,053	1,038	...	...	1,038	18,884	3,761	15,123	22,473	7,582	14,891
Borrowed, other than mortgage.....	22,266	22,266	...	...	...	...	...	...	...	...	22,266	22,266	...
All cash.....	95,170	93,162	2,007	1,682	1,682	...	...	...	...	...	93,488	91,480	2,007
Not by purchase.....	30,250	28,400	1,851	1,832	1,832	...	...	...	...	...	28,418	26,568	1,851
Gift or inheritance.....	30,250	28,400	1,851	1,832	1,832	...	...	...	...	...	28,418	26,568	1,851
Other.....	...	...	...	...	...	...	...	...	...	...	...	...	...
Type of Owner														
Individual.....	1,489,605	1,392,517	97,089	189,067	158,510	29,519	1,038	249,409	230,089	19,320	1,051,129	1,003,917	47,212	
Partnership.....	27,652	26,391	1,261	4,286	4,286	...	...	...	...	...	23,366	22,105	1,261
Financial institution.....	2,031	2,031	...	...	...	...	...	...	...	...	2,031	2,031	...
Cooperative organization.....	...	...	...	...	...	...	...	...	...	...	...	...	...
Real estate corporation.....	64,444	61,205	3,239	28,174	24,935	...	3,239	5,535	5,535	...	30,735	30,735	...	
Other.....	58,946	55,668	3,278	9,355	9,355	...	...	4,887	3,642	1,246	44,704	42,672	2,032
Purchase Price														
Acquired by purchase, 1957 to 1960 (part)....	626,250	573,435	52,815	61,838	54,378	6,422	1,038	90,557	73,826	16,731	473,855	445,231	28,624	
Less than \$5,000.....	115,273	107,234	8,040	1,851	1,851	...	...	5,797	5,797	...	107,626	99,587	8,040
\$5,000 to \$7,400.....	117,802	110,750	7,052	3,700	1,039	2,661	...	16,375	13,009	3,366	97,726	96,701	1,025	
\$7,500 to \$9,900.....	109,655	102,936	6,719	27,375	26,337	...	1,038	16,777	14,960	1,818	65,903	61,639	3,863	
\$10,000 to \$12,400.....	83,784	71,779	12,005	10,154	6,394	3,761	...	20,754	17,203	3,551	52,875	48,182	4,694	
\$12,500 to \$14,900.....	74,586	62,743	11,843	12,304	12,304	...	...	20,851	14,100	6,752	41,430	36,339	5,091
\$15,000 to \$17,400.....	47,071	41,280	5,791	3,833	3,833	...	...	7,708	6,463	1,246	35,330	30,984	4,545
\$17,500 to \$19,900.....	24,327	24,327	...	...	...	...	...	2,294	2,294	...	22,033	22,033	...
\$20,000 to \$24,900.....	29,147	27,781	1,366	2,620	2,620	...	...	...	...	...	26,527	25,161	1,366
\$25,000 to \$34,900.....	11,701	11,701	...	...	...	...	...	...	...	...	11,701	11,701	...
\$35,000 or more.....	12,905	12,905	...	...	...	...	...	...	...	...	12,905	12,905	...
Median.....dollars..	9,300	9,200	11,000	9,800	9,800	...	...	10,800	10,500	...	8,700	8,600	...
Other properties.....	1,016,429	964,378	52,051	169,044	142,708	23,097	3,239	169,275	165,441	3,834	678,110	656,229	21,881	
First Mortgage Loan as Percent of Purchase Price														
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,160,731	1,066,052	94,679	213,612	179,816	29,519	4,277	258,574	238,008	20,566	688,544	648,227	40,317	
Less than 40 percent.....	29,689	22,944	6,745	...	...	...	...	...	...	...	29,689	22,944	6,745
40 to 49 percent.....	81,830	75,043	6,787	3,879	3,879	...	...	7,053	5,295	1,758	67,875	65,869	2,006
50 to 59 percent.....	128,888	112,860	16,028	23,099	17,336	5,763	...	19,168	12,282	6,886	86,621	83,242	3,379	
60 to 69 percent.....	175,784	146,587	29,198	28,448	17,778	10,670	...	21,714	18,348	3,366	125,623	110,461	15,162	
70 to 79 percent.....	199,054	175,902	23,152	50,363	39,036	11,327	...	30,981	27,896	3,084	117,711	108,970	8,741	
80 to 84 percent.....	88,170	83,090	5,081	23,915	21,119	1,799	1,038	14,118	11,834	2,284	50,137	50,137	...	
85 to 89 percent.....	129,696	125,247	4,449	17,609	17,609	...	...	43,250	40,062	3,188	68,838	67,577	1,261
90 to 94 percent.....	126,028	122,790	3,239	38,579	35,340	...	3,239	42,830	42,830	...	44,619	44,619	...	
95 to 99 percent.....	64,146	64,146	...	13,504	13,504	...	...	34,261	34,261	...	16,382	16,382	...
100 percent or more.....	137,445	137,445	...	14,217	14,217	...	...	45,200	45,200	...	78,027	78,027	...
Median.....percent..	78	80	66	80	83	...	...	89	90	...	73	74	...
Other properties.....	481,948	471,761	10,188	17,269	17,269	...	...	1,258	1,258	...	463,421	453,233	10,188
All Mortgage Loans as Percent of Purchase Price														
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,160,731	1,066,052	94,679	213,612	179,816	29,519	4,277	258,574	238,008	20,566	688,544	648,227	40,317	
Less than 40 percent.....	22,944	22,944	...	...	...	...	...	...	...	...	22,944	22,944	...
40 to 49 percent.....	77,049	75,043	2,006	3,879	3,879	...	...	5,295	5,295	...	67,875	65,869	2,006
50 to 59 percent.....	116,560	112,860	3,700	17,336	17,336	...	...	12,282	12,282	...	86,942	83,242	3,700
60 to 69 percent.....	155,376	146,587	8,789	23,541	17,778	5,763	...	18,348	18,348	...	113,487	110,461	3,026	
70 to 79 percent.....	185,797	175,902	9,895	43,040	39,036	4,004	...	32,239	27,896	4,343	110,517	108,970	1,547	
80 to 84 percent.....	96,576	83,090	13,487	26,939	21,119	5,821	...	19,500	11,834	7,666	50,137	50,137	...	
85 to 89 percent.....	140,678	125,247	15,431	23,933	17,609	6,325	...	41,307	40,062	1,246	75,437	67,577	7,860	
90 to 94 percent.....	127,390	122,790	4,601	35,340	35,340	...	...	44,097	42,830	1,267	47,933	44,619	3,314
95 to 99 percent.....	84,017	64,146	19,871	21,110	13,504	7,606	...	38,021	34,261	3,760	24,886	16,382	8,505	
100 percent or more.....	154,345	137,445	16,900	18,495	14,217	...	4,277	47,484	45,200	2,284	88,367	78,027	10,339	
Median.....percent..	81	80	88	84	83	...	...	90	90	...	75	74	...
Other properties.....	481,948	471,761	10,188	17,269	17,269	...	...	1,258	1,258	...	463,421	453,233	10,188

