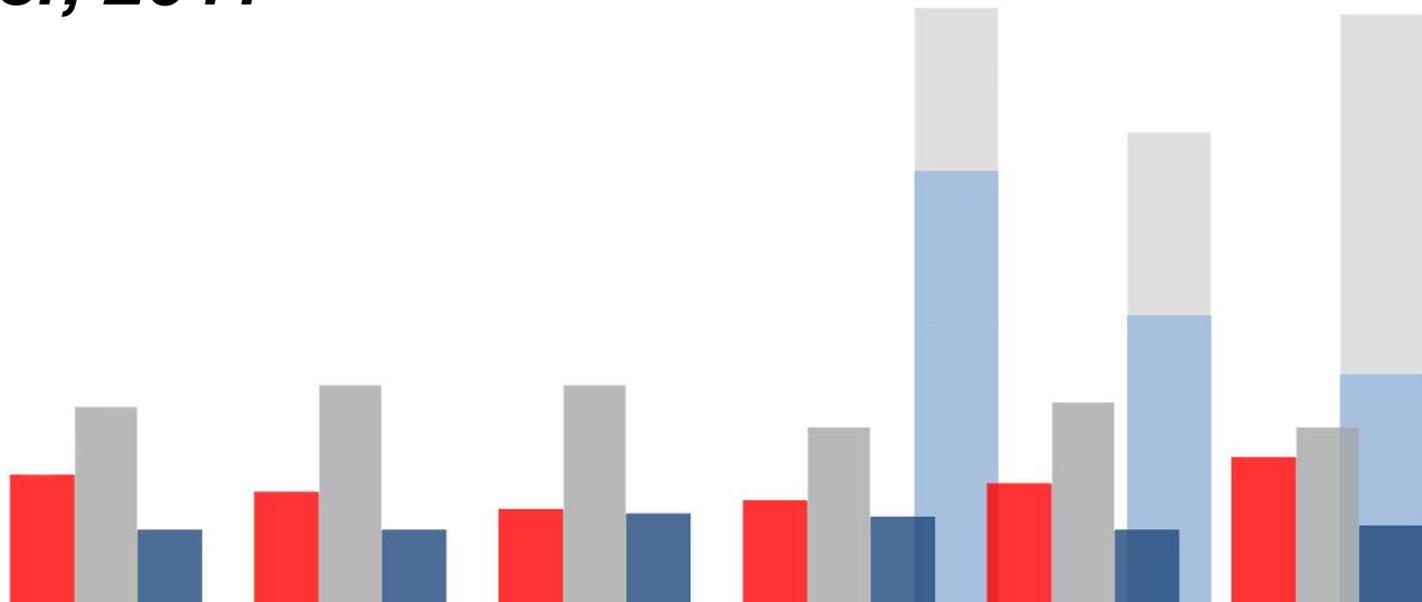


Fannie Mae National Housing Survey

First Quarter, 2011



Consumer attitudes: measure current and track change

- Attitudinal Questions
 - State of the country and the economy
 - Household finances
 - Homeownership as an investment and its role in life
 - Comparison of homeownership and renting
 - Knowledge and confidence about the mortgage shopping process
 - Financial and mortgage distress
 - Housing finance system

- Survey to be done on a regular basis

Research Methodology

- From January 04, 2011 to March 29, 2011*, Penn Schoen Berland conducted 3,403 telephone interviews among the following audiences:

Sample 1 (General Population)	Sample Size	Margin of Error
General Population (GP), including:	3,003	±1.79%
Owner (own home outright)	781	±3.51%
Mortgage Borrowers (have a home mortgage), including:	1,261	±2.76%
• Underwater Borrowers (report owing at least 5% more on their mortgage than their home is worth)	297	±5.69%
Renter (rent home)	841	±3.38%
Boarders (do not pay for housing)	120	±8.95%
Racial Breaks (General Population Sample)		
Hispanic	449	±4.62%
African-American	360	±5.17%
Income Breaks (General Population Sample)		
Less than \$25,000 annual income	690	±3.73%
\$25,000 - \$50,000 annual income	721	±3.65%
\$50,000 - \$100,000 annual income	840	±3.38%
More than \$100,000 annual income	390	±4.96%
Sample 2 (Oversample)		
National Delinquents (Mortgage borrowers who have not made a full mortgage payment for at least 61 days), including:	400	±4.90%
• Underwater Delinquents (Report owing at least 5% more on their mortgage than their house is worth and have not made a full mortgage payment for at least 61 days)	167	±7.58%

* Three monthly studies were completed during that time and later the interviews were combined into one dataset. All three studies were identical in wording and placement of questions.

• Similar studies were conducted in December 2003, in January 2010, June 2010, July-Sept 2010, and Oct-Dec 2010 and are used as a baseline periodically throughout this report.

• Note that on each question, respondents had the option to answer "don't know" (volunteered), which is why, in some cases, the total % may not equal 100.

• General population interviews were conducted by dialing both landline (75%) and cell-phone only households (25%) to ensure proper representation of cell-phone only households.

• The data presented in this study has been weighted to make it reflective of the U.S. Census demographic statistics in terms of gender, age, ethnicity, income, education, housing situation, and urbanicity.

Headlines

- **Newfound Optimism In Q1-2011 Is Balanced By Rising Household Expenses**
 - Compared to Q4-2010, Americans are more optimistic about home prices, the economy, and personal finances
 - However, rising household expenses (up by 9 percentage points since June 2010) may require Americans to remain cautious about the recovery

- **Though Perceptions Of Investment Safety Have Been Declining, 57% Of Americans Believe That Homeownership Has A Lot Of Potential As An Investment, Ranking Higher Than Other Investments**
 - While homeownership's perceived safety as an investment has been declining (from 83% in 2003 to 66% in Q1-2011), with 57% of Americans believing that buying a home has a lot of potential as an investment, homeownership ranks higher than any other tested investment

