

Chapter 3

PROPERTIES WITH 5 TO 49 DWELLING UNITS

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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.....	532,773	234,114	298,659	ACQUISITION CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Manner of Acquisition			
Number of Dwelling Units on Property				By purchase or construction.....			
5 to 9.....	379,559	185,067	194,492	Made new mortgage.....	484,151	193,746	290,405
10 to 14.....	62,860	21,468	41,392	Assumed mortgage from former owner.....	268,749	64,522	204,227
15 to 19.....	47,563	13,437	34,127	Assumed mortgage from former owner, made new mortgage.....	99,606	44,187	55,419
20 to 24.....	15,718	6,450	9,268	Borrowed, other than mortgage.....	23,524	5,559	17,965
25 to 49.....	27,073	7,693	19,380	All cash.....	21,162	15,907	5,255
Property Location				Not by purchase.....			
Inside SMSA's.....	432,477	176,288	256,189	Gift or inheritance.....	71,111	63,972	7,539
Outside SMSA's.....	100,297	57,826	42,471	Other.....	48,622	40,367	8,255
Value per Dwelling Unit				Type of Owner			
Less than \$5,000.....	332,335	171,869	160,466	Individual.....	648,173	208,126	240,048
\$5,000 to \$7,400.....	110,944	43,390	67,554	Partnership.....	38,921	12,792	26,129
\$7,500 to \$9,900.....	49,661	7,899	41,762	Financial institution.....	1,315	686	629
\$10,000 to \$12,400.....	25,537	8,810	16,747	Cooperative organization.....	2,649	295	2,353
\$12,500 to \$14,900.....	7,874	940	6,934	Real estate corporation.....	34,222	8,809	25,413
\$15,000 to \$17,400.....	2,332	908	1,424	Other.....	7,494	3,406	4,088
\$17,500 to \$19,900.....	2,018	12	2,005	RENTAL RECEIPTS AND EXPENSES			
\$20,000 to \$24,900.....	1,686	5	1,681	Rental Receipts as Percent of Value ¹			
\$25,000 to \$34,900.....	76	8	68	Acquired before 1959.....	478,859	227,311	251,547
\$35,000 or more.....	289	272	17	Less than 5 percent.....	54,380	35,100	19,280
Median.....dollars..	5,000-	5,000-	5,000-	5 to 9 percent.....	128,101	58,673	69,448
Year Built				10 to 14 percent.....			
1958 and 1959.....	27,156	2,815	24,341	15 to 19 percent.....	146,088	51,123	94,965
1955 to 1957.....	29,295	3,193	26,102	20 to 24 percent.....	75,395	37,096	38,299
1950 to 1954.....	26,997	5,150	21,847	25 to 29 percent.....	37,428	20,749	16,679
1940 to 1949.....	45,645	17,662	27,983	30 to 39 percent.....	13,161	8,264	4,897
1930 to 1939.....	39,810	20,690	19,120	40 percent or more.....	15,397	8,916	6,481
1929 or earlier.....	363,870	184,604	179,266	Median.....percent..	8,909	7,411	1,499
Purchase Price as Percent of Value				Acquired 1959 and 1960 (part).....			
Acquired by purchase.....	484,151	193,746	290,405	53,914	6,802	47,112	
Purchased 1957 to 1960 (part).....	126,853	11,680	115,173	Owner Expenses as a Percent of Gross Rental Receipts			
Less than 80 percent.....	24,832	4,762	20,070	Acquired before 1959.....			
80 to 89 percent.....	25,394	343	25,052	Less than 20 percent.....	478,859	227,311	251,547
90 to 94 percent.....	10,559	847	9,712	20 to 29 percent.....	51,167	30,805	362
95 to 99 percent.....	10,894	1,055	9,839	30 to 39 percent.....	53,089	49,708	3,381
100 percent or more.....	59,174	4,674	50,500	40 to 49 percent.....	59,131	51,458	7,673
Median.....percent..	96	...	96	50 to 59 percent.....	53,574	33,183	20,391
Purchased 1950 to 1956.....	147,873	43,377	104,497	60 to 69 percent.....	60,721	18,205	42,516
Less than 60 percent.....	29,818	13,737	16,081	70 to 79 percent.....	53,840	14,192	39,647
60 to 79 percent.....	31,394	13,310	18,084	80 to 89 percent.....	34,289	5,158	29,131
80 to 89 percent.....	33,312	2,407	30,906	90 to 99 percent.....	28,192	3,037	25,155
90 to 99 percent.....	21,960	2,868	19,092	100 percent or more.....	23,991	3,359	20,632
100 percent or more.....	31,389	11,055	20,334	Median.....percent..	80,866	18,206	62,660
Median.....percent..	84	72	86	Acquired 1959 and 1960 (part).....	53,914	6,802	47,112
Purchased 1949 or earlier.....	209,425	138,690	70,735	Real Estate Tax per Dwelling Unit			
Less than 40 percent.....	40,022	23,832	16,190	Acquired before 1959.....			
40 to 59 percent.....	60,125	43,252	16,873	Less than \$50.....	478,859	227,311	251,547
60 to 79 percent.....	49,221	34,484	14,737	\$50 to \$99.....	151,030	93,723	57,307
80 to 99 percent.....	35,347	18,920	16,427	\$100 to \$149.....	149,417	71,309	78,108
100 percent or more.....	24,710	18,202	6,508	\$150 to \$199.....	103,218	37,352	65,966
Median.....percent..	62	61	63	\$200 to \$249.....	44,567	16,355	28,212
Not acquired by purchase.....	48,622	40,367	8,255	\$250 to \$299.....	13,799	4,294	9,506
ACQUISITION CHARACTERISTICS				\$300 to \$399.....			
Year Property Acquired				\$400 to \$499.....			
New.....	87,048	27,711	59,337	\$500 or more.....	7,942	1,683	6,159
1959 and 1960 (part).....	9,984	1,421	8,563	Median.....dollars..	2,954	2,290	664
1957 and 1958.....	23,816	2,069	21,747	Acquired 1959 and 1960 (part).....	53,914	6,802	47,112
1955 and 1956.....	13,138	659	12,479	Real Estate Tax per \$1,000 Value			
1950 to 1954.....	11,013	3,334	7,678	Acquired before 1959.....			
1945 to 1949.....	8,086	5,000	3,086	Less than \$5.....	478,859	227,311	251,547
1940 to 1944.....	3,915	2,041	1,874	\$5 to \$9.....	21,432	11,484	9,948
1939 or earlier.....	17,097	13,187	3,910	\$10 to \$14.....	51,730	24,071	27,659
Previously occupied.....	445,725	206,403	239,322	\$15 to \$19.....	85,225	40,759	44,466
1959 and 1960 (part).....	43,931	5,381	38,549	\$20 to \$24.....	84,504	36,590	47,914
1957 and 1958.....	57,355	10,022	47,333	\$25 to \$29.....	63,315	29,716	33,599
1955 and 1956.....	47,986	8,498	39,488	\$30 to \$39.....	45,546	25,603	19,943
1950 to 1954.....	90,765	44,563	46,202	\$40 or more.....	53,582	21,768	31,815
1945 to 1949.....	68,322	32,707	35,615	Median.....dollars..	73,522	37,322	36,203
1940 to 1944.....	54,190	40,746	13,444	Acquired 1959 and 1960 (part).....	53,914	6,802	47,112
1939 or earlier.....	83,177	64,486	18,691				

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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]