Residential Finance—Rental and Vacant Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage			
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
RENTAL RECEIPTS AND EXPENSES													
Monthly Rental Receipts													
Acquired before 1959 ¹	1,107,649	1,050,149	57,500	188,514	159,516	25,758	3,239	202,551	195,633	6,919	716,584	695,000	21,584
Less than \$30.....	177,601	171,873	5,729	9,402	7,783	...	1,620	24,588	24,588	...	143,612	139,503	4,109
\$30 to \$49.....	236,773	229,968	6,805	18,170	16,168	2,002	...	31,312	28,516	2,796	187,291	185,284	2,007
\$50 to \$59.....	123,704	115,382	8,322	17,292	13,914	1,759	1,620	28,652	28,652	...	77,760	72,816	4,944
\$60 to \$69.....	166,051	162,050	4,000	29,255	28,098	1,157	...	25,599	23,781	1,818	111,196	110,171	1,025
\$70 to \$79.....	122,172	110,125	12,047	40,216	30,001	10,215	...	24,627	24,627	...	57,329	55,497	1,832
\$80 to \$99.....	128,834	122,704	6,130	48,891	45,696	3,195	...	31,784	30,517	1,267	48,159	46,491	1,667
\$100 to \$119.....	77,807	65,640	12,167	12,859	5,429	7,430	...	26,424	25,385	1,038	38,524	34,826	3,699
\$120 to \$149.....	33,972	33,972	...	7,600	7,600	...	...	8,206	8,206	...	18,166	18,166	...
\$150 or more.....	40,735	38,435	2,300	4,829	4,829	...	...	1,359	1,359	...	34,547	32,247	2,300
Median.....dollars.....	61	60	73	75	75	...	...	67	67	...	54	53	...
Other properties.....	535,031	487,664	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	435,382	406,461	28,921
Rental Receipts as Percent of Value													
Acquired before 1959 ¹	1,107,649	1,050,149	57,500	188,514	159,516	25,758	3,239	202,551	195,633	6,919	716,584	695,000	21,584
Less than 5 percent.....	229,006	217,470	11,536	15,754	12,375	1,759	1,620	29,551	26,755	2,796	183,701	178,340	5,361
5 to 9 percent.....	603,746	572,953	30,794	117,275	100,217	15,438	1,620	129,067	124,944	4,123	357,405	347,792	9,613
10 to 14 percent.....	221,851	206,681	15,170	53,295	44,734	8,561	...	35,224	35,224	...	133,331	126,722	6,609
15 to 19 percent.....	33,004	33,004	...	2,190	2,190	...	...	8,709	8,709	...	22,105	22,105	...
20 to 24 percent.....	11,360	11,360	...	...	...	...	...	...	...	...	11,360	11,360	...
25 to 29 percent.....	3,005	3,005	...	...	...	...	...	...	...	...	3,005	3,005	...
30 to 39 percent.....	2,002	2,002	...	...	...	...	...	...	...	...	2,002	2,002	...
40 percent or more.....	3,675	3,675	...	...	...	...	...	...	...	...	3,675	3,675	...
Median.....percent.....	8	8	8	8	8	...	...	8	8	...	7	7	...
Other properties.....	535,031	487,664	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	435,382	406,461	28,921
Owner Expenses as a Percent of Gross Rental Receipts													
Acquired before 1959 ¹	1,107,649	1,050,150	57,499	188,513	159,516	25,758	3,239	202,552	195,633	6,919	716,584	695,000	21,584
Less than 20 percent.....	6,799	6,799	...	...	...	...	...	...	...	...	6,799	6,799	...
20 to 29 percent.....	8,240	8,240	...	...	...	...	...	...	...	...	8,240	8,240	...
30 to 39 percent.....	2,007	2,007	...	...	...	...	...	...	...	...	2,007	2,007	...
40 to 49 percent.....	22,321	20,471	1,851	10,769	10,769	...	...	1,818	1,818	...	7,885	7,885	1,851
50 to 59 percent.....	51,147	49,600	1,547	15,396	13,849	1,547	...	6,326	6,326	...	29,426	29,426	...
60 to 69 percent.....	85,148	83,145	2,002	30,083	28,081	2,002	...	20,686	20,686	...	34,378	34,378	...
70 to 79 percent.....	106,998	97,956	9,043	33,235	24,192	9,043	...	19,668	19,668	...	54,096	54,096	...
80 to 89 percent.....	110,414	103,011	7,403	34,801	27,399	7,403	...	25,944	25,944	...	49,669	49,669	...
90 to 99 percent.....	102,640	98,303	4,338	14,162	14,162	...	...	36,842	34,537	2,305	51,636	49,604	2,032
100 percent or more.....	611,934	580,618	31,316	50,068	41,066	5,763	3,239	91,267	86,654	4,613	470,599	452,898	17,701
Median.....percent.....	100+	100+	100+	81	81	...	...	97	97	...	100+	100+	...
Other properties.....	535,030	487,663	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	435,381	406,460	28,921
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage ¹	1,090,284	1,032,784	57,500	188,513	159,516	25,758	3,239	202,552	195,633	6,919	699,219	677,635	21,584
Less than 20 percent.....	11,877	10,026	1,851	...	...	...	...	...	...	...	11,877	10,026	1,851
20 to 29 percent.....	11,787	11,787	...	7,961	7,961	...	...	1,819	1,819	...	2,007	2,007	...
30 to 39 percent.....	59,440	54,697	4,743	22,282	17,539	4,743	...	3,699	3,699	...	33,460	33,460	...
40 to 49 percent.....	101,429	86,466	14,964	43,166	31,072	12,093	...	13,186	13,186	...	45,079	42,208	2,871
50 to 59 percent.....	123,756	116,259	7,497	36,774	33,615	3,160	...	39,204	36,899	2,305	47,778	45,745	2,032
60 to 69 percent.....	134,229	125,815	8,414	17,963	15,961	2,002	...	42,059	40,241	1,818	64,207	59,613	4,594
70 to 79 percent.....	125,005	120,358	4,647	25,658	22,036	2,002	1,620	26,036	26,036	...	73,312	72,287	1,025
80 to 89 percent.....	103,674	100,075	3,599	6,362	6,362	...	...	31,036	29,278	1,758	66,276	64,435	1,842
90 to 99 percent.....	53,130	51,371	1,759	3,760	2,001	1,759	...	5,262	5,262	...	44,108	44,108	...
100 percent or more.....	365,958	355,932	10,026	14,590	12,970	...	1,619	40,252	39,214	1,038	311,116	303,748	7,369
Median.....percent.....	78	79	60	56	57	...	...	71	71	...	91	92	...
Other properties.....	552,395	505,028	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	452,746	423,825	28,921
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage ¹	1,090,284	1,032,784	57,500	188,513	159,516	25,758	3,239	202,552	195,633	6,919	699,219	677,635	21,584
Less than 20 percent.....	10,026	10,026	...	...	...	...	...	...	...	...	10,026	10,026	...
20 to 29 percent.....	13,637	11,787	1,851	7,961	7,961	...	...	1,819	1,819	...	3,858	2,007	1,851
30 to 39 percent.....	54,697	54,697	...	17,539	17,539	...	...	3,699	3,699	...	33,460	33,460	...
40 to 49 percent.....	125,790	86,466	6,325	37,397	31,072	6,325	...	13,186	13,186	...	42,208	42,208	...
50 to 59 percent.....	925,925	116,259	9,666	43,281	33,615	9,666	...	36,899	36,899	...	45,745	45,745	...
60 to 69 percent.....	129,819	125,815	4,004	29,965	25,961	4,004	...	40,241	40,241	...	59,613	59,613	...
70 to 79 percent.....	125,490	120,358	5,131	22,036	22,036	...	...	27,303	26,036	1,267	76,151	72,287	3,864
80 to 89 percent.....	110,221	100,075	10,146	11,986	6,362	4,004	1,620	32,134	29,278	2,856	66,101	64,435	1,666
90 to 99 percent.....	53,038	51,371	1,667	2,001	2,001	...	...	5,262	5,262	...	44,108	44,108	1,667
100 percent or more.....	374,642	355,932	18,710	16,349	12,970	1,759	1,620	42,010	39,214	2,796	316,283	303,748	12,535
Median.....percent.....	79	79	82	57	57	...	...	72	71	...	93	92	...
Other properties.....	552,395	505,028	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	452,746	423,825	28,921

¹ Excludes properties with no rental receipts.