- **Feeling Less Secure Financially, More Underwater Borrowers Think It's Okay To Default If Facing Financial Distress**
 - Fewer Underwater borrowers think their savings are sufficient (down by 11 percentage points since June 2010) and more Underwater borrowers are stressed about their debt (up by 11 percentage points since June)
 - 27% of Underwater borrowers think it's okay to walk away from a mortgage if one is facing financial distress (up from 14% in January 2010)
 - However a significant share of Underwater borrowers remain optimistic – 45% expect their personal finances to get better over the next year and 30% expect home prices to go up (up from 20% in Q4-2010)

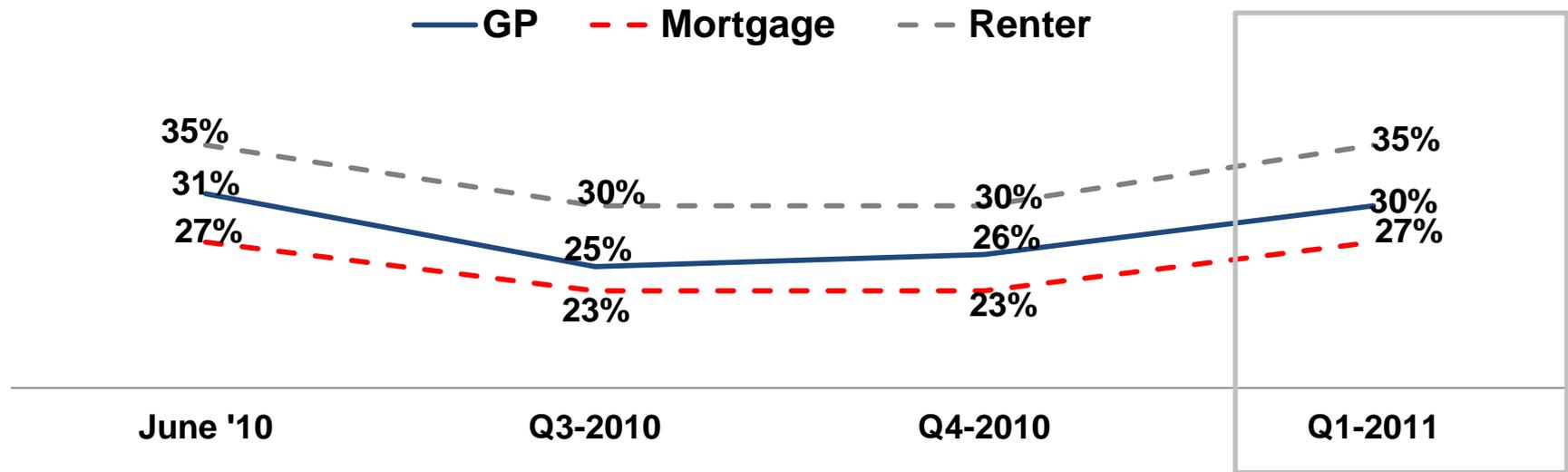
Newfound Optimism In Q1-2011 Is Balanced By Rising Household Expenses

- Compared to Q4-2010, Americans are more optimistic about home prices, the economy, and personal finances
- However, rising household expenses (up by 9 percentage points since June 2010) may require Americans to remain cautious about the recovery

More expect home prices to go up over the next year

- 3 in 10 Americans think that home prices will increase over the next year (up by 4 percentage points), but on average, respondents expect home prices to increase by less than 1%

During the next 12 months, do you think home prices in general will go up, go down, or stay the same as where they are now? Showing % Go up



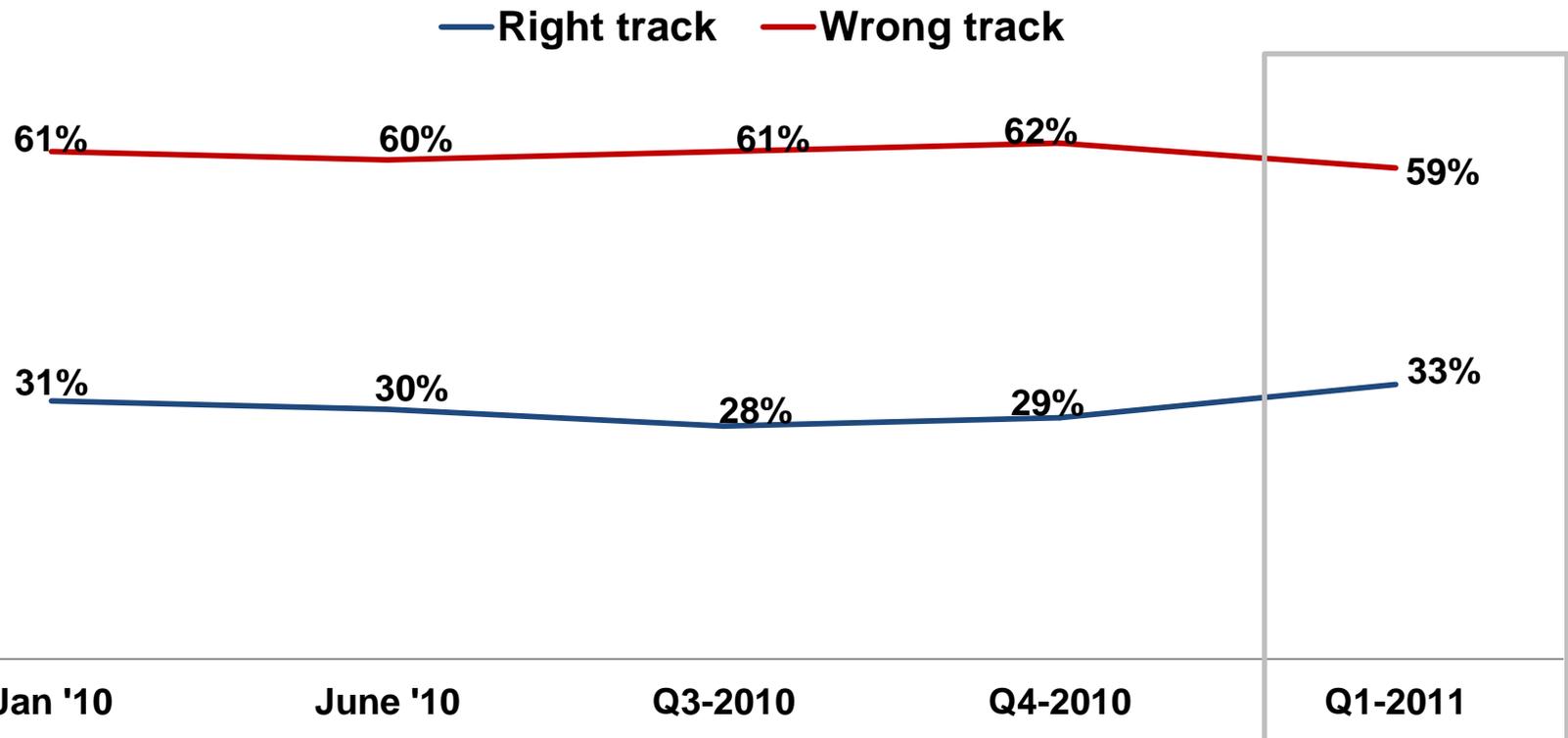
- Respondents who said home prices would go up or go down were asked to estimate by what percent. We calculated an overall average, excluding outliers beyond two standard deviations:

Overall home price change	GP %				Mortgage %				Renter %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
	+0.9	+0.4	-0.1	+0.9	+0.5	+0.03	-0.3	+0.6	+1.6	+0.8	+1.0	+1.5

1 in 3 Americans thinks the economy is on the right track

- At 33% thinking the economy is on the right track, it is the highest quarterly number observed in the study to date and 4 percentage points higher than in Q4-2010
- However, 63% of respondents thought the economy was off on the wrong track in March 2011 (up by 7 percentage points from February 2011)

In general do you think our economy is on the right track or is it off on the wrong track? *Showing % GP*

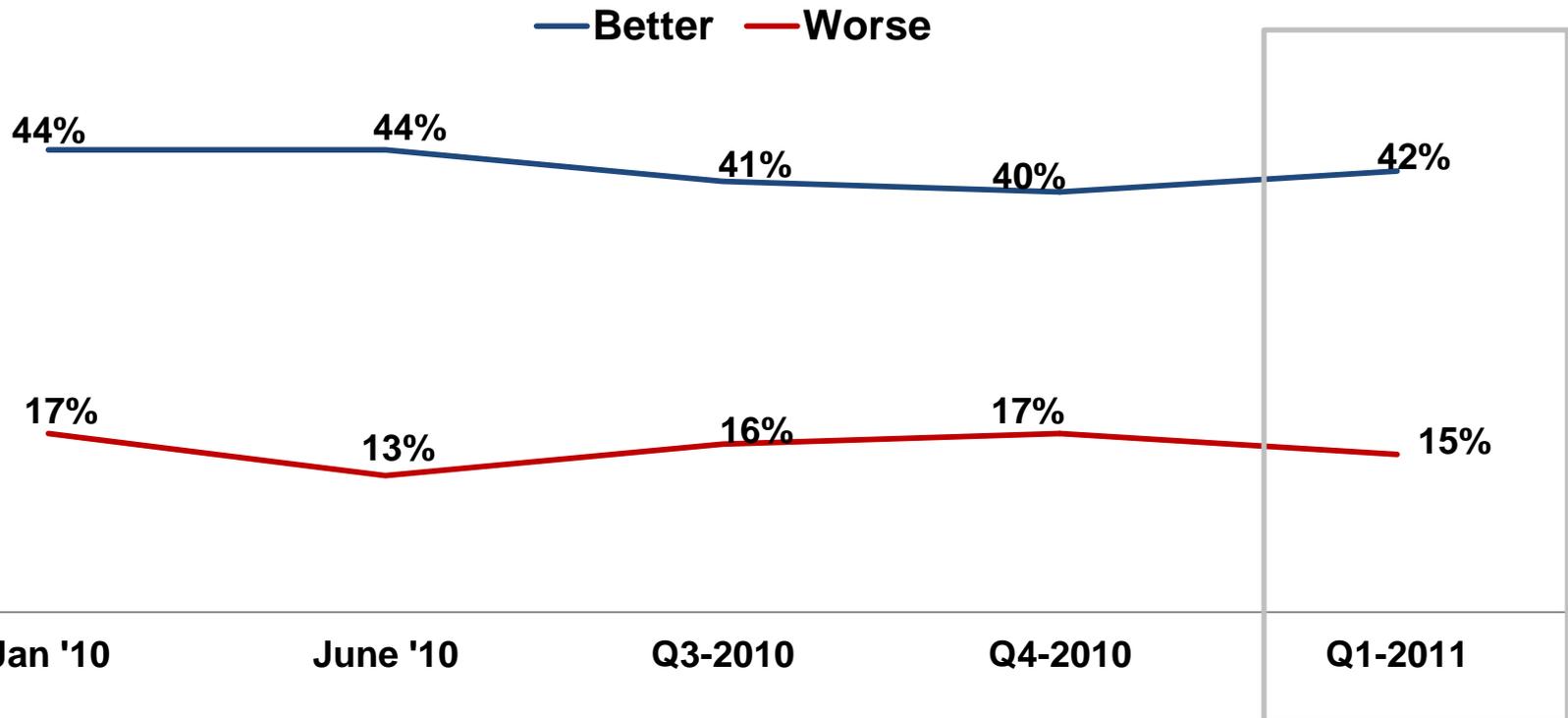


Respondents slightly more optimistic about personal finances

- Compared to Q4-2010, Americans are slightly more likely to say they expect their personal finances to get better over the next year (up by 2 percentage points)
- However, the number of respondents expecting their finances to get worse went up by 8 percentage points in March 2011 (up from 13% in February 2011 to 21% in March)

Looking ahead one year, do you expect your personal financial situation to get much better, somewhat better, stay about the same, get somewhat worse, or get much worse?

