2015 RENTAL HOUSING FINANCE SURVEY

*2015 Items required for a complete interview – B, 1a, 2a, 5, 24a, and 25

A. Please provide your contact information.

Name:
Title:
Phone:
Fax:
Street Address:
City:
State:
Zip:

Goto Item B

B.   Are you currently the owner or manager of this residential property?

1 Yes
2 No

<1> Goto item DP_1a
<2> Goto item C

*A response is required for this item.

C.   Please provide the name, address, and telephone number of the current owner, manager, or corporate office of this residential property.

Name:
Title:
Organization:
Address:
City:
State:
ZIP Code:
Telephone Number:

End Interview

DP_1a.

For the purposes of this survey, financing and debt status will determine which units and buildings are considered your property.

The Rental Housing Finance Survey mostly refers to property debt as mortgages; yet sometimes property debt also includes <u>deeds</u> of trust, contracts to purchase, tax-exempt bond financing, and other instruments.

Which of the following best describes {sample address}?

1. **{sample address} has ONE apartment building**
2. **{sample address} has TWO or more apartment buildings**
3. **{sample address} is an address that covers a PART of one apartment building**
4. **Other**

If <1>, goto item DP_2a
If <2>, goto item DP_2b1
If <3>, goto item DP_2c
If <4>, goto item DP_1b

DP_1b. {sample address} is –

1. **A single detached home**
2. **2 or more detached homes**
3. **One or more rows of attached town homes**
4. **Other**

If <1>, goto item DP_2a
If <2>, goto item DP_2b1
If <3>, goto item DP_2b1
If <4>, goto Follow-up Procedures

DP_2a. If AHS Frame, display **Does this residential property have a mortgage?**
If MAF Frame, display **Does this building have a mortgage?**

1 Yes
2 No

If <1>, goto item DP_2a1
If <2>, goto item DP_2a2

DP_2a1.

Are there any other buildings or units that are financed under the FIRST mortgage?

1 Yes
2 No

If <1, 2>, goto item 2a

DP_2a2.
Are there any other units or buildings that are under the same title or deed as the building at {sample address}, but that have a different address?

1 Yes
2 No

If <1, 2>, goto item 2a

DP_2b1.

How many buildings (consider a group of attached town homes as one building)

_____ Number of Buildings

Goto item DP_2b2

DP_2b2.

Is there a mortgage or similar debt covering one or more of the buildings?

1. **Yes**
2. **No**

<1> goto item DP_2b2a
<2> goto item DP_2b2a2

DP_2b2a.

If DP_2b1 = 2, display **Does the FIRST mortgage cover both of the buildings?**
If DP_2b1 ge 3, display **Does the FIRST mortgage cover all {DP_2b1} buildings, or just some of the buildings?**

1. **Yes –** if DP_2b1 = 2, display **BOTH of the buildings** else display **ALL of the buildings**
2. **Yes –** if DP_2b1 = 2, display **ONE of the buildings** else display **SOME of the buildings**

<1> goto item DP_2b2a1
<2> goto Follow-up Procedures.

DP_2b2a1.

Are there any other buildings at different addresses that are covered under this mortgage?

1 Yes
2 No

<1> goto 2a
<2> goto item 2a

DP_2b2a2.

Are these {DP_2b1} buildings under the same title or deed?

1. **Yes**
2. **No**

<1> goto item DP_2b2a3
<2> goto Follow-up Procedures.

DP_2b2a3.

Are there any other buildings at different addresses that are also under the same title or deed as the {DP_2b1} buildings?

1. **Yes**
2. **No**

<1> goto 2a
<2> goto item 2a

DP_2c. **Is there a mortgage or similar debt covering the building?**

1 Yes
2 No

<1> goto item DP_2c1
<2> goto item DP_2c2

DP_2c1.

Does the FIRST mortgage cover the whole building, or just the part of the building at {sample address}?

1, Yes, WHOLE building
2, Yes, PART of the building

<1> goto item DP_2c1a
<2> goto Follow-up Procedures.

DP_2c1a.

Are there any other buildings at different addresses that are covered under this mortgage?

1 Yes
2 No

<1> goto 2a
<2> goto item 2a

DP_2c2.

Is the entire building under the same title or deed?

1 Yes
2 No

<1> goto item DP_2c2a
<2> goto Follow-up Procedures.

DP_2c2a

Are there any other buildings at different addresses that are also under the same title or deed as this building?

1 Yes
2 No

<1> goto 2a
<2> goto item 2a

2a.   Please provide the number of residential units (separate living quarters) in each residential building on this property and the address for each.

{fill street address}
{fill city} {fill state} {fill ZIP}

	Number of residential units	Street address
Building 1		
Building 2		
Building 3		
Building 4		
Building 5		
Building 6		
Building 7		
Building 8		
Building 9		
Building 10		
Building 11		
Building 12		
Building 13		
Building 14		
Building 15		
Building 16		
Building 17		
Building 18		
Building 19		
Building 20		

Total Buildings - {number of building lines with an entry}

Total Units – {sum the total number of residential units}

* Allow up to 50 buildings to be recorded separately. Maybe an option to add additional lines 10 at a time up to 50.

*When respondent leaves screen, a verification or edit screen should pop up that reads, **You've reported {number of building lines with an entry} buildings and {sum of the total number of residential units}. If this is correct, press Enter to continue, otherwise please verify and correct your entries.**

Edits for item 2a:

1. If DP_2a1 = 1 and (total buildings = 1 or 2), goto item 1a.

2. If DP_2a1 = 1 and total buildings ge 3, goto Follow-up Procedures.

3. If DP_2a2 = 1 and (total buildings = 1 or 2), goto item 1a.

4. If DP_2a2 = 1 and total buildings ge 3, goto Follow-up Procedures.

5. If DP_2b2a1 = 1 and total buildings gt 1, goto Follow-up Procedures

6. If DP_2b2a3 = 1 and total additional buildings gt 1, goto Follow-up Procedures.

7. If DP_2c1a = 1 and total additional buildings gt 1 goto Follow-up Procedures.

8. If DP_2c2a = 1 and total additional building gt 1 goto Follow-up Procedures.

If AHS Frame and unit is a MH (need variable name) and item 2a gt 1, goto item 3a
Else
If AHS Frame and item 2a gt 1, end interview
Else
If AHS Frame case, goto question 3a
Else item 1a.

1a.   **Is this property –**
   Select only ONE response.

   1 Operated by a public housing authority?
   2 A manufactured housing community (manufactured/mobile homes)?
   3 A condominium building(s)
   4   An owner-occupied single family home; attached or detached
   5   None of the above

   <1 -4> End Interview
   <5> Goto 3a

3a. If AHS Frame and unit is a MH (need variable name), display **In what year was this home manufactured?**
If AHS Frame, display **In what year was this house/condominium constructed?**
If MAF Frame, display **In what year was the oldest residential building on this property constructed?**

___ ___ ___ ___ **YEAR**

If (MAF Frame or AHS Frame) and total buildings in item 2a = 1, goto item 4a
If AHS Frame – goto item 4a;
otherwise goto item 3b.

3b. If MAF Frame – **In what year was the most recent residential building on this property constructed?**

___ ___ ___ ___ **YEAR**

Goto item 4a

4a. **In what year was this property acquired (if original owner, report year construction was completed)?**

___ ___ ___ ___ **YEAR**

Goto item 4b

4b. **What was the purchase price of this property?**

$ [_____] .00

Goto item 4c

4c. **What do you believe is the current market value of this property?**

$ [_____] .00

Goto item 4d

4d. **Which of the following best reflects how you determined your estimate of the current market value in question 4c?**
Select only ONE response.