1-Dwelling-Unit Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage			
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage	
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage				
				VA second		Conventional second							
RENTAL RECEIPTS AND EXPENSES—Con.													
Real Estate Tax as Percent of Rental Receipts													
Acquired before 1959 ¹	1,107,649	1,050,149	57,500	188,514	159,516	25,758	3,239	202,552	195,633	6,919	716,584	695,000	21,584
Less than 5 percent.....	52,577	50,501	2,076	2,808	2,808	...	...	3,774	2,736	1,038	45,995	44,957	1,038
5 to 9 percent.....	161,807	156,220	5,587	24,449	22,902	1,547	...	21,396	21,396	...	115,961	111,922	4,040
10 to 14 percent.....	267,050	249,842	17,208	70,039	55,524	14,515	...	35,989	35,989	...	161,021	158,329	2,693
15 to 19 percent.....	189,088	182,353	6,735	30,559	27,300	3,160	...	51,794	48,219	3,575	106,834	106,834	...
20 to 24 percent.....	126,630	118,189	8,442	21,049	19,855	1,193	...	26,444	25,177	1,267	79,138	73,156	5,981
25 to 29 percent.....	90,649	84,359	6,290	8,869	5,285	3,584	...	28,091	28,091	...	53,689	50,983	2,706
30 percent or more.....	219,847	208,685	11,162	30,840	25,842	1,759	3,239	35,061	34,023	1,038	153,946	148,820	5,126
Median.....percent..	17	17	18	15	15	...	...	19	19	...	17	17	...
Other properties.....	535,031	487,664	47,367	42,368	37,569	3,761	1,038	57,281	43,634	13,647	435,382	406,461	28,921
Real Estate Tax													
Acquired before 1959.....	1,397,543	1,324,738	72,805	210,273	180,237	25,758	4,277	220,901	213,983	6,919	966,370	930,518	35,852
Less than \$50.....	209,554	197,788	11,766	14,580	14,580	...	...	12,627	11,588	1,038	182,348	171,620	10,727
\$50 to \$99.....	357,705	345,627	12,077	26,749	23,199	3,549	...	42,847	41,089	1,758	288,109	281,339	6,770
\$100 to \$149.....	304,714	289,337	15,377	63,231	54,370	7,823	1,038	53,061	51,244	1,818	188,423	183,724	4,699
\$150 to \$199.....	207,428	195,143	12,286	46,721	38,871	7,850	...	43,204	42,165	1,038	117,504	114,106	3,398
\$200 to \$249.....	116,976	109,083	7,892	26,401	23,449	2,952	...	24,935	23,668	1,267	65,640	61,966	3,674
\$250 to \$299.....	58,452	51,958	6,493	15,547	10,306	2,002	3,239	16,392	16,392	...	26,513	25,261	1,252
\$300 to \$499.....	105,120	100,611	4,509	16,390	14,808	1,582	...	26,703	26,703	...	62,027	59,101	2,927
\$500 or more.....	37,594	35,190	2,405	656	656	...	...	1,133	1,133	...	35,806	33,401	2,405
Median.....dollars..	122	121	141	151	148	...	...	152	154	...	103	103	...
Acquired 1959 and 1960 (part).....	245,136	213,075	32,061	20,609	16,848	3,761	...	38,931	25,284	13,647	185,596	170,943	14,653
Real Estate Tax per \$1,000 Value													
Acquired before 1959.....	1,397,543	1,324,738	72,805	210,273	180,237	25,758	4,277	220,901	213,983	6,919	966,370	930,518	35,852
Less than \$5.....	125,203	116,381	8,822	6,626	6,626	...	...	6,360	5,321	1,038	112,217	104,434	7,784
\$5 to \$9.....	296,061	283,500	12,561	35,203	31,654	3,549	...	28,497	26,739	1,758	232,361	225,107	7,254
\$10 to \$14.....	354,915	335,319	19,596	66,620	55,730	9,852	1,038	76,859	76,859	...	211,436	202,730	8,706
\$15 to \$19.....	302,000	287,204	14,796	56,224	48,645	7,579	...	58,519	54,397	4,123	187,257	184,163	3,094
\$20 to \$24.....	143,564	133,289	10,275	19,425	14,647	4,778	...	25,705	25,705	...	98,435	92,937	5,498
\$25 to \$29.....	76,587	73,348	3,239	14,778	11,539	...	3,239	12,351	12,351	...	49,458	49,458	...
\$30 to \$39.....	55,246	51,729	3,517	11,398	11,398	...	...	5,671	5,671	...	38,177	34,660	3,517
\$40 or more.....	43,967	43,967	...	...	...	...	...	6,939	6,939	...	37,028	37,028	...
Median.....dollars..	14	14	14	15	15	...	...	15	15	...	13	13	...
Acquired 1959 and 1960 (part).....	245,136	213,075	32,061	20,609	16,848	3,761	...	38,931	25,284	13,647	185,596	170,943	14,653

¹ Excludes properties with no rental receipts.