Subject	All mortgaged properties			Properties with FHA 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 properties.....	298,659	245,758	52,901	2,398	2,378	20	296,261	243,380	52,881
MORTGAGE CHARACTERISTICS									
First Mortgage Loan									
Less than \$4,000.....	16,605	13,762	2,843	...	...	...	16,605	13,762	2,843
\$4,000 to \$5,999.....	14,022	12,021	2,002	740	740	...	13,283	11,281	2,002
\$6,000 to \$9,999.....	43,263	38,029	5,234	...	...	...	43,263	38,029	5,234
\$10,000 to \$13,999.....	42,163	31,978	10,185	...	...	...	42,163	31,978	10,185
\$14,000 to \$19,999.....	40,134	32,684	7,450	...	...	...	40,134	32,684	7,450
\$20,000 to \$29,999.....	45,541	37,509	8,033	...	...	...	45,541	37,509	8,033
\$30,000 to \$49,999.....	54,176	44,583	9,593	...	...	2	54,176	44,581	9,593
\$50,000 to \$74,999.....	20,544	16,298	4,245	240	240	...	20,303	16,058	4,245
\$75,000 to \$99,999.....	11,565	8,918	2,647	338	338	...	11,227	8,580	2,647
\$100,000 to \$149,999.....	7,575	7,209	365	252	243	10	7,322	6,967	356
\$150,000 or more.....	3,071	2,767	304	826	816	10	2,246	1,951	295
Median.....dollars..	19,000	19,000	19,000	...	...	...	18,900	18,900	19,000
First Mortgage Outstanding Debt									
Less than \$4,000.....	41,048	36,333	4,715	740	740	...	40,309	35,593	4,715
\$4,000 to \$5,999.....	31,450	28,336	3,114	...	...	...	31,450	28,336	3,114
\$6,000 to \$9,999.....	48,283	39,458	8,825	...	...	...	48,283	39,458	8,825
\$10,000 to \$13,999.....	38,061	28,867	9,195	...	...	...	38,061	28,867	9,195
\$14,000 to \$19,999.....	29,879	26,512	3,367	...	...	...	29,879	26,512	3,367
\$20,000 to \$29,999.....	33,847	21,661	12,186	2	2	...	33,845	21,659	12,186
\$30,000 to \$49,999.....	43,960	37,838	6,123	...	...	...	43,960	37,838	6,123
\$50,000 to \$74,999.....	16,346	13,203	3,143	247	247	...	16,099	12,957	3,143
\$75,000 to \$99,999.....	9,155	7,381	1,774	375	370	4	8,780	7,011	1,769
\$100,000 to \$149,999.....	4,463	4,279	184	506	501	6	3,957	3,778	179
\$150,000 or more.....	2,167	1,891	276	529	519	10	1,638	1,372	266
Median.....dollars..	13,000	12,600	15,100	...	...	...	13,000	12,500	15,100
Total Outstanding Debt as Percent of Value									
Less than 20 percent.....	58,432	54,626	3,806	740	740	...	57,692	53,886	3,806
20 to 29 percent.....	31,981	31,491	490	8	8	...	31,973	31,483	490
30 to 39 percent.....	42,228	35,681	6,547	244	244	...	41,984	35,437	6,547
40 to 49 percent.....	52,763	47,286	5,477	226	226	...	52,537	47,060	5,477
50 to 59 percent.....	44,357	32,372	11,985	222	222	...	44,135	32,151	11,985
60 to 69 percent.....	27,226	21,362	5,864	594	594	...	26,632	20,768	5,864
70 to 79 percent.....	19,246	8,298	10,948	107	107	...	19,139	8,191	10,948
80 to 89 percent.....	12,000	5,973	6,027	190	190	13	11,796	5,783	6,013
90 to 99 percent.....	8,918	7,707	1,211	15	14	1	8,903	7,693	1,210
100 percent or more.....	1,510	962	548	39	34	5	1,471	928	543
Median.....percent..	43	40	58	...	...	...	43	40	58
Term of First Mortgage									
Indefinite.....	6,474	5,325	1,149	...	...	...	6,474	5,325	1,149
On demand.....	7,448	6,984	464	...	...	...	7,448	6,984	464
Less than 8 years.....	41,877	33,824	8,053	...	...	...	41,877	33,824	8,053
8 to 12 years.....	120,196	102,908	17,288	3	3	...	120,193	102,905	17,288
13 to 17 years.....	80,910	64,922	15,987	...	...	...	80,910	64,922	15,987
18 to 22 years.....	35,787	26,376	9,411	751	751	...	35,036	25,625	9,411
23 to 27 years.....	1,805	1,287	517	10	10	...	1,795	1,277	517
28 to 32 years.....	1,855	1,849	7	368	363	4	1,487	1,485	2
33 to 37 years.....	2,258	2,247	11	1,241	1,230	11	1,017	1,017	...
38 years or more.....	51	37	14	26	22	4	25	15	10
Median.....years..	12	12	13	...	...	...	12	12	13
Interest Rate of First Mortgage									
Less than 4.0 percent.....	2,397	2,337	60	39	39	...	2,358	2,298	60
4.0 percent.....	8,628	7,956	672	1,567	1,547	20	7,061	6,409	652
4.1 to 4.4 percent.....	656	162	494	14	14	...	641	148	494
4.5 percent.....	21,238	18,227	3,011	778	778	...	20,460	17,449	3,011
4.6 to 4.9 percent.....	2,368	2,182	186	...	...	...	2,368	2,182	186
5.0 percent.....	69,704	58,001	11,703	...	...	...	69,704	58,001	11,703
5.1 to 5.4 percent.....	6,453	5,558	895	...	...	...	6,453	5,558	895
5.5 percent.....	46,514	38,084	8,431	...	...	...	46,514	38,084	8,431
5.6 to 5.9 percent.....	7,676	7,173	503	...	...	...	7,676	7,173	503
6.0 percent.....	103,344	82,331	21,014	...	...	...	103,344	82,331	21,014
6.1 to 6.9 percent.....	18,815	15,483	3,332	...	...	...	18,815	15,483	3,332
7.0 percent.....	6,843	5,508	1,335	...	...	...	6,843	5,508	1,335
7.1 to 7.9 percent.....	374	32	342	...	...	...	374	32	342
8.0 percent or more.....	3,651	2,726	925	...	...	...	3,651	2,726	925
Median.....percent..	5.6	5.6	6.0	...	...	...	5.6	5.6	6.0
Origin of First Mortgage									
Made when property acquired.....	155,622	133,977	21,646	1,723	1,718	5	153,899	132,259	21,640
Assumed when property acquired.....	45,954	23,942	22,012	673	658	14	45,281	23,284	21,998
Made after property acquired.....	97,083	87,839	9,244	2	2	...	97,081	87,838	9,244

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[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 FHA 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
PROPERTY CHARACTERISTICS									
Property Location									
Inside SMEA's.....	256,189	210,164	46,025	2,383	2,364	20	253,806	207,801	46,005
Outside SMEA's.....	42,471	35,594	6,876	15	15	...	42,456	35,580	6,876
Value									
Less than \$10,000.....	7,604	7,604	...	...	...	...	7,604	7,604	...
\$10,000 to \$14,900.....	21,526	18,264	3,162	740	740	...	20,786	17,624	3,162
\$15,000 to \$19,900.....	28,755	25,172	3,584	...	...	...	28,755	25,172	3,584
\$20,000 to \$24,900.....	30,389	25,802	4,588	...	...	...	30,389	25,802	4,588
\$25,000 to \$29,900.....	89,869	72,767	17,103	2	2	...	89,868	72,765	17,103
\$30,000 to \$34,900.....	51,034	40,742	10,292	2	2	...	51,032	40,740	10,292
\$35,000 to \$39,900.....	29,029	23,079	5,950	4	4	...	29,025	23,075	5,950
\$100,000 to \$149,900.....	22,076	17,322	4,753	378	373	4	21,698	16,949	4,749
\$150,000 to \$199,900.....	10,976	8,883	2,093	116	111	6	10,860	8,773	2,088
\$200,000 or more.....	7,401	6,024	1,377	1,157	1,147	10	6,244	4,877	1,367
Median.....dollars..	42,000	40,800	47,100	...	...	...	41,900	40,600	47,100
Year Built									
1958 and 1959.....	24,341	19,193	5,148	17	17	...	24,324	19,176	5,148
1955 to 1957.....	26,102	21,987	4,115	5	5	...	26,097	21,982	4,115
1950 to 1954.....	21,847	16,940	4,907	910	892	19	20,937	16,048	4,889
1940 to 1949.....	27,983	18,957	9,026	724	723	1	27,259	18,235	9,024
1930 to 1939.....	19,120	17,058	2,062	...	...	...	19,120	17,058	2,062
1929 or earlier.....	179,266	151,624	27,642	742	742	...	178,524	150,882	27,642
Purchase Price as Percent of Value									
Acquired by purchase.....	290,405	238,047	52,358	2,398	2,378	20	288,007	235,669	52,338
Purchased 1957 to 1960 (part).....	115,173	81,818	33,355	321	316	6	114,852	81,502	33,349
Less than 80 percent.....	20,070	16,137	3,933	1	1	...	20,069	16,136	3,933
80 to 89 percent.....	25,052	19,904	5,148	240	239	1	24,812	19,665	5,147
90 to 94 percent.....	9,712	5,572	4,141	2	2	...	9,710	5,569	4,141
95 to 99 percent.....	9,839	6,199	3,641	13	8	4	9,826	6,190	3,636
100 percent or more.....	50,500	34,007	16,493	65	65	...	50,434	33,942	16,493
Median.....percent..	96	94	...	...	...	...	96	94	...
Purchased 1950 to 1956.....	104,497	90,296	14,201	940	925	14	103,557	89,371	14,187
Less than 60 percent.....	16,081	15,120	961	1	1	...	16,080	15,119	961
60 to 79 percent.....	18,084	16,052	2,032	235	235	...	17,848	15,816	2,032
80 to 89 percent.....	30,906	25,387	5,519	137	137	...	30,769	25,250	5,519
90 to 99 percent.....	19,092	17,089	2,003	71	61	10	19,021	17,028	1,993
100 percent or more.....	20,334	16,648	3,687	496	491	4	19,839	16,157	3,682
Median.....percent..	86	86	...	...	...	...	86	85	...
Purchased 1949 or earlier.....	70,735	65,933	4,802	1,137	1,137	...	69,598	64,796	4,802
Less than 40 percent.....	16,190	14,948	1,242	...	...	...	16,190	14,948	1,242
40 to 59 percent.....	16,873	16,403	470	740	740	...	16,133	15,663	470
60 to 79 percent.....	14,737	13,989	748	246	246	...	14,491	13,743	748
80 to 99 percent.....	16,427	15,371	1,057	108	108	...	16,320	15,263	1,057
100 percent or more.....	6,508	5,222	1,286	43	43	...	6,465	5,179	1,286
Median.....percent..	63	62	...	...	...	...	63	63	...
Not acquired by purchase.....	8,255	7,711	543	...	...	...	8,255	7,711	543
Number of Mortgages on Property									
1 mortgage.....	245,758	245,758	...	2,378	2,378	...	243,380	243,380	...
2 mortgages.....	46,474	...	46,474	15	...	15	46,459	...	46,459
3 mortgages or more.....	6,427	...	6,427	4	...	4	6,422	...	6,422
ACQUISITION CHARACTERISTICS									
Year Property Acquired									
New.....	59,337	51,001	8,337	976	970	5	58,362	50,030	8,331
1959 and 1960 (part).....	8,563	5,622	2,941	5	5	...	8,557	5,616	2,941
1957 and 1958.....	21,747	19,147	2,600	12	12	...	21,735	19,136	2,600
1955 and 1956.....	12,479	11,826	654	4	4	...	12,475	11,822	654
1950 to 1954.....	7,678	6,328	1,350	570	565	5	7,108	5,764	1,345
1945 to 1949.....	3,086	3,084	2	373	373	...	2,713	2,711	2
1940 to 1944.....	1,874	1,633	241	12	12	...	1,863	1,622	241
1939 or earlier.....	3,910	3,360	549	...	...	...	3,910	3,360	549
Previously occupied.....	239,322	194,758	44,565	1,422	1,408	14	237,900	193,350	44,550
1959 and 1960 (part).....	38,549	28,314	10,235	243	242	1	38,306	28,072	10,234
1957 and 1958.....	47,333	29,753	17,580	61	57	4	47,272	29,697	17,576
1955 and 1956.....	39,488	31,667	7,822	10	1	9	39,478	31,666	7,813
1950 to 1954.....	46,202	41,826	4,376	356	356	...	45,846	41,471	4,376
1945 to 1949.....	35,615	31,934	3,681	13	13	...	35,602	31,921	3,681
1940 to 1944.....	13,444	12,717	727	740	740	...	12,704	11,978	727
1939 or earlier.....	18,691	18,546	146	18,691	18,546	146