Showing % GP

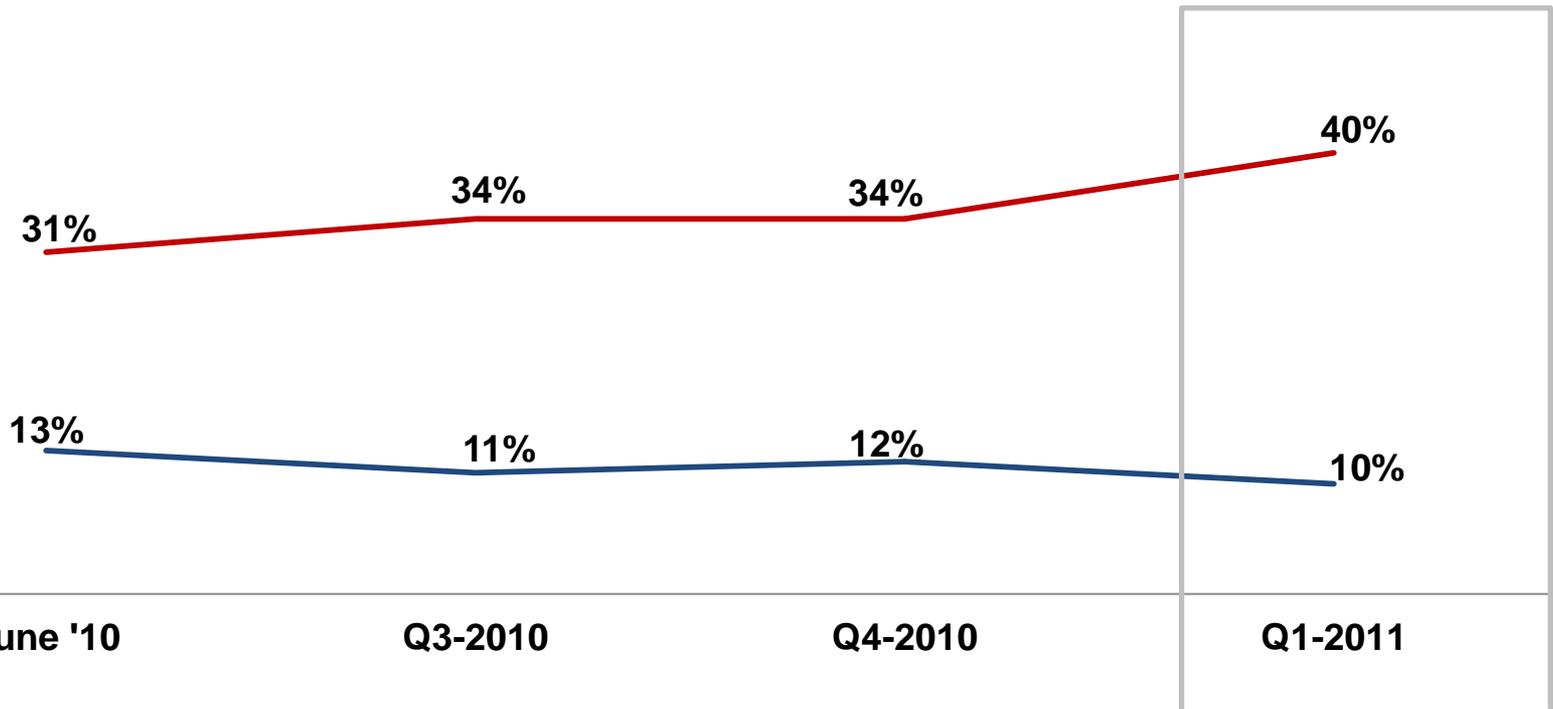


However, rising household expenses may require Americans to stay cautious about the recovery

- Compared to June 2010, significantly more Americans report higher household expenses than what they were a year ago (up by 9 percentage points)

How do your current monthly household expenses compare to what they were twelve months ago? *Showing % GP*