Residential Finance—Rental and Vacant Properties

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt			
	Total	On properties with—		Total	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
		First mortgage only	Junior mortgage		First mortgage only	With junior mortgage	VA second	Conventional second	Total	First mortgage only				With junior mortgage
First mortgage debt on all properties.....	8,779,199	8,221,212	557,987	1,412,435	1,236,977	143,336	32,142	1,807,014	1,666,907	140,107	5,559,750	5,317,348	242,402
Average first mortgage debt per property.....	5.3	5.3	5.3	6.1	6.3	4.9	7.5	7.0	7.0	6.8	4.8	4.8	4.8
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than \$2,000.....	145,707	141,505	4,202	33,841	33,841	...	...	1,851	1,851	...	143,856	139,654	4,202
\$2,000 to \$3,999.....	705,598	679,057	26,541	176,766	147,542	29,224	...	31,770	27,128	4,642	639,987	618,088	21,899
\$4,000 to \$5,999.....	1,158,053	1,039,871	118,182	330,462	269,771	54,461	6,230	151,166	129,472	21,694	830,121	762,857	67,264
\$6,000 to \$7,999.....	1,626,781	1,481,067	145,714	396,464	324,696	45,636	25,912	366,272	325,340	40,932	930,047	885,956	44,091
\$8,000 to \$9,999.....	1,452,881	1,302,061	150,820	396,244	324,696	45,636	25,912	465,240	418,541	46,699	591,397	558,824	32,573
\$10,000 to \$11,999.....	1,005,716	961,061	44,655	157,737	143,722	14,015	...	276,310	266,365	9,948	571,666	550,974	20,692
\$12,000 to \$13,999.....	911,834	879,363	32,471	68,669	68,669	...	...	311,058	294,866	16,192	532,107	515,828	16,279
\$14,000 to \$15,999.....	659,625	624,223	35,402	130,450	130,450	...	...	170,922	170,922	...	358,253	322,851	35,402
\$16,000 to \$19,999.....	445,532	445,532	...	68,480	68,480	...	...	32,422	32,422	...	344,630	344,630	...
\$20,000 to \$24,999.....	363,103	363,103	...	49,786	49,786	...	...	...	...	...	313,317	313,317	...
\$25,000 or more.....	304,369	304,369	...	...	...	...	...	...	...	...	304,369	304,369	...
First Mortgage Outstanding Debt													
Less than \$2,000.....	480,339	458,252	22,087	20,599	20,599	...	...	27,703	27,703	...	432,037	409,950	22,087
\$2,000 to \$3,999.....	1,149,491	1,105,402	44,089	156,869	138,289	18,580	...	114,549	106,392	8,157	878,073	860,721	17,352
\$4,000 to \$5,999.....	1,419,456	1,266,135	153,321	272,276	212,953	53,093	6,230	278,873	260,694	18,179	868,307	792,488	75,819
\$6,000 to \$7,999.....	1,602,264	1,418,709	183,555	363,049	265,474	71,663	25,912	444,573	389,103	55,468	794,642	764,130	30,512
\$8,000 to \$9,999.....	1,298,137	1,221,023	77,114	192,852	192,852	...	...	304,791	272,628	32,163	800,494	755,543	44,951
\$10,000 to \$11,999.....	763,633	735,685	27,948	124,962	124,962	...	...	272,624	262,676	9,948	366,047	366,047	...
\$12,000 to \$13,999.....	813,901	746,028	67,873	107,104	107,104	...	...	295,293	279,101	16,192	411,504	399,823	11,681
\$14,000 to \$15,999.....	446,537	446,537	...	124,938	124,938	...	...	68,608	68,608	...	292,991	292,991	...
\$16,000 to \$19,999.....	389,770	389,770	...	49,786	49,786	...	...	...	...	...	339,984	339,984	...
\$20,000 to \$24,999.....	256,315	256,315	...	...	...	...	...	...	...	...	256,315	256,315	...
\$25,000 or more.....	159,356	159,356	...	...	...	...	...	...	...	...	159,356	159,356	...
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent.....	264,869	241,667	23,202	14,985	14,985	...	...	7,563	7,563	...	242,321	219,119	23,202
20 to 29 percent.....	462,386	425,705	36,681	35,763	35,763	...	...	13,253	9,738	3,515	413,370	380,204	33,166
30 to 39 percent.....	940,948	882,412	58,536	137,034	114,015	23,019	...	73,031	73,031	...	730,843	695,366	35,477
40 to 49 percent.....	1,282,900	1,160,356	122,544	225,334	129,676	95,658	...	81,161	81,161	...	976,405	949,499	26,906
50 to 59 percent.....	1,372,046	1,264,776	107,270	112,629	92,384	14,015	6,230	215,349	155,233	60,116	1,044,068	1,017,159	26,909
60 to 69 percent.....	1,327,395	1,216,789	110,606	297,692	247,048	10,644	...	315,832	286,297	29,535	753,871	683,484	70,387
70 to 79 percent.....	1,350,837	1,316,216	34,621	181,286	181,286	...	...	432,803	424,497	8,306	736,748	710,433	26,315
80 to 89 percent.....	1,037,722	973,215	64,507	324,079	298,167	...	25,912	384,198	345,603	38,595	329,445	329,445	...
90 to 99 percent.....	629,595	629,595	...	119,133	119,133	...	...	247,526	247,526	...	262,936	262,936	...
100 percent or more.....	110,501	110,501	...	4,500	4,500	...	...	36,298	36,298	...	69,703	69,703	...
Term of First Mortgage													
Indefinite.....	128,539	121,744	6,795	...	...	...	...	...	...	...	128,539	121,744	6,795
On demand.....	100,586	96,572	4,014	...	...	...	...	...	...	...	100,586	96,572	4,014
Less than 3 years.....	723,418	705,548	17,870	...	...	...	...	...	...	...	723,418	705,548	17,870
3 to 12 years.....	1,538,523	1,515,332	23,191	...	...	...	...	6,824	6,824	...	1,531,699	1,508,508	23,191
13 to 17 years.....	1,383,991	1,256,873	127,118	14,267	14,267	...	...	14,935	14,935	...	1,354,789	1,271,118	83,671
18 to 22 years.....	2,194,976	2,054,771	140,205	442,898	424,095	12,573	6,230	354,205	294,211	59,994	1,397,873	1,336,465	61,408
23 to 27 years.....	1,740,794	1,598,773	142,021	643,190	522,979	120,211	...	799,675	777,865	21,810	297,929	297,929	...
28 to 32 years.....	966,366	871,599	94,767	312,080	275,616	10,552	25,912	631,375	575,072	58,303	22,911	22,911	...
33 to 37 years.....	2,006	...	2,006	...	...	...	...	...	...	...	2,006	...	2,006
38 years or more.....	...	...	...	...	...	...	...	...	...	...	...	...	...
Interest Rate of First Mortgage													
Less than 4.0 percent.....	84,107	71,729	12,378	...	...	...	...	...	...	...	84,107	71,729	12,378
4.0 percent.....	714,121	610,135	103,986	96,979	63,892	33,087	...	579,779	508,880	70,899	37,363	37,363	...
4.1 to 4.4 percent.....	330,510	304,598	25,912	256,750	230,838	...	...	25,912	1,819	...	71,941	71,941	...
4.5 percent.....	1,921,897	1,736,210	185,687	734,801	618,322	110,249	6,230	1,127,116	1,037,908	69,208	99,980	99,980	...
4.6 to 4.9 percent.....	116,310	116,310	...	...	...	...	...	98,300	98,300	...	18,010	18,010	...
5.0 percent.....	983,776	956,070	27,706	38,213	38,213	...	...	...	...	...	945,563	917,857	27,706
5.1 to 5.4 percent.....	257,523	257,523	...	242,065	242,065	...	...	...	...	...	15,458	15,458	...
5.5 percent.....	527,828	517,792	10,036	...	...	...	...	...	...	...	527,828	517,792	10,036
5.6 to 5.9 percent.....	87,291	69,643	17,648	43,627	43,627	...	...	...	...	...	43,664	43,664	...
6.0 percent.....	2,798,095	2,671,594	126,501	...	...	...	...	...	...	...	2,798,095	2,671,594	126,501
6.1 to 6.9 percent.....	676,489	653,790	22,699	...	...	...	...	...	...	...	676,489	653,790	22,699
7.0 percent.....	111,086	111,086	...	...	...	...	...	...	...	...	111,086	111,086	...
7.1 to 7.9 percent.....	54,268	28,834	25,434	...	...	...	...	...	...	...	54,268	28,834	25,434
8.0 percent or more.....	115,898	115,898	...	...	...	...	...	...	...	...	115,898	115,898	...
Year First Mortgage Made or Assumed													
1959 and 1960 (part).....	2,632,369	2,432,681	199,688	204,510	181,946	22,564	...	269,551	169,802	99,749	2,158,308	2,080,933	77,375
1958.....	1,487,891	1,388,602	99,289	173,846	163,202	10,644	...	227,413	205,106	22,307	1,086,632	1,020,294	66,338
1957.....	1,033,261	1,000,001	33,260	156,252	150,022	...	...	225,454	225,454	...	631,555	624,925	6,630
1955 and 1956.....	1,931,169	1,835,633	95,536	360,447	324,524	...	6,230	439,783	439,783	...	566,498	541,922	24,576
1950 to 1954.....	1,416,051	1,317,396	98,655	409,770	335,691	10,011	25,912	577,093	562,557	14,536	993,629	948,552	45,077
1945 to 1949.....	245,988	216,435	29,553	100,844	74,079	26,038	...	67,720	64,205	3,515	77,424	77,424	...
1940 to 1944.....	14,512	12,506	2,006	5,099	5,099	...	...	...	...	...	7,407	7,407	...
1939 or earlier.....	17,958	17,958	...	1,667	1,667	...	...	...	...	...	16,291	16,291	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt			
	Total	On properties with—		Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
		First mortgage only	Junior mortgage			VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Method of Payment of First Mortgage													
Regular payments required.....	8,640,353	8,082,366	557,987	1,412,435	1,236,957	143,336	32,142	1,807,014	1,666,907	140,107	5,420,904	5,178,502	242,402
Interest and principal.....	8,553,840	8,006,349	547,491	1,412,435	1,236,957	143,336	32,142	1,807,014	1,666,907	140,107	5,334,391	5,102,485	231,906
Interest only.....	76,276	65,780	10,496	...	...	...	...	...	...	...	76,276	65,780	10,496
Principal only.....	10,237	10,237	...	...	...	...	...	...	...	...	10,237	10,237	...
No regular payments required.....	138,846	138,846	...	...	...	...	...	...	...	...	138,846	138,846	...
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal.....	8,640,353	8,082,366	557,987	1,412,435	1,236,957	143,336	32,142	1,807,014	1,666,907	140,107	5,420,904	5,178,502	242,402
Less than \$30.....	407,695	385,591	22,104	81,399	72,298	9,101	...	36,433	36,433	...	289,863	276,860	13,003
\$30 to \$39.....	654,255	602,894	51,361	183,646	149,548	34,098	...	167,049	151,618	15,431	303,560	301,728	1,832
\$40 to \$49.....	1,308,727	1,126,247	182,480	482,116	363,852	86,122	32,142	424,860	386,979	37,881	401,751	375,416	26,335
\$50 to \$59.....	1,402,081	1,320,980	81,101	191,324	177,309	14,015	...	483,903	464,180	19,723	726,854	679,491	47,363
\$60 to \$69.....	1,076,399	981,399	95,000	178,300	178,300	...	...	292,340	251,408	40,932	605,759	551,691	54,068
\$70 to \$79.....	941,982	903,648	38,334	38,726	38,726	...	...	302,424	276,284	26,140	600,832	588,638	12,194
\$80 to \$89.....	530,385	512,809	17,576	85,707	85,707	...	...	67,583	67,583	...	377,095	359,519	17,576
\$90 to \$99.....	314,198	295,848	18,350	52,951	52,951	...	...	17,423	17,423	...	243,824	225,474	18,350
\$100 to \$119.....	706,127	672,094	34,033	68,480	68,480	...	...	14,999	14,999	...	622,648	588,615	34,033
\$120 to \$149.....	727,550	709,902	17,648	49,786	49,786	...	...	...	...	...	677,764	660,116	17,648
\$150 or more.....	570,954	570,954	...	...	...	...	...	...	...	...	570,954	570,954	...
No regular payments required.....	138,846	138,846	...	...	...	...	...	...	...	...	138,846	138,846	...
Current Status of First Mortgage Payments													
Current or ahead of schedule.....	8,031,752	7,532,664	499,088	1,345,722	1,176,474	143,336	25,912	1,734,290	1,610,375	123,915	4,951,740	4,745,815	205,925
Delinquent.....	608,601	549,702	58,899	66,713	60,483	...	6,230	72,724	56,532	16,192	469,164	432,687	36,477
No regular payments required.....	138,846	138,846	...	...	...	...	...	...	...	...	138,846	138,846	...
Holder of First Mortgage													
Commercial bank or trust company, own account.....	1,315,611	1,224,431	91,180	260,169	221,725	12,532	25,912	109,605	95,185	14,420	945,837	907,521	38,316
Commercial bank or trust company, trust account.....	37,039	17,992	19,047	...	...	...	...	13,856	13,856	...	23,183	4,136	19,047
Mutual savings bank.....	801,282	748,122	56,160	232,330	221,778	10,552	...	365,089	331,675	33,414	203,863	191,669	12,194
Savings and loan association.....	3,188,004	3,077,945	110,059	133,598	133,598	...	...	520,113	512,845	7,268	2,534,293	2,431,502	102,791
Life insurance company.....	1,482,952	1,245,869	237,083	597,767	471,285	120,252	6,230	451,608	389,915	61,693	433,577	384,669	48,908
Mortgage company.....	44,687	44,687	...	14,868	14,868	...	...	...	...	...	29,819	29,819	...
Real estate or construction company.....	47,559	45,584	1,975	...	...	...	...	...	...	...	47,559	45,584	1,975
Federal or State agency.....	534,238	510,926	23,312	152,371	152,371	...	...	330,396	307,044	23,312	51,511	51,511	...
Retirement system, welfare fund, etc.....	17,325	17,325	...	17,325	17,325	...	...	...	...	...	...	...	...
Other nonprofit organization.....	25,017	25,017	...	...	...	...	...	10,564	10,564	...	14,453	14,453	...
Individual or individual's estate.....	1,151,012	1,133,847	17,165	...	...	...	...	1,819	1,819	...	1,149,193	1,132,028	17,165
Other.....	134,473	132,467	2,006	4,007	4,007	...	...	4,004	4,004	...	126,462	124,456	2,006
RENTAL RECEIPTS AND EXPENSES													
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage ¹	5,362,216	5,060,863	301,353	1,059,299	912,615	120,772	25,912	1,381,885	1,341,527	40,358	2,921,032	2,806,721	114,311
Less than 20 percent.....	18,235	14,534	3,701	...	...	...	...	1,819	1,819	...	18,235	14,534	3,701
20 to 29 percent.....	9,775	9,775	...	5,949	5,949	...	...	1,819	1,819	...	2,007	2,007	...
30 to 39 percent.....	279,110	264,043	15,067	72,944	57,877	15,067	...	3,699	3,699	...	202,467	202,467	...
40 to 49 percent.....	424,697	352,903	71,794	182,062	120,414	61,648	...	84,474	84,474	...	158,161	148,015	10,146
50 to 59 percent.....	695,503	651,156	44,347	218,853	205,370	13,483	...	261,568	242,898	18,670	215,082	202,888	12,194
60 to 69 percent.....	655,219	599,317	55,902	170,123	156,108	14,015	...	295,045	284,140	10,905	190,051	159,069	30,982
70 to 79 percent.....	707,356	684,292	23,064	221,763	202,800	6,007	12,956	212,364	212,364	...	273,229	269,128	4,101
80 to 89 percent.....	595,135	584,254	10,881	44,565	44,565	...	...	193,420	189,905	3,515	357,150	349,784	7,366
90 to 99 percent.....	235,277	224,725	10,552	24,560	14,008	10,552	...	26,312	26,312	...	184,405	184,405	...
100 percent or more.....	1,741,909	1,675,864	66,045	118,480	105,524	...	12,956	303,184	295,916	7,268	1,320,245	1,274,424	45,821
Other properties.....	3,416,983	3,160,349	256,634	353,136	324,342	22,564	6,230	425,129	325,380	99,749	2,638,718	2,510,627	128,091
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage ¹	5,362,216	5,060,863	301,353	1,059,299	912,615	120,772	25,912	1,381,885	1,341,527	40,358	2,921,032	2,806,721	114,311
Less than 20 percent.....	14,534	14,534	...	...	...	...	...	...	...	...	14,534	14,534	...
20 to 29 percent.....	13,476	9,775	3,701	5,949	5,949	...	...	1,819	1,819	...	5,708	2,007	3,701
30 to 39 percent.....	264,043	264,043	...	57,877	57,877	...	...	3,699	3,699	...	202,467	202,467	...
40 to 49 percent.....	375,881	352,903	22,978	143,392	120,414	22,978	...	84,474	84,474	...	148,015	148,015	...
50 to 59 percent.....	700,356	651,156	49,200	254,570	205,370	49,200	...	242,898	242,898	...	202,888	202,888	...
60 to 69 percent.....	617,337	599,317	18,020	174,128	156,108	18,020	...	284,140	284,140	...	159,069	159,069	...
70 to 79 percent.....	709,720	684,292	25,428	202,800	202,800	...	...	223,766	212,364	11,402	283,154	269,128	14,026
80 to 89 percent.....	642,070	584,254	57,816	77,543	44,565	20,022	12,956	208,078	189,905	18,173	356,449	349,784	6,665
90 to 99 percent.....	231,394	224,725	6,669	14,008	14,008	...	...	26,312	26,312	...	191,074	184,405	6,669
100 percent or more.....	1,793,405	1,675,864	117,541	129,032	105,524	10,552	12,956	306,699	295,916	10,783	1,357,674	1,274,424	83,250
Other properties.....	3,416,983	3,160,349	256,634	353,136	324,342	22,564	6,230	425,129	325,380	99,749	2,638,718	2,510,627	128,091

