

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Secretary

[Docket No. FR-4139-N-01]

Final Order—Proprietary Data Submitted by the Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac)

AGENCY: Office of the Secretary, HUD.

ACTION: Notice of final order.

SUMMARY: This Notice sets forth a Final Order of the Secretary of Housing and Urban Development which provides that certain loan-level mortgage data submitted by the Federal National Mortgage Association ("Fannie Mae", "Government-Sponsored Enterprise", or "GSE") and the Federal Home Loan Mortgage Corporation ("Freddie Mac", "Government-Sponsored Enterprise", or "GSE") to HUD is proprietary and shall not be made available to the public. The Appendix to this Order sets forth the loan-level data elements that the Secretary has determined to be proprietary and, therefore, to be withheld from public use. In accordance with this Order, certain proprietary loan-level data elements are recoded, adjusted, or categorized in ranges to protect proprietary information and to permit the release of information to the public.

EFFECTIVE DATE OF THE FINAL ORDER: October 1, 1996.

FOR FURTHER INFORMATION CONTACT: Janet Tasker, Director, Office of Government-Sponsored Enterprises, Department of Housing and Urban Development, Room 6154, 451 Seventh Street, S.W., Washington, D.C. 20410, telephone (202) 708-2224. For questions on data or methodology, Harold Bunce, Director, Financial Institutions Regulation, Room 8204, at the same address, telephone (202) 708-2770; for legal questions, Kenneth A. Markison, Assistant General Counsel GSE/RESPA, Room 9262, at the same address, telephone (202) 708-3137 (these are not toll-free numbers). For hearing- and speech-impaired persons, these numbers may be accessed via TTY (text telephone) by calling the Federal Information Relay Service at 1-800-877-8339.

SUPPLEMENTARY INFORMATION:

The Final Order

By the authority vested in me as Secretary of Housing and Urban Development, under sections 1323 and 1326 of the Federal Housing Enterprises

Financial Safety and Soundness Act, 12 U.S.C. 4543 and 4546, ("the Act"), I have determined that certain loan-level mortgage data elements, as detailed in the attached Appendix and contained in the annual loan-level data files that have been and will be submitted by Fannie Mae and Freddie Mac to the Department of Housing and Urban Development in accordance with sections 309(m) of the Fannie Mae Charter Act, 12 U.S.C. 1723a(m), and 307(e) of the Freddie Mac Act, 12 U.S.C. 1456(e), shall be treated as proprietary information. Accordingly, under the authority of section 1326 of the Act, I hereby order that these proprietary data elements be withheld from public disclosure in accordance with section 1323 of the Act and HUD regulations.

The Appendix further identifies data elements that are not proprietary information or that lose their proprietary character when categorized in ranges, adjusted, or recoded in other ways. The data so identified in the Appendix shall be made available for public use under section 1323 of the Act and HUD regulations.

This Final Order does not extend to aggregated information on activities in 1993-95 previously submitted by the GSEs in the Annual Housing Activities Reports, the Mortgage Reports required under 24 C.F.R. 81, subpart E, and the Quarterly and Annual Reports on Interim Housing Goals required under the Notices of Interim Housing Goals, 58 Fed. Reg. 53048, 53071 and 53072, 53095 (Oct. 13, 1993), and the regulation extending such goals into 1995, 59 Fed. Reg. 61504 (Nov. 30, 1994). The information contained in those reports is not proprietary and is available to the public.

This Final Order is not applicable to aggregated information on activities in 1996 and thereafter that has been or will be submitted by the GSEs in the Annual Housing Activities Reports and the Mortgage Reports. The nature of this reporting is being determined and the extent to which this information will be deemed proprietary will be determined at an appropriate future date.

This Final Order concerns whether loan-level data elements are proprietary. It is not applicable to aggregations of information above the loan-level that the Department may produce for various reasons, including fulfilling its responsibilities to inform the public about the GSEs' activities.

