Chapter 2

PROPERTIES WITH 1 TO 4 DWELLING UNITS

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

	All mo	rtgaged prop	erties	Pr	operties wit	h governi	ent-insu	red first	mortgage			s with conv rst mortgag	
				:	FHA first m	rtgage		VA 1	irst morte	age	<u> </u>	<u>`</u> `	1
Subject	Total	First mortgage	With junior		First mort-	With mort	junior tgage		First mort-	With	Total	First mortgage	With junior
		cnly	mortgage	Total	gage only	VA second	Conven- tional second	Total	gage only	mort- gage		only	mortgage
Total properties	2,238,468	2,081,116	157,352	274,814	228,453	32,257	14,104	289,621	265,800	23,822	1,674,032	1,586,863	87,169
MORTGAGE CHARACTERISTICS													
First Mortgage Loan									1				
Less than \$2,000 \$2,000 to \$3,999. \$4,000 to \$5,999. \$6,000 to \$7,999 \$0,000 to \$7,999 \$10,000 to \$11,999 \$12,000 to \$13,999 \$14,000 to \$13,999 \$14,000 to \$13,999 \$20,000 to \$19,999 \$20,000 to \$24,999 \$25,000 or more Median	179,832 412,547 454,576 426,129 280,152 167,925 119,301 80,632 54,545 42,781 20,047 6,300	175,037 392,678 418,950 384,931 246,978 155,999 114,908 75,439 53,922 42,781 19,492 6,300	4,795 19,869 35,626 41,198 33,174 11,926 4,333 5,193 623 555 6,900	926 24,295 54,072 68,121 26,485 11,770 12,220 11,684 3,300 7,700	926 24,295 44,702 53,248 47,803 20,400 9,875 12,220 11,684 3,300 7,700	9,370 11,904 8,981 2,002 	2,969 5,157 4,083 1,895	1,851 16,819 52,246 72,099 68,683 29,770 28,006 15,157 2,398 2,594 8,100	1,851 15,271 46,852 62,996 63,055 28,865 26,760 15,157 2,398 2,594 8,200	1,547 5,394 9,104 5,627 904 1,246 	177,056 371,433 348,258 285,909 149,528 111,670 79,526 53,255 40,463 36,887 20,047 5,700	172,261 353,111 327,395 268,667 136,120 106,734 78,273 48,062 39,840 36,887 19,492 5,600	18,322 20,863 17,222 13,408 4,937 1,252 5,193 623
First Mortgage Outstanding Debt													
Less than \$2,000, \$2,000 to \$3,999. \$4,000 to \$5,999. \$6,000 to \$7,999. \$10,000 to \$7,999. \$10,000 to \$11,999. \$12,000 to \$11,999. \$14,000 to \$13,999. \$14,000 to \$13,999. \$14,000 to \$19,999. \$20,000 to \$19,999. \$20,000 to \$24,999. \$25,000 or more. Median,	486,138 496,019 431,365 319,207 192,985 108,773 84,871 48,627 42,128 19,525 8,830 4,600	467,142 469,830 387,694 274,750 180,878 106,402 78,485 46,629 41,505 18,970 8,830 4,500	18,996 26,189 43,671 44,457 12,107 2,371 6,386 1,998 623 555 5,500	20,685 53,844 62,081 64,256 28,337 17,051 12,477 10,939 5,143 6,000	20,685 45,204 47,688 43,656 28,337 15,585 11,216 10,939 5,143 6,000	6,709 12,109 13,440 	1,931 2,285 7,160 1,467 1,262 	23,674 42,078 60,725 64,668 43,811 24,708 22,632 4,733 1,668 926 6,600	23,674 37,519 55,087 56,744 40,260 23,804 21,386 4,733 1,668 926 6,600	4,559 5,638 7,924 3,551 904 1,246 	441,780 400,097 308,559 190,283 1.20,837 67,013 49,762 32,955 35,317 18,599 8,830 4,000	422,783 387,107 284,920 174,350 112,281 67,013 45,883 30,957 34,694 18,044 8,830 3,900	12,990 23,639 15,933 8,556 3,879 1,998 623 555
Total Outstanding Debt as Percent of Value													
Less than 20 percent. 20 to 29 percent. 30 to 39 percent. 50 to 59 percent. 50 to 59 percent. 70 to 79 percent. 80 to 89 percent. 80 to 89 percent. 100 percent or more. 100 percent. 100 percent.	318,427 251,494 293,689 315,375 306,459 258,720 219,012 150,015 96,907 28,370 48	314,388 246,582 282,062 289,915 276,239 236,220 193,809 133,424 83,116 25,361 47	4,039 4,912 11,628 25,460 30,220 22,500 25,203 16,591 13,791 3,009 61	16,953 17,354 38,332 41,766 36,271 40,764 32,497 35,273 15,000 643 56	16,953 17,354 34,783 30,979 18,745 37,266 25,958 34,011 11,761 643 58	3,549 8,558 16,279 909 2,661 	1,931 1,247 2,588 3,838 1,262 3,239	12,678 11,600 31,378 16,375 28,360 48,781 66,941 38,830 31,342 4,035 69	12,678 10,347 29,620 16,375 27,322 45,415 35,508 27,375 4,035 68	1,254 1,758 1,038 3,366 9,117 3,322 3,967	288,795 222,540 223,979 257,233 241,828 169,175 120,314 75,912 50,564 23,692 44	284,757 218,882 217,659 242,562 230,172 153,539 110,726 63,904 43,980 20,683 43	6,321 14,671 11,656 15,637 9,588 12,007 6,585 3,009
Term of First Mortgage		j											}
Indefinite. On demand. Lass than 8 years. 13 to 17 years. 13 to 17 years. 23 to 27 years. 23 to 27 years. 33 to 37 years. 38 years or more. Median. years.	38,454 38,563 361,317 622,450 399,897 383,614 282,209 109,457 2,006 501 14	37,096 35,939 352,807 596,616 361,381 354,996 244,284 97,497 501 14	1,359 2,624 8,510 25,835 38,515 28,618 37,925 11,960 2,006 19	 12,393 92,562 127,667 42,191 24	12,393 83,733 96,395 35,932	5,628 24,871 1,759	3,202 6,402 4,501	3,184 12,992 91,202 123,412 58,832 25	 3,184 11,738 80,232 117,515 53,131 25	1,254 10,970 5,897 5,701	38,454 38,563 361,317 619,266 374,511 199,850 31,129 8,434 2,006 501	37,096 35,039 352,807 593,432 337,250 191,031 30,375 8,434 501	2,624 8,510 25,835 37,262 8,819
Interest Rate of First Mortgage													
Less than 4.0 percent. 4.0 percent. 4.1 to 4.4 percent. 4.5 percent. 5.0 percent. 5.1 to 5.4 percent. 5.5 percent. 6.0 percent. 7.0 percent. 7.0 percent. 7.1 to 7.9 percent. 8.0 percent. 7.1 percent. 7.1 percent. 8.0 percent. 7.1 percent. 8.0 percent. 8.0 percent. 9.1 percent.	19,694 217,135 75,099 288,729 14,280 320,398 37,125 10,474 871,248 123,005 54,734 15,252 58,860 6,0	18,147 185,182 69,049 256,549 14,280 309,417 37,125 129,412 9,213 820,080 113,018 53,854 10,503 55,286 6.0	1,547 31,953 6,051 32,160 3,023 1,261 51,168 9,987 679 4,750 3,574 5.1	43,276 63,019 133,103 6,019 23,945 5,452 4.5	27,627 56,968 108,441 6,019 23,945 5,452 	10,565 21,693 	5,085 6,051, 2,969 	147,769 1,819 129,341 7,569 2,215 909 4.1	131,466 1,819 121,823 7,569 2,215 909 	16,304 7,518 	19,694 26,089 10,262 6,712 312,164 12,271 132,435 5,022 871,248 123,005 54,734 15,252 58,860 6,0	18,147 26,089 10,262 26,286 6,712 301,183 1,2,271 1,29,412 3,761 820,080 113,018 53,854 10,503 55,286 6,0	3,023 1,261 51,168 9,987 879 4,750
Origin of First Mortgage Made when property acquired	1 155 05/	1 065 614	ET CIA	901 000									
Assumed when property acquired	1,123,254 409,656 705,558	330,561	57,640 79,095 20,617		142,806 68,377 17,269	1.5,713 16,544 •••	6,244 7,861 	131,270 153,061 5,291	129,239	23,822	827,221 163,814 682,998	791,538 132,945 662,380	30,869