¹ Excludes properties with no rental receipts.

Residential Finance—Rental and Vacant Properties

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--				Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--				Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage			FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on all properties...	8,963,928	1,443,722	1,847,698	5,672,508	PROPERTY CHARACTERISTICS--Con.				
Average total mortgage debt per property.....	5.5	6.3	7.1	4.9	Year Built				
MORTGAGE CHARACTERISTICS					1958 and 1959.....				
Total Mortgage Outstanding Debt					1955 to 1957.....				
Less than \$2,000.....	464,208	20,599	27,703	415,906	1950 to 1954.....				
\$2,000 to \$3,999.....	1,176,463	158,417	116,307	901,739	1940 to 1949.....				
\$4,000 to \$5,999.....	1,351,093	254,248	269,787	827,058	1930 to 1939.....				
\$6,000 to \$7,999.....	1,587,533	334,885	403,645	849,003	1929 or earlier.....				
\$8,000 to \$9,999.....	1,338,955	268,783	299,623	770,549	Number of Mortgages on Property				
\$10,000 to \$11,999.....	878,198	124,962	353,388	399,848	1 mortgage.....				
\$12,000 to \$13,999.....	777,972	107,104	289,954	380,914	2 mortgages.....				
\$14,000 to \$15,999.....	532,137	124,938	87,291	319,908	3 mortgages or more.....				
\$16,000 to \$19,999.....	415,718	49,786	...	365,932	OTHER CHARACTERISTICS				
\$20,000 to \$24,999.....	256,315	...	...	256,315	Type of Owner			
\$25,000 or more.....	185,336	...	...	185,336	Individual.....			
Total Outstanding Debt as Percent of Value					Partnership.....				
Less than 20 percent.....	274,159	14,985	7,563	251,611	Financial institution.....				
20 to 29 percent.....	435,709	35,763	9,738	390,208	Cooperative organization.....				
30 to 39 percent.....	912,561	124,664	78,304	709,593	Real estate corporation.....				
40 to 49 percent.....	1,250,675	166,627	81,161	1,002,887	Other.....				
50 to 59 percent.....	1,413,507	201,824	163,539	1,048,144	Interest and Principal Payments on All Mortgages as Percent of Rental Receipts				
60 to 69 percent.....	1,277,556	254,316	299,992	723,248	Acquired before 1959 and regular payments of interest and/or principal on first mortgage ¹				
70 to 79 percent.....	1,430,697	194,591	502,754	733,352	Less than 20 percent.....				
80 to 89 percent.....	1,110,713	298,167	376,747	435,799	20 to 29 percent.....				
90 to 99 percent.....	723,800	148,285	291,602	293,913	30 to 39 percent.....				
100 percent or more.....	124,551	4,500	36,298	83,753	40 to 49 percent.....				
PROPERTY CHARACTERISTICS					50 to 59 percent.....				
Property Location					60 to 69 percent.....				
Inside SMSA's.....	6,006,285	1,042,989	1,501,996	3,461,300	70 to 79 percent.....				
Outside SMSA's.....	2,957,643	400,733	345,702	2,211,208	80 to 89 percent.....				
Value					90 to 99 percent.....				
Less than \$5,000.....	310,362	14,561	9,750	286,051	100 percent or more.....				
\$5,000 to \$7,400.....	895,539	108,228	163,904	623,407	Other properties.....				
\$7,500 to \$9,900.....	1,536,185	321,433	358,230	856,522					
\$10,000 to \$12,400.....	1,586,649	300,821	472,040	813,788					
\$12,500 to \$14,900.....	1,264,466	265,457	472,758	526,251					
\$15,000 to \$17,400.....	1,002,237	219,560	303,460	479,217					
\$17,500 to \$19,900.....	435,091	83,696	50,133	301,262					
\$20,000 to \$24,900.....	811,277	84,694	17,423	709,160					
\$25,000 to \$34,900.....	487,324	45,272	...	442,052					
\$35,000 or more.....	634,798	...	...	634,798				

¹ Excludes properties with no rental receipts.