The background and terms of this Final Order are set forth below.

Background

The Federal Housing Enterprises Financial Safety and Soundness Act of

1992, enacted as Title XIII of the Housing and Community Development Act of 1992, (Pub. L. 102-550, approved October 28, 1992), codified generally at 12 U.S.C. 4501-4561 ("the Act"), requires the Secretary of Housing and Urban Development to establish and monitor the performance of Fannie Mae and Freddie Mac in meeting annual goals for mortgage purchases on housing for low- and moderate-income families, housing located in central cities, rural areas, and other underserved areas, and special affordable housing, *i.e.*, housing meeting the needs of and affordable to low-income families in low-income areas and very low-income families. The Secretary established housing goals for 1993 and subsequent years and implemented HUD's regulatory authorities respecting the GSEs in a series of regulations. 58 Fed. Reg. 53047-96 (Oct. 13, 1993) (1993-94 housing goals); 59 Fed. Reg. 61504-06 (Nov. 30, 1994) (1995 housing goals); 24 CFR Part 81 (including housing goals for 1996 and beyond).

HUD requires that the GSEs submit quarterly and annually certain data and written information on their mortgage purchases to assist HUD in monitoring the GSEs' performance under the goals and to satisfy the requirements of subsections 309 (m)-(n) of the Fannie Mae Charter Act, 12 U.S.C. 1723a (m)-(n), and subsections 307 (e)-(f) of the Freddie Mac Act, 12 U.S.C. 1456 (e)-(f). These provisions mandate that the GSEs collect, maintain and provide to the Secretary data relating to their mortgages on single family and multifamily housing, and sections 309(n) of the Fannie Mae Charter Act and 307(f) of the Freddie Mac Act further require that the GSEs report aggregate information on their mortgages to both the Secretary and Congress.

For 1996 and future years, HUD requires each GSE to provide extensive data and other information on mortgages purchased in two forms—Annual Housing Activities Reports (AHARs) that discuss each GSE's performance under the housing goals, and quarterly Mortgage Reports that include: aggregate data on mortgage purchases; and, in the second and fourth quarter reports, loan-level computerized data files that provide details on each mortgage purchased by each GSE. The data required in the loan-level data files include, for example, for each mortgage purchased by the GSEs: the borrower(s)' annual income, race, and gender; census tract location; other geographic identifiers; loan-to-value (LTV) ratio; number of units; owner-occupancy status; and other details on the

mortgage, the property, and the borrower(s). The information required for the Mortgage Reports includes, for example, aggregate data concerning: the amount of mortgage purchases that qualify towards each housing goal, classified by number of units and dollar volume; borrower's income; race; location of property; and various other categories.

Statutory Requirements and Legislative History Regarding Proprietary Data

Section 1323 of the Act, 12 U.S.C. 4543, provides that the Secretary shall make available to the public the data submitted by the GSEs in the data reports required under section 309(m) of the Fannie Mae Charter Act and section 307(e) of the Freddie Mac Act, *except* the data that the Secretary determines by regulation or order pursuant to section 1326, 12 U.S.C. 4546, is proprietary information. Section 1323(b)(2) of the Act, 12 U.S.C. 4543(b)(2), specifically provides that the Secretary may not restrict access to data consisting of income, census tract location, race, and gender of mortgagors of single family properties. Section 1326 provides that the Secretary may by regulation or order provide that certain information shall be treated as proprietary and, pending the issuance of a final decision on the matter, the information may not be disclosed. The legislative history of the Act provides that " * * * every effort should be made to provide public disclosure of the information required to be collected and/or reported to the regulator consistent with the exemption for proprietary data * * *." S. Rep. 102-282, 102d Cong., 2d Sess. 40 (1992).