1 **Local tax assessment of this property**
2 **Recent real estate appraisal**
3 **Insurance replacement cost**
4 **Original purchase price plus inflation**
5 **Original purchase price plus improvements and inflation**
6 **Selling or asking price of similar properties in area**
7 **Capitalization of current rental revenues**
8 **Other**

<1 – 8> Goto item 5

If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1) display –

5. **Of the {total from item 2a} residential units reported, how many belong to each of the following categories?**

	Efficiency or studio (no bedrooms)	1 bedroom	2 bedrooms	3 bedrooms or more
a. **Rented**				
b. **Vacant-for rent**				
c. **Occupied by owner, property personnel or unit owner**				
d. **Vacant for other reasons**				
Total residential units				(Sum of 5a – 5d

If sum of item 5a – 5d does not equal the sum from item 2, display:
Earlier you reported a total of {fill item 2 total} residential units on this property which does not match the total in this item. Please review and revise your entries OR back up and revise item 2.

If AHS Frame and numbed} = 1, display **We have that this residential unit has {numbed} bedroom? Is this correct?**
Else
If AHS Frame and numbed} gt 1, display **We have that this residential unit has {numbed} bedrooms? Is this correct?**

    1 Yes
    2 No

    <1> goto Is this unit below
    <2> goto How many bedrooms in this res unit?

If AHS Frame and {numbed} = blank, display

    How many bedrooms are in this residential unit?

    ___ Bedrooms

    Is this unit –

    1 Rented
    2 Vacant-for rent
    3 Occupied by owner, property personnel or unit owner
    4 Vacant for other reasons

    If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1) - Goto item 5a
    If AHS Frame – Goto item 6

MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1) only

5a.   **What is the lowest asking rent?**

$		.00

    Goto item 5b

MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1) only

5b.   **What is the highest asking rent?**

$		.00

    Goto item 6

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6.   If AHS Frame and item 2a, TOTALUNITS = 1, display

What is the rent per month?

$		.00

If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display

Of the {total in item 5 table, rows a and b} residential units identified as RENTED OR VACANT-FOR RENT, how many are offered at each level of rent per month?

Enter unit count for each box where appropriate.

*Only display the rows in the table that fall between the values reported in items 5a and 5b.

	Efficiency or studio (no bedrooms)	1 bedroom	2 bedrooms	3 bedrooms or more
No rent				
$1 - $249				
$250 - $274				
$275 – $299				
$300 - $349				
$350 - $399				
$400 - $449				
$450 - $499				
$500 - $549				
$550 - $599				
$600 - $649				
$650 - $699				
$700 - $749				
$750 - $799				
$800 - $899				
$900 - $999				
$1,000 - $1,099				
$1,100 - $1,249				
$1,250 - $1,499				
$1,500 - $1,999				
$2,000 - $2,499				
$2,500 - $2,999				
$3,000 or more				

Total Units {sum of cells in item 6 table}

If the total in item 6 doesn't equal the total in item 5, rows a and b, display:
In the previous item you reported {fill item 5, rows a and b total} units were rented or vacant for rent. This does not match the total in this item. Please review and revise your entries OR back up and revise the previous item.

Goto item 7a

7a. **Rent concessions are rent discounts offered by landlords to encourage tenants to sign or renew a lease.**

If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display **– If a tenant rented one of the {total units from item 5} residential units today, what is the equivalent value of the rent concessions that you would be willing to offer?**

If AHS Frame, display – **What rent concessions does the current tenant receive?**

Select only ONE response.

1 No rent concessions
2 Less than 1 month's rent
3 1 month's rent
4 Greater than 1 month's rent

If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), goto item 7b
If AHS Frame, goto Item 8

7b. If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display – **How many current residential units received rent concessions as part of their current lease?**

_____ Tenants

Goto item 8

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8. If MAF Frame and item 2a, TOTALBLDGS = 1, display **Is this building in a development that is age restricted?**
If (MAF Frame or AHS Frame) and item 2a, TOTALBLDGS ge 2, display **Are these buildings in a development that is age restricted?**
If AHS Frame, display – **Is this home in a development that is age restricted?**

1 Yes
2 No

<1, 2> Goto item 9

9. Rent control or rent stabilization refers to laws or ordinances, not related to subsidy programs, that set maximum rental charges for residential housing.

If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display – **Of the {total from item 5a - b} residential units, how many are subject to rent control or stabilization?**

_____ Units

If AHS Frame, display – **Is this residential unit subject to rent control or stabilization?**

1 Yes
2 No

Goto item 10

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10. If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display – **How many parking spaces are associated with the property?**

Include all surface parking lots and garages.

_____ Spaces

If AHS Frame, display – **Is there a driveway or other space available for private parking?**

1 Yes
2 No

Goto item 11a

11a. Are the following utilities included or not included in the rent?

	Included In rent	Not included in rent	Not Available
Electricity			
Gas			
Water			
Sewer			

*The Not available option is only valid for Gas.

Goto item 11b

11b. **Are the following amenities included or not included in the rent?**

	Included In rent	Not included in rent	Not Available
Cable or Satellite TV			
Internet or WiFi			
Swimming pool			
Off-street parking {if item 10 = 0, display an X in Not available}			

Goto item 11c

If item 4a = 2015, goto item 13

11c. **You indicated that you bought the property in 2014. Are you able to answer questions about the total income and expenses during 2014?**

1 Yes
2   No

<1> Goto item 12a
<2> Goto item 13

12a. If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display – **What was the total amount collected from rent for all residential housing units on this property during calendar year 2014?**

If AHS Frame, display – **What was the total amount collected from rent for this residential housing unit during calendar year 2014?**

$	.00

Goto item 13

If AHS Frame and item 2a, TOTALUNITS = 1, go to item 15a

13. **Is there any space specified for commercial uses in this property – i.e., nonresidential units such as a convenience store, doctor's office, or any other business establishment (do not include rental/management office)?**

1 Yes
2 No

<1> Goto item 14b
<2> Goto item 15a

If item 4a = 2015, goto item 15a
If 11c = 2, goto item 15a

14b. **During calendar year 2014, did this property receive net rental income from the commercial units or commercial space on this property?**

    1 Yes
    2 No

    COMMRENT - How much?

$		.00

    <1> Goto COMMRENT
    <2> Goto item 15a

* Only allow a response to COMMRENT if item 14b = 1.

15a. **Who has the responsibility for the day-to-day management of this property?**
Select only ONE response.

    1 Property owner or unpaid agent of owner (such as a family member)
    2 Management agent directly employed by owner
    3 Management company
    4 Other

    <1> Goto item 15b
    <2, 3, 4> Goto item 16

15b. **On a monthly basis, how many hours does the owner (or owner agent) spend in the management of this property?**

    _____ Hours

If item 4a = 2015, goto item 18
If 11c = 2, goto item 18

16. **The next 2 questions ask about operating expenses and capital improvements.**

For this survey:

An operating expense is an expenditure that a business incurs in the course of performing normal business operations, such as, funds spent to maintain the property which may include repairs, services to maintain the property, taxes, and insurance.

A capital improvement is considered to be the addition of a permanent structural improvement, or the restoration of some aspect of a property, that will either enhance the property's overall value or increase its useful life.

This next question asks about the operating expenses.

In calendar year 2014, how much did you spend on each of the following operating expenses for this property (do not include capital improvements)?

	Yearly Cost			OR	None
Payroll costs for employees hired directly by owner	$		.00		▬
Real estate property taxes					▬
Insurance					▬
Electric/Gas					▬
Water/Sewer					▬
Maintenance and repairs					▬
Management company					▬
Other professional services (legal, accounting)					▬
Security					▬
Grounds/landscaping					▬
Any other operating expenses					▬

Goto item 17

17. **The next question asks about the costs associated with any capital improvements.**

A capital improvement is considered to be the addition of a permanent structural improvement, or the restoration of some aspect of a property, that will either enhance the property's overall value or increase its useful life.