1-Dwelling-Unit Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total properties.....	1,642,679	327,927	109,449	554,587	198,432	27,700	84,465	6,227	279,679	54,214
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than \$2,000.....	153,790	43,223	4,124	32,928	1,398	2,723	...	...	35,627	33,768
\$2,000 to \$3,999.....	347,572	92,496	1,818	135,576	6,644	13,844	10,739	1,682	78,757	6,017
\$4,000 to \$5,999.....	339,694	80,124	28,314	118,099	33,422	5,584	11,456	1,881	58,812	2,002
\$6,000 to \$7,999.....	305,623	48,847	19,464	86,800	62,443	2,908	22,106	1,509	51,001	10,546
\$8,000 to \$9,999.....	197,045	23,959	16,099	76,382	26,350	643	30,310	...	21,302	...
\$10,000 to \$11,999.....	110,363	20,266	17,269	31,247	28,278	1,258	2,296	...	9,750	...
\$12,000 to \$13,999.....	80,434	9,989	12,220	32,225	6,541	741	7,558	...	8,249	1,881
\$14,000 to \$15,999.....	49,056	3,636	5,704	18,040	13,942	...	...	1,155	6,578	...
\$16,000 to \$19,999.....	29,608	3,433	1,245	13,492	7,694	...	...	...	3,765	...
\$20,000 to \$24,999.....	18,863	...	...	5,956	8,753	...	...	...	4,156	...
\$25,000 or more.....	10,650	1,975	2,184	1,842	2,967	...	...	...	1,682	...
Median.....dollars..	5,900	4,700	8,100	5,800	7,800	...	7,800	...	4,900	2,000-
First Mortgage Outstanding Debt										
Less than \$2,000.....	393,546	110,007	9,642	108,889	9,634	13,552	4,734	...	95,301	41,787
\$2,000 to \$3,999.....	380,684	103,915	18,201	133,574	29,562	6,748	13,903	1,682	71,910	1,209
\$4,000 to \$5,999.....	295,740	49,413	19,136	96,841	49,699	4,758	21,290	1,881	50,690	2,031
\$6,000 to \$7,999.....	229,293	19,000	18,515	94,007	38,668	643	21,368	1,509	28,279	7,205
\$8,000 to \$9,999.....	143,737	26,817	15,316	43,937	25,840	1,288	15,612	...	14,958	...
\$10,000 to \$11,999.....	69,823	9,191	15,131	31,603	9,838	...	1,359	...	2,701	...
\$12,000 to \$13,999.....	63,421	7,608	8,940	14,927	14,273	741	6,199	...	8,853	1,881
\$14,000 to \$15,999.....	30,205	...	2,384	14,023	9,218	...	...	1,155	3,425	...
\$16,000 to \$19,999.....	21,477	...	...	10,990	8,606	...	...	...	1,881	...
\$20,000 to \$24,999.....	10,936	...	2,184	3,955	3,115	...	...	...	1,682	...
\$25,000 or more.....	3,816	1,975	...	1,842	...	...	...	...	...	...
Median.....dollars..	4,300	3,000	6,800	4,700	6,500	...	6,200	...	3,200	2,000-
Total Outstanding Debt as Percent of Value										
Less than 20 percent.....	223,458	76,748	10,067	51,953	8,720	3,733	...	...	38,291	33,946
20 to 29 percent.....	163,464	58,927	10,535	40,021	8,775	748	3,187	1,682	35,744	3,835
30 to 39 percent.....	214,543	80,426	6,999	63,252	40,313	5,161	8,741	...	35,645	4,006
40 to 49 percent.....	227,329	39,710	10,220	94,389	34,529	2,694	6,747	...	34,568	6,482
50 to 59 percent.....	229,738	31,093	14,215	89,495	33,281	...	6,045	1,881	53,730	...
60 to 69 percent.....	188,419	22,419	19,568	70,436	19,629	1,809	18,078	...	34,750	2,031
70 to 79 percent.....	178,028	13,851	11,549	62,690	22,366	3,825	19,090	1,509	23,147	...
80 to 89 percent.....	115,367	16,685	14,727	36,677	20,687	4,915	6,474	1,155	10,134	3,914
90 to 99 percent.....	81,772	14,054	10,926	25,675	7,376	2,591	16,071	...	5,080	...
100 percent or more.....	20,562	4,014	644	...	2,737	2,524	2,032	...	8,590	...
Median.....percent..	50	36	61	53	52	...	71	...	49	20-
Term of First Mortgage										
Indefinite.....	31,393	5,207	...	925	...	1,851	...	...	23,410	...
On demand.....	18,230	12,710	...	...	...	...	...	...	5,520	...
Less than 8 years.....	270,130	104,275	4,548	25,225	...	13,477	...	1,682	80,026	40,897
8 to 12 years.....	419,903	68,912	9,611	199,723	9,042	5,307	...	1,881	93,392	2,032
13 to 17 years.....	251,535	26,683	10,634	141,310	11,165	2,573	3,164	...	50,733	5,273
18 to 22 years.....	301,202	40,178	24,224	107,870	85,185	1,901	11,242	...	26,598	4,006
23 to 27 years.....	249,137	29,047	35,432	53,282	79,652	1,851	48,365	1,509	...	...
28 to 32 years.....	99,143	10,915	25,000	26,249	13,389	741	21,695	1,509	...	...
33 to 37 years.....	2,006	...	...	...	...	...	...	...	...	2,006
38 years or more.....	...	...	...	...	...	...	...	...	...	...
Median.....years..	15	11	24	15	23	...	26	...	10	8-
Interest Rate of First Mortgage										
Less than 4.0 percent.....	15,007	1,547	...	...	...	...	...	...	13,460	...
4.0 percent.....	172,635	19,264	16,246	39,046	53,518	1,547	39,502	1,509	...	2,002
4.1 to 4.4 percent.....	61,166	20,288	7,076	1,582	22,144	...	8,287	...	1,819	...
4.5 percent.....	251,321	35,058	55,993	55,138	72,791	643	25,900	...	3,835	2,003
4.6 to 4.9 percent.....	9,570	...	1,261	2,349	3,819	...	2,141	...	...	...
5.0 percent.....	202,914	56,903	14,346	52,599	19,380	2,694	6,664	...	46,442	3,888
5.1 to 5.4 percent.....	22,481	6,970	652	6,659	7,045	...	...	1,155	...	...
5.5 percent.....	72,776	8,453	4,091	34,830	4,321	...	2,002	...	...	...
5.6 to 5.9 percent.....	8,573	...	1,484	5,087	1,261	...	...	...	...	...
6.0 percent.....	636,630	158,869	6,309	250,489	12,607	17,415	...	3,563	153,131	34,246
6.1 to 6.9 percent.....	96,687	8,172	2,032	75,290	3,913	...	...	...	2,037	5,273
7.0 percent.....	38,139	6,047	...	16,540	...	...	...	...	15,552	...
7.1 to 7.9 percent.....	11,118	...	...	11,118	...	...	...	...	...	...
8.0 percent or more.....	43,665	6,355	...	3,859	1,547	748	...	...	24,354	6,802
Median.....percent..	6.0	6.0	4.6	6.0	4.5	...	4.2	...	6.0	6.1
Origin of First Mortgage										
Made when property acquired.....	820,754	144,561	57,060	262,434	97,548	14,645	47,508	2,837	186,241	5,921
Assumed when property acquired.....	339,977	42,855	32,413	97,224	82,177	2,402	36,957	1,509	33,155	11,285
Made after property acquired.....	481,948	140,511	19,976	194,929	18,707	10,653	...	1,881	58,282	37,008