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[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 FHA 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
ACQUISITION CHARACTERISTICS—Con.									
Manner of Acquisition									
By purchase or construction.....	290,405	238,047	52,358	2,398	2,378	20	288,007	235,669	52,338
Made new mortgage.....	204,227	179,302	24,925	1,725	1,720	5	202,502	177,582	24,920
Assumed mortgage from former owner.....	55,419	44,259	11,160	660	658	1	54,760	43,601	11,159
Assumed mortgage from former owner, made new mortgage.....	17,965	3,015	14,950	13	...	13	17,951	3,015	14,937
Borrowed, other than mortgage.....	5,255	4,173	1,082	...	...	...	5,255	4,173	1,082
All cash.....	7,539	7,299	240	...	...	...	7,539	7,299	240
Not by purchase.....	8,255	7,711	543	...	...	...	8,255	7,711	543
Gift or inheritance.....	8,135	7,591	543	...	...	...	8,135	7,591	543
Other.....	120	120	...	...	...	...	120	120	...
Type of Owner									
Individual.....	240,048	199,601	40,447	1,108	1,108	...	238,939	198,493	40,447
Partnership.....	26,129	21,489	4,640	12	3	9	26,117	21,486	4,632
Financial institution.....	629	629	...	3	3	...	626	626	...
Cooperative organization.....	2,353	1,119	1,119	19	19	...	2,334	1,215	1,119
Real estate corporation.....	25,413	18,737	6,676	1,238	1,233	5	24,175	17,504	6,671
Other.....	4,088	4,070	18	17	12	6	4,071	4,058	13
Purchase Price per Dwelling Unit									
Acquired by purchase, 1927 to 1960 (part).....	115,173	81,818	33,355	321	316	6	114,852	81,502	33,349
Less than \$5,000.....	53,828	39,242	14,586	1	1	...	53,826	39,241	14,586
\$5,000 to \$7,400.....	32,210	22,875	9,335	240	239	1	31,970	22,636	9,334
\$7,500 to \$9,900.....	13,623	11,055	2,568	9	4	4	13,614	11,051	2,563
\$10,000 to \$12,400.....	12,311	6,195	6,116	52	52	...	12,259	6,143	6,116
\$12,500 to \$14,900.....	2,147	1,706	441	20	20	...	2,127	1,686	441
\$15,000 to \$17,400.....	734	731	3	...	...	...	734	731	3
\$17,500 to \$19,900.....	309	5	304	...	...	...	309	5	304
\$20,000 to \$24,900.....	7	7	...	...	...	...	7	7	...
\$25,000 to \$34,900.....	2	...	2	...	...	...	2	...	2
\$35,000 or more.....	2	2	...	...	...	...	2	2	...
Median.....dollars..	5,300	5,200	...	...	...	...	5,300	5,200	...
Other properties.....	183,486	163,940	19,546	2,077	2,062	14	181,410	161,878	19,532
First Mortgage Loan as Percent of Purchase Price									
Acquired by purchase with first mortgage made or assumed at time of purchase.....	201,576	157,919	43,657	2,396	2,377	20	199,180	155,542	43,638
Less than 40 percent.....	26,501	14,899	11,602	1	1	...	26,500	14,898	11,602
40 to 49 percent.....	21,744	17,393	3,751	238	238	...	20,906	17,156	3,751
50 to 59 percent.....	49,878	34,208	15,669	39	39	...	49,839	34,169	15,669
60 to 69 percent.....	34,999	26,113	8,886	16	16	...	34,983	26,097	8,886
70 to 79 percent.....	22,300	21,434	766	1,208	1,197	11	21,092	20,337	755
80 to 84 percent.....	15,196	14,871	325	238	231	7	14,958	14,640	318
85 to 89 percent.....	12,938	12,933	5	41	41	...	12,898	12,892	5
90 to 94 percent.....	4,160	2,304	1,856	208	208	...	3,953	2,097	1,856
95 to 99 percent.....	6,302	6,298	4	266	264	2	6,036	6,034	2
100 percent or more.....	8,158	7,365	793	142	142	...	8,016	7,223	793
Median.....percent..	61	65	54	...	...	...	61	64	54
Other properties.....	97,083	87,839	9,244	2	2	...	97,081	87,838	9,244
All Mortgage Loans as Percent of Purchase Price									
Acquired by purchase with first mortgage made or assumed at time of purchase.....	201,574	157,917	43,657	2,396	2,377	20	199,178	155,540	43,638
Less than 40 percent.....	15,692	14,897	795	1	1	...	15,691	14,896	795
40 to 49 percent.....	18,679	17,393	1,286	238	238	...	18,441	17,156	1,286
50 to 59 percent.....	35,884	34,208	1,675	39	39	...	35,845	34,169	1,675
60 to 69 percent.....	37,447	26,113	11,334	16	16	...	37,430	26,097	11,334
70 to 79 percent.....	29,835	21,534	8,301	1,197	1,197	...	28,638	20,337	8,301
80 to 84 percent.....	22,256	14,871	7,385	231	231	...	22,025	14,640	7,385
85 to 89 percent.....	16,978	12,933	4,045	41	41	...	16,937	12,892	4,045
90 to 94 percent.....	5,733	2,304	3,428	219	208	11	5,514	2,097	3,417
95 to 99 percent.....	8,900	6,298	2,603	266	264	2	8,635	6,034	2,600
100 percent or more.....	10,171	7,365	2,806	149	142	6	10,022	7,223	2,800
Median.....percent..	68	65	78	...	...	...	68	64	78
Other properties.....	97,085	87,842	9,244	2	2	...	97,083	87,840	9,244