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

	All mon	rtgaged prop	erties	Pro	operties wit	h governa	ent-insur	ed first :	nortgage		Properties fir	with conve st mortgage	
-				1	HA first mo	rtgage		VA f	irst mortg	age			
Subject	Total	First mortgege only	With junior mortgage	Total.	First mort- gage only	With ; mort VA second	unior gage Conven- tional second	Total	First mort- gage only	With junior mort- gage	Total.	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS-Con.									-				
Year First Mortgage Made or Assumed										-			-
1959 and 1960 (part)	550,101 357,315 260,413 445,287 460,460 128,213 17,938 18,741	509,998 326,050 245,727 420,907 429,163 114,599 15,932 18,741	40,103 31,265 14,686 24,381 31,297 13,614 2,006 	24,785 25,791 25,470 54,375 96,670 37,970 8,086 1,667	21,024 21,843 23,170 48,501 78,047 26,114 8,086 1,667	3,761 3,115 2,002 16,459 6,920	833 2,300 3,872 2,163 4,936 	42,055 26,850 27,704 77,791 85,354 29,867	28,408 21,764 27,704 75,715 84,101 28,109	13,647 5,087 2,077 1,254 1,758	483,260 304,674 207,239 313,121 278,436 60,377 9,852 17,074	460,565 282,443 194,853 296,691 267,016 60,377 7,846 17,074	22,695 22,231 12,387 16,430 11,421 2,006
Method of Payment of First Mortgage Regular payments required Interest and prinoipal Interest only Principal only No regular payments required	2,199,945 2,135,851 51,268 12,826 38,523	2,043,426 1,983,159 47,442 12,826 37,690	156,519 152,693 3,826 833	274,814 274,814 	228,453 228,453	32,257 32,257 	14,104 14,104 	289,621 289,621 	265,800 265,800 	23,822 23,822		1,549,174 1,488,906 47,442 12,826 37,690	3,826
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit												4	
Regular payments of interest and/or principal	2,199,945 543,393 342,251 393,033 327,270 194,065 1.23,220 67,808 38,914 74,419 59,545 36,026 45	2,043,426 505,175 312,262 354,663 907,228 177,587 118,483 66,051 35,867 71,801 58,285 36,026 46	156,519 38,218 29,989 38,370 20,043 16,478 4,737 1,758 3,046 2,618 1,261 43	22,372 2,931 6,047 4,413 4,565 2,620 42	228,453 49,523 40,805 24,517 22,372 2,931 6,047 4,413 4,565 2,620 43	32,257 5,367 9,937 14,951 2,002 	14,104 6,685 2,508 4,911 	289,621 36,665 55,360 71,370 62,925 31,906 24,126 4,872 1,245 1,154 47	66,209 58,639 26,058 21,976 4,872 1,245 1,154 47	23,822 1,254 5,123 5,161 4,286 5,847 2,150	445,153 233,641 231,142 237,826 139,787 96,163 56,890 33,256 68,700 56,925 36,026 46	1,549,174 420,241 221,220 217,795 224,071 129,156 55,132 30,210 66,082 55,664 36,026 46	13,348 13,755 10,631 2,588 1,758 3,046 2,618 1,261 44
No regular payments required	38,523	37,690	833					•••	•••	••••	38,523	37,690	
Items Included in First Mortgage Fayment Regular payments of both interest and principal	2,135,851 770,171 446,470 323,701 203,080 27,201 1,135,400 102,617	1,983,159 701,299 423,960 277,339 187,429 24,285 1,070,146 97,957	46,362 15,651 2,916 65,253	274,814 271,565 8,665 262,900 1,218 2,031	228,453 225,204 8,665 216,538 1,218 2,031	32,257 32,257 32,257 	14,104 14,104 14,104 	289,621 226,771 207,071 19,700 41,122 21,729	265,800 213,337 193,637 19,700 33,457 19,006	23,822 13,434 13,434 7,665 2,723 	271,834 230,734 41,101 160,741 27,201	262,758 221,657 41,101 152,755 24,285 1,049,109	9,077 9,077 7,986 2,916
Current Status of First Mortgage													
Payments Current or ahead of schedule Dolinguent No regular payments required	2,013,635 186,310 38,523		13,595		217,015 11,438		11,135 2,969	278,066 11,555	296,744 9,056	21,322 2,499 			
Servicing of First Mortgage By holder By agent	1,801,588 436,880	1,687,291 393,825		133,733 141,082	107,427 121,025				150,963 114,837	10,726 13,095		1,428,901 157,963	
Holder of First Mortgage Commercial bank or trust company, own account Commercial bank or trust commany, trust	416,687	386,252			57,123	4,819	4,156		22,744	6,831			1
Account. Mitual savings bank. Savings and loan association. Life insurance company. Mortgage company. Martgage company. Real estate or construction company. Federal ar State agency. Retirement system, Welfure fund, etc Other nonprofit organization. Individual or individual's estate	20,797 97,742 2,086 7,560 419,966	154,965 737,566 187,794 14,136 91,794 2,086 7,560 405,330	10,146 42,734 42,820 3 2,608 5,948 5,948	44,511 26,862 97,415 1,384 633 34,754 1,155	40,935 24,935 67,430 1,384 33,492 1,155 2,003	23,862	1,931 6,123 633 1,262	64,642 50,194 1,509	89,405 56,511 46,342 1,509 1,819	3,969 1,038 8,131 3,852	662,997 68,557 12,752 20,163 2 12,794 931 6,051 418,147	69,717 623,232 63,855 12,752 18,186 11,960 931 6,051 403,511	2,601 39,765 4,704 1,975 834 14,636
Location of First Mortgage Holder Property inside SMSA Holder in Same division		1,316,61			144,760 96,98:		4 5,989	136,480	207,748	14,579	984,714	921,310	63,398
Same division. Different division. Holder outside United States Property outside SMSA	21.0,064 3,006	173,40 3,00	8 36,656 6	69,236 1,155	46,62 1,15	5 17,73	5 4,876	95,090	85,847	9,24	45,738 1,852	40,93	8 4,800 2
Holder un- Same division. Different division. Holder outside United States	729,918	708,55 55,94	8 21,361 5 2,006	63,258 24,831	58,86; 24,83	2 1,15'	7 3,239	44,707 13,344	44,707		621,953	604,98 17,76	9 2,006

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

	All mc	ortgaged prop	erțies	Pr	operties wit	h govern	ment-insu	red first	mortgage		Properties fin	with conv nat mortgag	
					FHA first m	ortgage		VA f	irst mort	gage			
Subject	Total	First mortgage	With junior		First mort-		junior tgage		First mort-	With junior	Total	First mortgage	With
••••••••••••••••••••••••••••••••••••••		only	mortgage	Total	gage only	VA second	Conven- tional second	Total	gage only	mort- gage		only	mortgage
PROPERTY CHARACTERISTICS													
Property Location													
Inside SMSA's Outside SMSA's	1,450,598 787,869	1,316,613 764,502	133,985 23,367	186,725 88,089	144,760 83,693	31,100 1,157	10,865 3,239	231,570 58,052	207,748 58,052	23,822	1,032,303 641,729	964,105 622,758	
Value													
Less than \$5,000 \$5,000 to \$7,400 \$10,000 to \$12,400 \$12,500 to \$12,400 \$12,500 to \$12,400 \$15,000 to \$17,400 \$15,000 to \$17,400 \$20,000 to \$19,900 \$20,000 to \$24,900 \$25,000 to \$34,900 \$35,000 or more Median	208,582 388,849 407,686 419,845 222,707 208,978 95,707 122,876 94,742 67,498 10,700	200,811 369,490 385,119 388,374 194,118 184,734 90,353 115,248 89,414 63,454 10,500	7,771 19,359 22;566 31,471 28,589 24,244 5,353 8,628 5,329 4,024 12,300	5,430 31,821 67,469 55,275 39,997 38,300 12,330 15,422 7,936 833 11,500	5,430 29,160 55,519 47,127 30,091 26,987 10,780 11,422 7,936 11,300	2,661 8,711 4,105 7,976 8,805	3,239 4,043 1,931 2,508 1,550 833	3,825 50,372 72,611 68,167 49,454 30,225 5,961 3,838 5,969 10,700	3,825 48,825 68,975 63,087 41,435 25,939 4,707 3,838 5,169 10,400	1,547 3,636 5,080 8,019 4,286 1,254 	199,327 306,655 267,606 296,403 133,256 140,453 77,415 104,616 81,637 66,664 10,500	191,556 291,505 260,626 278,160 122,592 131,809 74,866 95,988 76,309 63,454 10,400	7,771 15,151 6,980 18,243 10,663 8,644 2,549 8,628 5,329 3,210 11,900
Year Built													
1958 and 1959	137,940 222,339 453,505 420,384 194,604 809,696	130,394 211,452 404,521 379,389 185,876 769,484	7,546 10,887 48,984 40,995 8,729 40,212	10,798 53,938 99,412 90,019 3,425 17,223	10,798 50,699 77,541 68,768 3,425 17,223	16,775 15,483 	3,239 5,097 5,769	8,106 35,906 120,811 57,425 20,293 47,080	8,106 32,718 108,556 55,878 18,290 42,251	3,188 12,255 1,547 2,002 4,829	119,036 132,494 233,282 272,940 170,887 745,393	111,490 128,035 218,424 254,744 164,160 710,010	4,460 14,858 18,196 6,727
Purchase Price as Percent of Value								3					
Acquired by purchase Purchased 1957 to 1960 (part) Less than 80 percent 80 to 89 percent 90 to 94 percent 100 percent or more Median	2,180,514 822,932 168,418 144,851 103,337 71,656 334,669 95	2,026,296 747,153 156,041 134,703 91,813 61,457 303,138 95	154,217 75,779 12,377 10,148 11,524 10,199 31,531 97	272,982 72,667 3,365 14,239 16,822 15,973 22,269 96	226,621 62,658 2,326 10,025 15,989 13,312 21,007 96	32,257 6,876 4,215 2,661	14,104 3,133 1,038 833 1,262	269,621 94,394 4,810 19,568 13,756 19,105 37,156 97	265,800 75,661 4,810 18,301 9,935 16,249 26,366 96	23,822 18,734 1,267 3,821 2,856 10,790	1,617,910 655,871 160,243 111,045 72,760 36,579 275,244 94	1,533,876 608,834 148,905 106,378 65,890 31,896 255,765 94	84,034 47,036 11,339 4,666 6,870 4,682 19,479
Purchased 1950 to 1956 Less than 60 percent. 60 to 79 percent. 80 to 89 percent. 90 to 99 percent. 100 percent or more. Medianpercent.	913,030 53,658 232,549 169,401 162,603 294,820 90	860,910 51,786 215,490 160,082 1,52,521 281,031 90	52,121 1,872 17,059 9,319 10,082 13,789 88	150,910 2,514 28,032 35,021 47,148 38,195 92	126,413 2,514 18,138 32,285 38,984 34,492 93	18,461 8,977 2,103 4,926 2,456	6,036 917 633 3,239 1,247	161,327 2,007 21,671 23,142 38,123 76,383 99	157,996 2,007 21,671 21,889 37,085 75,345 99	3,331 1,254 1,038 1,038	600,793 49,136 182,846 111,237 77,332 180,243 86	576,500 47,264 175,681 105,908 76,452 171,195 86	24,293 1,872 7,166 5,329 879 9,048
Purchased 1949 or serligr. Less than 40 percent. 40 to 59 percent. 60 to 79 percent. 80 to 99 percent. 100 percent or more. Median.	444,552 70,816 128,306 120,154 71,014 54,261 64	418,234 67,466 127,304 112,456 65,626 45,381 63	26,318 3,350 1,002 7,698 5,388 8,880	49,405 1,667 18,088 16,859 6,874 5,917 66	37,549 1,667 18,088 11,167 3,714 2,912	6,920 3,761 3,160 	4,936 1,931 3,005	33,900 5,006 12,290 10,447 6,158	32,143 5,006 12,290 8,689 6,158	1,758 1,758 	361,246 69,149 105,212 91,005 53,693 42,187 61	348,542 65,799 104,211	12,704 3,350 1,002
Not acquired by purchase	57,954	54,819	3,135	1,832	1,832						56,122	52,987	3,135
Number of Mortgages on Property													
1 mortgage, 2 mortgages 3 mortgages or more,	2,081,116 153,705 3,647	2,081,116 	153,705 3,647	228,453 46,362	228,453 	32,257 	14,104	265,800 23,822	265,800	23,822	1,586,863 83,522 3,647	1,586,863	83,522 3,647
ACQUISITION CHARACTERISTICS													
Year Property Acquired													
New	585,632 46,641 119,079 97,531 197,244 72,105 22,438 30,594	555,574 46,641 114,926 91,882 184,942 66,184 20,406 30,594	30,058 4,153 5,649 12,302 5,921 2,032 	139,111 2,879 7,054 29,227 62,047 28,152 8,086 1,667	120,520 2,879 7,054 25,988 52,615 22,231 8,086 1,667	12,348 9,432 2,916 	6,244 3,239 3,005	68,784 3,053 9,303 16,726 34,939 2,549 2,215	68,784 3,053 9,303 16,726 34,939 2,549 2,215	• • • • • • • • • • • • • • • •	377,737 40,710 102,723 51,578 100,258 41,405 14,352 26,712	366,271 40,710 98,570 49,168 97,388 41,405 12,320 26,712	11,466 4,153 2,410 2,870 2,032
Previously occupied 1959 and 1960 (part) 1957 and 1958 1955 to 1954 1950 to 1954 1945 to 1949 1940 to 1944 1939 or earlier.	1,652,836 284,038 386,539 287,497 351,416 210,806 73,870 58,669	1,525,541 246,795 351,541 272,390 330,504 196,300 69,344 58,669	127,294 37,243 34,999 15,108 20,912 14,506 4,526 	135,703 19,673 44,894 25,439 34,198 9,818 1,682	107,933 15,912 38,646 22,803 25,007 3,883 1,682	19,910 3,761 3,115 2,002 7,027 4,004 	7,861 3,133 633 2,163 1,931 	220,837 36,787 45,251 61,065 48,597 28,227 909	197,016 23,141 40,164 58,989 47,343 26,470 909	23,822 13,647 5,087 2,077 1,254 1,254 1,758	1,296,295 227,578 296,394 200,994 268,621 172,761 73,870 56,078	1,220,593 207,742 272,729 190,598 258,153 165,948 69,344 56,078	75,703 19,836 23,664 10,396 10,468 6,813 4,526