Exclude any amount spent on maintenance and repairs that were already reported.

During calendar year 2014, were any of the following capital improvements or upgrades/replacements made at this residential property? If so, what were their associated costs?

		Associated Cost	
1	Heating or air conditioning system	$	.00
2	Roof	$	.00
3	Windows	$	.00
4	Doors	$	.00
5	Flooring/carpeting	$	.00
6	Exterior	$	.00
7	Plumbing system	$	.00
8	Electrical system	$	.00
9	Kitchen facilities	$	.00
10	Bathroom facilities	$	.00
11	Handicapped/universal access	$	.00
12	All other capital improvements or updates	$	.00

18. **How would you best describe the current ownership entity?**
    Select only ONE response.

    1   **Individual investor, including joint ownership by two or more individuals, such as a married couple**
    2   **Trustee for estate**
    3   **LLP or LLC**
    4   **Tenant in common**
    5   **General partnership**
    6   **Real Estate Investment Trust (REIT)**
    7   **Real estate corporation**
    8   **Corporation other than real estate corporation**
    9   **Housing cooperative organization or stock cooperative**
    10 **Nonprofit organization (including religious institution, labor union, or fraternal organization)**
    11 **Other kind of institution**

    <1 – 11> Goto item 19a

19a. **A Housing Choice (or Section 8) Voucher is a HUD program that pays all or part of the rent and allows the tenant to take the voucher to a different unit.**

    If MAF Frame or (AHS Frame and item 2a, TOTALUNITS gt 1), display—

    Do any tenants hold Housing Choice (or Section 8) Vouchers?

    If AHS Frame, display—

    Are you currently receiving a Housing Choice (Section 8) Voucher payment from a public housing authority on behalf of your tenants?

    1   **Yes**
    2   **No**
    3   **Don't know**

    <1> Goto item 19b
    <2, 3> Goto item 20a

19b. **How many tenants hold Housing Choice (or Section 8) Vouchers?**

    _____ Tenants

    Goto item 20a

If AHS Frame and item 2a, TOTALUNITS = 1, go to item 22

20a. **A Section 8 Housing Assistance Payment (HAP) contract covers all or most of the units in a (usually larger) property and is an agreement in which HUD pays some or all of the rent. Does this property have a Section 8 HAP contract?**

    1 Yes
    2 No
    3 Don't know

    <1 - 3> Goto item 21a

If AHS Frame and item 2a, TOTALUNITs = 1, go to item 22

21a. **A project-based voucher is an agreement with a public housing agency to keep a Section 8 Voucher attached to a unit to pay some or all of the rent, even when the low-income tenants move out and are replaced by other qualified tenants. Are any units subsidized with a project-based Section 8 Vouchers?**

    1 Yes
    2 No
    3 Don't know

    <1 - 3> Goto item 22

If AHS Frame or item 2a, TOTALBLDGS = 2, 3, or 4, goto item 23.

22. **Does this property benefit from any of the following?**

	Yes	No	Don't Know
A government-sponsored, below-market interest rate loan			
A federal government rental subsidy OTHER than Section 8 payments to project or tenants			
Housing for the elderly direct loan program (Section 202)			
Low-Income Housing Tax Credit Program (Section 42)			
A government grant (HOME, CDBG, HOPE VI)			
Other			
No, not subsidized			
Don't know			

Goto item 23

If item 4a = 2015, goto item 24a
If 11c = 2, goto item 24a

23.   **For calendar year 2014, have any real estate tax reductions, abatements, or refunds been received on this property for any of the following reasons?**

	Yes	No	Don't Know
For historic preservation			
Because this property houses low-income tenants			
Because this property is in a low-income area			
Because this property is in a targeted economic development area			
For some other reason			

Goto item MORT_INTRO

MORT_INTRO

The following section will ask about debt(s) on this property. This includes:

- A mortgage, deed of trust, or trust deed (including mortgages that are backed by multifamily bond financing)
- A contract to purchase, land contract, or purchase agreement
- A line of credit secured by this property or a property equity loan
- Some other loan secured by this property (do not include personal loans or consumer finance loans)

24a.   **Is there a mortgage or similar debt on this property? Include mortgages that are backed by bond financing.**

    1 Yes
    2 No

    <1> Goto item 24c
    <2> Goto item 24b

24b.   **Why is there no mortgage or similar debt on this property?**

    1 I do not need a mortgage
    2   I have tried to get a mortgage, but was denied
    3   Other

    Goto End Interview

24c. How many mortgages or similar debts are on this property?

_____ Mortgages or similar debts

Goto item 25

*Only responses that equal 1-4, D, R are valid.
* An edit should appear to responses 5 or greater.

Items 26 – 36 will cycle through up to 4 times depending on the response in item 24c.

25.

If item 24 = 1, display **Is the debt on this property –**
Else
If item 24 ge 2, display **Are the debts on this property –**

Select only ONE response per column.

	DEBT 1 (25_1)	DEBT 2 (25_2)	DEBT 3 (25_3)	Debt 4 (25_4)
A mortgage, deed of trust, or trust deed (including mortgages that are backed by multifamily bond financing)?				
A contract to purchase, land contract, or purchase agreement?				
A line of credit secured by this property or a property equity loan?				
Some other loan secured by this property (not personal loans or consumer finance loans)?				

Goto to item 26_1

*Only display the number of columns that equals the response in item 4c.

26_1.

If 25_1 = 1, display **Regarding the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_1 = 2, display **Regarding the contract to purchase, land contract, or purchase agreement on this property–**
Else
If 25_1 = 3, display **Regarding the line of credit secured by this property or a property equity loan on this property–**
Else
If 25_1 = 4, display **Regarding the other financing on this property –**

	Yes	No	Don't Know
A. Was a personal guarantee required?			
B. Was there cross-collateralization?			

Goto item 27a_1

27a_1.

If 25_1 = 1, display **When did the mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_1 = 2, display **When did the contract to purchase, land contract, or purchase agreement on this property originate?**
Else
If 25_1 = 3, display **When did the line of credit secured by this property or a property equity loan on this property originate?**
Else
If 25_1 = 4, display **When did the other financing on this property originate?**

__ __ __ __ YEAR

Goto item 27b_1

27b_1.

If 25_1 = 1, display **What was the original amount on the mortgage, deed of trust, or trust deed?**
Else
If 25_1 = 2, display **What was the original amount on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_1 = 3, goto item 27d_1
Else
If 25_1 = 4, display **What was the original amount on the other financing?**

$		.00

Goto item 27d_1

27d_1.

If 25_1 = 1, display **What is the outstanding balance on the mortgage, deed of trust, or trust deed?**
Else
If 25_1 = 2, display **What is the outstanding balance on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_1 = 3, goto item 27e_1
Else
If 25_1 = 4, display **What is the outstanding balance on the other financing?**

$		.00

OR

1 Don't know

Goto item 27e_1

27e_1.

If 25_1 = 1, goto item 27c_1
Else
If 25_1 = 2, goto item 27c_1
Else
If 25_1 = 3, **How much is the line of credit secured by this property or the property equity loan for?**
Else
If 25_1 = 4, goto item 27c_1

$\boxed{\textbf{\$}}$ `_____` $\boxed{\textbf{.00}}$

Goto item 27f_1

27f_1. What is the balance of the line of credit secured by this property or the property equity loan?

$\boxed{\textbf{\$}}$ `_____` $\boxed{\textbf{.00}}$

Goto item 27c_1

If 27a_1 = 2014 or 2015, go to item 28_1

27c_1.