— Significantly lower — Significantly higher

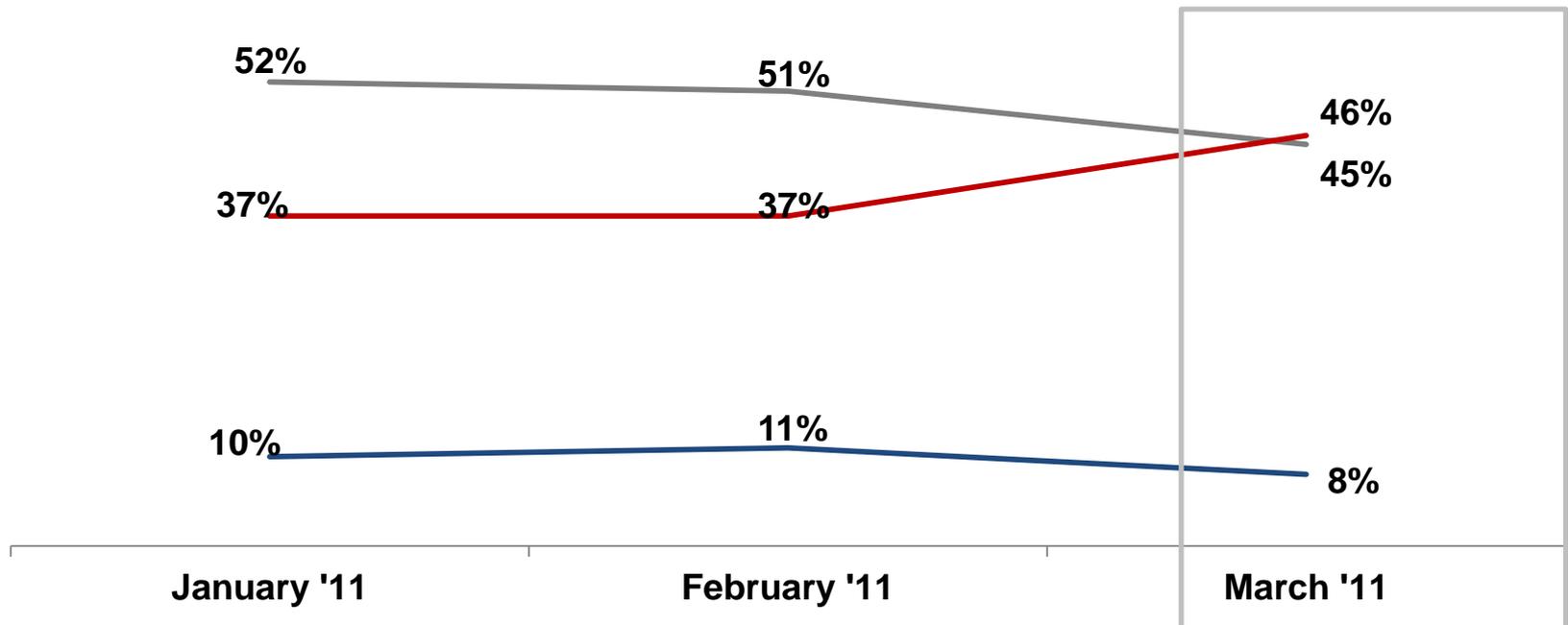


Household expenses spiked in March 2011

- The number of respondents reporting higher expenses spiked by 9 percentage points in March 2011, up from 37% in February to 46% in March

How do your current monthly household expenses compare to what they were twelve months ago? *Showing % GP*

— Significantly lower — About the same — Significantly higher



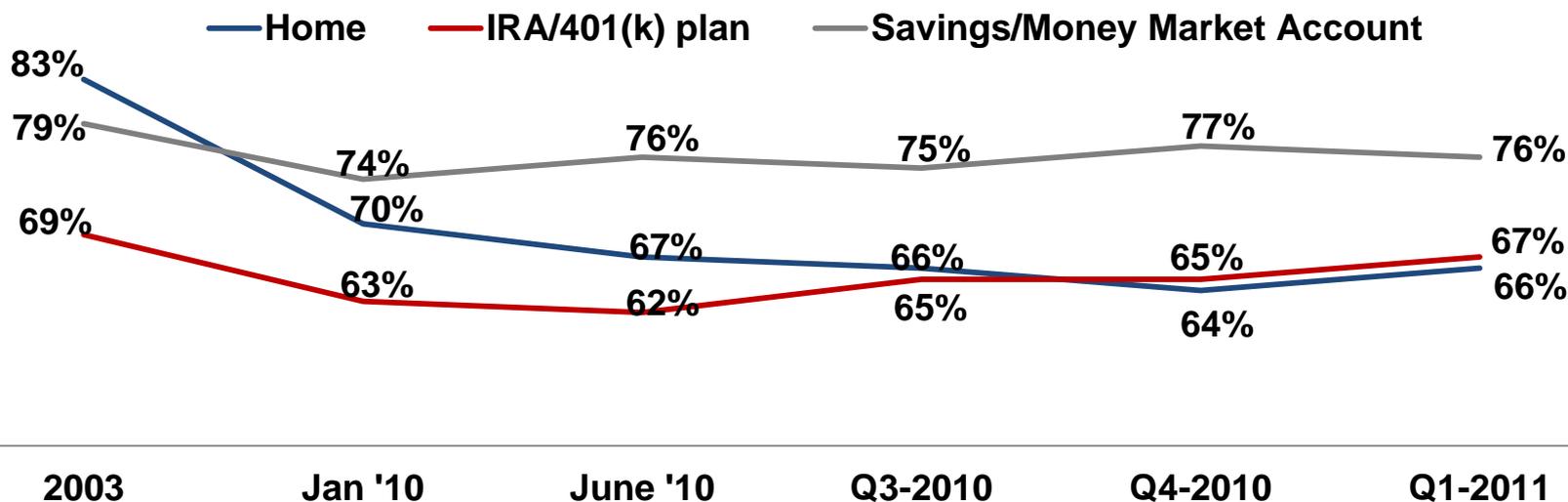
Note: The quarterly study is composed of three monthly studies that were later combined into one dataset. All three studies were identical in wording and placement of questions.

Though Perceptions Of Investment Safety Have Been Declining, 57% Of Americans Believe That Homeownership Has A Lot Of Potential As An Investment, Ranking Higher Than Other Investments

- While homeownership's perceived safety as an investment has been declining (from 83% in 2003 to 66% in Q1-2011), with 57% of Americans believing that buying a home has a lot of potential as an investment, homeownership ranks higher than any other tested investment

Over time the perceived safety of homeownership has declined more than other investments