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

	All mot	rtgaged prop	erties	Pro	operties wit	h governa	ent-insur	ed first	mortgage			s with converse mortgage	
				1	HA first mo	rtgage		VA f	irst mortg	age			
Subject	Total	First mortgage	With junior		First	With j mort	unior gege		First mort-	With	Total	First mortgage	With junior
		only	mortgage	Total	gage only	AV Bacond	Conven- tional second	Total	gage only	mort- gage		only	mortgage
ACQUISITION CHARACTERISTICS-Con.													
Manner of Acquisition													
By purchase or construction Made new mortgage Assumed mortgage from former owner Assumed mortgage from former owner, made	2,180,514 1,512,319 466,130	2,026,296 1,443,076 424,410	154,217 69,244 41,720	272,982 178,519 87,485	226,621 156,562 68,377	32,257 15,713 16,544	14,104 6,244 2,564	289,621 135,303 133,432	265,800 135,303 126,736	23,822 6,696	245,212		15,916
new mortgage Borrowed, other than mortgage All cash	54,788 28,694 118,582	13,542 28,694 116,575	41,246 2,007	5,296 1,682	1,682		5,296 	20,886 	3,761	17,125	28,606 28,694 116,900	28,694	
Not hy purchase Gift or inheritance Other.	57,954 55,380 2,574	54,819 52,245 2,574	3,135 3,135 •••	1,832 1,832 	1,832 1,832	····	 	 	•••	•••	56,122 53,548 2,574		
Type of Owner													
Individual. Partnerahlp. Financial institution. Cooperative organization. Real estate corporation. Other.	2,036,995 46,376 5,291 3,005 81,492 65,308	1,890,897 44,644 5,291 78,253 62,030	146,099 1,732 3,005 3,239 3,278	219,907 5,212 3,005 37,335 9,355	179,790 5,212 34,096 9,355	32,257	7,861 3,005 3,239	277,455 1,002 5,535 5,629	254,879 1,002 5,535 4,384	22,576 1,246	40,162 5,291 38,622	1,456,228 38,430 5,291 38,622 48,292	1,732
Purchase Price per Dwelling Unit													5
Acquired by purchase, 1957 to 1960 (part) Less than \$5,000. \$5,000 to \$7,400. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$19,900. \$20,000 to \$19,900. \$25,000 to \$34,900. \$25,000 to \$34,900. \$33,000 or more. Median	822,932 205,109 161,924 150,237 93,873 81,554 47,905 26,612 30,111 12,702 12,905 8,200	747,153 185,830 148,387 138,833 81,868 69,156 42,114 26,612 28,745 12,702 12,905 8,200	75,779 19,278 13,538 11,404 12,005 12,398 5,791 1,366 8,600	72,667 5,012 5,493 31,407 11,997 12,304 3,833 2,620 9,600	62,658 4,558 2,832 28,274 8,236 12,304 3,833 2,620 9,600	6,876 454 2,661 3,761	3,133	94,394 6,706 19,303 16,777 20,754 20,851 7,708 2,294 10,500	75,661 6,706 13,935 14,960 17,203 14,100 6,463 2,294 10,300	18,734 5,368 1,818 3,551 6,752 1,246 	61,122 48,399	608,834 174,567 131,619 95,600 56,428 42,752 31,818 24,318 26,125 12,702 12,905 7,500	18,824 5,509 6,453 4,694 5,646 4,545 1,366
Other properties	1,415,536	1,333,963	81,573	202,147	165,794	25,382	10,971	195,227	190,139	5,088	1,018,162	978,029	40,132
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase Less than 40 percent	1,532,909 58,619 105,279 184,853 249,161 271,401 123,852 149,947 143,124 75,425 171,250 76	1,396,175 47,431 95,317 156,936 214,145 241,223 112,376 144,496 138,975 75,425 169,848 78	136,735 11,188 9,961 27,917 35,015 30,177 11,476 5,450 4,148 1,402 66	2,869 4,895 29,983 33,191 59,876 31,715 20,892 43,516 15,123 15,485	21,928 21,274 45,357 26,282 19,890 39,368 15,123 15,485 82	7,138 10,670 11,327 1,759 	14,104 833 917 1,247 3,192 3,675 1,002 3,239 	24,289 34,500 16,959 46,179 43,834 36,930 47,114 88	15,514 20,923 31,415 14,675 42,991 43,834 36,930 47,114 90	23,822 3,760 8,140 3,366 3,084 2,284 3,188 	53,932 91,329 131,216 191,681 177,025 75,178 82,877 55,773 23,373 108,651 72	85,127 119,494 171,948 164,451 71,419 81,616 55,773 23,373 107,250 73	9,900 6,202 11,723 19,733 12,573 3,758 1,261 1,402 63
Other properties	705,558	684,941	20,61.7	17,269	17,269			5,291	5,291		682,998	662,380	20,617
All Mortgage Loans as Percent of Purchase Price			2					1					
Acquired by purchase with first mortgags made or assumed at time of purchase	1,532,909 47,885 97,323 160,636 227,378 261,244 125,863 169,616 147,350 97,299 198,315	241,223 112,376 144,496 138,975 75,425 169,848	454 2,006 3,700 13,233 20,021 13,487 25,120 8,374 21,873 28,467	21,928 27,491 50,282 32,102 30,558 42,004 22,729 23,519	211,183 1,582 4,695 21,928 21,274 45,357 26,882 19,890 39,368 39,368 15,123 15,123 15,485	454 6,217 4,926 5,821 6,325 7,606 909	4,343 2,637	1,818 5,295 15,514 20,923 37,012 22,341 44,236 45,101 42,692	260,509 1,818 5,295 15,514 20,923 31,415 14,675 42,991 43,834 36,930 47,114	5,597 7,666 1,246 1,267 5,762 2,284	44,032 87,133 123,193 178,964 173,950 71,419 94,823 60,244 31,878 125,399	44,032 85,127 119,494 171,948 164,451 71,419 81,616 55,775 23,373 107,250	2 2,006 3,700 7,016 9,498 5 13,207 3,4,471 8,505 18,150
Other properties				17,269	17,269			5,291	5,291		682,998	662,380	20,61

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 taxt. Plus (+) or minus (--) after number indicates median above or below that number]