Residential Finance—Rental and Vacant Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	403,891	79,306	17,122	162,212	22,703	4,398	11,124	1,881	62,040	43,104
1958.....	259,325	68,476	6,967	77,377	27,367	5,848	7,731	1,155	62,397	2,007
1957.....	192,951	34,667	14,676	79,818	20,451	4,742	9,179	1,509	24,819	3,091
1955 and 1956.....	328,216	65,054	29,118	126,316	37,114	9,407	13,428	...	45,776	2,003
1950 to 1954.....	335,050	49,417	23,266	83,501	79,574	3,306	31,897	...	62,087	2,002
1945 to 1949.....	97,650	18,020	16,027	19,034	11,223	...	11,106	1,682	20,558	...
1940 to 1944.....	7,314	...	...	6,328	...	...	...	...	...	2,006
1939 or earlier.....	9,948	5,673	2,273	...	...	...	...	...	2,002	...
Method of Payment of First Mortgage										
Regular payments required.....	1,610,094	319,880	109,449	554,587	198,432	27,700	84,465	6,227	255,140	54,214
Interest and principal.....	1,571,213	303,815	109,449	554,587	198,432	27,700	84,465	6,227	232,325	54,214
Interest only.....	28,643	16,065	...	...	...	...	...	...	12,579	...
Principal only.....	10,237	...	...	...	...	...	...	...	10,237	...
No regular payments required.....	32,585	8,047	...	...	...	...	...	...	24,539	...
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal.....	1,610,094	319,880	109,449	554,587	198,432	27,700	84,465	6,227	255,140	54,214
Less than \$30.....	244,106	74,659	4,124	89,679	13,671	5,373	12,321	...	38,512	5,767
\$30 to \$39.....	218,108	25,366	19,963	96,364	28,692	2,415	18,735	...	24,572	2,002
\$40 to \$49.....	317,855	62,310	20,616	94,006	45,260	4,459	27,507	1,509	32,008	30,182
\$50 to \$59.....	278,932	43,084	28,144	83,738	39,716	9,599	17,318	3,563	53,770	...
\$60 to \$69.....	175,402	43,788	16,360	56,043	16,930	3,856	4,869	...	29,696	3,860
\$70 to \$79.....	113,000	14,656	9,034	41,136	18,401	1,998	3,716	...	22,850	1,209
\$80 to \$89.....	66,310	8,468	3,687	25,203	4,412	...	...	1,155	16,105	7,280
\$90 to \$99.....	34,657	5,408	5,337	12,782	5,452	...	...	...	5,678	...
\$100 to \$119.....	69,639	12,201	...	26,430	11,880	...	...	...	15,215	3,913
\$120 to \$149.....	57,523	14,913	...	22,084	10,905	...	...	...	9,621	...
\$150 or more.....	34,562	15,027	2,184	7,123	3,115	...	...	...	7,113	...
Median.....dollars..	51	50	54	50	53	...	44	...	56	46
No regular payments required.....	32,585	8,047	...	...	...	...	...	...	24,539	...
Current Status of First Mortgage Payments										
Current or ahead of schedule.....	1,454,221	301,669	102,879	499,273	195,562	20,568	80,658	4,718	226,868	22,025
Delinquent.....	155,873	18,211	6,570	55,313	2,870	7,131	3,807	1,509	28,272	32,189
No regular payments required.....	32,585	8,047	...	...	...	...	...	...	24,539	...
Servicing of First Mortgage										
By holder.....	1,281,484	305,596	53,294	547,612	77,720	25,941	10,684	3,563	212,139	44,936
By agent.....	361,195	22,331	56,155	6,974	120,712	1,759	73,781	2,664	67,540	9,278
Location of First Mortgage Holder										
Property inside SMSA.....	981,899	135,040	76,047	330,698	167,887	16,056	54,234	4,545	153,083	44,309
Holder in--										
Same division.....	802,408	127,693	40,918	307,803	75,192	15,030	44,143	3,036	148,289	40,303
Different division.....	178,336	7,347	35,128	22,896	91,540	1,026	10,091	1,509	4,795	4,006
Holder outside United States.....	1,155	...	...	...	1,155	...	...	...	...	...
Property outside SMSA.....	660,780	192,887	33,402	223,889	30,545	11,643	30,231	1,682	126,596	9,905
Holder in--										
Same division.....	604,268	186,962	24,394	219,825	17,254	11,643	17,749	1,682	120,549	5,892
Different division.....	56,513	5,924	9,009	4,064	13,291	...	12,482	1,682	6,047	4,013
Holder outside United States.....	...	...	...	...	...	...	...	...	...	...
PROPERTY CHARACTERISTICS										
Property Location										
Inside SMSA's.....	981,899	135,040	76,047	330,698	167,887	16,056	54,234	4,545	153,083	44,309
Outside SMSA's.....	660,780	192,887	33,402	223,889	30,545	11,643	30,231	1,682	126,596	9,905
Value										
Less than \$5,000.....	182,844	39,316	1,851	47,586	2,577	15,262	3,522	...	69,143	3,586
\$5,000 to \$7,400.....	325,529	68,029	6,031	140,013	15,320	6,072	20,929	...	65,130	4,006
\$7,500 to \$9,900.....	351,710	85,612	21,995	122,662	33,551	1,759	25,641	3,390	49,820	7,280
\$10,000 to \$12,400.....	305,714	49,192	25,152	76,492	43,437	3,866	21,200	...	54,186	32,188
\$12,500 to \$14,900.....	167,377	14,374	29,722	61,781	35,815	741	9,652	1,682	13,610	...
\$15,000 to \$17,400.....	111,876	24,616	11,507	33,341	25,912	...	3,522	...	5,824	7,154
\$17,500 to \$19,900.....	49,966	16,991	2,840	15,020	7,568	...	...	1,155	6,394	...
\$20,000 to \$24,900.....	69,801	42,665	8,167	38,388	11,104	...	...	...	...	...
\$25,000 to \$34,900.....	42,665	9,995	...	10,345	12,074	...	...	...	10,252	...
\$35,000 or more.....	35,197	7,659	2,184	8,958	11,075	...	...	...	5,321	...
Median.....dollars..	9,700	9,100	12,500	9,300	12,800	...	9,200	...	7,800	11,000