Previous Orders

The Secretary issued a Temporary Order in 1994 providing that certain GSE data was proprietary. 59 Fed. Reg. 29514 (June 7, 1994). The Secretary issued a second Order concerning Proprietary Data of the GSEs as Appendix F of the final GSE regulation, 60 Fed. Reg. 61846, 62001-05 (Dec. 1, 1995), (hereinafter "second Order").

The second Order identified certain data as proprietary and specified that certain data elements would be categorized into ranges to permit data to be released to the public in a form useful to the public. Under that Order, the GSEs' multifamily loan-level data was to be disclosed in two separate files—a Census Tract File and a National File. Similarly, under that Order, the single family loan-level data was to be disclosed in three separate files—a Census Tract File, including geographic data, and two National Files

(National File A and National File B) that excluded the census tract location and other geographic descriptors. The main reason for creating the single family National File A was to develop a method for disclosing LTV ratios in a manner that did not reveal LTV information on mortgage purchases at the census tract level. Both GSEs requested proprietary treatment for LTV information at the census tract level. National File B was to make available to the public occupancy information indicating whether a dwelling unit was owner-occupied, a rental unit in an owner-occupied property, or a rental unit in an investment property. In creating two National Files HUD minimized the likelihood that certain variables can be linked across the National and Census Tract files so that the census tract location could be associated with variables such as LTVs, purpose of the mortgage (purchase, refinancing, or second mortgage), or the date of mortgage notes, which are also proprietary at the census tract level. This multi-file data base structure protects proprietary information, such as information that could reveal local marketing strategies of the GSEs, while permitting the public access to a wide range of GSE data.

Changes Included in This Order

Based on further review of the second Order and comments provided by the GSEs, the Secretary determined that the issuance of a new Order was required. The Secretary has therefore determined to withhold additional data elements and to reconfigure the files to protect proprietary information from disclosure at the census tract level.

By letters dated October 1, 1996, the Secretary has provided notice to the GSEs that certain data elements for which the GSEs requested proprietary treatment are not proprietary information, and that such data shall be made available in the public use data base. Those letters also provided that the mortgage data in the public use data base will not be released to the public for ten working days. Accordingly, the public use data base will be available to the public beginning October 17, 1996.

Each of the changes made under this Order, as compared to the second Order, are discussed below. The discussion of the rationale for certain of these changes is limited because further discussion could reveal proprietary information of the GSEs.

1. The single family Census Tract File remains a mortgage-based file, as specified in the second Order. The one change in this file's structure relative to the second Order is the addition to the

public use data base of the Geographically Targeted Indicator (field number 55).

2. In the single family Census Tract File, the Area Median Family Income (field number 16) and the Borrower(s) Annual Income (field number 15) will be recoded in some cases to protect proprietary information. In these cases, the Area Median Family Income (field number 16) as submitted by the GSEs will be recoded to the area median income in the year of the mortgage's acquisition by the GSE. In these cases, the Borrower(s) Annual Income (field number 15) also will be adjusted to reflect acquisition year dollars, to maintain the same Borrower Income Ratio (field number 17) between the Borrower(s) Annual Income and the Area Median Family Income. In certain cases where these adjustments cannot be made, in order to protect proprietary information, the Area Median Family Income (field number 16) and the Borrower Income Ratio (field number 17) will be treated as proprietary. In these cases, the Borrower(s) Annual Income (field number 15) will not be adjusted.

3. Single family National File A has been changed to contain only data on owner-occupied one-unit properties, rather than data on all single family properties. The purpose of National File A is to provide LTV ratios in a form that protects proprietary information (that is, the disclosure of LTV ratios with a census tract identifier), while providing researchers with useful information on LTVs for owner-occupied one-unit properties.

4. Single family National File B has been reconfigured from a mortgage file that displays data for up to four units in a single record to a file that displays data for individual units. Accordingly, the affordability information in fields 56, 61, and 66 in the second Order will appear in field 51. The purpose of this change is to protect proprietary information on the GSEs' purchases of mortgages on two- to four-unit properties which is proprietary while permitting the public access to useful information on one- to four-unit GSE mortgage purchases.