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 FHA 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
RENTAL RECEIPTS AND EXPENSES									
Monthly Rental Receipts per Dwelling Unit¹									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than \$30.....	66,422	59,935	6,487	909	909	...	65,513	59,026	6,487
\$30 to \$49.....	86,130	64,849	15,282	5	5	...	80,125	64,844	15,282
\$50 to \$59.....	36,167	29,000	7,167	56	56	...	36,111	28,944	7,167
\$60 to \$69.....	24,528	18,786	5,742	241	241	...	24,287	18,545	5,742
\$70 to \$79.....	13,580	11,295	2,285	432	428	4	13,148	10,867	2,281
\$80 to \$99.....	19,503	16,918	2,585	425	421	4	19,078	16,497	2,581
\$100 to \$119.....	7,053	6,962	90	54	46	8	6,999	6,916	83
\$120 to \$149.....	2,752	2,725	27	23	23	...	2,729	2,702	27
\$150 or more.....	1,413	1,353	60	4	2	2	1,408	1,351	58
Median.....dollars..	45	44	...	...	...	...	45	44	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175
Rental Receipts as Percent of Value¹									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than 5 percent.....	19,280	17,030	2,250	170	170	...	19,111	16,860	2,250
5 to 9 percent.....	69,448	55,533	13,915	1,119	1,119	...	68,329	54,414	13,915
10 to 14 percent.....	94,965	78,510	16,455	825	809	16	94,140	77,701	16,438
15 to 19 percent.....	38,299	33,694	4,605	31	31	...	38,268	33,603	4,665
20 to 24 percent.....	16,679	14,730	1,949	1	1	...	16,678	14,729	1,949
25 to 29 percent.....	4,897	4,891	6	...	...	...	4,897	4,891	6
30 to 39 percent.....	6,481	5,937	544	1	1	...	6,480	5,936	544
40 percent or more.....	1,499	1,496	2	2	2	...	1,496	1,496	...
Median.....percent..	12	12	...	...	...	...	12	12	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175
Owner Expenses as a Percent of Gross Rental Receipts									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than 20 percent.....	362	399	2	2	...	2	359	359	...
20 to 29 percent.....	3,381	3,381	...	...	...	...	3,381	3,381	...
30 to 39 percent.....	7,673	7,671	2	1	1	...	7,672	7,670	2
40 to 49 percent.....	20,391	18,666	1,724	2	2	...	20,389	18,664	1,724
50 to 59 percent.....	42,516	39,637	2,879	131	128	2	42,385	39,509	2,877
60 to 69 percent.....	39,647	36,347	3,300	160	156	4	39,487	36,192	3,296
70 to 79 percent.....	29,131	23,362	5,769	675	675	...	28,456	22,687	5,769
80 to 89 percent.....	25,155	20,581	4,574	234	225	10	24,921	20,567	4,354
90 to 99 percent.....	20,632	16,948	3,684	757	757	...	19,875	16,191	3,684
100 percent or more.....	62,660	44,869	17,791	187	187	...	62,473	44,682	17,791
Median.....percent..	74	70	...	...	...	...	74	70	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	250,576	211,366	39,211	2,149	2,131	19	248,427	209,235	39,192
Less than 20 percent.....	36,077	32,019	4,058	3	1	2	36,073	32,018	4,055
20 to 29 percent.....	37,418	32,432	4,986	4	4	...	37,415	32,429	4,986
30 to 39 percent.....	30,885	25,959	4,926	540	532	8	30,345	25,427	4,919
40 to 49 percent.....	44,348	35,581	8,766	608	604	4	43,739	34,977	8,762
50 to 59 percent.....	28,393	24,286	4,107	800	796	4	27,593	23,490	4,103
60 to 69 percent.....	17,980	12,835	5,145	18	18	...	17,962	12,817	5,145
70 to 79 percent.....	11,917	8,716	3,201	3	3	...	11,914	8,713	3,201
80 to 89 percent.....	8,434	6,776	1,658	...	...	...	8,434	6,776	1,658
90 to 99 percent.....	5,777	5,777	...	4	4	...	5,773	5,773	...
100 percent or more.....	29,349	26,986	2,363	170	170	...	29,180	26,816	2,363
Median.....percent..	45	44	...	...	...	...	45	44	...
Other properties.....	48,083	34,393	13,690	249	248	1	47,834	34,145	13,689
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	250,576	211,366	39,211	2,149	2,131	19	248,427	209,235	39,192
Less than 20 percent.....	33,326	32,019	1,307	3	1	2	33,323	32,018	1,305
20 to 29 percent.....	35,881	32,432	3,449	4	4	...	35,877	32,429	3,449
30 to 39 percent.....	29,384	25,959	3,425	532	532	...	28,852	25,427	3,425
40 to 49 percent.....	37,719	35,581	2,138	612	604	8	37,108	34,977	2,131
50 to 59 percent.....	30,133	24,286	5,848	800	796	4	29,333	23,490	5,843
60 to 69 percent.....	17,060	12,835	4,226	22	18	4	17,038	12,817	4,221
70 to 79 percent.....	15,038	8,716	6,323	3	3	...	15,036	8,713	6,323
80 to 89 percent.....	8,249	6,776	1,473	...	...	...	8,249	6,776	1,473
90 to 99 percent.....	7,713	5,777	1,937	4	4	...	7,710	5,773	1,937
100 percent or more.....	36,072	26,986	9,086	170	170	...	35,903	26,816	9,086
Median.....percent..	47	44	...	...	...	...	47	44	...
Other properties.....	48,083	34,393	13,690	249	248	1	47,834	34,145	13,689

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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 FHA 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
RENTAL RECEIPTS AND EXPENSES—Con.									
Real Estate Tax as Percent of Rental Receipts ¹									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than 5 percent.....	15,747	15,102	645	2	...	2	15,745	15,102	643
5 to 9 percent.....	37,129	34,748	2,381	42	38	4	37,087	34,710	2,376
10 to 14 percent.....	48,312	41,161	7,152	216	209	7	48,097	40,952	7,145
15 to 19 percent.....	57,600	47,056	10,544	208	204	4	57,392	46,852	10,540
20 to 24 percent.....	37,347	30,956	6,391	252	252	...	37,095	30,704	6,391
25 to 29 percent.....	23,968	18,525	5,444	929	929	1	23,040	17,597	5,443
30 percent or more.....	31,444	24,276	7,169	501	501	...	30,944	23,775	7,169
Median.....percent..	17	17	...	...	...	...	17	17	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175
Real Estate Tax per Dwelling Unit									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than \$50.....	57,307	52,449	4,859	740	740	...	56,568	51,709	4,859
\$50 to \$99.....	78,108	68,922	9,187	43	39	4	78,066	68,883	9,182
\$100 to \$149.....	65,966	50,334	15,632	255	246	9	65,711	50,088	15,623
\$150 to \$199.....	28,212	21,537	6,674	361	357	4	27,850	21,200	6,650
\$200 to \$249.....	9,506	7,392	2,114	197	197	...	9,309	7,195	2,114
\$250 to \$299.....	5,627	4,565	1,062	504	504	...	5,122	4,060	1,062
\$300 to \$499.....	6,159	5,991	168	38	37	1	6,121	5,954	167
\$500 or more.....	664	613	51	11	11	...	653	602	51
Median.....dollars..	94	89	...	...	...	...	94	89	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175
Real Estate Tax per \$1,000 Value									
Acquired before 1959.....	251,547	211,822	39,725	2,149	2,131	19	249,398	209,691	39,707
Less than \$5.....	9,948	9,704	244	...	...	...	9,948	9,704	244
\$5 to \$9.....	27,659	25,289	2,371	25	25	...	27,635	25,264	2,371
\$10 to \$14.....	44,466	38,406	6,060	419	415	4	44,047	37,991	6,056
\$15 to \$19.....	47,914	37,231	10,683	1,043	1,030	13	46,871	36,201	10,670
\$20 to \$24.....	33,599	30,193	3,406	74	74	...	33,525	30,119	3,406
\$25 to \$29.....	19,943	18,168	1,776	68	68	...	19,876	18,100	1,776
\$30 to \$39.....	31,815	24,962	6,852	489	489	...	31,326	24,473	6,852
\$40 or more.....	36,203	27,870	8,333	32	31	1	36,170	27,839	8,332
Median.....dollars..	20	19	...	...	...	...	20	19	...
Acquired 1959 and 1960 (part).....	47,112	33,936	13,176	249	248	1	46,863	33,689	13,175