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS--Con.										
Year Built										
1958 and 1959.....	120,029	12,864	5,580	48,540	11,197	2,715	2,142	1,155	5,653	30,182
1955 to 1957.....	197,602	38,579	20,279	70,289	34,304	3,410	13,847	...	16,895	...
1950 to 1954.....	389,911	57,716	35,339	134,932	86,972	3,001	33,441	1,509	37,001	...
1940 to 1949.....	344,931	59,654	16,145	100,957	56,982	5,104	27,508	1,682	60,545	16,355
1930 to 1939.....	137,370	23,391	7,667	56,854	3,127	2,506	5,647	1,881	28,652	5,645
1929 or earlier.....	452,836	135,723	24,439	143,016	3,850	10,963	1,881	...	130,932	2,031
New or Previously Occupied										
New.....	491,905	93,883	44,562	165,738	89,214	8,424	27,887	1,155	27,823	33,219
Previously occupied.....	1,150,774	234,043	64,887	388,849	109,219	19,275	56,578	5,072	251,856	20,994
Number of Mortgages on Property										
1 mortgage.....	1,537,813	301,917	101,689	533,935	160,697	25,725	80,613	6,227	274,802	52,208
2 mortgages.....	103,827	26,009	7,760	20,652	36,696	1,975	3,852	...	4,877	2,006
3 mortgages or more.....	1,039	...	...	...	1,039	...	...	...	...	...
ACQUISITION CHARACTERISTICS										
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,160,731	187,416	89,473	359,658	179,725	17,046	84,465	4,346	221,397	17,205
Less than 40 percent.....	29,689	1,975	2,032	7,411	1,039	...	...	1,682	13,543	2,006
40 to 49 percent.....	81,830	29,393	...	17,146	14,272	...	2,032	...	9,708	9,278
50 to 59 percent.....	128,888	17,787	5,670	44,246	33,188	1,759	2,586	...	21,676	2,007
60 to 59 percent.....	175,784	34,399	10,377	63,445	36,500	1,975	2,080	...	26,409	...
70 to 79 percent.....	199,054	27,370	20,466	73,600	27,162	1,669	13,246	...	35,541	...
80 to 84 percent.....	88,170	7,521	7,352	22,953	17,320	1,258	9,373	...	22,383	...
85 to 89 percent.....	129,696	14,727	4,422	63,383	13,452	3,657	4,609	...	23,565	1,881
90 to 94 percent.....	126,029	28,864	13,591	22,265	18,084	741	14,351	2,664	23,437	2,032
95 to 99 percent.....	64,146	6,627	9,588	14,544	5,212	...	21,179	...	6,997	...
100 percent or more.....	137,445	18,774	15,976	30,664	13,495	5,989	14,411	...	38,137	...
Median.....percent..	78	74	84	76	72	...	93	...	81	...
Other properties.....	481,948	140,511	19,976	194,929	18,707	10,653	...	1,881	58,282	37,008
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,160,731	187,416	89,473	359,658	179,725	17,046	84,465	4,346	221,397	17,205
Less than 40 percent.....	22,944	1,975	...	7,411	...	...	...	1,682	11,876	...
40 to 49 percent.....	77,049	25,968	...	15,143	14,272	...	2,032	...	8,349	11,285
50 to 59 percent.....	116,560	16,210	7,702	42,414	21,578	1,759	1,547	...	23,343	2,007
60 to 69 percent.....	155,376	36,066	8,558	51,624	30,228	...	1,133	...	27,768	...
70 to 79 percent.....	185,797	18,923	20,466	71,934	22,699	1,669	14,564	...	35,541	...
80 to 84 percent.....	96,576	8,688	7,412	21,915	25,947	1,258	9,373	...	22,383	...
85 to 89 percent.....	140,678	17,467	2,272	68,840	18,387	3,657	4,609	...	23,437	1,881
90 to 94 percent.....	127,390	25,625	13,591	25,599	18,084	741	15,617	2,664	23,437	2,032
95 to 99 percent.....	84,017	8,444	12,251	22,112	11,060	1,975	21,179	...	6,997	...
100 percent or more.....	154,345	28,049	17,222	32,667	17,871	5,989	14,411	...	38,137	...
Median.....percent..	81	77	86	79	80	...	93	...	81	...
Other properties.....	481,948	140,511	19,976	194,929	18,707	10,653	...	1,881	58,282	37,008
RENTAL RECEIPTS AND EXPENSES										
Monthly Rental Receipts										
Acquired before 1959 ¹	1,107,647	219,731	72,738	345,892	155,042	15,638	67,797	6,227	183,389	41,193
Less than \$30.....	177,601	39,636	4,943	52,676	15,985	1,547	4,142	...	54,635	4,038
\$30 to \$49.....	236,773	52,357	7,539	71,183	13,697	5,674	14,519	1,881	37,984	31,940
\$50 to \$59.....	125,704	28,084	7,261	53,094	6,499	3,108	5,793	...	17,862	2,002
\$60 to \$69.....	166,051	30,547	8,093	62,144	14,750	3,640	11,708	...	33,165	2,003
\$70 to \$79.....	125,172	14,828	5,154	41,372	27,930	...	13,166	1,509	18,212	...
\$80 to \$79.....	128,834	30,257	20,053	35,924	19,653	643	15,009	1,682	4,404	1,209
\$100 to \$99.....	77,807	14,885	12,942	12,582	25,939	1,026	3,460	...	6,974	...
\$120 to \$119.....	33,972	3,785	3,973	5,450	14,913	...	...	...	5,851	...
\$150 or more.....	40,735	3,352	2,782	11,467	15,675	...	...	1,155	4,303	...
Median.....dollars..	61	56	83	59	80	...	68	...	50	...
Other properties.....	535,032	108,195	36,711	208,695	43,391	12,061	16,668	...	96,290	13,021

¹ Excludes properties with no rental receipts.

Residential Finance—Rental and Vacant Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
RENTAL RECEIPTS AND EXPENSES--Con.										
Rental Receipts as Percent of Value										
Acquired before 1959 ¹	1,107,647	219,731	72,738	345,892	155,042	15,638	67,797	6,227	183,389	41,193
Less than 5 percent.....	229,005	50,099	13,742	61,532	22,618	1,547	5,501	1,881	37,864	34,220
5 to 9 percent.....	603,746	116,505	50,449	180,703	100,313	3,016	46,102	3,191	101,710	1,758
10 to 14 percent.....	221,851	40,420	8,548	84,094	30,751	8,550	12,615	1,155	30,503	5,235
15 to 19 percent.....	33,004	9,017	...	6,974	1,359	2,524	3,580	...	9,550	...
20 to 24 percent.....	11,360	1,683	...	5,914	...	...	...	...	3,763	...
25 to 29 percent.....	3,005	...	...	3,005	...	...	...	...	...	...
30 to 39 percent.....	2,002	...	...	2,002	...	...	...	...	...	...
40 percent or more.....	3,675	2,007	...	1,667	...	...	...	...	...	...
Median.....percent..	8	8	7	8	8	...	8	...	8	...
Other properties.....	535,032	108,195	36,711	208,695	43,391	12,061	16,668	...	96,290	13,021
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts										
Acquired before 1959 and regular payments of interest and/or principal ²	1,090,283	215,667	72,738	345,892	155,042	15,638	67,797	6,227	170,089	41,193
Less than 20 percent.....	11,877	10,026	...	4,746	...	...	1,547	...	1,851	...
20 to 29 percent.....	11,787	1,667	...	4,746	...	...	2,702	...	3,826	...
30 to 39 percent.....	59,440	10,106	8,717	16,504	11,174	...	4,729	...	10,237	...
40 to 49 percent.....	101,429	17,260	5,526	33,454	34,822	1,026	20,818	4,346	2,608	2,003
50 to 59 percent.....	123,756	16,837	11,277	26,832	37,131	643	14,601	...	5,873	...
60 to 69 percent.....	134,229	39,919	14,235	34,177	16,757	3,642	10,368	...	8,896	2,002
70 to 79 percent.....	125,005	20,483	7,596	45,584	18,634	1,759	4,802	...	20,583	...
80 to 89 percent.....	103,674	6,586	5,572	68,322	4,814	1,851	2,003	...	12,026	...
90 to 99 percent.....	53,130	10,553	5,577	17,669	5,580	...	2,003	...	10,780	2,967
100 percent or more.....	365,957	82,210	14,258	98,603	28,130	6,718	6,526	1,881	93,411	34,220
Median.....percent..	78	76	68	82	58	...	63	...	100+	...
Other properties.....	552,396	112,260	36,711	208,695	43,391	12,061	16,668	...	109,590	13,021
Real Estate Tax as Percent of Rental Receipts										
Acquired before 1959 ¹	1,107,648	219,731	72,738	345,892	155,042	15,638	67,797	6,227	183,389	41,193
Less than 5 percent.....	52,577	16,829	...	15,262	5,831	1,975	1,038	...	11,542	...
5 to 9 percent.....	161,807	39,762	7,789	60,984	18,549	5,429	11,898	...	15,365	2,031
10 to 14 percent.....	267,050	37,534	15,901	60,321	49,888	1,881	18,435	1,509	49,395	32,185
15 to 19 percent.....	189,088	35,589	7,374	71,592	19,030	2,402	11,812	1,155	33,158	6,976
20 to 24 percent.....	126,630	16,729	12,154	60,784	12,467	1,258	9,860	...	13,378	...
25 to 29 percent.....	90,649	26,913	11,653	13,351	16,283	1,667	3,834	...	16,948	...
30 percent or more.....	219,847	46,375	17,867	62,498	32,994	1,026	10,921	3,563	43,603	...
Median.....percent..	17	17	22	18	16	...	16	...	17	...
Other properties.....	535,032	108,195	36,711	208,695	43,391	12,061	16,668	...	96,290	13,021
Real Estate Tax per \$1,000 Value										
Acquired before 1959.....	1,397,543	289,037	92,327	457,061	177,964	23,302	73,341	6,227	231,375	46,909
Less than \$5.....	125,203	38,958	3,634	34,817	14,678	3,522	2,077	...	21,778	5,741
\$5 to \$9.....	296,061	78,137	9,033	84,030	39,649	...	10,107	...	42,916	32,189
\$10 to \$14.....	354,915	49,565	23,551	142,331	49,132	8,873	28,795	3,390	45,513	3,764
\$15 to \$19.....	302,000	78,641	23,757	87,689	30,074	2,629	12,410	1,155	60,431	5,215
\$20 to \$24.....	143,564	14,209	15,095	46,135	30,662	1,509	11,297	...	24,657	...
\$25 to \$29.....	76,587	11,972	11,417	36,938	3,706	643	3,667	1,682	6,562	...
\$30 to \$39.....	55,246	11,544	2,139	10,820	4,004	5,100	3,855	...	17,784	...
\$40 or more.....	43,967	6,013	3,701	14,301	6,059	1,026	1,133	...	11,735	...
Median.....dollars..	14	13	17	14	14	...	14	...	15	...
Acquired 1959 and 1960 (part).....	245,136	38,889	17,122	97,526	20,469	4,397	11,124	...	48,304	7,305

¹ Excludes properties with no rental receipts.