5. Single family National File B makes available to the public a revised Borrower Income Ratio (field number 17) for rental dwelling units, which converts the reported rent (the greater of fields number 52 and 53) into an affordability percentage, comparable to the affordability determination in field number 17 for owner-occupants. Inasmuch as data in fields number 52 and 53 are withheld as proprietary, this adjustment of field number 17 for rental

units provides the public access to affordability information. In the second Order, the Secretary determined that field number 17 as then recoded was not proprietary for National File B.

6. Single family National File B makes available to the public information on the date of the mortgage note, by indicating (in field number 20) whether a mortgage was originated in the same year as purchased by the GSE or originated in a previous year. In the second Order, the Secretary determined that the date of the mortgage note would be made available only in the single family National File B by indicating whether the mortgage was seasoned or unseasoned. The new approach under this Order to field number 20 protects proprietary information, is consistent with the approach taken under the Home Mortgage Disclosure Act (HMDA), 12 U.S.C. 2801 *et seq.*, and allows users of the public use data base to compare GSE data with HMDA data.

7. The Occupancy Code (field number 47) has been revised in the single family National File B. As reported by the GSEs, field number 47 classifies properties as either Principal Residence/ Owner Occupied properties or Second Home properties. In National File B, field number 47 will classify each unit as either Owner-Occupied, a Rental Unit in an Owner-Occupied Property, or a Rental Unit in an Investment Property. Field number 50 contains the same

owner-occupancy information made available to the public in field number 47 and, therefore, field number 50 is not proprietary.

8. In the multifamily files, the Type of Seller Institution (field number 33) will be made available to the public only in the Census Tract File. Because the release of this information in both the National File and the Census Tract File could permit the release of other proprietary information at the loan-level, the type of seller institution is proprietary information as included in the multifamily National File and will not be made available to the public in that file.

9. The multifamily Tenant Income Indicator (field number 49), which indicates whether the affordability of a particular unit is determined by using the income of the tenant(s) or the rent for the unit, is being made available to the public only in the National File. It is proprietary information as included in the Census Tract File because its release may permit identification of other proprietary information. For 1993-95, this data has been provided only by Freddie Mac.

Conclusion

The Department is complying fully with the requirements of the Act and will not restrict access to the data submitted to HUD by the GSEs, consisting of income, census tract

location, race, and gender of mortgagors of single family properties. Also, in accordance with the Act, the Secretary has considered the GSEs' assertions that certain data is proprietary information and has concluded that revising the second Order is necessary to protect proprietary information.

The Act's legislative history noted that "public access and disclosure of information is a key tool for permitting appropriate public scrutiny and oversight of the activities of the [GSEs] and in evaluating possible improvements in housing finance markets." S. Rep. 102-282, 102d Cong., 2d Sess. 44 (1992). On the other hand, the Act also protects proprietary data and information from release. Sections 1323 and 1326 of the Act, 12 U.S.C. 4543 and 4546. The Secretary has considered these matters in issuing this Final Order.

Expiration and Modification of this Final Order

This Final Order supersedes the second Order, 60 Fed. Reg. 61846, 62001-05 (Dec. 1, 1995), and shall be effective until such time as it is determined necessary or appropriate to withdraw or modify it.

Dated: October 1, 1996.
Henry G. Cisneros,
Secretary.

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APPENDIX

**GSE MORTGAGE DATA AND AHAR INFORMATION:
PROPRIETARY INFORMATION/PUBLIC-USE DATA**

Notes: The following matrices distinguish proprietary from public-use mortgage data elements. A "YES" designation indicates that the data element is proprietary and not included in the public use data base in the format indicated. A "NO", "NO, Added field", "Yes, but recode", and "YES, but redefine and recode as" indicate that the data element is included in the public use data base. Certain data are coded as missing or not available either because the data was not submitted or because the data is proprietary.