If 25_1 = 1, display **What was the original value of this property at the time of the mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_1 = 2, display **What was the original value of this property at the time of the contract to purchase's, land contract's, or purchase agreement's origination?**
Else
If 25_1 = 3, display **What was the original value of this property at the time of the line of credit secured by this property's or the property equity loan's origination?**
Else
If 25_1 = 4, display **What was the original value of this property at the time of the other financing's origination?**

$\boxed{\textbf{\$}}$ `_____` $\boxed{\textbf{.00}}$

OR

1 Don't know

Goto item 28_1

28_1.

If 25_1 = 1, display **Is the mortgage, deed of trust, or trust deed on this property**
Else
If 25_1 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property**
Else
If 25_1 = 3, display **Is the line of credit secured by this property or the property equity loan**
Else
If 25_1 = 4, display **Is the other financing on this property**
　　　Select only ONE response.

If (item 25_1 = 1 or 2) and (item 4a = item 27a_1), display only response options 1, 4, and 5.
If (item 25_1 = 1 or 2) and (item 4a NE item 27a_1), display only response options 1, 2, 3, 4, and 5.
If item 25_1 = 3 and (item 4a = item 27a_1), display only response options 1 and 5.
If item 25_1 = 3 and (item 4a NE item 27a_1), display only response options 1, 2, 3, and 5.

1 A new mortgage that was placed when this property was acquired?
2　A refinancing of a previous loan?
3　A mortgage placed on a property previously owned free and clear of debt?
4　A construction loan converted to permanent financing?
5　The same mortgage that was assumed from the previous owner when this property was acquired?

<1 – 4> Goto item 29_1
<5> Goto item 31a_1

If item 25_1 = 2, go to item 31a_1.

29_1.

If 25_1 = 1, display **Where did you get the mortgage, deed of trust, or trust deed on this property?**
Else
If 25_1 = 2, display **Where did you get the contract to purchase, land contract, or purchase agreement on this property?**
Else
If 25_1 = 3, display **Where did you get the line of credit secured by this property or the property equity loan on this property?**
Else
If 25_1 = 4, display **Where did you get the other financing on this property?**
Select only ONE response.

    1 Commercial bank or trust company
    2 Savings and loan association, federal savings bank, mutual savings bank
    3 Life insurance company
    4 Mortgage bank or mortgage company
    5 Credit union
    6 Finance company (including consumer discount company, industrial bank, cooperative bank)
    7 State or municipal government
    8 State or local housing finance agency
    9 Individual or individual's estate
    10 Other – Specify _____
    11 Don't know

Goto item 31a_1

31a_1.

If 25_1 = 1, display **What is the term of the loan on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_1 = 2, display **What is the term of the loan on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_1 = 3, go to item 33_1.
Else
If 25_1 = 4, display **What is the term on the loan on this property's other financing?**

    ___ ___ Years

Goto item 31b_1

31b_1.

If 25_1 = 1, display **For this property's mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_1 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_1 = 3, go to item 33_1.
Else
If 25_1 = 4, display **For this property's other financing, Is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**

    1 Balloon payment
    2 Fully amortized

    Goto item 32_1

33_1.

If 25_1 = 1, display **Is the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_1 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property –**
Else
If 25_1 = 3, display **Is the line of credit secured by this property or the property equity loan on this property –**
Else
If 25_1 = 4, display **Is the other financing on this property –**

    1 A fixed-rate, level payment
    2   **An adjustable rate mortgage (ARM)**

    <1> Goto item 35a_1
    <2> Goto item 34a_1

34a_1.

If 25_1 = 1, display **For this property's mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_1 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_1 = 3, display **For this property's line of credit secured by this property or the property equity loan, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_1 = 4, display **For this property's other financing, how frequently can the interest rate of the ARM change? Once every –**
   Select only ONE response.

   1 Month
   2   3 months
   3   6 months
   4   Year
   5   3 years
   6   5 years
   7   Other – Specify _____

   Goto item 35a_1

32_1.

If 25_1 = 1, display **What is the current annual interest rate on the mortgage, deed of trust, or trust deed?**
Else
If 25_1 = 2, display **What is the current annual interest rate on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_1 = 3, display **What is the current annual interest rate on the line of credit secured by this property or the property equity loan?**
Else
If 25_1 = 4, display **What is the current annual interest rate on the other financing?**

   ___ ___ . ___ ___ ___ %

   Goto item 33_1

If item 25_1 = 3 and item 27f_1 = 0, go to item 36_1.

35a_1.

If 25_1 = 1, display **Are there regularly required payments on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_1 = 2, display **Are there regularly required payments on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_1 = 3, display **Are there regularly required payments on this property's line of credit secured by this property or the property equity loan?**
Else
If 25_1 = 4, display **Are there regularly required payments on this property's other financing?**

> **1 Yes**
> **2 No**
>
> <1> Goto item 35b_1
> <2> Goto item 36_1

If item 25_1 = 3 and item 27f_1 = 0, go to item 36_1.

35b_1.

If 25_1 = 1, display **For this property's mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_1 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_1 = 3, display **For this property's line of credit secured by this property or the property equity loan, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_1 = 4, display **For this property's other financing, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**

> **$** [   ] **.00**
>
> Goto item 35c_1

If item 25_1 = 3 and item 27f_1 = 0, go to item 36_1.

35c_1.

If 25_1 = 1, display **For this property's mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_1 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how often are these payments required to be made?**
Else
If 25_1 = 3, display **For this property's line of credit secured by this property or the property equity loan, how often are these payments required to be made?**
Else
If 25_1 = 4, display **For this property's other financing, how often are these payments required to be made?**
> *Select only ONE response.*

> **1 Biweekly (every 2 weeks)**
> **2   Monthly**
> **3   Quarterly**
> **4   Other**

> Goto item 35d_1

If item 25_1 = 3 and item 27f_1 = 0, go to item 36_1.

35d_1.

If 25_1 = 1, display **For this property's mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_1 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what does this regular payment include?**
Else
If 25_1 = 3, display **For this property's line of credit secured by this property or the property equity loan, what does this regular payment include?**
Else
If 25_1 = 4, display **For this property's other financing, what does this regular payment include?**

> If item 25_1 = 3 and item 27f_1 GT 0, display only response options 1 and 2.

	Yes	No	Don't know
Principal			
Interest			
Property insurance			
Private mortgage insurance (PMI)			
Property taxes			

> Goto item 36_1

36_1.

If 25_1 = 1, display **Is the mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_1 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property insured or guaranteed by –**
Else
If 25_1 = 3, goto item 25_2
Else
If 25_1 = 4, display **Is the other financing on this property insured or guaranteed by –**

	Yes	No	Don't know
The Federal Housing Administration (FHA)?			
The Department of Veterans Affairs (VA)?			
Fannie Mae or Freddie Mac?			
A private mortgage insurance company?			
Other			
Mortgage is not insured or guaranteed			
Don't know			

If 25_2 = blank and 25_3 = blank and 25_4 = blank, goto End interview
Else
Goto item 26_2

26_2.

If 25_2 = 1 and 25_1 = 1, display **Regarding the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_2 = 1 and 25_1 ne 1, display **Regarding the mortgage, deed of trust, or trust deed on this property –**
Else If 25_2 = 2, display **Regarding the contract to purchase, land contract, or purchase agreement on this property–**
Else
If 25_2 = 3, display **Regarding the line of credit secured by this property or a property equity loan on this property–**
Else
If 25_2 = 4, display **Regarding the other financing on this property –**

	Yes	No	Don't Know
A. **Was a personal guarantee required?**			
B. **Was there cross-collateralization?**			

Goto item 27a_2

27a_2.

If 25_2 = 1 and 25_1 = 1, display **When did the second mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_2 = 1 and 25_1 ne 1, display **When did the mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_2 = 2, display **When did the contract to purchase, land contract, or purchase agreement on this property originate?**
Else
If 25_2 = 3, display **When did the line of credit secured by this property or a property equity loan on this property originate?**
Else
If 25_2 = 4, display **When did the other financing on this property originate?**

__ __ __ __ YEAR

Goto item 27b_2

27b_2.