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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			FHA 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
		First mortgage only	Junior mortgage						
First mortgage debt on all properties.....	6,808,396	5,553,511	1,254,885	230,978	228,354	2,624	6,577,418	5,325,157	1,252,261
Average first mortgage debt per property.....	22.8	22.6	23.7	96.3	96.0	131.2	22.2	21.9	23.7
MORTGAGE CHARACTERISTICS									
First Mortgage Loan									
Less than \$4,000.....	30,808	23,818	6,990	...	...	...	30,808	23,818	6,990
\$4,000 to \$5,999.....	37,263	32,825	4,438	185	185	...	37,078	32,640	4,438
\$6,000 to \$9,999.....	225,899	196,095	29,804	...	...	...	225,899	196,095	29,804
\$10,000 to \$13,999.....	390,593	284,351	106,242	...	...	...	390,593	284,351	106,242
\$14,000 to \$19,999.....	490,390	395,507	94,883	...	...	...	490,390	395,507	94,883
\$20,000 to \$29,999.....	770,509	594,949	175,560	...	...	...	770,509	594,949	175,560
\$30,000 to \$49,999.....	1,682,393	1,370,830	311,563	52	52	...	1,682,341	1,370,778	311,563
\$50,000 to \$74,999.....	975,733	778,847	196,886	17,469	17,469	...	958,264	761,378	196,886
\$75,000 to \$99,999.....	868,998	660,350	208,648	26,780	26,780	...	842,218	633,570	208,648
\$100,000 to \$149,999.....	713,356	673,831	39,525	28,985	27,941	1,044	684,371	645,890	38,481
\$150,000 or more.....	622,454	542,108	80,346	157,507	155,927	1,580	464,947	386,181	78,766
First Mortgage Outstanding Debt									
Less than \$4,000.....	73,887	63,970	9,917	185	185	...	73,702	63,785	9,917
\$4,000 to \$5,999.....	156,092	140,418	15,674	...	...	...	156,092	140,418	15,674
\$6,000 to \$9,999.....	381,799	310,809	70,990	...	...	...	381,799	310,809	70,990
\$10,000 to \$13,999.....	449,509	340,768	108,741	...	...	...	449,509	340,768	108,741
\$14,000 to \$19,999.....	482,605	426,167	56,438	...	...	...	482,605	426,167	56,438
\$20,000 to \$29,999.....	826,219	522,555	303,664	52	52	...	826,167	522,503	303,664
\$30,000 to \$49,999.....	1,639,582	1,406,043	233,539	...	...	...	1,639,582	1,406,043	233,539
\$50,000 to \$74,999.....	990,803	787,111	203,692	17,861	17,861	...	972,942	769,250	203,692
\$75,000 to \$99,999.....	786,645	633,994	152,651	30,207	29,854	353	756,438	604,140	152,298
\$100,000 to \$149,999.....	519,341	496,198	23,143	63,928	63,237	691	455,413	432,961	22,452
\$150,000 or more.....	501,914	425,478	76,436	118,745	117,165	1,580	383,169	308,313	74,856
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent.....	291,065	240,997	50,068	185	185	...	290,880	240,812	50,068
20 to 29 percent.....	642,817	439,785	203,032	532	532	...	642,285	439,253	203,032
30 to 39 percent.....	786,496	639,740	146,756	18,020	18,020	...	768,476	621,720	146,756
40 to 49 percent.....	1,578,161	1,279,671	298,490	29,130	29,130	...	1,549,031	1,250,541	298,490
50 to 59 percent.....	1,541,667	1,166,313	375,354	28,029	28,029	...	1,513,638	1,138,284	375,354
60 to 69 percent.....	924,191	772,345	151,846	85,604	84,587	1,017	838,587	687,758	150,829
70 to 79 percent.....	468,134	452,424	15,710	22,471	20,864	1,607	445,663	431,560	14,103
80 to 89 percent.....	357,916	344,287	13,629	39,700	39,700	...	318,216	304,587	13,629
90 to 99 percent.....	195,909	195,909	...	2,333	2,333	...	193,576	193,576	...
100 percent or more.....	22,040	22,040	...	4,974	4,974	...	17,066	17,066	...
Term of First Mortgage									
Indefinite.....	61,478	46,703	14,775	...	...	...	61,478	46,703	14,775
On demand.....	58,794	56,424	2,370	...	...	...	58,794	56,424	2,370
Less than 8 years.....	639,982	478,058	161,924	...	...	...	639,982	478,058	161,924
8 to 12 years.....	2,132,008	1,760,148	371,860	586	586	...	2,131,422	1,759,562	371,860
13 to 17 years.....	2,152,319	1,813,498	338,821	...	...	...	2,152,319	1,813,498	338,821
18 to 22 years.....	1,392,862	1,055,631	337,231	1,692	1,692	...	1,391,170	1,053,939	337,231
23 to 27 years.....	89,732	68,027	21,705	698	698	...	89,034	67,329	21,705
28 to 32 years.....	63,465	62,652	813	34,714	34,050	664	28,751	28,602	149
33 to 37 years.....	205,359	203,752	1,607	186,626	185,019	1,607	18,733	18,733	...
38 years or more.....	12,397	8,618	3,779	6,662	6,309	353	5,735	2,309	3,426
Interest Rate of First Mortgage									
Less than 4.0 percent.....	53,178	35,084	18,094	5,080	5,080	...	48,098	30,004	18,094
4.0 percent.....	344,720	317,566	27,154	215,122	212,498	2,624	129,598	105,068	24,530
4.1 to 4.4 percent.....	42,546	20,652	21,894	3,855	3,855	...	38,691	16,797	21,894
4.5 percent.....	645,107	568,861	76,246	6,921	6,921	...	638,186	561,940	76,246
4.6 to 4.9 percent.....	73,942	58,233	15,709	...	...	...	73,942	58,233	15,709
5.0 percent.....	1,192,638	1,022,548	170,090	...	...	...	1,192,638	1,022,548	170,090
5.1 to 5.4 percent.....	127,120	95,326	31,794	...	...	...	127,120	95,326	31,794
5.5 percent.....	1,152,212	872,312	279,900	...	...	...	1,152,212	872,312	279,900
5.6 to 5.9 percent.....	452,784	423,863	28,921	...	...	...	452,784	423,863	28,921
6.0 percent.....	2,052,282	1,579,967	472,315	...	...	...	2,052,282	1,579,967	472,315
6.1 to 6.9 percent.....	471,623	403,372	68,251	...	...	...	471,623	403,372	68,251
7.0 percent.....	140,990	125,651	15,339	...	...	...	140,990	125,651	15,339
7.1 to 7.9 percent.....	8,275	797	7,478	...	...	...	8,275	797	7,478
8.0 percent or more.....	50,979	29,279	21,700	...	...	...	50,979	29,279	21,700
Year First Mortgage Made or Assumed									
1959 and 1960 (part).....	1,961,168	1,490,112	471,056	20,663	20,528	135	1,940,505	1,469,584	470,921
1958.....	1,336,599	1,085,378	251,221	5,524	5,524	...	1,331,075	1,079,854	251,221
1957.....	817,385	556,762	260,623	4,524	3,860	664	812,861	552,902	259,959
1955 and 1956.....	1,565,603	1,419,731	145,872	2,498	1,260	1,238	1,563,105	1,418,471	144,634
1950 to 1954.....	880,332	767,513	112,819	144,608	144,021	587	735,724	623,492	112,232
1945 to 1949.....	195,638	191,643	3,995	52,146	52,146	...	143,492	139,497	3,995
1940 to 1944.....	23,146	14,202	8,944	1,015	1,015	...	22,131	13,187	8,944
1939 or earlier.....	28,525	28,170	355	...	...	...	28,525	28,170	355

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			FHA 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
		First mortgage only	Junior mortgage						
MORTGAGE CHARACTERISTICS--Con.									
Method of Payment of First Mortgage									
Regular payments required.....	6,800,922	5,550,154	1,250,768	230,978	228,354	2,624	6,569,944	5,321,800	1,248,144
Interest and principal.....	6,410,111	5,196,626	1,213,485	230,978	228,354	2,624	6,179,133	4,968,272	1,210,861
Interest only.....	390,011	352,728	37,283	...	...	...	390,011	352,728	37,283
Principal only.....	800	800	...	...	...	...	800	800	...
No regular payments required.....	7,474	3,357	4,117	...	...	...	7,474	3,357	4,117
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit									
Regular payments of interest and/or principal.....	6,800,922	5,550,154	1,250,768	230,978	228,354	2,624	6,569,944	5,321,800	1,248,144
Less than \$30.....	2,928,110	2,358,882	569,228	62,220	62,220	...	2,865,890	2,296,662	569,228
\$30 to \$39.....	1,939,860	1,597,647	342,213	155,210	152,939	2,271	1,784,650	1,444,708	339,942
\$40 to \$49.....	1,026,970	786,710	240,260	8,771	8,418	353	1,018,199	778,292	239,907
\$50 to \$59.....	480,596	418,965	61,631	3,218	3,218	...	477,378	415,747	61,631
\$60 to \$69.....	92,195	58,665	33,530	1,507	1,507	...	90,688	57,158	33,530
\$70 to \$79.....	140,359	139,971	388	52	52	...	140,307	139,919	388
\$80 to \$89.....	38,062	37,774	288	...	...	...	38,062	37,774	288
\$90 to \$99.....	2,192	2,192	...	...	...	...	2,192	2,192	...
\$100 to \$119.....	49,781	49,235	546	...	...	...	49,781	49,235	546
\$120 to \$149.....	48,670	48,670	...	...	...	...	48,670	48,670	...
\$150 or more.....	54,127	51,443	2,684	...	...	...	54,127	51,443	2,684
No regular payments required.....	7,474	3,357	4,117	...	...	...	7,474	3,357	4,117
Current Status of First Mortgage Payments									
Current or ahead of schedule.....	6,588,024	5,357,962	1,230,062	225,662	223,038	2,624	6,362,362	5,134,924	1,227,438
Delinquent.....	212,898	192,192	20,706	5,316	5,316	...	207,582	186,876	20,706
No regular payments required.....	7,474	3,357	4,117	...	...	...	7,474	3,357	4,117
Holder of First Mortgage									
Commercial bank or trust company, own account.....	639,021	531,150	107,871	53,092	52,293	799	585,929	478,857	107,072
Commercial bank or trust company, trust account.....	55,480	54,304	1,176	240	240	...	55,240	54,064	1,176
Mutual savings bank.....	1,069,075	710,264	258,811	109,617	109,264	353	959,458	601,000	358,458
Savings and loan association.....	1,930,076	1,484,137	445,939	1,122	1,122	...	1,928,954	1,483,015	445,939
Life insurance company.....	1,643,718	1,504,397	139,321	59,695	59,695	...	1,584,023	1,444,702	139,321
Mortgage company.....	21,413	20,842	571	2,565	2,565	...	18,848	18,277	571
Real estate or construction company.....	26,962	20,392	6,570	986	752	234	25,976	19,640	6,336
Federal or State agency.....	2,797	2,797	...	314	314	...	2,483	2,483	...
Retirement system, welfare fund, etc.....	4,658	2,987	1,671	2,592	1,354	1,238	2,066	1,633	433
Other nonprofit organization.....	15,216	6,045	9,171	...	...	...	15,216	6,045	9,171
Individual or individual's estate.....	1,384,756	1,201,116	183,640	...	...	...	1,384,756	1,201,116	183,640
Other.....	13,224	15,080	1,144	755	755	...	14,469	14,325	144
RENTAL RECEIPTS AND EXPENSES									
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts ¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	5,298,682	4,483,068	815,614	210,315	207,826	2,489	5,088,367	4,275,242	813,125
Less than 20 percent.....	594,590	529,154	65,436	478	212	266	594,112	528,942	65,170
20 to 29 percent.....	726,356	598,438	127,928	572	572	...	725,784	597,856	127,928
30 to 39 percent.....	791,887	659,479	132,408	55,970	54,764	1,206	735,917	604,715	131,202
40 to 49 percent.....	1,025,226	834,284	190,942	99,100	98,436	664	926,126	735,848	190,278
50 to 59 percent.....	669,000	593,264	75,736	8,602	8,249	353	660,398	585,015	75,383
60 to 69 percent.....	577,237	471,226	106,011	3,253	3,253	...	573,984	467,973	106,011
70 to 79 percent.....	222,220	161,734	60,486	513	513	...	221,707	161,221	60,486
80 to 89 percent.....	132,791	105,987	27,204	...	...	...	132,791	105,587	27,204
90 to 99 percent.....	31,189	31,189	...	638	638	...	30,551	30,551	...
100 percent or more.....	228,186	498,723	29,537	41,189	41,189	...	486,997	457,534	29,463
Other properties.....	1,509,714	1,070,443	439,271	20,663	20,528	135	1,489,051	1,049,915	439,136
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts ¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	5,298,682	4,483,068	815,614	210,315	207,826	2,489	5,088,367	4,275,242	813,125
Less than 20 percent.....	543,912	529,154	14,758	478	212	266	543,434	528,942	14,492
20 to 29 percent.....	655,392	598,438	56,964	572	572	...	654,820	597,856	56,964
30 to 39 percent.....	759,072	659,479	99,593	54,764	54,764	...	704,308	604,715	99,593
40 to 49 percent.....	898,636	834,284	64,352	99,642	98,436	1,206	799,044	735,848	63,196
50 to 59 percent.....	751,751	593,264	158,487	8,913	8,249	664	742,838	585,015	157,823
60 to 69 percent.....	544,865	471,226	73,639	3,606	3,253	353	541,259	467,973	73,286
70 to 79 percent.....	279,681	161,734	117,947	513	513	...	279,168	161,221	117,947
80 to 89 percent.....	134,799	105,987	29,212	...	...	...	134,799	105,587	29,212
90 to 99 percent.....	84,124	31,189	52,935	638	638	...	83,486	30,551	52,935
100 percent or more.....	646,400	498,723	147,677	41,189	41,189	...	605,211	457,534	147,677
Other properties.....	1,509,714	1,070,443	439,271	20,663	20,528	135	1,489,051	1,049,915	439,136