Do you think this investment is...? *Showing % Safe (Among GP)*

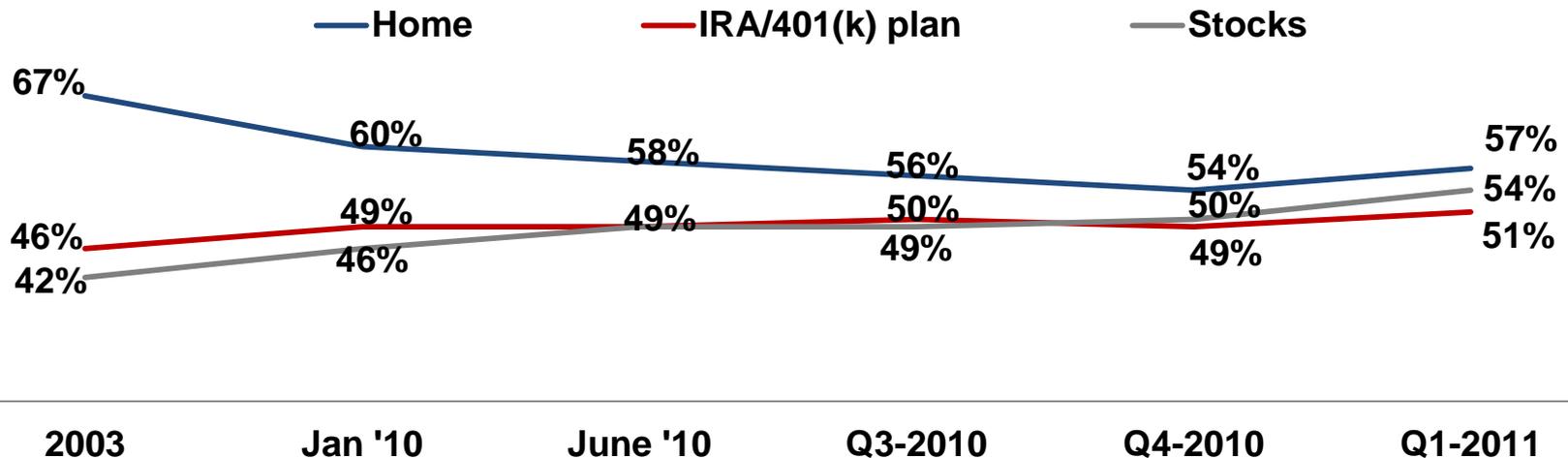


Do you think this investment is... <i>Showing % Safe</i>	GP %					
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	2003
Putting money into a savings or money market account	76	77	75	76	74	79
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69
Buying a home	66	64	66	67	70	83
Buying an insurance annuity	48	49	47	48	50	-
Investing in a mutual fund	48	47	45	45	46	53
Buying government or corporate bonds	47	49	46	48	50	-
Buying stocks	16	17	16	15	17	25

However, homeownership is still perceived as the investment with the most potential

- Yet, the potential of homeownership has been declining while other investments have remained steady

Do you think this investment is...? *Showing % A lot of potential (Among GP)*



Do you think this investment is...	GP %					
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	2003
<i>Showing % <u>A lot of potential</u></i>						
Buying a home	57	54	56	58	60	67
Buying stocks	54	50	49	49	46	42
Putting money into an IRA or 401(k) plan	51	49	50	49	49	46
Investing in a mutual fund	35	32	33	31	35	29
Putting money into a savings or money market account	31	31	32	31	32	30
Buying an insurance annuity	26	26	26	25	28	-
Buying government or corporate bonds	25	25	27	25	28	-

Feeling Less Secure Financially, More Underwater Borrowers Think It's Okay To Default If Facing Financial Distress

- Fewer Underwater borrowers think their savings are sufficient (down by 11 percentage points since June) and more Underwater borrowers are stressed about their debt (up by 11 percentage points since June 2010)
- 27% of Underwater borrowers think it's okay to walk away from a mortgage if one is facing financial distress (up from 14% in January 2010)
- However a significant share of Underwater borrowers remain optimistic – 45% expect their personal finances to get better over the next year and 30% expect home prices to go up (up from 20% in Q4-2010)

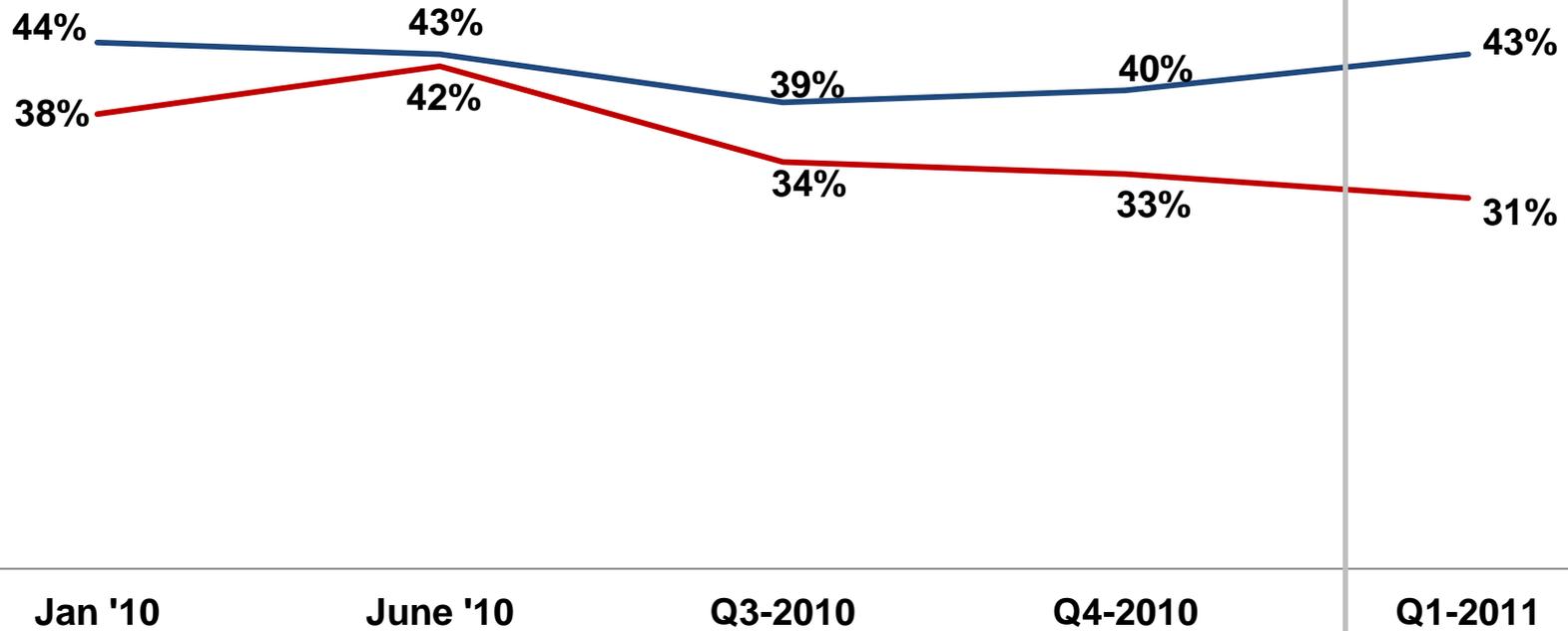
Underwater borrowers less likely to think they have sufficient savings

- Compared to June 2010, the number of Underwater borrowers perceiving their savings as sufficient has declined by 11 percentage points, while among all Mortgage borrowers, the same number has remained flat at 43%

Do you feel you have sufficient savings?