If 25_2 = 1 and 25_1 = 1, display **What was the original amount on the second mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 1 and 25_1 ne 1, display **What was the original amount on the mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 2, display **What was the original amount on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_2 = 3, goto item 27d_2
Else
If 25_2 = 4, display **What was the original amount on the other financing?**

$		.00

Goto item 27d_2

27d_2.

If 25_2 = 1 and 25_1 = 1, display **What is the outstanding balance on the second mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 1 and 25_1 ne 1, display **What is the outstanding balance on the mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 2, display **What is the outstanding balance on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_2 = 3, goto item 27e_2
Else
If 25_2 = 4, display **What is the outstanding balance on the other financing?**

$		.00

OR

1 Don't know

Goto item 27e_2

27e_2.

If 25_2 = 1, goto item 27c_2
Else
If 25_2 = 2, goto item 27c_2
Else
If 25_2 = 3, **How much is the line of credit secured by this property or the property equity loan for?**
Else
If 25_2 = 4, goto item 27c_2

$		.00

Goto item 27f_2

27f_2. What is the balance of the line of credit secured by this property or the property equity loan?

$		.00

Goto item 27c_2

If 27a_2 = 2014 or 2015, go to item 28_2

27c_2.

If 25_2 = 1 and 25_1 = 1, display **What was the original value of this property at the time of the second mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_2 = 1 and 25_1 ne 1, display **What was the original value of this property at the time of the mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_2 = 2, display **What was the original value of this property at the time of the contract to purchase's, land contract's, or purchase agreement's origination?**
Else
If 25_2 = 3, display **What was the original value of this property at the time of the line of credit secured by this property's or the property equity loan's origination?**
Else
If 25_2 = 4, display **What was the original value of this property at the time of the other financing's origination?**

$		.00

OR

1 Don't know

Goto item 28_2

28_2.

If 25_2 = 1 and 25_1 = 1, display **Is the second mortgage, deed of trust, or trust deed on this property**
Else
If 25_2 = 1 and 25_1 ne 1, display **Is the mortgage, deed of trust, or trust deed on this property**
Else
If 25_2 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property**
Else
If 25_2 = 3, display **Is the line of credit secured by this property or the property equity loan**
Else
If 25_2 = 4, display **Is the other financing on this property**
　　　　Select only ONE response.

If (item 25_2 = 1 or 2) and (item 4a = item 27a_2), display only response options 1, 4, and 5.
If (item 25_2 = 1 or 2) and (item 4a NE item 27a_2), display only response options 1, 2, 3, 4, and 5.
If item 25_2 = 3 and (item 4a = item 27a_2), display only response options 1 and 5.
If item 25_2 = 3 and (item 4a NE item 27a_2), display only response options 1, 2, 3, and 5.

　　　1 A new mortgage that was placed when this property was acquired?
　　　2　A refinancing of a previous loan?
　　　3　A mortgage placed on a property previously owned free and clear of debt?
　　　4　A construction loan converted to permanent financing?
　　　5　The same mortgage that was assumed from the previous owner when this property was acquired?

　　　<1 – 4> Goto item 29_2
　　　<5> Goto item 31a_2

If item 25_2 = 2, go to item 31a_2.

29_2.

If 25_2 = 1 and 25_1 = 1, display **Where did you get the second mortgage, deed of trust, or trust deed on this property?**
Else
If 25_2 = 1 and 25_1 ne 1, display **Where did you get the mortgage, deed of trust, or trust deed on this property?**
Else
If 25_2 = 2, display **Where did you get the contract to purchase, land contract, or purchase agreement on this property?**
Else
If 25_2 = 3, display **Where did you get the line of credit secured by this property or the property equity loan on this property?**
Else
If 25_2 = 4, display **Where did you get the other financing on this property?**
Select only ONE response.

1 Commercial bank or trust company
2   Savings and loan association, federal savings bank, mutual savings bank
3   Life insurance company
4   Mortgage bank or mortgage company
5   Credit union
6   Finance company (including consumer discount company, industrial bank, cooperative bank)
7   State or municipal government
8   State or local housing finance agency
9   Individual or individual's estate
10 Other – Specify _____
11 Don't know

Goto item 31a_2

31a_2.

If 25_2 = 1 and 25_1 = 1, display **What is the term of the loan on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 1 and 25_1 ne 1, display **What is the term of the loan on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 2, display **What is the term of the loan on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_2 = 3, go to item 33_2.
Else
If 25_2 = 4, display **What is the term on the loan on this property's other financing?**

    ___ ___ Years

    Goto item 31b_2

31b_2.

If 25_2 = 1 and 25_1 = 1, display **For this property's second mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_2 = 1 and 25_1 ne 1, display **For this property's mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_2 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_2 = 3, go to item 33_2.
Else
If 25_2 = 4, display **For this property's other financing, Is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**

    1 Balloon payment
    2 Fully amortized

    Goto item 32_2

33_2.

If 25_2 = 1 and 25_1 = 1, display **Is the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_2 = 1 and 25_1 ne 1, display **Is the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_2 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property –**
Else
If 25_2 = 3, display **Is the line of credit secured by this property or the property equity loan on this property –**
Else
If 25_2 = 4, display **Is the other financing on this property –**

    1 A fixed-rate, level payment
    2   **An adjustable rate mortgage (ARM)**

    <1> Goto item 35a_2
    <2> Goto item 34a_2

34a_2.

If 25_2 = 1 and 25_1 = 1, display **For this property's second mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_2 = 1 and 25_1 ne 1, display **For this property's mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_2 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_2 = 3, display **For this property's line of credit secured by this property or the property equity loan, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_2 = 4, display **For this property's other financing, how frequently can the interest rate of the ARM change? Once every –**
    Select only ONE response.

    1 Month
    2   3 months
    3   6 months
    4   Year
    5   3 years
    6   5 years
    7   Other – Specify _____

    Goto item 35a_2

32_2.

If 25_2 = 1 and 25_1 = 1, display **What is the current annual interest rate on the second mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 1 and 25_1 ne 1, display **What is the current annual interest rate on the mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 2, display **What is the current annual interest rate on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_2 = 3, display **What is the current annual interest rate on the line of credit secured by this property or the property equity loan?**
Else
If 25_2 = 4, display **What is the current annual interest rate on the other financing?**

___ ___ . ___ ___ ___ %

Goto item 33_2

If item 25_2 = 3 and item 27f_2 = 0, go to item 36_2.

35a_2.

If 25_2 = 1 and 25_1 = 1, display **Are there regularly required payments on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 1 and 25_1 ne 1, display **Are there regularly required payments on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_2 = 2, display **Are there regularly required payments on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_2 = 3, display **Are there regularly required payments on this property's line of credit secured by this property or the property equity loan?**
Else
If 25_2 = 4, display **Are there regularly required payments on this property's other financing?**

1 Yes
2 No

<1> Goto item 35b_2
<2> Goto item 36_2

If item 25_2 = 3 and item 27f_2 = 0, go to item 36_2.

35b_2.

If 25_2 = 1 and 25_1 = 1, display **For this property's second mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_2 = 1 and 25_1 ne 1, display **For this property's mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_2 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_2 = 3, display **For this property's line of credit secured by this property or the property equity loan, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_2 = 4, display **For this property's other financing, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**

$		.00

Goto item 35c_2

If item 25_2 = 3 and item 27f_2 = 0, go to item 36_2.

35c_2.