	All mo	rtgaged prop	erties	Pro	operties wit	h governa	ent-insu	red first	mortgaga	_	Properties fir	s with conve st mortgage	entional e
]	7HA first mo	rtgage		VA f	irat morte	(age			
Subject	Total	First mortgage	With junior		First mort-	With ; mort	junior gage		First mort-	With junior	Total	First mortgage	With junior
		only	mortgage	Total	gage only	VA second	Conven- tional second	Total	gage only	mort-		only	mortgage
RENTAL HECEIPTS AND EXPENSES													
Monthly Rental Receipts per Dwelling Unit ¹													
Acquired before 1959 ²	1,610,021 329,552 370,812 196,592 217,34 158,154 162,809 86,671 45,258 42,816 55 628,447	1,506,097 317,322 348,617 178,968 206,019 141,918 152,975 74,505 45,258 40,516 55 575,018	103,924 12,240 22,195 17,624 11,328 16,236 9,834 12,167 2,300 60 53,428	230,504 12,921 25,324 22,609 36,104 49,022 54,660 15,608 9,428 4,829 74 44,310	188,941 11,301 19,409 17,970 32,106 35,173 50,548 8,178 9,428 4,829 74 39,511	28,497 2,910 1,759 2,067 11,136 3,195 7,430 3,761	13,066 1,620 3,005 2,881 1,931 2,713 917 1,038	231,432 26,504 43,554 36,219 29,235 25,553 33,636 26,424 8,948 1,359 63 58,190	221,257 26,504 39,504 34,217 27,417 25,553 32,369 25,385 8,948 1,359 64 44,543	10,175 4,050 2,002 1,818 1,267 1,038 13,647	1,148,085 290,137 301,934 137,764 152,009 83,579 74,513 44,640 26,882 36,628 49 525,947	1,095,899 279,517 289,704 126,781 146,496 81,192 70,058 40,941 26,882 34,328 49 490,964	10,620 12,230 10,983 5,512 2,387 4,455 3,699 2,300 2,300
Rental Receipts as Percent of Value ¹													
Acquired before 1959 ² Less than 5 percent. 5 to 9 percent. 10 to 14 percent. 20 to 24 percent. 20 to 24 percent. 25 to 29 percent. 30 to 39 percent. 40 percent or more. Weddanpercent.	778,353 396,904 66,070 28,525 8,967 4,082 6,295 8	1,506,097 306,180 726,370 362,846 63,402 27,956 8,967 4,082 6,295 8	103,924 14,645 51,983 34,059 2,669 569 9	230,504 17,933 132,804 75,911 2,644 1,213 9	188,941 14,554 112,930 58,054 2,190 1,213 9	28,497 1,759 16,360 9,924 454 	13,066 1,620 3,515 7,932 	231,432 30,465 140,995 48,331 10,637 1,004 8	221,257 27,669 133,616 48,331 10,637 1,004 8	10,175 2,796 7,379 	272,427 504,555 272,662 52,789 26,308 8,967 4,082 6,295 8	256,460 50,575 25,739 8,967 4,082 6,295 8	8,470 24,730 16,202 2,214 569 9
Other properties	628,447	575,018	53,428	44,310	39,511	3,761	1,038	58,190	44,543	13,647	525,947	490,964	34,983
Owner Expenses as a Percent of Gross Rental Receipts													
Acquired before 1959 ² . Lass than 20 percent. 20 to 29 percent. 30 to 39 percent. 40 to 49 percent. 50 to 59 percent. 60 to 59 percent. 70 to 79 percent. 80 to 89 percent. 100 percent. 100 percent more. Median. Other properties. Interest and Principal Payment	1,610,021 9,058 8,803 37,551 91,980 1/43,948 178,712 159,420 149,982 815,699 100+ 628,446	1,506,097 9,058 14,862 8,803 35,711 88,660 139,959 165,030 146,544 140,565 756,905 1004 575,018	103,923 1,851 3,319 3,988 13,682 12,876 9,417 58,790 100+ 53,428	230,504 10,769 20,487 33,289 46,864 41,073 19,656 56,366 80 44,310	188,942 10,769 18,486 31,924 35,984 29,199 18,409 44,171 79 39,511	28,497 2,001 3,366 9,964 7,403 5,763 3,761	13,067 917 4,471 1,247 6,432 1,038	231,431 2,819 6,893 25,897 31,681 38,694 99,924 96 58,190	221,257 2,819 8,893 25,3523 25,897 31,681 36,389 92,055 95 44,543	10,175 2,305 7,870 13,647	1,148,085 9,058 14,862 8,803 23,973 62,599 85,136 105,951 86,666 91,632 659,405 100+ 525,946	9,058	1,851 1,318 623 2,802 1,002 5,866 38,726 100+
on First Mortgage as Percent of Rental Receipte ¹													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage ² Less than 20 percent. 20 to 29 percent. 30 to 39 percent. 40 to 49 percent. 50 to 59 percent. 60 to 69 percent. 70 to 79 percent. 80 to 89 percent. 90 to 99 percent. 100 percent. 100 percent or more. Median. Other properties.	1,589,429 44,761 30,915 105,615 164,191 204,779 193,053 153,099 125,714 79,716 487,586 73 649,041	1,486,337 42,910 29,011 94,873 146,436 182,884 179,388 145,831 120,903 73,534 470,567 75 594,779		230,504 9,817 32,699 50,244 49,308 33,824 26,795 6,362 3,760 17,695 55 44,310	188,942 8,530 23,746 35,984 43,512 29,559 23,173 6,362 2,001 16,075 56 39,511	28,497 454 6,106 13,014 3,160 2,002 2,002 1,759 3,761	13,067 833 2,847 1,247 2,637 2,263 1,620 1,620 1,038	231,432 2,820 5,534 23,834 45,268 47,472 27,037 31,036 5,262 43,169 68 58,190	221,257 2,820 5,534 23,834 41,709 45,655 27,037 29,278 5,262 40,128 68 44,543	10,175 3,559 1,818 1,758 3,041 13,647	1,127,492 44,761 18,278 67,382 90,112 110,203 111,757 99,266 88,316 70,694 426,723 82 546,541	17,661 65,593 86,618 97,663 104,174 95,621 85,263 66,271 414,364	1,851 617 1,789 3,494 12,540 7,582 3,645 3,653 4,423 12,359 67
Interest and Frincipal Payments on All Mortgages as Percent of Rental Receipts ¹													
Acquired before 1959 and regular payments of interest and/or principal on first mortgage? Less than 20 percent. 20 to 39 percent. 30 to 39 percent. 40 to 49 percent. 50 to 59 percent. 60 to 69 percent. 70 to 79 percent. 80 to 89 percent. 90 to 99 percent. 90 to 99 percent. 100 percent.	42,910 31,932 97,554 152,761 197,195 188,032 159,329 132,696 78,804 508,215	42,910 29,011 94,873 146,436 182,884 179,388 145,831 120,903 73,534 470,567	2,921 2,681 6,325 14,311 8,644 13,497 11,793 5,270 37,648	21,384	188,942 8,530 23,746 35,984 43,512 29,559 23,173 6,362 2,001 16,075 56	28,497 454 1,363 6,325 10,587 4,004 4,004 1,759	917 3,638 2,080 2,250 631	231,432 2,820 5,534 23,834 41,709 45,655 29,558 322,134 5,262 44,926 69	221,257 2,820 5,534 23,834 41,709 45,655 27,037 29,278 5,262 40,128 68	2,521 2,856 4,798	42,910 20,128 66,911 86,618 100,471 105,176 104,518	42,910 17,661 65,593 86,618 97,663 104,174 95,621 85,263 66,271 414,364	2,467 1,316 2,806 1,002 8,897 8,2,683 4,639 27,541
Other properties	649,041	594,779	54,262	44,310		3,761		58,190	44,543		546,541	11	1

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]

	All mo	rtgaged prop	erties	Pro	operties wit	th governm	ent-insu	ed first	mortgage			with conve st mortgage	
				1	THA first mo	ortgage		VA ſ	irst mortg	age			
Subject	Total	First mortgage	With junior		First mort-	With mort	unior gage		First mort-	With Junior	Total	First mortgage	With junior
		only	mortgage	Total	gage only	VA second	Conven- tional second	Total	gage only	mort- gage		only	mortgage
RENTAL RECEIPTS AND EXPENSES Con.													
Real Estate Tax as Percent of Rental Receipta ¹													
Acquired before 1959 ² Less than 5 percent. 5 to 9 percent. 10 to 14 percent. 1.5 to 19 percent. 20 to 24 percent.	1,610,021 80,528 238,483 375,418 267,797 186,305	1,506,097 75,753 228,352 348,804 245,644 170,024	103,924 4,775 10,131 26,614 22,153 16,280	230,504 2,808 27,218 83,605 44,285 27,762	188,941 2,808 25,671 66,326 34,410 25,198	28,497 1,547 14,515 4,990 1,647	13,066 2,764 4,885 917	231,432 4,776 24,404 39,146 59,395 29,585	221,257 3,738 24,404 39,146 53,618 28,318	10,175 1,038 5,577 1,267	1,148,085 72,944 186,861 252,667 164,117 128,958	1,095,899 69,207 178,277 243,332 157,416 116,508	52,186 3,737 8,584 9,335 6,700 12,450
25 to 29 percent 30 percent or more Medianpercent.	131,882 329,610 17	121,788 315,733 17	10,094 13,877 17	12,432 32,394 15	7,132 27,396 15	4,038 1,759	1,262 3,239	32,814 41,312 19	31,560 40,274 19	1,254 1,038	86,636 255,904 17	83,096 248,063	3,540 7,841 18
				-			•••			•••			
Other properties	628,447	575,018	53,429	44,310	39,511	3,761	1,038	58,190	44,543	13,647	525,947	490,964	34,983
Real Estate Tax per Dwelling Unit													
Acquired before 1959 Less than \$50 \$50 to \$99 \$100 to \$149 \$200 to \$249 \$200 to \$249 \$250 to \$249 \$250 to \$299 \$300 to \$499 \$300 to \$499 \$300 to \$249	1,907,789 329,537 513,228 410,354 273,182 150,282 65,939 120,447 44,820	1,787,680 309,803 484,443 381,205 253,512 140,918 59,445 115,938 42,415	120,109 19,733 28,785 29,149 19,671 9,364 6,493 4,509 2,405	252, 263 17, 349 35, 509 77, 063 58, 894 30, 855 15, 547 16, 390 656	209,662 17,349 29,027 62,627 47,903 26,987 10,306 14,808 656	28,497 3,549 10,562 7,850 2,952 2,002 1,582	14,104 2,932 3,875 3,142 917 3,239	249,782 16,299 51,169 61,142 43,204 30,237 17,301 29,297 1,133	239,607 15,261 49,412 56,069 42,165 28,970 17,301 29,297 1,133	10,175 1,038 1,758 5,074 1,038 1,267 	1,405,744 295,889 426,549 272,149 171,084 89,190 33,091 74,761 43,032	406,004 262,510 163,443 84,961 31,839 71,834	67,333 18,695 20,545 9,639 7,641 4,229 1,252 2,927 2,405
Mediandollars	114	113	120	148	147			147	149	•••	98	98	86
Acquired 1959 and 1960 (part)	330,679	293,435	37,243	22, 551	18,790	3,761		39,840	26,193	13,647	268,288	248,452	19,836
Real Estate Tax per \$1,000 Value													
Acquired before 1959 Leas than \$5	1,907,789 151,679 364,169 482,719 401,816 212,650 118,607 94,118 82,033 15	1,787,680 141,310 348,135 447,023 373,798 191,230 114,458 89,693 82,033 1.5	120,109 10,369 16,034 35,696 28,018 21,420 4,148 4,425 15	66,324 25,731 18,460	209,662 7,380 35,917 67,729 54,941 16,772 14,312 11,398 1,213 15	3,549 9,852 8,500 4,778 909 908	14,104 3,802 2,882 4,181 3,239 	249,782 7,361 29,164 82,250 68,320 28,921 15,836 9,140 8,790 15	239,607 6,323 27,407 82,250 60,941 28,921 15,836 9,140 8,790 15	10,175 1,038 1,758 7,379 	1,405,744 136,937 295,538 319,087 267,172 157,998 84,311 72,672 72,030 14	1, 338, 411 127, 607 284, 811 297, 045 257, 915 145, 538 84, 311 69, 155 72, 030 14	67,333 9,330 10,727 22,042 9,257 12,461 3,517 13
Acquired 1959 and 1960 (part)	330,679	293,435	37,243	22,551	18,790	3,761		39,840	26,193	13,647	268,288	248,452	19,836

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS_MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960 [A: :t]