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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	Conventional first mortgage			FHA first mortgage	Conventional first mortgage
Total mortgage debt on all properties.....	7,492,889	231,721	7,261,168	PROPERTY CHARACTERISTICS--Con.			
Average total mortgage debt per property..	25.1	96.6	24.5				
MORTGAGE CHARACTERISTICS				Year Built			
Total Mortgage Outstanding Debt				1958 and 1959.....			
Less than \$4,000.....	72,557	185	72,372	1955 to 1957.....	1,391,986	3,958	1,388,028
\$4,000 to \$5,999.....	144,078	...	144,078	1950 to 1954.....	1,017,040	1,149	1,015,891
\$6,000 to \$9,999.....	353,051	...	353,051	1940 to 1949.....	718,334	143,219	575,115
\$10,000 to \$13,999.....	598,238	...	598,238	1930 to 1929.....	668,321	82,761	585,560
\$14,000 to \$19,999.....	573,815	...	573,815	1929 or earlier.....	723,446	...	723,446
\$20,000 to \$29,999.....	777,124	52	777,072		2,973,762	634	2,973,128
\$30,000 to \$49,999.....	1,703,668	...	1,703,668	Number of Mortgages on Property			
\$50,000 to \$74,999.....	1,272,113	17,861	1,254,252	1 mortgage.....	5,553,511	228,354	5,325,157
\$75,000 to \$99,999.....	776,088	29,834	746,254	2 mortgages.....	1,741,342	2,562	1,738,780
\$100,000 to \$149,999.....	843,460	64,324	779,136	3 mortgages or more.....	198,036	805	197,231
\$150,000 or more.....	578,677	119,445	459,232	OTHER CHARACTERISTICS			
Total Outstanding Debt as Percent of Value				Type of Owner			
Less than 20 percent.....	267,151	185	266,966	Individual.....	5,097,606	31,503	5,066,103
20 to 29 percent.....	456,990	532	456,458	Partnership.....	920,981	1,809	919,172
30 to 39 percent.....	788,788	18,020	770,768	Financial institution.....	39,327	805	38,522
40 to 49 percent.....	1,421,140	29,130	1,392,010	Cooperative organization.....	127,761	2,787	124,974
50 to 59 percent.....	1,549,261	28,029	1,521,232	Real estate corporation.....	1,207,929	191,949	1,015,980
60 to 69 percent.....	1,091,784	84,587	1,007,197	Other.....	99,285	2,868	96,417
70 to 79 percent.....	1,056,474	20,864	1,035,610	Interest and Principal Payments on All Mortgages as Percent of Rental Receipts¹			
80 to 89 percent.....	597,965	41,979	555,986	Acquired before 1939 and regular payments of interest and/or principal on first mortgage....			
90 to 99 percent.....	232,450	2,494	229,956	Less than 20 percent.....	5,764,868	211,032	5,553,836
100 percent or more.....	30,886	5,901	24,985	20 to 29 percent.....	555,225	527	554,698
PROPERTY CHARACTERISTICS				30 to 39 percent.....			
Property Location				40 to 49 percent.....			
Inside SMSA's.....	6,705,455	229,558	6,475,897	50 to 59 percent.....	823,332	54,764	768,568
Outside SMSA's.....	787,434	2,163	785,271	60 to 69 percent.....	926,268	99,911	826,357
Value				70 to 79 percent.....			
Less than \$10,000.....	15,436	...	15,436	80 to 89 percent.....	571,343	3,864	567,479
\$10,000 to \$14,900.....	126,266	185	126,081	90 to 99 percent.....	321,664	513	321,151
\$15,000 to \$19,900.....	213,835	...	213,835	100 percent or more.....	141,505	...	141,505
\$20,000 to \$24,900.....	250,868	...	250,868	Other properties.....	91,001	638	90,363
\$25,000 to \$49,900.....	1,297,781	52	1,297,729		778,816	41,189	737,627
\$50,000 to \$74,900.....	1,346,782	137	1,346,645		1,728,021	20,689	1,707,332
\$75,000 to \$99,900.....	1,096,869	251	1,096,618				
\$100,000 to \$149,900.....	1,292,290	32,262	1,260,028				
\$150,000 to \$199,900.....	847,830	13,535	834,295				
\$200,000 or more.....	999,932	185,299	814,633				

