

(51) Affordability Category—where the property contains non-owner-occupied dwelling units, indicates under which, if any, of the special affordable goals the units qualified;

(52) Reported Rent Level—where the property contains non-owner-occupied dwelling units, the rent level for each unit in whole dollars;

(53) Reported Rent Plus Utilities—where the property contains non-owner-occupied dwelling units, the rent level plus the utility cost for each unit in whole dollars;

(54) Low- and moderate-income housing goal flag—indicates whether the GSE counted the mortgage purchase toward the low- and moderate-income goal;

(55) Special affordable housing goal flag—indicates whether the GSE counted the mortgage purchase toward the special affordable goal and under which part of the goal;

(56) Central cities, rural areas, and other underserved areas goal flag—indicates whether the GSE counted the mortgage purchase toward the central cities, rural areas, and other underserved goal.

(b) Loan level data on multifamily mortgage purchases. Each GSE's submission of loan level data shall include the following information for each multifamily mortgage purchased by the GSE:

(1) Loan number—a unique numerical identifier for each mortgage purchased;

(2) U.S. postal state—the two-digit numerical state code used in the most recent decennial census by the Bureau of the Census;

(3) U.S. Postal Zip Code—the five digit zip code for the property;

(4) MSA code—the four-digit numerical code for the property's metropolitan statistical area (MSA) if the property is located in an MSA;

(5) Place code—the five-digit numerical Federal Information Processing Standard (FIPS) code;

(6) County—the county, as designated in the most recent decennial census by the Bureau of the Census, in which the property is located;

(7) Census tract—the tract number as used in the most recent decennial census by the Bureau of the Census;

(8) 1990 census tract—percent minority—the percentage of a census tract's population that is minority based on the most recent decennial census by the Bureau of the Census;

(9) 1990 census tract—median income—the median family income for the census tract;

(10) 1990 local area median income—the median income for the area;

(11) Tract income ratio—the ratio of the 1990 census tract—median income to the 1990 local area median income;

(12) Area median family income—the current median family income for a family of four for the area as established by the Secretary;

(13) Affordability Category—indicates under which, if any, of the special affordable goals the property qualified;

(14) Acquisition UPB—the unpaid principal balance (UPB) in whole dollars of

the mortgage when purchased by the GSE; where the mortgage purchase is a participation, the acquisition UPB reflects the participation percentage;

(15) Participation Percent—where the mortgage purchase is a participation, the percentage of the mortgage that the GSE purchased;

(16) Date of Mortgage Note—the date the mortgage note was created;

(17) Date of Acquisition—the date the GSE purchased the mortgage;

(18) Purpose of Loan—indicates whether the mortgage was a purchase money mortgage, a refinancing, a new construction mortgage, a mortgage financing property rehabilitation;

(19) Cooperative Project Loan—indicates whether the mortgage is a project loan on a cooperative housing building;

(20) Refinancing Loan from Own Portfolio—indicates, where the GSE has purchased a refinanced mortgage, whether the GSE owned the previous mortgage on the same property;

(21) Special Affordable, Seasoned Loans: Proceeds Recycled?—for purposes of the special affordable housing goal, indicates whether the mortgage purchased by the GSE meets the requirements in section 81.14(h)

(1) (ii);

(22) Mortgagor Type—indicates the type of mortgagor, *i.e.*, an individual, a for-profit entity such as a corporation or partnership, a nonprofit entity such as a corporation or partnership, a public entity, or other type of entity;

(23) Term of Mortgage at Origination—the term of the mortgage at the time of origination in months;

(24) Loan Type—indicates the type of the loan, *i.e.*, fixed rate, adjustable rate mortgage (ARM), balloon, or graduated payment mortgage (GPM);

(25) Amortization Term—for amortizing mortgages, the amortization term of the mortgage in months;

(26) Lender Institution—the name and unique numerical identifier of the institution that loaned the money for the mortgage;

(27) Type of Seller Institution—the type of institution that sold the mortgage to the GSE, *i.e.*, mortgage company, Savings Association Insurance Fund (SAIF) insured depository institution, Bank Insurance Fund (BIF) insured depository institution, National Credit Union Association (NCUA) insured credit union, or other seller;

(28) Government insurance—indicates whether any part of the mortgage has government insurance;

(29) Acquisition Type—indicates whether the GSE acquired the mortgage with cash, by swap, other, with a credit enhancement, a bond or debt purchase, or a real estate mortgage investment conduit (REMIC);

(30) GSE Real Estate Owned—indicates whether the mortgage is on a property that was in the GSE's real estate owned (REO) inventory;

(31) Public Subsidy Program—indicates whether the mortgage property is involved in a public subsidy program and which level(s) of government are involved in the subsidy program, *i.e.*, Federal government only, state

or local government only, other only, Federal government and either state or local government, Federal government and other, state or local government and other, and Federal, state, or local government and other;

(32) Total Number of Units—indicates the number of dwelling units in the mortgaged property;

(33) Special Affordable—45 Percent—for the special affordable Interim Housing Goal for 1993–94, the dollar amount of the mortgage that counted toward achievement of the goal (based on dwelling units affordable to low-income families);

(34) Special Affordable—55 Percent—for the special affordable Interim Housing Goal for 1993–94, the dollar amount of the mortgage that counted toward achievement of the goal (based on properties where at least 20 percent of the dwelling units were affordable to especially low-income families or at least 40 percent of the dwelling units were affordable to very low-income families);

(35) The following data apply to unit types in a particular mortgaged property. The unit types are defined by the GSEs for each property and are differentiated based on the number of bedrooms in the units and on the average contract rent for the units. The maximum number of unit types in any one property is ten and a unit type must be included for each bedroom size category represented in the property:

(A) Unit Type XX—Number of Bedroom(s)—the number of bedrooms in the unit type;

(B) Unit Type XX—Number of Units—the number of units in the property within the unit type;

(C) Unit Type XX—Average Reported Rent Level—the average rent level for the unit type in whole dollars;

(D) Unit Type XX—Average Reported Rent Plus Utilities—the average reported rent level plus the utility cost for each unit in whole dollars; and

(E) Unit Type XX—Affordability Level—the ratio of the average reported rent plus utilities for the unit type to the adjusted area median income;

(36) Low- and moderate-income housing goal flag—indicates whether the GSE counted the mortgage purchase toward the low- and moderate-income goal;

(37) Special affordable housing goal flag—indicates whether the GSE counted the mortgage purchase toward the special affordable goal and under which part of the goal;

(38) Central cities, rural areas, and other underserved areas goal flag—indicates whether the GSE counted the mortgage purchase toward the central cities, rural areas, and other underserved goal.

#### Appendix E—Proprietary Information—[Reserved]

Dated: December 23, 1994.

Henry G. Cisneros,  
Secretary.

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