Amount of first mortgage outstanding debt in thousands of dollars.	Based on sample; see text]
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	;	t mortgage d		1				t mortgage (Convention	l first mort	
		On properti			FHA first	portgage		VA	first mortge	ıge			CENEC LICOL
Subject	Total	First mortgåge only	Junior mortgage	Total	First mort- gage only	With . morts VA seecnd		Total	First nort- gage only	With junior mort- gage	Total	First mortgage only	With Junior mortgage
First mortgage debt on all properties Average first mortgage debt per property	12,715,291 5,7	11,822,567	892,724 5.7	1,796,302	1,529,925 6,7	160,678 5.0	105,699 7.5	2,011,314 6,9	1,858,688	152,626 6.4	8,907,675 5.3	8,433,954 5,3	473,721
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than \$2,000. \$2,000 to \$3,999. \$4,000 to \$5,999. \$6,000 to \$7,999. \$8,000 to \$9,999. \$10,000 to \$11,999. \$12,000 to \$13,999. \$14,000 to \$13,999. \$16,000 to \$15,999. \$20,000 to \$19,999. \$20,000 to \$24,999.	169,436 832,273 1,550,774 2,200,447 2,009,540 1,294,404 1,044,636 768,772 786,638 579,206	164,293 796,569 1,405,345 1,974,922 1,773,064 1,383,830 1,239,192 974,713 757,562 786,638 566,439	5,143 35,704 145,429 236,476 95,335 55,212 69,923 11,210 12,767	926 33,841 183,064 374,203 445,052 242,638 135,833 165,339 154,059 61,347	926 33,841 153,840 297,154 352,371 197,956 113,092 165,339 154,059 61,347 	29,224 63,096 54,343 14,015 	13,953 38,338 30,667 22,741 	1,851 32,679 167,500 393,447 515,234 289,144 333,065 194,098 32,422 51,874	1,851 28,037 1,45,806 339,996 468,535 279,196 316,873 194,098 32,422 51,874 	4,642 21,694 53,451 46,699 9,948 16,192 	166,659 765,753 1,200,210 1,432,797 1,049,254 947,383 825,506 685,199 582,291 673,417 579,206	734,691	5,143 31,062 94,511 95,025 97,096 40,705 16,279 69,923 11,210 12,767
First Mortgage Outstanding Debt													
Less than \$2,000, \$2,000 to \$3,999. \$4,000 to \$5,999. \$6,000 to \$7,999. \$10,000 to \$11,999. \$12,000 to \$11,999. \$14,000 to \$15,999. \$14,000 to \$15,999. \$16,000 to \$19,999. \$20,000 to \$24,999. \$25,000 or more.	597,629 1,498,865 2,085,051 2,219,035 1,744,724 1,183,558 1,095,094 722,544 440,030 355,253	571,778 1,416,065 1,871,604 1,919,924 1,636,884 1,156,844 1,012,081 693,537 761,334 427,263 355,253	25,851 82,800 213,447 299,111 107,840 26,714 83,013 29,971 11,210 12,767		21,525 141,307 240,598 310,047 248,063 166,827 143,296 164,670 93,592	18,580 58,549 83,549 	7,723 13,710 52,360 16,766 15,140 	33,249 1.30,762 306,988 457,411 394,505 272,624 295,293 68,608 33,358 18,516 	33,249 120,097 278,798 401,943 362,342 262,676 279,101 68,608 33,358 18,516 	10,665 28,190 55,468 32,163 9,948 16,192 	542,855 1,200,493 1,465,206 1,315,668 1,102,156 727,341 641,365 490,230 645,594 421,514 355,253	517,004 1,154,661 1,352,208 1,207,934 1,026,479 727,341 589,684 460,259 634,384 408,747 355,253	25,851 45,832 112,998 107,734 75,677 51,681 29,971 11,210 12,767
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	442,432 889,500 1,439,672 2,104,247 2,000,803 1,748,574 1,326,882 761,022 129,367	409,453 819,635 1,326,405 1,693,324 1,901,517 1,836,847 1,682,622 1,262,375 761,022 129,367	32,979 69,865 113,267 179,468 202,730 163,956 65,952 64,507	15,9:11 72,231 192,397 284,237 152,064 370,607 212,088 373,134 119,133 4,500	15,911 64,508 140,789 182,221 126,363 332,330 196,948 347,222 119,133 4,500	28,547 102,016 19,471 10,644 	7,723 23,061 6,230 27,633 15,140 25,912	15,617 32,414 118,253 87,985 236,866 326,307 460,700 441,164 255,710 36,298	13,109 28,899 108,242 87,985 176,750 296,732 452,394 402,569 255,710 36,298	2,508 3,515 10,011 60,116 29,575 8,306 38,595 	410,904 784,855 1,129,022 1,500,570 1,715,317 1,303,889 1,075,786 512,584 386,179 88,569	380,433 726,228 1,077,374 1,423,118 1,598,404 1,207,785 1,033,280 512,584 386,179 88,569	30,471 58,627 51,648 77,452 116,913 96,104 42,506
Term of First Mortgage													
Indefinite. On demand. Less than 8 years. 8 to 12 years. 13 to 17 years. 23 to 27 years. 23 to 27 years. 38 to 32 years. 33 to 37 years. 38 years or more.	153,159 169,482 1,086,812 2,550,011 2,546,499 3,068,623 2,046,247 1,090,449 2,006 2,003	146,364 160,534 1,057,500 2,437,743 2,321,327 2,889,992 1,826,562 980,542 2,003	6,795 8,948 29,312 112,268 225,172 178,631 219,685 109,907 2,006 	58,617 525,709 816,753 395,223	58,617 487,482 640,207 343,619	 18,101 132,025 10,552 	20,126 44,521 41,052	7,733 22,080 454,863 872,237 654,401	394,869 840,416	2,508 59,994 31,621 58,303	153,159 169,482 1,086,812 2,542,278 2,088,051 357,257 40,825 2,006 2,003	146,364 160,534 1,057,500 2,430,010 2,243,138 2,007,641 345,939 40,825	6,795 8,948 29,312 112,268 222,664 80,410 11,318 2,006
Interest Rate of First Mortgage													
Less than 4.0 percent. 4.0 percent. 4.1 to 4.4 percent. 4.5 percent. 5.0 percent. 5.0 percent. 5.1 to 5.4 percent. 5.6 to 5.9 percent. 6.0 percent. 6.1 to 6.9 percent. 7.1 to 7.9 percent. 7.1 to 7.9 percent. 6.0 percent. 6.1 to 7.9 percent. 6.1 to 7.9 percent. 6.1 to 7.9 percent. 6.0 percent. 6.1 to 7.9 percent. 6.0 percent. 6.1 to 7.9 percent. 6.0 percent. 6.1 to 7.9 percent. 6.0 percent. 6.0 percent. 6.1 to 7.9 percent. 6.0 percent. 6.0 percent. 6.1 to 7.9 percent. 6.0 percent.	113,571958,729451,0052,221,3121.56,7371,579,961419,9771,049,534101,9344,247,374968,343219,65774,206152,946	101,193 793,733 395,936 2,022,374 1,523,280 419,977 1,035,433 84,286 4,009,627 890,943 216,140 38,774 134,134	12,378 164,996 55,069 193,938 56,681 17,648 237,747 77,405 3,517 35,432 18,812	172, 312 373, 542 855, 988 49, 586 301, 847 43, 627	90,734 318,473 726,258 49,586 301,247 43,627 	44,901 115,777 	36,677 55,069 13,953 	681,752 1,819 1,201,325 98,300 19,934 8,184 	598,334 1,819 1,132,117 98,300 19,934 8,184 	83,418 69,208 	113,571 104,665 75,644 163,999 58,437 1,510,441 110,546 1,049,534 58,307 4,247,374 968,348 219,657 74,206 152,946	101,193 104,665 75,644 163,999 58,437 1,453,760 110,546 1,035,433 40,639 4,009,627 890,943 216,140 38,774 134,134	12,378 56,681 14,101 17,648 237,747 77,405 3,517 35,432 18,812
Year First Mortgage Made or Assumed							.						
1959 and 1960 (part) 1958 1957 1957 and 1956 1950 to 1954 1945 to 1954 1940 to 1944 1939 or earlier	3,863,604 2,299,605 1,481,849 2,634,225 2,012,549 353,554 18,166 51,739	3,619,435 2,078,673 1,398,103 2,501,531 1,860,680 296,246 16,160 51,739	244,169 220,932 83,746 132,694 151,869 57,308 2,006	212,549 246,760 182,765 426,668 581,395 139,399 5,099 1,667	189,985 223,772 161,395 383,144 479,257 85,606 5,099 1,667	22,564 13,823 10,011 88,242 26,038	9,165 21,370 33,513 13,896 27,755	297,669 237,424 243,970 649,069 508,450 74,732 	197,920 205,106 243,970 634,533 505,942 71,217 	99,749 32,318 14,536 2,508 3,515	3,353,386 1,815,421 1,055,114 1,558,488 922,704 139,423 13,067 50,072	3,231,530 1,649,795 992,738 1,483,854 875,481 139,423 11,061 50,072	121,856 165,526 62,376 74,634 47,223 2,006

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]