Showing % Yes

— Mortgage — Underwater



Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

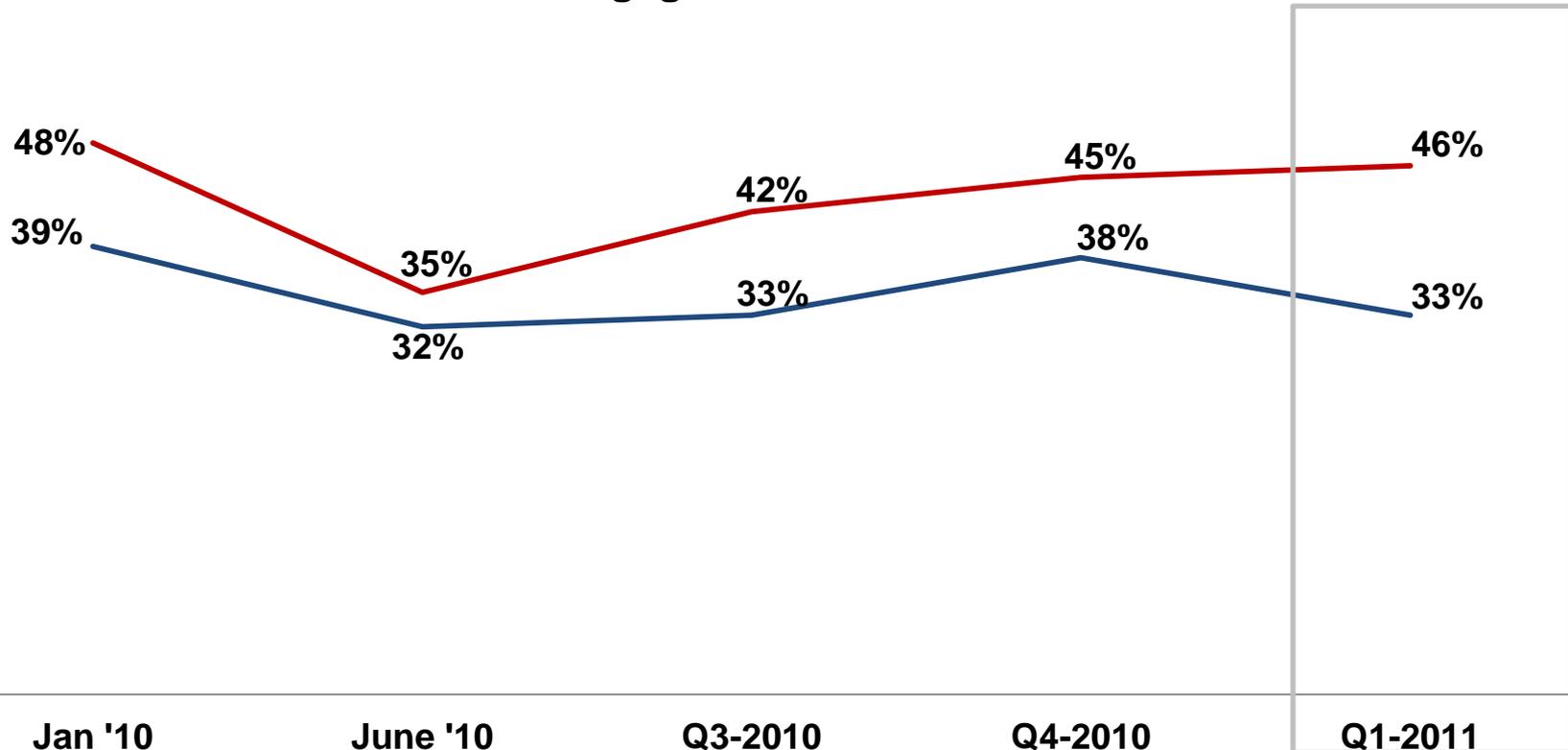
Underwater borrowers more likely to be stressed about their debt

- Compared to June 2010, the number of stressed Underwater borrowers has increased by 11 percentage points, yet only by 1 percentage point among Mortgage borrowers overall

Are you very stressed, somewhat stressed, not very stressed or not at all stressed about your ability to make payments on your debts?

Showing % Stressed (Total)

