

## APPENDIX 5.—ITEM DESCRIPTIONS—Continued

Real Estate Taxes .....	Call the local tax assessor office and/or local tax collector/treasurer for each living community in the report. Request the current real property tax rate, any special charges that are added to the tax bill and any homestead credits that might be deducted from the bill. Ask when properties were last assessed and what base year tax rate should be applied to. Request information as to what month rates are certified and when bills are mailed. Verify any significant increases or decreases from previous records.
Long Distance Telephone .....	Price the cost of a 10 minute call, received on a weekday, at each location at 8:00 p.m. (local time); direct dial from the location being surveyed to each of the following cities; New York, Chicago and Los Angeles. Include any federal, state, local or excise tax that is applicable.
Telephone Service .....	Obtain monthly cost for unmeasured service, for touchtone service, and for tax.
Homeowner Insurance .....	For each community surveyed based on income level, secure the annual renewal premium for HO-2 type coverage. If the company does not refer to the coverage as HO-2 obtain the cost for a comprehensive coverage that covers "all risk for dwelling and named peril for contents" with contents at replacement value.
Renter Insurance .....	For each living community surveyed based on income level, provide renter housing profile and insurance cost (semiannual or other). Assume HO-4-type coverage.
Homeowners:	
The profiles for each of the home sizes costed are as follows:	
Low .....	900 (Sq. Ft.)
Mid .....	1,300 (Sq. Ft.)
High .....	1,700 (Sq. Ft.)
The worksheet components for data collection are as follows:	
(1) Address	
(2) Selling Price	
(3) Sale Date	
(4) Age	
(5) Room Count (broken down into bedrooms and baths)	
(6) Square Footage	
(7) Price Per Square Foot	
Information was collected through various sources—Real Estate Professionals, Appraisers, MLS data, assessors' offices and private sources.	
Data Collection for Aged Mortgages:	
The worksheet components for data collection for aged mortgages are as follows:	
(1) Address	
(2) Selling Price	
(3) Sale Date	
(4) Age	
(5) Room Count (broken down into bedrooms and baths)	
(6) Square Footage	
(7) Price Per Square Foot	
Transportation Component:	
Vehicles .....	1994 Honda Civic DX four door sedan, 1.5 Liter 4 Cylinder. 1994 Ford Taurus GL four door sedan, 3.0 Liter 6 Cylinder. 1994 Chevrolet S10 Blazer Two Door, four wheel drive, 4.3 Liter 6 Cylinder.
Base Price .....	Obtain the base price (Manufacturer's Suggested Retail Price) for each vehicle.
Options .....	For each vehicle, price the following options: air conditioning, AM/FM stereo radio, power steering, tinted glass, power disc brakes, rustproofing and other options.
Fees .....	For each vehicle, price the following options: destination charge, shipping charge, dealer markup, documentation fees and other one-time fees.
Taxes .....	For each vehicle, price the following taxes: excise tax, import/customs tax, use tax, sales tax and other one-time taxes.
Specifications .....	For each vehicle, obtain the following information: length, wheelbase, tires, curb weight, horsepower, fuel type and fuel performance (mpg).
Depreciation .....	For each vehicle, compute the residual value after 12, 24, 36 and 48 months respectively.
Gasoline .....	For each station name/brand, price regular unleaded self-service.
Tune-Up .....	For each vehicle, price a basic tune-up. Include parts and labor for the following: replace spark plugs, PCV valve, fuel filter, air filter, and breather filter. Check distributor cap, rotor, timing, and idle.
Oil Change .....	For each vehicle, price an oil change. Include parts and labor for the following: drain old oil, replace oil filter and refill with five quarts of 10W30 SG grade oil. If SG grade is unavailable, price SF grade oil.
Change Automatic Transmission Fluid.	For each vehicle, price to change automatic transmission fluid. Include parts and labor for the following: remove transmission pan, drain transmission fluid, replace transmission filter, replace transmission pan gasket, replace transmission fluid, and test vehicle.