Conventional first mortgage debt First mortgage debt Covernment-insured first mortgage debt On properties with-FHA first mortgage VA first mortgage With junior With First Subject With First First mortgage Finat Total mortgage Junior Total Junior junior mort-Total mortgage Tota1 mortonly mortgage mortgage gage only mort only Conven gage only VA tional gage second second MORTGAGE CHARACTERISTICS-Con. Method of Payment of First Mortgage 8,747,382 8,556,287 167,914 23,181 469,555 12,554,998 12,363,903 167,914 23,181 160,293 8,277,827 Regular payments required 1,796,302 1,796,302 160,678 160,678 105,699 2,011,314 2,011,314 888,558 873,128 1.858.688 152.626 11,666,440 1,529,925 454,125 1,529,925 1,858,688 152,626 8.102.162 Regular payments required. Interest and principal. Principal only. No regular payments required. 11,490,775 152.484 15,430 ••• ... •• • • • ... 23,181 23,181 ••• ••• ... 4,166 .. • • 4,166 ••• 160,293 • • • •• ٠. Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit Regular payments of interest and/or 888,558 163,672 153,237 231,983 105,758 95,000 51,101 17,576 18,350 34,033 17,648 1,858,688 124,896 234,638 392,435 479,022 152,626 2,508 15,431 37,881 29,734 40,932 529,925 176,907 207,649 434,443 209,554 205,722 38,726 85,707 2,011,314 127,404 250,069 430,316 508,756 8,277,827 1,169,410 893,232 978,180 8,747,382 1,266,523 968,792 1,046,417 105,699 43,336 22,620 39,743 469.555 12,554,998 1,635,085 1,488,756 11,666,440 1,471,213 1,335,519 1,605,058 1,796,302 241,158 269,895 560,308 160,678 20,915 39,626 86,122 97,113 75,560 68,237 2,037,041 1,923,914 560,308 223,569 205,722 38,726 85,707 52,951 68,480 49,786 1,805,058 1,818,156 1,164,438 1,059,279 542,939 339,190 773,913 727,452 1,040,417 1,191,589 761,376 769,230 407,225 1,129,580 707,308 744,269 389,649 62,009 \$40 to \$49,... \$60 to \$69,... \$70 to \$69,... \$70 to \$79,... \$80 to \$89,... \$90 to \$89,... \$100 to \$119... \$120 to \$149... 14,015 ••• 54,068 24,961 17,576 1,923,914 1,259,438 1,110,380 560,515 357,540 807,946 202, 340 251,408 ... 292,340 302,424 67,583 17,423 14,999 276,284 67,583 17,423 14,999 26,140 ••• ••• 287,166 724,467 695,314 268,816 690,434 677,666 18,350 52,951 68,480 49,786 • • 34,033 17,648 ••• ... 745,100 629,283 160,293 • • ٠. 629,283 629,283 629,282 ••• ••• ••• .. •• ••• 4,166 ••• 4,166 \$150 or more..... No regular payments required..... Current Status of First Mortgage Payments 7,731,453 546,374 156,127 8,149,503 597,879 418.050 133,926 18,700 ,668,316 ,419,071 110,854 157,499 3,179 91,746 13,953 1.927.044 1.793.118 11,744,863 10.943.642 801,221 51,505 Current or ahead of schedule 84,270 65,570 810,135 160,293 722,798 87,337 4,166 Delinquent..... No regular payments required..... 160,293 •• Holder of First Mortgage Commercial bank or trust company, own 1,416,214 1,362,866 53,348 26,939 319,869 18,060 32,328 160,161 133,222 130,675 370,257 1,815,957 1,946,632 59,614 24,046 13,856 403,211 584,414 400,554 83.660 24,046 72,524 256,403 273,760 13,856 73,470 97,516 299,587 146,876 686,703 14,868 7,601 249,078 17,325 . . 33,414 7,268 61,693 408,203 4,023,484 633,446 36,600 391,459 3,782,072 584,538 36,600 16.744 277,221 139,153 523,544 14,868 73,470 1,071,891 4,505,639 1,508,636 51,468 64,455 22,366 436,625 1.144.415 241.412 1,144,415 4,762,042 1,782,396 51,468 74,031 656,376 18,256 34,907 1,983,269 7.723 48,908 120,252 42,907 462,247 1,975 5,839 ... •• •• ... 64.45 9,576 7,601 66.430 23,312 76,942 931 71,103 931 24,343 307,044 233,938 330,356 15,140 612,085 18,256 34,907 1,917,090 44,291 10,564 10,564 1,819 4,004 24,343 • • • 66,179 15,270 ... • • • 1.915.271 • • 1.981,450 66,179 ••• ••• 1,983,269 155.972 140.702 4,007 4,007 4,004 ... 148,713 Other.... RENTAL RECEIPTS AND EXPENSES Interest and Principal Payment on First Mortgage as Percent of Rental Receipts¹ Acquired before 1959 and regular pay-ments of interest and/or principal on first mortgage². Less than 20 percent. 30 to 29 percent. 40 to 49 percent. 50 to 59 percent. 50 to 59 percent. 50 to 69 percent. 303,825 5,114,536 1,578,001 1,525,124 52,877 5.418.361 99.469 8,431,489 131,603 90,473 1,435,127 ,197,544 138,114 7,837,204 127,902 73,195 131,603 63,944 349,992 127,902 59,010 341,143 486,517 3,701 4,934 8,849 21,356 594,285 ... 3,701 17,278 46,690 4,824 28,580 149,543 21,705 9,36 3,179 9,165 4.824 ... 9,109 14,139 7,480 20,622 22,151 12,956 28,580 149,543 279,250 328,283 ... 23,702 67,176 13,483 14,015 148,784 110,943 527,356 896,882 1,243,209 480.666 507,873 164,810 306,816 193,167 48,090 96,012 133,283 98,572 34,647 20,574 42,888 800,870 1,109,926 952,158 862,184 21,178 10,905 601,860 482,209 450,329 523,860 430,708 434,645 521,379 149,543 300,428 339,188 213,366 193,420 26,312 78,000 239,466 340,921 229,333 233,136 44,565 24,560 152,657 361,175 51,501 15,684 17,059 32,336 213,366 189,905 26,312 1,050,730 214,173 44,565 14,008 6,007 896,831 776,423 395,003 538,438 344,131 1,947,982 3,489,314 3,515 • • 755,849 352,115 311,795 10,552 17,279 1,877,577 70,405 12,956 322,340 433,313 305.061 100,640 298,439 139,701 2,422,979 2.322.339 22,564 333,564 99.749 3,985,363 Interest and Principal Payments on All. Mortgages as Percent of Rental Receipts¹ 5,418,361 127,902 67,645 349,050 486,517 554,664 435,716 480,719 532,109 336,413 2,047,626 Acquired before 1959 and regular pay-5,114,536 127,902 59,010 341,143 486,517 523,860 430,708 303,825 52,877 99,469 1,578,001 1,525,124 138.114 1,197,544 594,285 1,435,127 7,837,204 127,902 73,195 480,666 8,431,489 12,540 119,578 187,788 367,960 238,820 230,818 85,113 21,578 .. ٠. 8,635 7,907 11,814 16,542 22,978 91,948 50,661 76,629 69,451 32,188 222,074 298,439 8,431,489 127,902 85,009 497,208 823,848 1,201,874 4,824 9,361 110,943 164,810 4,82 3,179 8,635 ٠. 28,580 149,543 279,250 328,283 20 to 29 percent, 30 to 39 percent, 40 to 49 percent, 50 to 59 percent, 50 to 59 percent, 60 to 69 percent, 28,580 •• •• 30,804 5,008 46,074 10,730 24,618 170,049 169,896 149.543 :: 22,978 800,870 1,109,926 952,158 862,184 279,250 328,283 213,366 6,416 306,816 193,167 214,173 54,728 27,633 16,645 20,526 7,570 13,910 18,173 434,645 521,379 311,795 1,201,874 1,002,819 938,813 825,300 384,303 2,544,413 4,283,802 227.276 20,022 208,078 26,312 325,855 433,313 189,905 44,565 14,008 139,701 332,381 755,849 352,115 2,322,339 3,985,363 26,312 305,061 333,564 20,794 99,749 2,047,626 1,877,577 10,552 20.679 170.932

6,230

¹ For 2- to 4-dwelling unit properties, receipts are adjusted to exclude owner expenditures for utilities and fuel. ² Excludes properties with no rental receipts.

361.175

Other 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]

	Total firs	t and junio	r mortgage	debt on		Total firs	t and junio	r mortgage	debt on
		Pro	perties wit	h	Subject		Pro	perties wit	h
Subject	Total proper- ties	FHA first mortgage	VA first mortgage	Conven- tionel first mortgage	Subjeor	Total proper- ties	FHA first mortgage	VA first mortgage	Conven- tional first mortgage
Total mortgage debt on all properties Average total mortgage debt per property	13,024,243 5.8	1,857,671 6.8	2,066,519	9,100,053 5,4	PROPERTY CHARACTERISTICS-Con. Year Built				
MORTGAGE OHARACTERISTICS Total Mortgage Outstanding Debt Less than \$2,000, \$2,000 to \$3,999 \$4,000 to \$5,999 \$6,000 to \$7,999 \$10,000 to \$11,999 \$12,000 to \$13,999 \$14,000 to \$15,999 \$14,000 to \$15,999 \$16,000 to \$15,999 \$16,000 to \$19,999 \$20,000 to \$14,999 \$22,000 to \$24,999 \$22,000 to \$24,999 \$25,000 to \$24,999 \$25,000 to \$24,999 \$25,000 to \$25,999 \$25,000 to \$25,999 \$25,000 to \$26,999 \$25,000 to \$26,990 \$25,000 to \$26,900 \$25,000 to \$26,9	579,616 1,492,545 2,004,183 2,200,943 1,355,488 1,079,557 811,545 814,205 427,263 420,659	21,525 161,435 281,893 433,170 333,968 166,827 178,928 164,670 93,592 21,663	33,249 130,012 292,907 416,483 389,337 375,412 289,954 87,291 33,358 18,516	524,842 1,201,098 1,429,383 1,351,290 1,134,834 793,249 610,775 559,584 687,255 408,747 398,996	1958 and 1959,	1,267,512 1,911,640 3,054,572 2,115,022 1,009,410 3,586,087 11,822,567 1,153,386 48,290		69,495 405,595 951,280 319,603 95,519 225,027 1,858,688 207,831	1,063,001 977,388 1,391,024 1,390,429 986,951 3,271,280 8,433,954 617,809 48,290
Total Outstanding Debt as Percent of Value					OTHER CHARACTERISTICS				
Less than 20 percent	441,945 844,839 1,386,673 1,829,395 2,119,645 1,978,783 1,913,530 1,457,996 904,014 147,423	238,127 253,043 364,286	13,109 33,915 113,515 87,985 185,056 310,467 552,675 433,713 299,786 36,298	1,503,283 1,681,546 1,304,030	Type of Owner Individual, Partnership, Financial institution Cooperative organization, Real estate corporation Other	261,401 92,660 22,035	22,035 245,216	1,971,627 3,005 29,456 62,431	7,955,940 209,313 92,660 297,527 544,613
PROPERTY CHARACTERISTICS Property Location					Interest and Principal Payments on All Mortgages as Percent of Rental Receipts ¹				
Inside SMSA's, Outside SMSA's, Value Less than \$5,000	360,737	522,268	9,750	2,735,710	of interest and/or principal on first mortgage ² . Less than 20 percent. 20 to 29 percent. 30 to 39 percent. 40 to 49 percent.	127,902 87,931 501,616 826,978	12,994 120,032 190,918	4,824 28,580 149,543	127,902 70,113 353,004 486,517
\$5,000 to \$7,400 \$7,500 to \$2,400 \$12,000 to \$12,400 \$15,000 to \$14,900 \$15,000 to \$14,900 \$17,500 to \$19,900 \$20,000 to \$24,900 \$25,000 to \$24,900 \$35,000 or mare.	2,142,174 1,602,111 1,671,036 781,794 1,297,542 1,080,767	326,988 339,615 304,998 316,078 127,356 211,966 85,292	377,114 516,855 476,393 337,029 64,294 37,109	1,061,660 1,285,704 820,720 1,017,929 590,144 1,048,467 920,425	50 to 59 percent. 60 to 69 percent. 70 to 79 percent. 80 to 89 percent. 90 to 99 percent. 100 percent or more. 0ther properties.	1,225,461 1,012,464 976,657 835,922 393,333 2,635,764	245,460 245,810 87,363 22,208 178,172	328,283 232,318 212,751 26,312 340,664	438,721 498,529 535,808 344,813 2,116,928