If 25_2 = 1 and 25_1 = 1, display **For this property's second mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_2 = 1 and 25_1 ne 1, display **For this property's mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_2 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how often are these payments required to be made?**
Else
If 25_2 = 3, display **For this property's line of credit secured by this property or the property equity loan, how often are these payments required to be made?**
Else
If 25_2 = 4, display **For this property's other financing, how often are these payments required to be made?**
> *Select only ONE response.*

> **1 Biweekly (every 2 weeks)**
> **2   Monthly**
> **3   Quarterly**
> **4   Other**

> Goto item 35d_2

If item 25_2 = 3 and item 27f_2 = 0, go to item 36_2.

35d_2.

If 25_2 = 1 and 25_1 = 1, display **For this property's second mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_2 = 1 and 25_1 ne 1, display **For this property's mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_2 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what does this regular payment include?**
Else
If 25_2 = 3, display **For this property's line of credit secured by this property or the property equity loan, what does this regular payment include?**
Else
If 25_2 = 4, display **For this property's other financing, what does this regular payment include?**

   If item 25_2 = 3 and item 27f_2 GT 0, display only response options 1 and 2.

	Yes	No	Don't know
Principal			
Interest			
Property insurance			
Private mortgage insurance (PMI)			
Property taxes			

   Goto item 36_2

36_2.

If 25_2 = 1 and 25_1 = 1, display **Is the second mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_2 = 1 and 25_1 ne 1, display **Is the mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_2 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property insured or guaranteed by –**
Else
If 25_2 = 3, goto item 25_3
Else
If 25_2 = 4, display **Is the other financing on this property insured or guaranteed by –**

	Yes	No	Don't know
The Federal Housing Administration (FHA)?			
The Department of Veterans Affairs (VA)?			
Fannie Mae or Freddie Mac?			
A private mortgage insurance company?			
Other			
Mortgage is not insured or guaranteed			
Don't know			

If 25_3 = blank and 25_4 = blank, goto End interview
Else
Goto item 26_3

26_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Regarding the third mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Regarding the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 1, display **Regarding the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 2, display **Regarding the contract to purchase, land contract, or purchase agreement on this property–**
Else
If 25_3 = 3, display **Regarding the line of credit secured by this property or a property equity loan on this property–**
Else
If 25_3 = 4, display **Regarding the other financing on this property –**

	Yes	No	Don't Know
A. Was a personal guarantee required?			
B. Was there cross-collateralization?			

Goto item 27a_3

27a_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **When did the third mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **When did the second mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_3 = 1, display **When did the mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_3 = 2, display **When did the contract to purchase, land contract, or purchase agreement on this property originate?**
Else
If 25_3 = 3, display **When did the line of credit secured by this property or a property equity loan on this property originate?**
Else
If 25_3 = 4, display **When did the other financing on this property originate?**

__ __ __ __ YEAR

Goto item 27b_3

27b_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **What was the original amount on the third mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **What was the original amount on the second mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1, display **What was the original amount on the mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 2, display **What was the original amount on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_3 = 3, goto item 27d_3
Else
If 25_3 = 4, display **What was the original amount on the other financing?**

$ [   ] .00

Goto item 27d_3

27d_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, **What is the outstanding balance on the third mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **What is the outstanding balance on the second mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1, display **What is the outstanding balance on the mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 2, display **What is the outstanding balance on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_3 = 3, goto item 27e_3
Else
If 25_3 = 4, display **What is the outstanding balance on the other financing?**

$ [   ] .00

OR

1 Don't know

Goto item 27e_3

27e_3.

If 25_3 = 1, goto item 27c_2
Else
If 25_3 = 2, goto item 27c_2
Else
If 25_3 = 3, **How much is the line of credit secured by this property or the property equity loan for?**
Else
If 25_3 = 4, goto item 27c_3

$ [   ] .00

Goto item 27f_3

27f_3. What is the balance of the line of credit secured by this property or the property equity loan?

$ [   ] .00

Goto item 27c_3

If 27a_3 = 2014 or 2015, go to item 28_3

27c_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **What was the original value of this property at the time of the third mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **What was the original value of this property at the time of the second mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_3 = 1, display **What was the original value of this property at the time of the mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_3 = 2, display **What was the original value of this property at the time of the contract to purchase's, land contract's, or purchase agreement's origination?**
Else
If 25_3 = 3, display **What was the original value of this property at the time of the line of credit secured by this property's or the property equity loan's origination?**
Else
If 25_3 = 4, display **What was the original value of this property at the time of the other financing's origination?**

$ [　　　　　　] **.00**

OR

1 Don't know

Goto item 28_3

28_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Is the third mortgage, deed of trust, or trust deed on this property**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property**
Else
If 25_3 = 1, display **Is the mortgage, deed of trust, or trust deed on this property**
Else
If 25_3 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property**
Else
If 25_3 = 3, display **Is the line of credit secured by this property or the property equity loan**
Else
If 25_3 = 4, display **Is the other financing on this property**
        Select only ONE response.

If (item 25_3 = 1 or 2) and (item 4a = item 27a_3), display only response options 1, 4, and 5.
If (item 25_3 = 1 or 2) and (item 4a NE item 27a_3), display only response options 1, 2, 3, 4, and 5.
If item 25_3 = 3 and (item 4a = item 27a_3), display only response options 1 and 5.
If item 25_3 = 3 and (item 4a NE item 27a_3), display only response options 1, 2, 3, and 5.

> **1 A new mortgage that was placed when this property was acquired?**
> **2 A refinancing of a previous loan?**
> **3 A mortgage placed on a property previously owned free and clear of debt?**
> **4 A construction loan converted to permanent financing?**
> **5 The same mortgage that was assumed from the previous owner when this property was acquired?**

> <1 – 4> Goto item 29_3
> <5> Goto item 31a_3

If item 25_3 = 2, go to item 31a_3.

29_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Where did you get the third mortgage, deed of trust, or trust deed on this property?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Where did you get the second mortgage, deed of trust, or trust deed on this property?**
Else
If 25_3 = 1, display **Where did you get the mortgage, deed of trust, or trust deed on this property?**
Else
If 25_3 = 2, display **Where did you get the contract to purchase, land contract, or purchase agreement on this property?**
Else
If 25_3 = 3, display **Where did you get the line of credit secured by this property or the property equity loan on this property?**
Else
If 25_3 = 4, display **Where did you get the other financing on this property?**
Select only ONE response.

      1 Commercial bank or trust company
      2   Savings and loan association, federal savings bank, mutual savings bank
      3   Life insurance company
      4   Mortgage bank or mortgage company
      5   Credit union
      6   Finance company (including consumer discount company, industrial bank, cooperative bank)
      7   State or municipal government
      8   State or local housing finance agency
      9   Individual or individual's estate
      10 Other – Specify _____
      11 Don't know

Goto item 31a_3

31a_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **What is the term of the loan on this property's third mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **What is the term of the loan on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1, display **What is the term of the loan on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 2, display **What is the term of the loan on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_3 = 3, go to item 33_3.
Else
If 25_3 = 4, display **What is the term on the loan on this property's other financing?**

___ ___ Years

Goto item 31b_3

31b_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **For this property's third mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_3 = 1, display **For this property's mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_3 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_3 = 3, go to item 33_3.
Else
If 25_3 = 4, display **For this property's other financing, Is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**

   1 Balloon payment
   2 Fully amortized

   Goto item 32_3

33_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Is the third mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 1, display **Is the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_3 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property –**
Else
If 25_3 = 3, display **Is the line of credit secured by this property or the property equity loan on this property –**
Else
If 25_3 = 4, display **Is the other financing on this property –**

      1 A fixed-rate, level payment
      2   **An adjustable rate mortgage (ARM)**

      <1> Goto item 35a_3
      <2> Goto item 34a_3

34a_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **For this property's third mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_3 = 1, display **For this property's mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_3 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_3 = 3, display **For this property's line of credit secured by this property or the property equity loan, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_3 = 4, display **For this property's other financing, how frequently can the interest rate of the ARM change? Once every –**
> *Select only ONE response.*

> **1 Month**
> **2   3 months**
> **3   6 months**
> **4   Year**
> **5   3 years**
> **6   5 years**
> **7   Other – Specify _____**

Goto item 35a_3

32_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **What is the current annual interest rate on the third mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **What is the current annual interest rate on the second mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1, display **What is the current annual interest rate on the mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 2, display **What is the current annual interest rate on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_3 = 3, display **What is the current annual interest rate on the line of credit secured by this property or the property equity loan?**
Else
If 25_3 = 4, display **What is the current annual interest rate on the other financing?**

_____ _____ . _____ _____ _____ %

Goto item 33_3

If item 25_3 = 3 and item 27f_3 = 0, go to item 36_3.