**GSE Single-Family Mortgage Data
Owner- and Renter-Occupied 1- to 4-Unit Properties
Proprietary Information/Public-Use Data**

The "Census Tract File" contains mortgage-level data on all single-family properties.
The "National File A" contains mortgage-level data on owner-occupied 1-unit properties.
The "National File B" contains unit-level data on all single-family properties.

#	Field Description	Values	Census Tract File	National File A	National File B
0	Agency Flag	1=Fannie Mae 2=Freddie Mac	NO	NO	NO
1	Loan Number		Yes, but recode as a Random Number*	Yes, but recode as a Random Number*	Yes, but recode as a Random Number*
2	US Postal State	0=Missing	NO	YES	YES
3	US Postal Zip Code		YES	YES	YES
4	MSA Code	0=Missing	NO	YES	YES
5	Place Code - FIPS		YES	YES	YES
6	County - 1990 Census	0=Missing	NO	YES	YES
7	Census Tract/BNA - 1990 Census	0=Missing	NO	YES	YES
8**	Census Tract Geographic Designation	1=Tract Entirely Within Central City 2=Tract Entirely Outside Central City 3=Central City Split Tract 9=Not Able To Code	NO	YES	YES
9**	Central City Flag 1	9999=Not Able To Code	NO	YES	YES
10**	Central City Flag 2	9998=Not Available 9999=Not Applicable	NO	YES	YES
11	1990 Census Tract - Percent Minority	9999=Not Available	NO	YES, but recode as: 1=0- <10% 2=10- <30% 3=30- 100% 9=Missing	YES, but recode as: 1=0- <10% 2=10- <30% 3=30- 100% 9=Missing
12	1990 Census Tract - Median Income	999999=Not Available	NO	YES	YES
13	1990 Local Area Median Income	999999=Not Available	NO	YES	YES
14	Tract Income Ratio	9999=Not Applicable	NO	YES, but recode as: 1=0- <=80% 2=80- <=120% 3= >120% 9=Missing	YES, but recode as: 1=0- <=80% 2=80- <=120% 3= >120% 9=Missing
15	Borrower(s) Annual Income	999999=Not Available	YES, but recode in terms of dollars for year of acquisition.	YES	YES
16	Area Median Family Income	999999=Not Available or Withheld as Proprietary	YES, but recode in terms of dollars for year of acquisition.	YES	YES
17***	Borrower Income Ratio	9999=Not Applicable, Not Available, or Withheld as Proprietary	YES, but recode proprietary data as 9999.	YES, but recode as: 1=0- <=60% 2=60- <=100% 3= >100 9=Not Applicable	YES, but redefine and recode as:*** 1=0- <=60% 2=60- <=100% 3= >100 9=Not Applicable
18	Acquisition UPB		YES, but recode as: Actual values for < \$200,000 999998= >=\$200,000 999999=Missing	YES	YES
19	LTV at Origination	999=Not Applicable	YES	YES, but recode as: 1=0- <=80% 2=80- <=90% 3=90- <=95% 4=90- <=95% 5= > 95% 9=Missing	YES
20	Date of Mortgage Note		YES	YES	YES, but recode as: 1=Originated same calendar year as acquired 2=Originated prior to calendar year of acquisition 9=Missing
21	Date of Acquisition		YES	YES	YES
22	Purpose of Loan	1=Purchase 2=Refinancing 3=Second Mortgage 9=Not Applicable	YES	YES	NO
23	Cooperative Unit Mortgage	1=Yes 2=No 8=Not Available 9=Not Applicable	YES	YES	YES