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

<u></u>					Holder o	f first mortga	je		and the second secon	
Subject	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan essociation	Life insurance company	Mortgage company, real estate or con- struction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total properties	2,238,468	438,067	165,111	780,302	230,614	34,932	97,742	9,646	419,966	62,088
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than \$2,000	179,832 412,547 454,576 426,129 280,152 167,925 119,301 80,632 54,545 42,781 20,047 6,300	48,665 105,363 99,411 69,809 41,516 29,517 16,161 7,070 12,390 5,259 2,907 5,300	6,495 5,427 42,325 27,269 26,192 24,526 16,883 9,970 1,245 2,594 2,184 8,100	40,511 159,458 155,993 145,148 107,474 51,162 44,021 36,329 24,307 9,382 6,517 6,500	2,324 7,418 37,081 66,388 32,335 34,940 7,097 13,942 8,990 17,131 2,967 8,100	3,497 14,846 7,586 5,729 643 1,258 1,374 	10,739 12,398 23,822 31,523 4,300 10,713 629 1,620 8,000	931 1,662 3,135 2,743 1,155 	42,424 99,579 92,052 72,675 39,561 21,086 21,171 11,538 5,993 8,416 5,472 5,500	34,985 8,035 4,594 10,546 909 1,137 1,1881 2,000-
First Mortgage Outstanding Debt										
Less than \$2,000 \$2,000 to \$3,999 \$4,000 to \$5,999 \$6,000 to \$7,999 \$10,000 to \$11,999 \$12,000 to \$11,999 \$14,000 to \$13,999 \$16,000 to \$19,999 \$26,000 to \$24,999 \$25,000 or more	486,138 496,019 431,365 319,207 192,985 108,773 84,871 48,627 42,128 19,525 8,830 4,600	129,505 1.24,378 67,650 41,459 38,037 17,029 8,912 4,496 4,165 2,437 3,400	18,416 25,705 32,817 30,239 18,850 20,242 11,680 2,384 1,668 3,110 6,400	138,993 180,202 155,141 121,070 63,772 43,870 23,775 23,180 18,282 6,567 5,391 4,900	12,336 33,547 55,137 45,714 27,398 11,597 15,107 10,140 14,682 4,997 6,600	15,328 8,750 6,639 1,583 1,258 633 741 	5,676 13,903 24,172 22,202 18,828 1,992 9,350 1,620 6,500	2,185 1,682 1,881 2,743 1,155 	118,862 104,642 85,064 44,846 24,842 13,410 13,425 5,653 3,331 4,891 1,002 3,700	44,839 3,151 2,865 9,352 1,881 2,000-
Total Outstanding Debt as Percent of Value										
Less than 20 percent. 20 to 29 percent. 30 to 39 percent. 50 to 59 percent. 50 to 79 percent. 70 to 79 percent. 80 to 89 percent. 90 to 99 percent. 100 percent. 100 percent. 100 percent. 100 percent. percent. <tr< td=""><td>318,427 251,494 293,689 315,375 306,459 258,720 219,012 150,015 96,907 28,370 48</td><td>96,176 80,918 64,217 57,130 44,475 32,511 19,988 22,039 15,824 4,769 37</td><td>23,755 19,371 11,709 19,912 18,657 27,667 13,201 18,360 11,835 644 54</td><td>84,285 69,460 99,585 124,626 121,876 99,732 103,493 49,388 30,823 3,034 51</td><td>11,421 15,966 44,261 38,941 42,230 19,629 26,204 21,367 7,838 2,757 51</td><td>4,508 748 6,162 2,694 4,765 6,917 4,472 2,524</td><td>4,128 8,741 6,082 11,063 20,955 19,090 9,579 16,071 2,032 69</td><td>2,185 1,682 1,294 1,881 1,509 1,155 </td><td>59,099 55,386 55,009 56,333 64,535 30,762 23,276 10,043 12,610 47</td><td>36,998 3,835 4,006 8,424 1,743 3,169 3,914 20-</td></tr<>	318,427 251,494 293,689 315,375 306,459 258,720 219,012 150,015 96,907 28,370 48	96,176 80,918 64,217 57,130 44,475 32,511 19,988 22,039 15,824 4,769 37	23,755 19,371 11,709 19,912 18,657 27,667 13,201 18,360 11,835 644 54	84,285 69,460 99,585 124,626 121,876 99,732 103,493 49,388 30,823 3,034 51	11,421 15,966 44,261 38,941 42,230 19,629 26,204 21,367 7,838 2,757 51	4,508 748 6,162 2,694 4,765 6,917 4,472 2,524	4,128 8,741 6,082 11,063 20,955 19,090 9,579 16,071 2,032 69	2,185 1,682 1,294 1,881 1,509 1,155 	59,099 55,386 55,009 56,333 64,535 30,762 23,276 10,043 12,610 47	36,998 3,835 4,006 8,424 1,743 3,169 3,914 20-
Term of First Mortgage						1				
Indefinite On demand Leas than 8 years 13 to 17 years 13 to 17 years 14 to 22 years 23 to 32 years 23 to 32 years 33 to 37 years 33 to 37 years 34 years or more Medianyears.	38,454 38,563 361,317 622,450 399,897 383,614 282,209 109,457 2,006 501 14	5,884 15,133 140,253 134,823 42,472 53,107 35,481 10,915 11	8,563 6,091 19,444 24,778 39,716 40,777 25,742		12,759 22,450 93,737 88,279 13,389 22	1,851 13,477 8,903 5,577 1,901 2,484 741 	941 3,164 14,836 50,388 28,412 26	1,234 1,509 1,155	147,019 71,264 36,619 2,659	43,873 3,867 6,289 6,052 2,006 8–
Interest Rate of First Mortgage										
Leas than 4.0 percent. 4.0 percent. 4.1 to 4.4 percent. 4.5 percent. 4.6 to 4.9 percent. 5.0 percent. 5.1 to 5.4 percent. 5.5 percent. 6.0 percent. 6.1 to 6.9 percent. 6.1 to 6.9 percent. 7.0 percent. 7.1 to 7.9 percent. 8.0 percent or more. Median. 	320,398 37,125 132,435 10,474 871,248 123,005 54,734 15,252 58,860	1,212 83,426 10,753 18,564 193,829 9,002 8,872 10,232	23,513 9,685 64,545 1,260 37,273 4,837 10,521 2,716 8,733 2,033 2,033 2,033 2,034 3,735 2,035 2,	1,582 61,836 2,349 83,677 10,275 68,697 5,755 361,226 91,344 22,543 15,252 6,517	1,547	2,694 21,131 3,913 1,881 1,749	39,502 14,699 28,204 9,984 3,214 3,2		1,819 4,761 2,665 72,930 926 25,230 229,902 4,666 21,438 29,961	2,002 2,003 5,934 926 97,097 5,273 8,853 6,1
Origin of First Mortgage			AL 17	ACE JOIN	11/ 044	17,587	56,51	1 2,83	7 280,961	7,058
Made when property acquired Assumed when property acquired Made after property acquired	409,656	57,150	84,679 36,759 43,674	117,606	92,03	6,692	41,23	1 1,50	9 43,540	13,13