35a_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Are there regularly required payments on this property's third mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Are there regularly required payments on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 1, display **Are there regularly required payments on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_3 = 2, display **Are there regularly required payments on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_3 = 3, display **Are there regularly required payments on this property's line of credit secured by this property or the property equity loan?**
Else
If 25_3 = 4, display **Are there regularly required payments on this property's other financing?**

1 Yes
2 No

<1> Goto item 35b_3
<2> Goto item 36_3

If item 25_3 = 3 and item 27f_3 = 0, go to item 36_3.

35b_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **For this property's third mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_3 = 1, display **For this property's mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_3 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_3 = 3, display **For this property's line of credit secured by this property or the property equity loan, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_3 = 4, display **For this property's other financing, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**

$		.00

Goto item 35c_3

If item 25_3 = 3 and item 27f_3 = 0, go to item 36_3.

35c_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **For this property's third mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_3 = 1, display **For this property's mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_3 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how often are these payments required to be made?**
Else
If 25_3 = 3, display **For this property's line of credit secured by this property or the property equity loan, how often are these payments required to be made?**
Else
If 25_3 = 4, display **For this property's other financing, how often are these payments required to be made?**
    Select only ONE response.

    1 Biweekly (every 2 weeks)
    2   **Monthly**
    3   **Quarterly**
    4   **Other**

    Goto item 35d_3

If item 25_3 = 3 and item 27f_3 = 0, go to item 36_3.

35d_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **For this property's third mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_3 = 1, display **For this property's mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_3 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what does this regular payment include?**
Else
If 25_3 = 3, display **For this property's line of credit secured by this property or the property equity loan, what does this regular payment include?**
Else
If 25_3 = 4, display **For this property's other financing, what does this regular payment include?**

> If item 25_3 = 3 and item 27f_3 GT 0, display only response options 1 and 2.

	Yes	No	Don't know
Principal			
Interest			
Property insurance			
Private mortgage insurance (PMI)			
Property taxes			

Goto item 36_3

36_3.

If 25_3 = 1 and 25_1 = 1 and 25_2 = 1, display **Is the third mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_3 = 1 and (25_1 ne = 1 and 25_2 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_3 = 1, display **Is the mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_3 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property insured or guaranteed by –**
Else
If 25_3 = 3, goto item 25_4
Else
If 25_3 = 4, display **Is the other financing on this property insured or guaranteed by –**

	Yes	No	Don't know
The Federal Housing Administration (FHA)?			
The Department of Veterans Affairs (VA)?			
Fannie Mae or Freddie Mac?			
A private mortgage insurance company?			
Other			
Mortgage is not insured or guaranteed			
Don't know			

If 25_4 = blank, goto End interview
Else
Goto to item 26_4

26_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Regarding the fourth mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **Is the third mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Regarding the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 1, display **Regarding the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 2, display **Regarding the contract to purchase, land contract, or purchase agreement on this property–**
Else
If 25_4 = 3, display **Regarding the line of credit secured by this property or a property equity loan on this property–**
Else
If 25_4 = 4, display **Regarding the other financing on this property –**

	Yes	No	Don't Know
A. **Was a personal guarantee required?**			
B. **Was there cross-collateralization?**			

Goto item 27a_4

27a_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **When did the fourth mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **When did the third mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **When did the second mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_4 = 1, display **When did the mortgage, deed of trust, or trust deed on this property originate?**
Else
If 25_4 = 2, display **When did the contract to purchase, land contract, or purchase agreement on this property originate?**
Else
If 25_4 = 3, display **When did the line of credit secured by this property or a property equity loan on this property originate?**
Else
If 25_4 = 4, display **When did the other financing on this property originate?**

      __ __ __ __ YEAR

      Goto item 27b_4

27b_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **What was the original amount on the fourth mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **What was the original amount on the third mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **What was the original amount on the second mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1, display **What was the original amount on the mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 2, display **What was the original amount on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_4 = 3, goto item 27d_4
Else
If 25_4 = 4, display **What was the original amount on the other financing?**

$		.00

     Goto item 27d_4

27d_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **What is the outstanding balance on the fourth mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **What is the outstanding balance on the third mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **What is the outstanding balance on the second mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1, display **What is the outstanding balance on the mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 2, display **What is the outstanding balance on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_4 = 3, goto item 27e_4
Else
If 25_4 = 4, display **What is the outstanding balance on the other financing?**

$		.00

 OR

 1 Don't know

 Goto item 27e_4

27e_4.

If 25_4 = 1, goto item 27c_4
Else
If 25_4 = 2, goto item 27c_4
Else
If 25_4 = 3, **How much is the line of credit secured by this property or the property equity loan for?**
Else
If 25_4 = 4, goto item 27c_4

$		.00

 Goto item 27f_4

27f_4. What is the balance of the line of credit secured by this property or the property equity loan?

$ [＿＿＿＿＿＿＿] **.00**

Goto item 27c_4

If 27a_4 = 2014 or 2015, go to item 28_4

27c_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **What was the original value of this property at the time of the fourth mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **What was the original value of this property at the time of the third mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **What was the original value of this property at the time of the second mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_4 = 1, display **What was the original value of this property at the time of the mortgage's, deed of trust's, or trust deed's origination?**
Else
If 25_4 = 2, display **What was the original value of this property at the time of the contract to purchase's, land contract's, or purchase agreement's origination?**
Else
If 25_4 = 3, display **What was the original value of this property at the time of the line of credit secured by this property's or the property equity loan's origination?**
Else
If 25_4 = 4, display **What was the original value of this property at the time of the other financing's origination?**

$ [＿＿＿＿＿＿＿] **.00**

OR

1 Don't know

Goto item 28_4

28_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Is the fourth mortgage, deed of trust, or trust deed on this property**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **Is the third mortgage, deed of trust, or trust deed on this property**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property**
Else
If 25_4 = 1, display **Is the mortgage, deed of trust, or trust deed on this property**
Else
If 25_4 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property**
Else
If 25_4 = 3, display **Is the line of credit secured by this property or the property equity loan**
Else
If 25_4 = 4, display **Is the other financing on this property**
        Select only ONE response.

If (item 25_4 = 1 or 2) and (item 4a = item 27a_4), display only response options 1, 4, and 5.
If (item 25_4 = 1 or 2) and (item 4a NE item 27a_4), display only response options
1, 2, 3, 4, and 5.
If item 25_4 = 3 and (item 4a = item 27a_4), display only response options 1 and 5.
If item 25_4 = 3 and (item 4a NE item 27a_4), display only response options 1, 2, 3, and 5.

 1 A new mortgage that was placed when this property was acquired?
 2   A refinancing of a previous loan?
 3   A mortgage placed on a property previously owned free and clear of debt?
 4   A construction loan converted to permanent financing?
 5   The same mortgage that was assumed from the previous owner when this property was acquired?

 <1 – 4> Goto item 29_4
 <5> Goto item 31a_4

If item 25_4 = 2, go to item 31a_4.