#	Field Description	Values	Census Tract File	National File A	National File B
24**	Refinancing Loan from Own Portfolio	1=Yes 2=No 9=Not Applicable	YES	YES	YES
25	Special Affordable, Seasoned Loan: Are Proceeds Recycled?	1=Yes 2=No 9=Not Applicable	YES	YES	YES
26	Product Type	01=Fixed Rate 02=ARM 03=Balloon 04=GPM/GEM 05=Reverse Annuity Mortgage 06=Other 07...98=List Other Distinct Products 99=Not Available	YES	YES	YES
27	Federal Guarantee	1=FHA/VA 2=FMHA-Guaranteed Rural Housing Loan 3=HECMs 4=No Federal Guarantee 5=Title 1-FHA	YES	NO	NO
28	RTC/FDIC	1=Yes 2=No	YES	YES	YES
29	Term of Mortgage at Origination		YES	YES	YES
30	Amortization Term	998=Non-Amortizing Loan 999=Not Available	YES	YES	YES
31****	Lender Institution Name		YES	YES	YES
32****	Lender City		YES	YES	YES
33****	Lender State		YES	YES	YES
34	Type of Seller Institution	1=Mortgage Company 2=SAIF Insured Depository Institution 3=BIF Insured Depository Institution 4=NCUA Insured Credit Union 5=Other	YES	YES	NO
35	Number of Borrowers	99=Missing	NO	YES	YES
36	First-Time Home Buyer	1=Yes 2=No 9=Not Available	NO	YES	YES
37	Mortgage Purchased under GSE's Community Lending Program	1=FNMA's Community Homebuyer Program 2=FNMA's Community Lending Other 3=FNMA's Other Housing Impact Programs OR 1=FHLMC's Affordable Gold 2=FHLMC's Alternative Qualifying 9=Not Applicable (either GSE)	YES	YES	YES
38	Acquisition Type	1=Cash 2=SWAP 3=Other 4=Credit Enhancement 5=Bond or Debt Purchase 6=REMIC 7=Reinsurance 8=Risk Sharing 9=REIT	YES	YES	YES
39	GSE's Real Estate Owned	1=Yes 2=No 3=Not Available	YES	YES	YES
40**	Public Subsidy Programs	1=Federal only 2=State or Local only 3=Other/Private Subsidy only 4=Federal and State or Local 5=Federal and Other 6=State or Local and Other 7=Federal, State or Local and Other 9=Data Not Provided	YES	YES	YES
41	Borrower Race or National Origin	1=American Indian or Alaskan Native 2=Asian or Pacific Islander 3=Black 4=Hispanic 5=White 6=Other 7=Information Not Provided by Applicant In Mail or Telephone Application 8=Not Applicable 9=Not Available	NO	YES, but recode to combine Fields 41 and 42: 1=American Indian or Alaskan Native 2=Asian or Pacific Islander 3=Black 4=Hispanic 5=White 6=Other 7=Borrower/Co-Borrower Are Different 9=Original 7, 8, 9	YES, but recode to combine Fields 41 and 42: 1=American Indian or Alaskan Native 2=Asian or Pacific Islander 3=Black 4=Hispanic 5=White 6=Other 7=Borrower/Co-Borrower Are Different 9=Original 7, 8, 9
42	Co-Borrower Race or National Origin	1=American Indian or Alaskan Native 2=Asian or Pacific Islander 3=Black 4=Hispanic 5=White 6=Other 7=Information Not Provided by Applicant In Mail or Telephone Application 8=Not Applicable 9=Not Available	NO	YES	YES