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

	 1	l			Holder	of first mortga	ge			
Subject	Total.	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or con- struction 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)	550,101	108,245	30,387	221.,856	27,876	6,279	11,124	2,812	96,676	44,846
1958 1957. 1955 and 1956	357,315 260,413	89,684 48,092	12,750 17,665	117,538 103,318	34,731 20,451	6,788 5,516 12,043	8,944 11,275 14,748	1,155 1,509	81,776 48,281	3,949 4,308
1955 and 1956 1950 to 1954 1945 to 1949	445,287 460,460 128,213	87,942 71,280 19,838	39,842 37,280 21,532	177,631 128,824 24,808	41,799 88,875 16,883	4,307	40,546	2,488 1,682	69,281 81,887 32,365	2,003 4,974
1940 to 1944 1939 or earlier	17,938 18,741	7,314 5,673	606 5,051	6,328	•••		•••	•••	1,684 8,017	2,006
Method of Payment of First Mortgage										
Regular payments required Interest and principal	2,199,945 2,135,851	427,018 407,130	165,111 159,845	780,302 780,302	230,614 230,614	34,932 34,932	97,742 97,742	9,646 9,646	393,326 354,386	61,255 61,255
Interest only Principal only No regular payments required	51,268 12,826 38,523	19,888 11,050	5,266		•••		•••	···· ···	26,115 12,826 26,640	833
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit										
Regular payments of interest and/or principal.	2,199,945	427,018	165,111	780,302	230,614	34,932	97,742	9,646	393,326	61,255
Less than \$30.	543,393 342,251	113,862	45,374 23,649	204,644	26,835 36,849	9,150 5,236	18,672 24,041	3,418	111,528	9,912 3,973
\$30 to \$39 \$40 to \$49 \$50 to \$59	393,033 327,270	73,918 61,000	30,599 28,887	122,374 94,791	53,444 41,559	5,092 9,599	29,127 17,318	1,509 3,563	45,863 70,554	31,108
\$60 to \$69 \$70 to \$79 \$80 to \$89	194,065 123,220 67,808	51,984 19,949 8,468	16,360 9,034 3,687	61,503 43,607 26,701	17,764 18,401 4,412	3,856 1,998	4,869 3,716	1,155	33,869 25,305 16,105	3,860 1,209
\$60 to \$19. \$90 to \$99. \$100 to \$119. \$120 to \$149.	38,914 74,419	5,408 13,194	5,337	17,039 27,394	5,452 11,880		•••		5,678	7,280 3,913
\$120 to \$149 \$150 or more	59,545 36,026	15,581 15,489	2,184	22,084 8,125	10,905 3,115		•••		10,975 7,113	•••
Mediandollars No regular payments required	45 38,523	47 11,050	44	43	50		42		48	45
	226,226	11,050	•••	•••	•••		***		26,640	833
Current Status of First Mortgage Payments										
Current or ahead of schedule Delinguent. No regular payments required	2,013,635 186,310 38,523	404,824 22,194 11,050	154,936 10,175	713,429 66,873	227,064 3,550	27,801 7,131	92,316 5,426	8,136 1,509 	357,065 36,261 26,640	28,064 33,191 83 3
Servicing of First Mortgage					-					
By holder By agent	1,801,588 436,880	412,954 25,114	105,462 59,649	773,328 6,974	93,750 136,864	32,540 2,392	15,268 82,474	6,981 2,664	310,344 109,622	50,960 11,128
Location of First Mortgage Holder										
Property inside SMSA	1,450,598	204,755	120,862	509,351	198,373	23,289	63,953	7,964	273,240	48,812
Same division Different division Holder outside United States	1,237,528 210,064 3,006	196, <i>5</i> 74 8,181 	84,979 35,883	485,664 23,687	84,053 113,165 1,155	22,263 1,026	51,815 12,138	6,455 1,509	260,919 10,469 1,852	44,806 4,006
Property outside SMEA	787,869	233,312	44,249	270,951	32,241	11,643	33,789	1,682	146,726	13,276
Same division Different division Holder outside United States	729,918 57,951	227,388 5,924	35,241 9,009	266,887 4,064	18,950 13,291	11,643	20,626 13,162	1,682	139,921 6,805	9,263 4,013
PROPERTY CHARACTERISTICS							•••			
Property Location										
Inside SMSA's. Outside SMSA's.	1,450,598 787,869	204,755 233,312	120,862 44,249	509,351 270,951	198,373 32,241	23,289 11,643	63,953 33,789	7,964	273,240 146,726	48,812 13,276
Value						11,045	201,105	1,002	2003120	,
Less than \$5,000 \$5,000 to \$7,400	208,583 388,849	45,296 76,983	1,851	56,234	2,578	17,265	3,522		78,252	3,586
\$7,500 to \$9,900 \$10,000 to \$12,400	407,686 419,845	92,706 69,966	8,402 24,415 35,122	163,102 147,544 118,624	17,020 35,554	8,955 1,759	21,870 27,188	3,390	87,494 66,923	5,022 8,206
\$12,500 to \$14,900 \$15,000 to \$17,400	222,707 208,978	27,107 36,221	38,659 25,790	79,560	48,444 37,391 32,924	5,580 741	23,748	2,185 2,916	81,769 24,385 28,309	34,407 1,666 9,201
\$17,500 to \$19,900 \$20,000 to \$24,900 \$25,000 to \$34,900	95,707 123,876	24,350 26,936	8,257 13,517	37,637 54,947	8,493 13,533	633	6,932 1,952 2,248	1,155	13,229 12,696	
\$35,000 or more	94,742 67,498	23,499 15,005	6,297 2,801	31,985 21,066	14,238 20,440				18,724 8,185	
reuran,	10,700	10,100	13,300	10,500	13,300		9,700		9,200	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		Holder of first mortgage								
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or con- struction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS-Con.										
Year Built										
1953 and 1959 1955 to 1957	137,940 222,339 453,505 420,384 194,604 809,696	14,477 52,007 76,550 67,674 34,676 192,684	5,580 21,021 38,675 20,740 10,411 68,684	55,402 79,918 154,075 136,086 81,292 273,529	17,974 34,304 94,432 67,909 7,054 8,941	2,715 3,410 4,409 6,106 2,506 15,787	2,142 14,536 40,159 31,102 5,647 4,157	1,155 1,509 3,846 1,881 1,254	8,312 17,144 42,479 69,565 44,659 237,807	30,182 1,218 17,357 6,478 6,853
New or Previously Occupied										
New Previouely occupied	585,632 1,652,836	121,143 316,925	49,599 115,512	197,990 582,312	106,799 123,816	8,424 26,508	33,402 64,340	2,389 7,257	31,667 388,299	34,221 27,867
Number of Mortgages on Property										
1 mortgage. 2 mortgages. 3 mortgages or more	2,081,116 153,705 3,647	403,585 34,483 •••	154,965 10,146 	737,568 40,126 2,608	187,794 41,781 1,039	32,324 2,608 	91,794 5,948 	9,646	405,330 14,636 	58,111 3,977
ACQUISITION CHARACTERISTICS										
first Mortgage Loan as Percant of Purchase Price					4					
Acquired by purchase with first mortgage made or assumed at time of purchase Less than 40 percent. 40 to 49 percent. 50 to 59 percent. 60 to 69 percent. 80 to 84 percent. 85 to 89 percent. 95 to 99 percent. 95 to 99 percent. 100 percent or more. Median, percent. percent. post of 4 percent. post of 9 percent. percent. post of 9 percent.	1,532,909 58,619 105,279 184,853 249,161 123,852 149,947 143,124 75,425 171,250 76	250, 331 7,711 37, 262 28,637 47,759 42,251 9,021 16,653 29,531 8,569 22,939 71	121,437 5,572 1,828 11,568 13,892 23,984 11,244 17,348 11,256 17,751 82	483,083 18,203 21,647 62,177 100,621 102,211 32,417 64,996 25,191 16,560 38,161 74	207,000 3,454 16,210 44,221 38,626 16,135 18,034 5,675 13,495 70 23,615	24,279 1,776 1,779 1,975 3,671 1,891 3,657 1,681 7,870 	97,742 2,032 4,754 2,680 15,449 11,610 5,289 17,452 22,778 15,678 92	4,346 1,682 2,664 5,300	17,021 29,719 39,622 53,911 36,503 33,943 28,941 10,568 55,957 81	20,192 2,006 9,278 2,007 2,987 1,881 2,032 41,896
Other properties	705,558	187,737	43,674	297,219	23,022	10,022				,
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase Less than 40 percent	1,532,909 47,885 97,223 160,636 227,378 261,244 122,663 169,616 147,350 97,299 198,315 79 79	250,331 6,376 31,434 23,999 50,761 34,768 10,178 20,605 26,592 12,388 33,130 74 1.87,737	121,437 3,539 1,328 12,527 23,984 11,304 5,345 16,639 13,919 13,919 13,919 83 43,674	54,656 89,108 100,910 29,713 74,587 28,524 24,129 45,532 76	207,000 1,582 16,210 32,621 33,107 25,460 27,390 23,150 20,088 11,522 17,871 79 23,615	1,776 1,759 3,671 1,258 3,657 2,314 1,975 7,870	97,742 2,032 2,882 1,967 15,500 11,610 6,555 18,715 22,796 15,676 9;	2,664	2 16,648 14,490 29,566 40,059 56,946 34,411 33,943 28,941 10,568 58,929 81	20,192 11,285 2,007 1,845 1,883 3,170 41,890
RENTAL RECKIPTS AND EXPENSES										
Monthly Rental Receipts per Dwelling Unit ¹										
Acquired before 1959 ² Less than \$30 \$50 to \$49 \$60 to \$59 \$60 to \$69 \$70 to \$79 \$80 to \$99 \$1.20 to \$119 \$120 to \$149 \$150 or more	1,610,019 329,560 370,812 196,592 217,347 158,154 162,809 86,671 45,258 42,816	37,043 22,899 38,848 18,846 9,943 5,814	123,346 18,157 24,303 13,644 13,826 9,225 20,976 13,850 6,567 2,782	110,121 118,407 87,295 85,213 51,568 47,508 47,508 14,129 6,224 12,469	17,695 32,341 26,902 26,860 15,748 15,675	3,323 7,676 4,048 3,640 633 643 1,026 4.04 1,026 4.04 1,026 4.04 1,026	81,074 9,49 16,29 7,05 13,65 14,48 16,62 3,46 6	5 933 5 4,360 5 9 1,50 9 1,68 0 1,15	1 101,109 9 63,051 . 29,943 . 43,138 9 25,492 2 8,409 . 6,777 5 4,920	48,15 7,09 33,88 2,83 3,14 1,20
Mediandollars	55 628,449	53 118,491					16,66	1	100 6/6	13,9

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]

		Holder of first mortgege								
Subject	Total	Commercial bank or trust company	Mutual sayings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or con- struction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organisation	Individual or individual's estate	Other
RENTAL RECEIPTS AND EXPENSES Con.										
Rental Receipts as Percent of Value ¹										
Acquired before 1959 ² Less than 5 percent	1,610,019 320,823 778,353 396,904 66,070 28,525 8,967 4,082 6,295	319,576 67,811 155,789 70,889 15,575 6,675 829 2,007	123,346 27,309 61,980 29,364 2,912 1,782	532,933 94,970 282,577 144,913 19,453 9,901 6,448 2,002 2,669	182,977 22,618 107,541 51,459 1,359	20,990 2,322 4,651 9,490 2,524 2,002 	81,074 6,759 54,592 16,144 3,580 	9,646 2,812 4,425 2,409 	291,321 60,167 132,685 64,247 20,668 8,166 2,519 1,250 1,618	48,157 36,055 4,112 7,990
Median	8	8	8	8	8		8	•••	8	***
Other properties Interest and Principal Payment on First Mortgage as Percent of Rental Receipta1	628,449	118,491	41,765	247,369	47,638	13,943	16,668		128,645	13,931
Acquired before 1959 and regular payments of interest and/or principal ² 20 to 29 percent	1,589,425 44,761 30,915 105,615 164,191 204,779 193,053 153,099 125,714 79,716 487,584 73 649,043	314,079 15,305 4,148 16,516 29,066 32,736 35,080 21,501 14,515 17,142 108,070 72 123,988	123,346 7,686 3,160 19,299 14,701 16,640 16,978 9,302 5,572 5,577 24,431 60 41,765	532,933 6,555 10,733 33,733 56,109 56,330 55,887 61,748 80,768 28,059 1,43,011 78 247,369	182,977 833 13,221 44,626 48,324 20,042 18,634 4,814 4,814 4,354 28,130 57 47,638	20,990 774 3,028 1,276 4,582 1,759 1,851 7,720 13,943	81,074 1,547 3,970 6,098 23,069 18,973 10,368 4,502 2,003 10,544 63 16,668	9,646 1,254 4,346 1,234 2,812 	277,037 14,441 10,493 17,623 7,543 20,048 18,275 28,569 13,693 19,614 126,719 94 142,909	47,324 3,020 1,971 2,002 1,218 2,967 36,148 14,764
Real Estate Tax as Percent of Rental Receipts ¹										
Acquired before 1959 ²	1,610,019 80,528 238,483 375,418 267,797 186,305 131,882 329,608 17	319,576 22,211 58,528 60,491 51,877 28,859 34,482 63,128 17	123,346 2,777 9,112 17,964 13,498 18,997 21,835 39,164 25	532,933 24,267 92,634 101,865 102,181 80,742 26,675 104,369 17	182,977 5,831 20,230 62,937 27,676 15,325 16,283 34,694 15	20,990 2,749 5,429 1,881 3,975 3,260 1,667 2,028 	81,074 1,038 14,174 21,367 15,314 11,324 5,095 12,762 16	9,646 2,164 2,763 1,155 3,563	291,321 20,638 34,180 70,987 45,144 26,661 25,645 68,067 17	48,157 1,017 2,031 35,162 6,976 1,137 1,834
Other properties	628,449	118,491	41,765	247,369	47,638	13,943	16,668		128,645	13,931
Real Estate Tax par \$1,000 Value										
Acquired before 1959 Less than \$5	1,907,789 151,679 364,169 482,719 401,816 212,650 118,607 94,118 82,033	390,350 41,626 93,138 76,400 101,671 32,688 18,851 14,227 11,749	144,027 5,314 13,462 28,987 28,201 19,641 23,189 12,016 13,018	645,998 46,827 104,694 201,517 121,813 67,531 49,705 28,547 25,364	205,899 14,678 40,329 56,234 44,948 34,241 4,480 4,930 6,059	28,654 4,296 8,873 3,262 3,451 643 5,100 3,028	86,618 2,077 16,179 30,737 14,568 14,403 3,667 3,855 1,133	9,646 931 1,234 3,390 2,409 1,682 	342,725 30,190 60,711 69,223 79,730 39,358 16,389 25,442 21,682	53,873 5,741 34,423 7,358 5,215 1,137
Mediandollars	15	14	19	14	14		14		16	8
Acquired 1959 and 1960 (part)	330,679	47,717	21,084	134,304	24,716	6,279	11,124	<u> </u>	77,241	8,215