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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.....	298,659	44,710	40,461	87,322	42,844	4,499	21	806	75,999	1,998
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than \$4,000.....	16,605	2,703	3,461	4,276	...	1,797	...	...	4,369	...
\$4,000 to \$5,999.....	14,022	1,264	1,972	2,428	1,264	753	...	...	6,342	...
\$6,000 to \$9,999.....	43,263	4,127	6,787	15,932	3,455	...	...	...	12,098	865
\$10,000 to \$13,999.....	42,163	9,852	6,017	8,497	2,197	...	...	...	14,489	1,111
\$14,000 to \$19,999.....	40,134	6,190	3,973	16,793	2,247	...	...	376	9,909	...
\$20,000 to \$29,999.....	45,541	13,158	5,721	10,899	6,626	308	...	169	8,662	...
\$30,000 to \$49,999.....	54,176	4,543	4,920	19,179	12,264	551	...	...	12,718	1
\$50,000 to \$74,999.....	20,544	1,323	2,407	5,066	6,122	384	2	238	4,999	2
\$75,000 to \$99,999.....	13,565	1,150	2,646	1,918	4,641	23	1	1	1,204	2
\$100,000 to \$149,999.....	7,575	127	1,419	1,982	3,245	22	8	10	747	15
\$150,000 or more.....	3,071	292	1,139	352	784	16	10	12	465	2
Median.....dollars..	19,000	18,300	17,000	18,500	39,200	...	...	...	14,400	...
First Mortgage Outstanding Debt										
Less than \$4,000.....	41,048	8,288	8,234	11,196	2,355	1,797	...	...	9,179	...
\$4,000 to \$5,999.....	31,450	2,953	3,197	10,380	1,258	753	...	...	11,166	1,744
\$6,000 to \$9,999.....	48,283	10,772	6,897	11,937	3,552	645	...	376	14,103	1
\$10,000 to \$13,999.....	38,061	6,553	4,184	10,372	4,617	304	...	...	11,801	232
\$14,000 to \$19,999.....	29,879	5,153	4,720	7,559	3,898	175	...	169	8,205	...
\$20,000 to \$29,999.....	33,847	5,855	4,872	12,848	4,611	383	...	...	5,278	...
\$30,000 to \$49,999.....	43,960	2,695	1,563	16,154	12,498	387	...	234	10,428	1
\$50,000 to \$74,999.....	16,346	2,012	2,825	2,941	4,204	6	3	2	4,349	2
\$75,000 to \$99,999.....	9,155	119	1,967	1,617	4,682	27	1	2	729	11
\$100,000 to \$149,999.....	4,463	240	1,023	1,987	513	11	13	9	662	6
\$150,000 or more.....	2,167	68	979	332	658	12	4	12	100	2
Median.....dollars..	13,000	10,200	11,800	13,900	31,800	...	...	...	11,200	...
Total Outstanding Debt as Percent of Value										
Less than 20 percent.....	58,432	12,949	8,102	17,130	4,117	1,802	2	545	12,904	881
20 to 29 percent.....	31,981	7,009	6,382	3,670	4,730	1,701	1	1	8,407	...
30 to 39 percent.....	42,228	7,828	6,013	10,904	6,676	476	1	8	9,453	870
40 to 49 percent.....	52,763	6,378	6,900	11,243	12,359	402	...	2	15,246	233
50 to 59 percent.....	44,397	4,306	3,758	24,138	4,067	9	4	232	7,835	9
60 to 69 percent.....	27,226	1,795	2,530	8,285	4,627	10	...	1	9,977	2
70 to 79 percent.....	19,246	3,473	3,910	5,670	4,351	9	10	6	1,818	...
80 to 89 percent.....	12,000	177	2,282	1,797	894	7	2	10	6,829	1
90 to 99 percent.....	8,918	794	13	4,484	1,016	2	...	1	2,606	2
100 percent or more.....	1,510	...	571	2	9	1	1	...	926	...
Median.....percent..	43	33	40	50	45	...	...	...	45	...
Term of First Mortgage										
Indefinite.....	6,474	5	2,640	...	...	6	...	...	3,823	1
On demand.....	7,448	1,404	3,661	310	...	1	...	...	2,072	...
Less than 8 years.....	41,877	11,799	7,278	5,653	1,245	1,769	...	171	13,958	6
8 to 12 years.....	120,196	22,239	15,271	39,373	10,268	1,131	...	237	29,923	1,754
13 to 17 years.....	80,910	6,169	7,943	27,250	19,819	1,187	2	384	18,156	1
18 to 22 years.....	35,787	2,593	2,644	14,273	9,935	5	...	...	6,338	...
23 to 27 years.....	1,805	4	343	455	23	...	...	1	978	1
28 to 32 years.....	1,855	272	159	9	40	384	6	...	753	234
33 to 37 years.....	2,258	219	498	...	1,504	12	10	13	...	2
38 years or more.....	51	6	25	...	11	5	3	...	...	...
Median.....years..	12	10	11	13	15	...	...	...	12	...
Interest Rate of First Mortgage										
Less than 4.0 percent.....	2,397	1	236	...	38	158	...	...	1,963	1
4.0 percent.....	8,628	903	2,188	13	1,272	16	10	14	4,208	4
4.1 to 4.4 percent.....	656	1	604	...	49	...	1	...	1	...
4.5 percent.....	21,238	2,039	7,954	3,288	4,406	15	4	235	3,288	10
4.6 to 4.9 percent.....	2,368	4	198	1,841	142	...	...	...	182	...
5.0 percent.....	69,704	6,048	16,809	11,105	9,322	1,676	6	177	23,693	869
5.1 to 5.4 percent.....	6,453	313	333	3,265	1,649	...	...	377	516	...
5.5 percent.....	46,514	8,564	5,329	16,668	6,391	314	...	2	9,244	2
5.6 to 5.9 percent.....	7,676	1,083	155	837	5,601	...	...	...	...	...
6.0 percent.....	103,344	21,158	6,424	34,238	12,660	1,569	...	...	26,184	1,112
6.1 to 6.9 percent.....	18,815	2,585	232	12,467	450	...	...	...	3,082	...
7.0 percent.....	6,843	1,001	...	1,608	625	753	...	...	2,897	...
7.1 to 7.9 percent.....	374	...	...	374	...	...	...	...	...	...
8.0 percent or more.....	3,651	1,010	...	1,620	240	...	...	...	781	...
Median.....percent..	5.6	6.0	5.1	6.0	5.6	...	...	...	5.5	...
Origin of First Mortgage										
Made when property acquired.....	155,622	20,603	11,568	46,866	28,377	1,278	18	383	45,181	1,349
Assumed when property acquired.....	45,954	5,266	10,869	12,226	4,304	803	...	247	12,237	2
Made after property acquired.....	97,083	18,841	18,024	28,231	10,163	2,418	3	176	18,581	647

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).....	67,325	9,051	5,583	23,822	6,331	397	2	1	21,500	638
1958.....	49,527	10,238	4,472	12,591	9,452	1,548	1	4	11,220	2
1957.....	42,747	9,134	3,535	12,106	4,014	18	...	382	13,558	...
1955 and 1956.....	67,053	8,777	10,770	22,726	10,794	8	...	180	13,328	469
1950 to 1954.....	50,617	4,729	9,461	14,052	9,077	2,133	2	236	10,043	885
1945 to 1949.....	15,757	2,622	4,116	357	2,693	18	16	3	5,931	1
1940 to 1944.....	2,813	159	278	1,668	482	1	...	...	223	3
1939 or earlier.....	2,821	...	2,246	...	1	376	...	...	197	...
Method of Payment of First Mortgage										
Regular payments required.....	297,209	44,710	40,461	87,322	42,844	4,499	21	806	74,549	1,998
Interest and principal.....	283,330	44,269	37,429	85,416	42,831	4,477	21	806	66,089	1,993
Interest only.....	13,679	441	3,032	1,907	13	22	...	...	8,259	6
Principal only.....	200	...	...	...	...	...	...	...	200	...
No regular payments required.....	1,451	...	...	...	...	...	...	...	1,451	...
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit										
Regular payments of interest and/or principal.....	297,209	44,710	40,461	87,322	42,844	4,499	21	806	74,549	1,998
Less than \$30.....	199,217	27,959	36,675	51,406	22,039	3,922	10	783	54,429	1,994
\$30 to \$39.....	50,720	6,528	3,403	20,469	10,767	192	9	18	9,331	2
\$40 to \$49.....	24,961	5,844	315	9,615	5,773	383	2	...	3,028	1
\$50 to \$59.....	13,664	3,134	42	4,197	2,462	1	...	3	3,825	...
\$60 to \$69.....	2,385	6	17	5	1,622	...	...	...	735	...
\$70 to \$79.....	2,893	...	2	1,069	81	1	...	...	1,740	...
\$80 to \$89.....	575	...	6	560	7	...	...	...	3	...
\$90 to \$99.....	8	...	...	1	7	...	...	...	...	...
\$100 to \$119.....	1,239	1,239	1	1	17	...	...	...	4	1
\$120 to \$149.....	1,160	...	1	...	68	...	...	...	1,092	...
\$150 or more.....	363	...	...	...	1	...	...	1	361	...
Median.....dollars..	30-	30-	30-	30-	30-	...	...	...	30-	...
No regular payments required.....	1,451	...	...	...	...	...	...	...	1,451	...
Current Status of First Mortgage Payments										
Current or ahead of schedule.....	282,731	44,704	38,395	84,942	40,672	4,121	20	803	67,075	1,998
Delinquent.....	14,478	5	2,065	2,381	2,172	378	1	2	7,474	...
No regular payments required.....	1,451	...	...	...	...	...	...	...	1,451	...
Servicing of First Mortgage										
By holder.....	252,086	42,060	38,529	87,319	18,198	4,492	21	187	59,285	1,995
By agent.....	46,573	2,649	1,932	3	24,647	7	...	618	16,714	3
Location of First Mortgage Holder										
Property inside SMSA.....	256,189	31,562	37,720	74,104	41,866	4,499	21	806	63,613	1,998
Holder in—										
Same division.....	218,561	30,464	37,549	74,100	15,383	4,498	5	803	53,763	1,995
Different division.....	34,482	1,099	171	4	23,337	1	16	2	9,850	3
Holder outside United States.....	3,146	...	...	...	3,146	...	...	...	...	...
Property outside SMSA.....	42,471	13,147	2,741	13,218	978	...	...	...	12,386	...
Holder in—										
Same division.....	41,720	13,139	2,741	13,218	481	...	...	...	12,141	...
Different division.....	750	8	...	...	497	...	...	...	244	...
Holder outside United States.....	...	...	...	...	...	...	...	...	...	...
PROPERTY CHARACTERISTICS										
Property Location										
Inside SMSA's.....	256,189	31,562	37,720	74,104	41,866	4,499	21	806	63,613	1,998
Outside SMSA's.....	42,471	13,147	2,741	13,218	978	...	...	...	12,386	...
Value										
Less than \$10,000.....	7,603	395	2,836	2,895	...	...	...	...	1,475	...
\$10,000 to \$14,900.....	21,526	2,013	2,856	8,261	1,157	...	...	...	7,239	...
\$15,000 to \$19,900.....	28,755	2,386	6,520	8,199	2,926	753	...	...	7,107	865
\$20,000 to \$24,900.....	30,389	4,863	1,916	4,933	2,198	1,004	...	...	15,476	...
\$25,000 to \$29,900.....	89,869	14,608	12,552	28,855	6,195	1,744	...	...	24,428	1,111
\$30,000 to \$34,900.....	51,034	11,031	2,073	20,373	6,843	167	...	376	10,545	1
\$35,000 to \$39,900.....	29,029	5,822	4,782	6,070	8,398	382	...	...	3,407	...
\$40,000 to \$44,900.....	22,076	1,147	2,625	3,928	8,830	390	...	169	4,919	3
\$45,000 to \$49,900.....	10,976	1,578	1,563	3,273	3,230	24	10	6	1,284	9
\$50,000 or more.....	7,401	867	2,738	532	3,068	36	11	21	118	10
Median.....dollars..	42,000	46,700	37,200	41,800	81,300	...	...	...	31,900	...

