

EXHIBIT 2.

CHARACTERISTICS OF LOANS AND BORROWERS UNDER THE NATIONAL HOUSING ACTS.

Range of Borrower's Income \$	PER CENT OF BORROWERS						
	1954	1955	1956	1957		1958	
				Non- agency	Agency	1st Quarter	
						Non- agency	Agency
Under 3,000.....	0.9	1.0	0.4	0.1	0.1	0.2	0.3
3,000 to 3,999.....	20.6	22.5	15.4	6.0	11.3	5.7	15.4
4,000 to 4,999.....	37.9	36.4	35.2	29.1	46.3	26.6	43.7
5,000 to 5,999.....	20.1	20.3	24.0	27.7	25.8	27.3	23.1
6,000 to 6,999.....	10.1	9.6	11.8	16.9	9.5	18.3	9.8
7,000 to 7,999.....	4.6	4.3	5.9	8.7	3.9	9.5	3.4
8,000 to 8,999.....	2.4	2.2	2.8	4.6	1.3	5.0	1.7
9,000 to 9,999.....	1.1	1.1	1.4	2.2	0.5	2.3	0.8
10,000 and over.....	2.3	2.6	3.0	4.7	1.3	5.1	1.8
Total.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number of Borrowers.....	26,982	47,728	47,593	29,997	2,269	3,890	3,498
	\$	\$	\$	\$	\$	\$	\$
Average Applicant's Income..	4,962	5,023	5,312	5,857	5,026	5,962	5,036
Average Family Income.....	5,382	5,442	5,784	6,356	5,595	6,313	5,700
Average Down Payment ⁽¹⁾ ..	3,084	2,773	3,217	3,929	2,461	3,694	2,263
Average Amount of Loan ⁽²⁾ ..	9,344	10,022	10,352	10,960	10,108	11,630	10,799
Average Cost of Dwellings ⁽³⁾ ..	12,335	12,598	13,366	14,674	12,370	15,096	12,850
Average Debt Service to In- come Ratio.....	18.2	18.6	18.3	18.5	19.7	19.4	20.9

(1) Institutional loans only.

Source: CMHC.

(2) Includes agency loans.

(3) Income of head of family only. The income of dependents is not included.

(4) Based on the difference between average estimated costs or for builders' sales, prices and average loan amounts. Appropriate allowance is made for the mortgage insurance fee.

(5) From 1954 onwards the loan amount includes the mortgage insurance fee.

(6) For owner applicants the average costs are those estimated by the borrower, while for purchasers the actual sale prices are used. The mortgage insurance fee is included.

EXHIBIT 3.

PRICES OF HOUSES FINANCED UNDER
THE NATIONAL HOUSING ACTS.

(Per Cent)

Source: CMHC.

Price Range \$	1954	1955	1956	1957		1st Quarter, 1958	
				Non- agency	Agency	Non- agency	Agency
Under 7,000.....	0.1	†	†	—	—	—	—
7,000- 7,999.....	0.3	0.1	†	†	—	—	—
8,000- 8,999.....	2.3	2.4	0.9	0.1	0.2	—	0.2
9,000- 9,999.....	7.9	8.4	4.4	1.6	4.2	0.4	1.9
10,000-10,999.....	18.6	18.7	10.4	3.9	14.8	2.7	10.8
11,000-11,999.....	16.6	16.5	16.2	9.4	20.7	4.2	18.3
12,000-12,999.....	21.0	15.2	16.3	13.8	29.6	12.4	27.7
13,000-13,999.....	13.1	13.3	14.1	14.0	12.9	13.4	17.2
14,000-14,999.....	7.8	9.9	11.7	15.1	10.8	15.2	13.5
15,000-15,999.....	4.7	5.7	8.9	12.4	4.7	16.9	7.1
16,000 and over.....	7.6	9.8	17.1	29.7	2.1	34.8	2.2
Total.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number of Dwelling Units..	26,984	47,728	47,593	29,997	2,269	5,964	9,425