29_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Where did you get the fourth mortgage, deed of trust, or trust deed on this property?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display
Where did you get the third mortgage, deed of trust, or trust deed on this property?
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Where did you get the second mortgage, deed of trust, or trust deed on this property?**
Else
If 25_4 = 1, display **Where did you get the mortgage, deed of trust, or trust deed on this property?**
Else
If 25_4 = 2, display **Where did you get the contract to purchase, land contract, or purchase agreement on this property?**
Else
If 25_4 = 3, display **Where did you get the line of credit secured by this property or the property equity loan on this property?**
Else
If 25_4 = 4, display **Where did you get the other financing on this property?**
Select only ONE response.

  1 Commercial bank or trust company
  2   Savings and loan association, federal savings bank, mutual savings bank
  3   Life insurance company
  4   Mortgage bank or mortgage company
  5   Credit union
  6   Finance company (including consumer discount company, industrial bank, cooperative bank)
  7   State or municipal government
  8   State or local housing finance agency
  9   Individual or individual's estate
  10 Other – Specify _____
  11 Don't know

  Goto item 31a_4

31a_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **What is the term of the loan on this property's fourth mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
 25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
 25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **What is the term of the loan on this property's third mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **What is the term of the loan on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1, display **What is the term of the loan on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 2, display **What is the term of the loan on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_4 = 3, go to item 33_4.
Else
If 25_4 = 4, display **What is the term on the loan on this property's other financing?**

___ ___ Years

Goto item 31b_4

31b_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **For this property's fourth mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **For this property's third mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_4 = 1, display **For this property's mortgage, deed of trust, or trust deed, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_4 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**
Else
If 25_4 = 3, go to item 33_4.
Else
If 25_4 = 4, display **For this property's other financing, Is there a large payment due at the end of the loan term (a "balloon payment"), or is the loan paid in full after a period of time ("fully amortized")?**

      1 Balloon payment
      2 Fully amortized

      Goto item 32_4

33_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Is the fourth mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **Is the third mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 1, display **Is the mortgage, deed of trust, or trust deed on this property –**
Else
If 25_4 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property –**
Else
If 25_4 = 3, display **Is the line of credit secured by this property or the property equity loan on this property –**
Else
If 25_4 = 4, display **Is the other financing on this property –**

    1 A fixed-rate, level payment
    2 **An adjustable rate mortgage (ARM)**

    <1> Goto item 35a_4
    <2> Goto item 34a_4

34a_3.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **For this property's fourth mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
   25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
   25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **For this property's third mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 1, display **For this property's mortgage, deed of trust, or trust deed, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 3, display **For this property's line of credit secured by this property or the property equity loan, how frequently can the interest rate of the ARM change? Once every –**
Else
If 25_4 = 4, display **For this property's other financing, how frequently can the interest rate of the ARM change? Once every –**
> *Select only ONE response.*

> **1 Month**
> **2   3 months**
> **3   6 months**
> **4   Year**
> **5   3 years**
> **6   5 years**
> **7   Other – Specify _____**

> Goto item 35a_4

32_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **What is the current annual interest rate on the fourth mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **What is the current annual interest rate on the third mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **What is the current annual interest rate on the second mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1, display **What is the current annual interest rate on the mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 2, display **What is the current annual interest rate on the contract to purchase, land contract, or purchase agreement?**
Else
If 25_4 = 3, display **What is the current annual interest rate on the line of credit secured by this property or the property equity loan?**
Else
If 25_4 = 4, display **What is the current annual interest rate on the other financing?**

      ___ ___ . ___ ___ ___ %

      Goto item 33_4

If item 25_4 = 3 and item 27f_4 = 0, go to item 36_4.

35a_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Are there regularly required payments on this property's fourth mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **Are there regularly required payments on this property's third mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Are there regularly required payments on this property's second mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 1, display **Are there regularly required payments on this property's mortgage, deed of trust, or trust deed?**
Else
If 25_4 = 2, display **Are there regularly required payments on this property's contract to purchase, land contract, or purchase agreement?**
Else
If 25_4 = 3, display **Are there regularly required payments on this property's line of credit secured by this property or the property equity loan?**
Else
If 25_4 = 4, display **Are there regularly required payments on this property's other financing?**

> **1 Yes**
> **2 No**
>
> <1> Goto item 35b_4
> <2> Goto item 36_4

If item 25_4 = 3 and item 27f_4 = 0, go to item 36_4.

35b_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **For this property's fourth mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **For this property's third mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 1, display **For this property's mortgage, deed of trust, or trust deed, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 3, display **For this property's line of credit secured by this property or the property equity loan, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**
Else
If 25_4 = 4, display **For this property's other financing, what was the amount of the most recent regularly required payment, including tax and insurance, if required?**

$	.00

Goto item 35c_4

If item 25_4 = 3 and item 27f_4 = 0, go to item 36_4.

35c_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **For this property's fourth mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **For this property's third mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_4 = 1, display **For this property's mortgage, deed of trust, or trust deed, how often are these payments required to be made?**
Else
If 25_4 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, how often are these payments required to be made?**
Else
If 25_4 = 3, display **For this property's line of credit secured by this property or the property equity loan, how often are these payments required to be made?**
Else
If 25_4 = 4, display **For this property's other financing, how often are these payments required to be made?**
> *Select only ONE response.*

> **1 Biweekly (every 2 weeks)**
> **2   Monthly**
> **3   Quarterly**
> **4   Other**

> Goto item 35d_4

If item 25_4 = 3 and item 27f_4 = 0, go to item 36_4.

35d_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **For this property's fourth mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
   25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
   25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **For this property's third mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **For this property's second mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_4 = 1, display **For this property's mortgage, deed of trust, or trust deed, what does this regular payment include?**
Else
If 25_4 = 2, display **For this property's contract to purchase, land contract, or purchase agreement, what does this regular payment include?**
Else
If 25_4 = 3, display **For this property's line of credit secured by this property or the property equity loan, what does this regular payment include?**
Else
If 25_4 = 4, display **For this property's other financing, what does this regular payment include?**

   If item 25_4 = 3 and item 27f_4 GT 0, display only response options 1 and 2.

	Yes	No	Don't know
Principal			
Interest			
Property insurance			
Private mortgage insurance (PMI)			
Property taxes			

   Goto item 36_4

36_4.

If 25_4 = 1 and 25_1 = 1 and 25_2 = 1 and 25_3 = 1, display **Is the fourth mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_4 = 1 and 25_1 = 1 and ((25_2 = 1 and 25_3 ne 1) or (25_2 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_2 = 1 and ((25_1 = 1 and 25_ 3 ne 1) or (25_1 ne 1 and 25_3 = 1)) or
  25_4 = 1 and 25_3 = 1 and ((25_1 = 1 and 25_2 ne 1) or (25_1 ne 1 and 25_2 = 1)), display **Is the third mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_4 = 1 and ((25_1 = 1 and 25_2 ne 1 or 25_3 ne 1) or (25_1 ne 1 and 25_2 = 1 and 25_3 ne 1) or (25_1 ne 1 and 25_2 ne 1 and 25_3 = 1)), display **Is the second mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_4 = 1, display **Is the mortgage, deed of trust, or trust deed on this property insured or guaranteed by –**
Else
If 25_4 = 2, display **Is the contract to purchase, land contract, or purchase agreement on this property insured or guaranteed by –**
Else
If 25_4 = 3, goto End interview
Else
If 25_4 = 4, display **Is the other financing on this property insured or guaranteed by –**

	Yes	No	Don't know
The Federal Housing Administration (FHA)?			
The Department of Veterans Affairs (VA)?			
Fannie Mae or Freddie Mac?			
A private mortgage insurance company?			
Other			
Mortgage is not insured or guaranteed			
Don't know			

Follow-up Procedures

Specific follow-up procedures for telephone clerks and field representatives TBD.

End interview