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.....	24,341	3,195	1,019	9,272	10,021	393	...	1	440	...
1955 to 1957.....	26,102	5,697	874	10,049	8,417	2	...	...	1,103	...
1950 to 1954.....	21,847	1,791	1,904	10,363	3,161	10	1	11	4,603	2
1940 to 1949.....	27,983	7,200	1,930	9,266	3,580	1,021	17	3	4,082	884
1930 to 1939.....	19,120	1,982	4,640	5,372	1,577	305	...	3	5,239	3
1929 or earlier.....	179,266	24,885	30,094	43,000	16,088	2,768	3	787	60,532	1,109
New or Previously Occupied										
New.....	59,337	9,680	4,639	20,695	19,602	1,419	16	7	3,272	7
Previously occupied.....	239,322	35,030	35,821	66,627	23,242	3,080	5	798	72,728	1,991
Number of Mortgages on Property										
1 mortgage.....	245,758	37,539	30,651	66,820	37,927	3,388	21	559	66,859	1,996
2 mortgages.....	46,474	6,505	8,331	18,384	4,477	317	...	246	8,213	1
3 mortgages or more.....	6,427	666	1,479	2,119	440	794	...	1	927	1
ACQUISITION CHARACTERISTICS										
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	201,576	25,869	22,437	59,092	32,681	2,001	18	629	57,418	1,351
Less than 40 percent.....	26,501	5,925	4,381	5,642	1,231	802	...	376	8,145	...
40 to 49 percent.....	21,144	5,208	2,842	4,079	6,038	362	...	2	1,712	880
50 to 59 percent.....	49,878	4,739	5,563	12,133	12,518	6	...	238	14,448	23
60 to 69 percent.....	34,999	4,751	3,816	15,523	3,314	383	1	...	7,211	1
70 to 79 percent.....	22,300	1,678	3,697	4,836	2,866	185	5	...	9,024	1
80 to 84 percent.....	15,196	834	29	8,557	792	304	...	2	4,446	233
85 to 89 percent.....	12,938	1,260	833	998	2,851	2	1	...	6,995	...
90 to 94 percent.....	4,160	234	174	1,998	52	2	1	...	1,699	...
95 to 99 percent.....	6,302	812	196	1,835	1,536	4	9	...	1,908	...
100 percent or more.....	8,158	431	905	3,491	1,485	11	1	...	1,830	3
Median.....percent..	61	...	...	65	...	...	...	...	66	...
Other properties.....	97,083	18,841	18,024	28,231	10,163	2,418	3	176	18,581	647
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	201,574	25,869	22,437	59,092	32,681	2,079	18	629	57,418	1,351
Less than 40 percent.....	15,692	2,847	1,081	3,482	1,038	795	...	376	6,373	...
40 to 49 percent.....	18,679	5,277	1,898	3,533	4,585	380	...	1	2,125	879
50 to 59 percent.....	39,884	4,516	4,146	5,660	10,561	4	...	2	10,762	233
60 to 69 percent.....	37,447	7,405	2,783	15,044	4,926	379	1	...	6,908	...
70 to 79 percent.....	29,835	2,544	6,687	7,561	3,072	188	5	238	9,539	1
80 to 84 percent.....	22,256	834	714	10,812	1,167	1	...	...	8,494	234
85 to 89 percent.....	16,978	1,260	2,633	1,924	3,606	8	1	...	7,547	...
90 to 94 percent.....	5,733	243	837	2,027	684	3	1	...	1,931	...
95 to 99 percent.....	8,900	811	278	4,350	1,536	3	9	...	1,908	1
100 percent or more.....	10,171	432	1,380	4,699	1,508	316	1	...	1,830	3
Median.....percent..	68	...	...	72	...	...	...	...	73	...
Other properties.....	97,085	18,841	18,024	28,231	10,163	2,420	3	176	18,581	647
RENTAL RECEIPTS AND EXPENSES										
Monthly Rental Receipts per Dwelling Unit ¹										
Acquired before 1959.....	251,547	38,933	36,998	71,508	37,734	4,104	19	805	59,450	1,998
Less than \$30.....	66,422	11,616	12,074	15,120	4,109	1,402	...	376	21,492	232
\$30 to \$49.....	80,130	8,218	13,066	25,774	8,402	1,808	...	403	20,350	1,111
\$50 to \$59.....	36,167	6,489	6,860	10,714	3,415	853	9	1	7,178	648
\$60 to \$69.....	24,528	4,030	2,179	8,457	6,308	7	2	2	3,541	2
\$70 to \$79.....	13,580	32	1,194	3,949	3,540	8	6	3	4,844	3
\$80 to \$89.....	19,503	4,807	753	5,164	7,034	15	1	3	1,724	1
\$100 to \$119.....	7,053	2,704	529	297	3,549	8	...	7	...	...
\$120 to \$149.....	2,752	1,021	51	1,068	600	3	1	4	4	...
\$150 or more.....	1,413	16	293	5	776	...	...	5	317	1
Median.....dollars..	45	...	...	45	...	...	...	...	38	...
Acquired 1959 and 1960 (part).....	47,112	5,776	3,463	15,815	5,111	395	2	1	16,549	...

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

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 Value¹										
Acquired before 1959.....	251,547	38,933	36,998	71,508	37,734	4,104	19	805	59,450	1,998
Less than 5 percent.....	19,280	3,366	3,045	5,436	730	754	2	376	5,572	...
5 to 9 percent.....	69,448	15,780	6,208	20,629	13,134	511	10	2	12,062	1,112
10 to 14 percent.....	94,965	10,708	11,774	31,603	16,487	1,363	6	16	22,994	15
15 to 19 percent.....	38,299	5,229	9,794	6,626	3,670	1,473	1	403	10,865	238
20 to 24 percent.....	16,679	2,307	4,123	2,357	2,893	4	...	4	4,358	633
25 to 29 percent.....	4,697	328	680	329	470	...	...	...	3,090	...
30 to 39 percent.....	6,481	822	551	4,527	71	...	...	...	510	...
40 percent or more.....	1,499	395	822	...	279	...	...	2	...	...
Median.....percent..	12	...	...	12	...	...	...	...	...	13
Acquired 1959 and 1960 (part).....	47,112	5,776	3,463	15,815	5,111	395	2	1	16,549	...
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts¹										
Acquired before 1959 and regular payments of interest and/or principal.....	250,576	38,933	36,998	71,508	37,734	4,104	19	805	58,479	1,998
Less than 20 percent.....	36,077	4,301	8,443	4,666	3,268	1,808	...	553	13,032	6
20 to 29 percent.....	37,418	2,915	12,375	9,226	4,461	849	1	235	6,716	640
30 to 39 percent.....	30,885	3,966	5,146	9,690	5,913	9	1	14	3,912	234
40 to 49 percent.....	44,348	5,149	2,063	15,722	13,566	14	7	2	6,940	885
50 to 59 percent.....	28,393	5,514	14	10,935	3,527	2	8	...	8,161	233
60 to 69 percent.....	17,980	5,955	994	4,836	3,388	6	2	1	2,797	...
70 to 79 percent.....	11,917	1,955	1,948	4,659	5	166	...	...	3,183	1
80 to 89 percent.....	8,434	2,597	6	3,241	1,092	...	...	...	1,499	...
90 to 99 percent.....	5,777	1,756	...	247	1	494	...	...	3,279	...
100 percent or more.....	29,349	4,824	6,011	8,287	2,513	755	...	...	6,960	...
Median.....percent..	45	...	...	48	...	...	...	...	45	...
Other properties.....	48,083	5,776	3,463	15,815	5,111	395	2	1	17,520	...
Real Estate Tax as Percent of Rental Receipts¹										
Acquired before 1959.....	251,547	38,933	36,998	71,508	37,734	4,104	19	805	59,450	1,998
Less than 5 percent.....	15,747	2,512	1,752	2,193	1,246	755	...	379	6,911	...
5 to 9 percent.....	37,129	5,910	21	11,821	6,446	2	10	1	12,914	4
10 to 14 percent.....	48,312	5,099	1,915	20,193	11,407	1,981	1	177	6,659	879
15 to 19 percent.....	37,600	11,287	5,342	17,122	11,473	381	8	1	11,352	635
20 to 24 percent.....	37,347	7,418	9,318	8,410	2,747	469	...	245	8,736	5
25 to 29 percent.....	23,968	3,181	7,581	8,690	753	...	...	1	3,739	11
30 percent or more.....	31,444	3,526	11,069	3,078	3,662	506	...	1	9,140	463
Median.....percent..	17	...	...	15	...	...	...	...	16	...
Acquired 1959 and 1960 (part).....	47,112	5,776	3,463	15,815	5,111	395	2	1	16,549	...
Real Estate Tax per \$1,000 Value										
Acquired before 1959.....	251,547	38,933	36,998	71,508	37,734	4,104	19	805	59,450	1,998
Less than \$5.....	9,948	1,453	545	2,770	1,886	2	...	...	3,292	...
\$5 to \$9.....	27,659	5,211	843	5,878	3,779	3	13	...	12,133	...
\$10 to \$14.....	44,466	5,503	2,840	11,938	11,938	1,557	...	2	6,354	884
\$15 to \$19.....	47,914	11,361	638	19,875	7,321	1,177	...	4	7,528	...
\$20 to \$24.....	33,599	7,550	3,454	10,814	4,047	4	...	377	7,352	...
\$25 to \$29.....	19,943	1,533	1,609	9,798	2,098	379	2	173	4,116	235
\$30 to \$39.....	31,815	2,016	14,938	4,530	2,805	661	...	4	6,212	648
\$40 or more.....	36,203	4,306	12,131	2,655	3,859	320	...	238	12,462	232
Median.....dollars..	20	...	...	18	...	...	...	...	20	...
Acquired 1959 and 1960 (part).....	47,112	5,776	3,463	15,815	5,111	395	2	1	16,549	...

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.