#	Field Description	Values	Census Tract File	National File A	National File B
43	Borrower Gender	1=Male 2=Female 3=Information Not Provided by Applicant In Mail or Telephone Application 4=Not Applicable 9=Not Available	NO	YES, but recode to combine Fields 43 and 44: 1=Male(s) only 2=Female(s) Only 3=Male and Female 9=Original 3, 4, 9	YES, but recode to combine Fields 43 and 44: 1=Male(s) only 2=Female(s) Only 3=Male and Female 9=Original 3, 4, 9
44	Co-Borrower Gender	1=Male 2=Female 3=Information Not Provided by Applicant In Mail or Telephone Application 4=Not Applicable 9=Not Available	NO	YES	YES
45	Age of Borrower	999=Data Not Provided	NO	YES	YES
46	Age of Co-Borrower	999=Data Not Provided	NO	YES	YES
47****	Occupancy Code	1=Principal Residence/Owner-Occupied 2=Second Home 3=Investment Property (Rental) 9=Not Available	YES	YES	YES, but redefine and recode as:**** 1=Owner-Occupied 2=Rental Unit in an Owner-Occupied Property 3=Investment Property (Rental) 9=Not Available
48	Number of Units		YES	NO	NO
49	Unit - Number of Bedrooms	99=Data Not Provided	YES	YES	YES
50	Unit - Owner Occupied	1=Yes 2=No	YES	YES	NO
51	Unit - Affordability Category	1=Low-Income Family (but not Very Low-Income) in a Low-Income Area 2=Very Low-Income Family, in a Low-Income Area 3=Very Low-Income Family, Not in a Low-Income Area 4=Other 9=Not Available 0=Missing	YES	NO	NO
52	Unit - Reported Rent Level	99999=Not Applicable	YES	YES	YES
53	Unit - Reported Rent Plus Utilities	99999=Not Applicable	YES	YES	YES
54	Fannie Mae Exclusions	1=Excluded from Goal Reporting	YES	YES	YES
55****	Geographically Targeted Indicator	1=Yes 2=No 9=Not Applicable	NO, Added Field	NO, Added Field	NO, Added Field

* Different random number on each of the tract and national files.

** Not applicable to 1996 and beyond data sets. Central city is as defined by the Office of Management and Budget.

*** The borrower income ratio field is defined for rental units on National File B to reflect the affordability of units based on rent data submitted by the GSEs to the Secretary.

**** Not applicable to 1993-1995 data sets.

***** National File B is recoded so that rental and owner-occupied units of 2-4 unit properties can be distinguished.

GSE Multifamily Mortgage Data
Property Level
Proprietary Information/Public-Use Data

The "Census Tract File" contains mortgage-level data on all multifamily properties.

The "National File" consists of two parts: one part contains mortgage level data and the other consists of unit-class-level data for all multifamily properties.

#	Field Description	Values	Census Tract File	National File
0	Agency Flag	1=Fannie Mae 2=Freddie Mac	NO	NO
1	Loan Number		Yes, but recode as a Random Number*	Yes, but recode as a Random Number*
2	US Postal State	0=Missing	NO	YES
3	US Postal Zip Code		YES	YES
4	MSA Code	0=Missing	NO	YES
5	Place Code - FIPS		YES	YES
6	County - 1990 Census	0=Missing	NO	YES
7	Census Tract/BSA - 1990 Census	0=Missing	NO	YES
8**	Census Tract Geographic Designation	1=Tract Entirely Within Central City 2=Tract Entirely Outside Central City 3=Central City Split Tract 9=Not Able To Code	NO	YES
9**	Central City Flag 1	9999=Not Able To Code	NO	YES
10**	Central City Flag 2	9998=Not Available 9999=Not Applicable	NO	YES
11	1990 Census Tract - Percent Minority	9999=Not Available	NO	YES, but recode as: 1=0- <10% 2=10- <30% 3=30- 100% 9=Missing
12	1990 Census Tract - Median Income	999999=Not Available	NO	YES
13	1990 Local Area Median Income	999999=Not Available	NO	YES
14	Tract Income Ratio	9999=Not Applicable	NO	YES, but recode as: 1=0- <=80% 2=80- <=120% 3= >120% 9=Missing
15	Area Median Family Income	999999=Not Available	NO	YES
16	Affordability Category	1= >=20% are especially-low-income and <40% are very-low-income 2= <20% & >=40% 3= >=20% & >=40% 4= <20% & <40% 8=Not Available 9=Not Eligible 0=Missing	YES	NO
17	Acquisition UPB		YES, but recode as: 1= <= \$500,000 2= \$500,000- <=\$1m 3= \$1m- <=\$2m 4= \$2m- <=\$4m 5= > \$4m 9=Missing	YES
18	Participation Percent		YES	YES
19	Date of Mortgage Note		YES	YES
20	Date of Acquisition		YES	YES
21	Purpose of Loan	1=Purchase 2=Refinancing 3=New Construction 4=Rehabilitation 9=Not Applicable	YES	NO
22	Cooperative Project Loan	1=Yes 2=No 8=Not Available 9=Not Applicable	YES	YES
23**	Refinancing Loan from Own Portfolio	1=Yes 2=No 9=Not Applicable	YES	YES
24	Special Affordable, Seasoned Loan: Are Proceeds Recycled?	1=Yes 2=No 9=Not Applicable	YES	YES
25	Mortgagor Type	1=Individual 2=For Profit Entity 3=Nonprofit Entity 4=Public Entity 5=Other	YES	YES

#	Field Description	Values	Census Tract file	National File
26	Term of Mortgage at Origination		YES	YES
27	Loan Type	1=Fixed Rate 2=ARM 3=GPM	YES	YES
28	Construction Loan	1=Yes 2=No	YES	YES
29	Amortization Term	998=Non-Amortizing Loan 999=Not Available	YES	YES
30***	Lender Institution		YES	YES
31***	Lender City		YES	YES
32***	Lender State		YES	YES
33	Type of Seller Institution	1=Mortgage Company 2=SAIF Insured Depository Institution 3=BIF Insured Depository Institution 4=NCUA Insured Credit Union 5=Other	NO	YES
34	Government Insurance	1=Yes 2=No 3=FHA Risk Sharing 9=Not Available	YES	NO
35	FHA Risk Share Percent		YES	YES
36	Acquisition Type	1=Cash 2=Swap 3=Other 4=Credit Enhancement 5=Bond/Debt Purchased 6=REMIC 7=Reinsurance 8=Risk Sharing 9=REIT	YES	YES
37	GSE Real Estate Owned	1=Yes 2=No 3=Not Available	YES	YES
38	Public Subsidy Program	1=Federal only 2=State or Local only 3=Other/Private Subsidy only 4=Federal and State or Local 5=Federal and Other 6=State or Local and Other 7=Federal, State or Local and Other 9=Data Not Provided	YES	YES
39	Total Number of Units		YES	NO
40**	Special Affordable - 45 Percent	0=Missing or Not Applicable	YES	NO
41**	Special Affordable - 55 Percent	0=Missing or Not Applicable	YES	NO
42	Fannie Mae Exclusions	1=Excluded from Goal Reporting	YES	YES
43***	Geographically Targeted Indicator	1=Yes 2=No 9=Not Applicable	NO, Added Field	NO, Added Field

* Different random numbers on tract and national files

** Not applicable to 1996 and beyond data sets.

*** Not applicable to 1993-1995 data sets.

GSE Multifamily Mortgage Data
Unit Class Level
Proprietary Information/Public-Use Data

0	Agency Flag		YES	NO
1	Loan Number		YES	Yes, but recode as a Random Number****
44	Unit Type XX-Number of Bedrooms		YES	YES, but recode as: 1=0-1 Bedroom 2= 2 or more Bedrooms
45	Unit Type XX-Number of Units		YES	NO
46	Unit Type XX-Average Rent Level		YES	YES
47	Unit Type XX-Average Rent Plus Utilities		YES	YES
48	Unit Type XX-Affordability Level		YES	YES, but recode as: 1=0- <=50% 2=50- <=60% 3=60- <=80% 4=80- <=100% 5= > 100% 9=Not Available
49	Unit Type XX-Tenant Income Indicator	0=No or Not Provided 1=Yes	YES	NO

**** This number will match the property level random number on the national file.