— Mortgage — Underwater

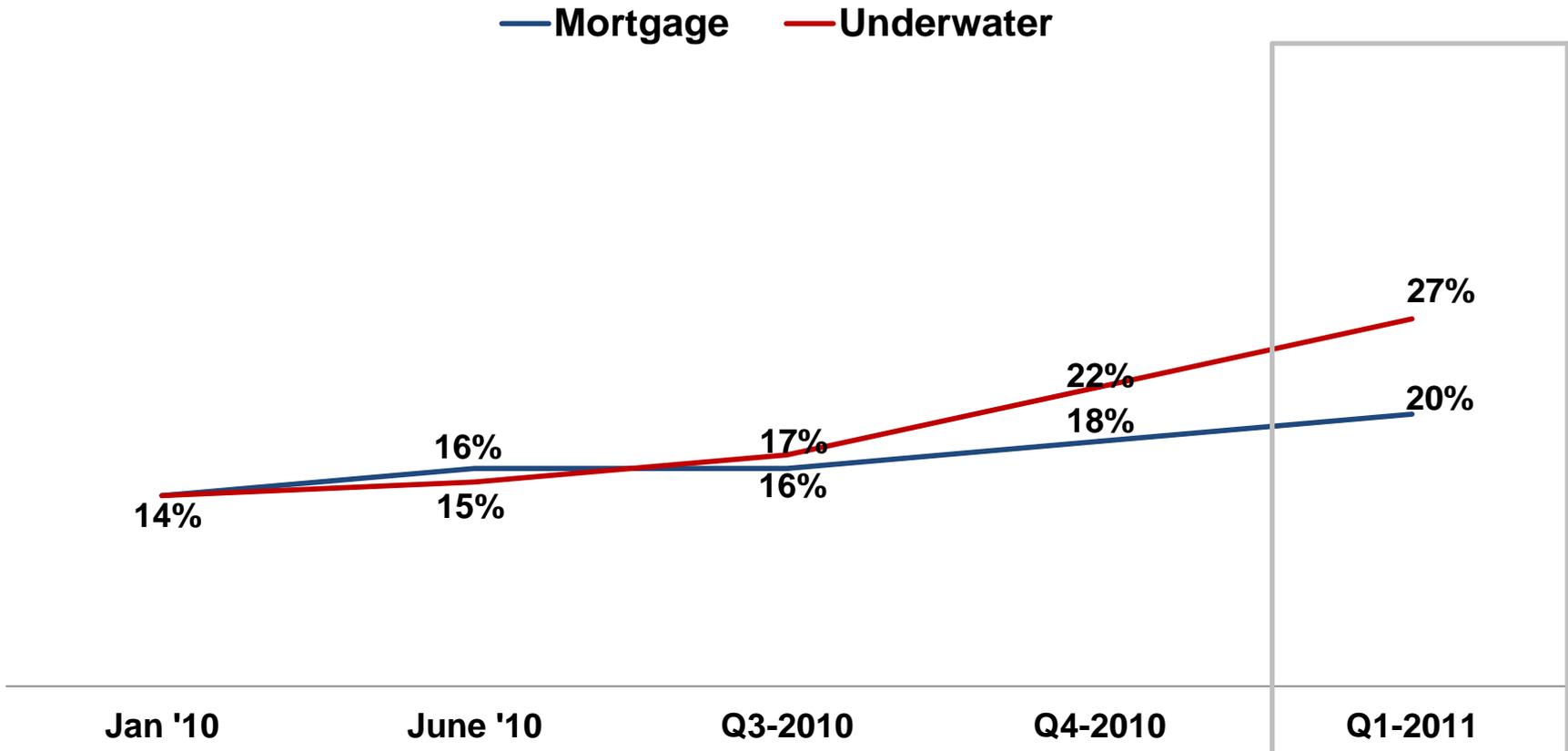


Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

More Underwater borrowers think financial distress makes it okay to default

- Compared to January 2010 when only 14% of Underwater borrowers thought it was okay to default if facing financial distress, the number has almost doubled in Q1-2011 (27%)

If a person is facing financial distress, do you think it's okay for them to stop paying their mortgage? *Showing % Yes*



Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

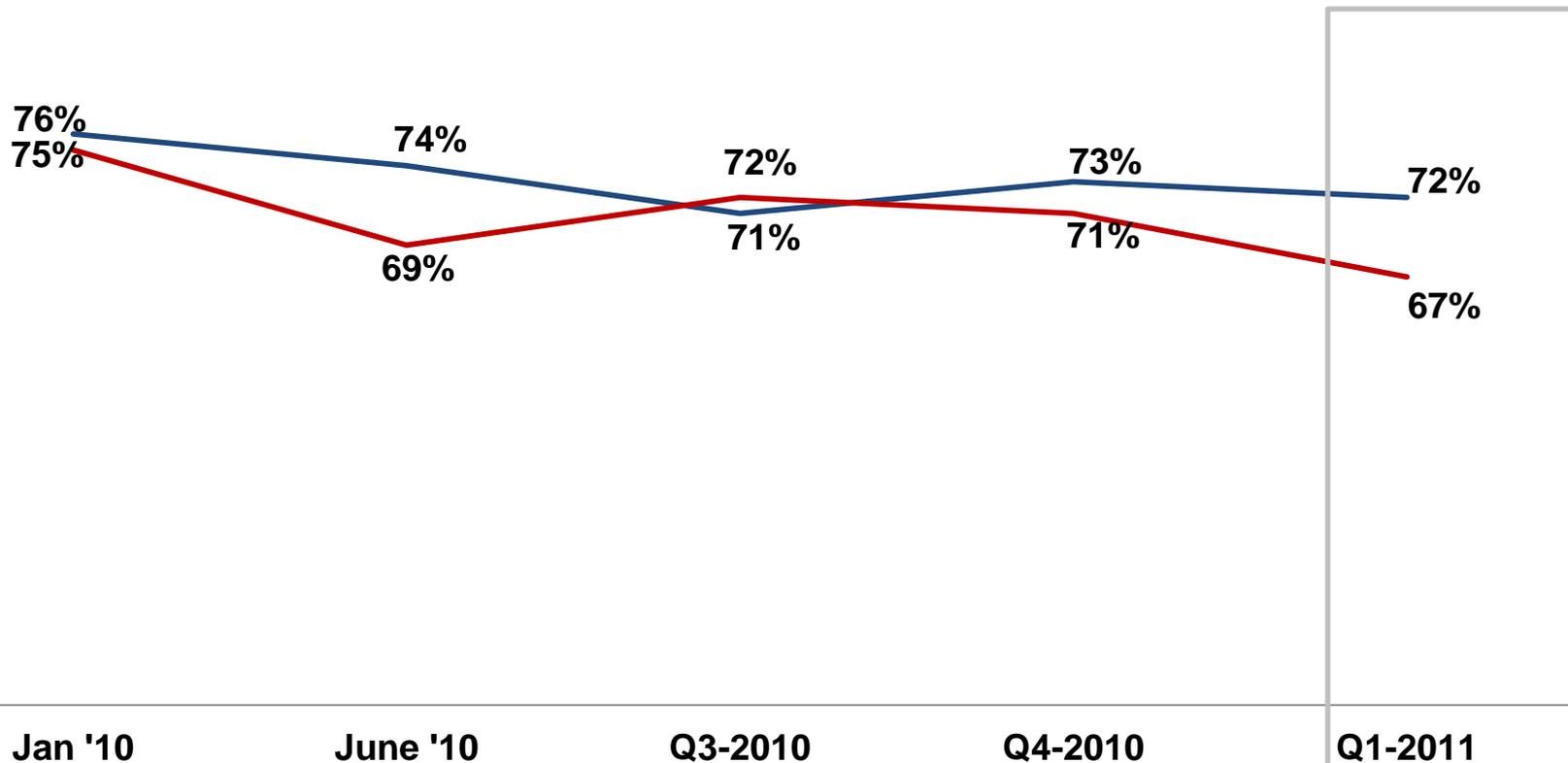
Fewer Underwater borrowers think buying a home is a safe investment

- Compared to January 2010, the number has declined by 8 percentage points and is currently 5 percentage points lower than among Mortgage borrowers overall (67% versus 72%)

Buying a home. Do you think this investment is...?

Showing % Safe

— Mortgage — Underwater



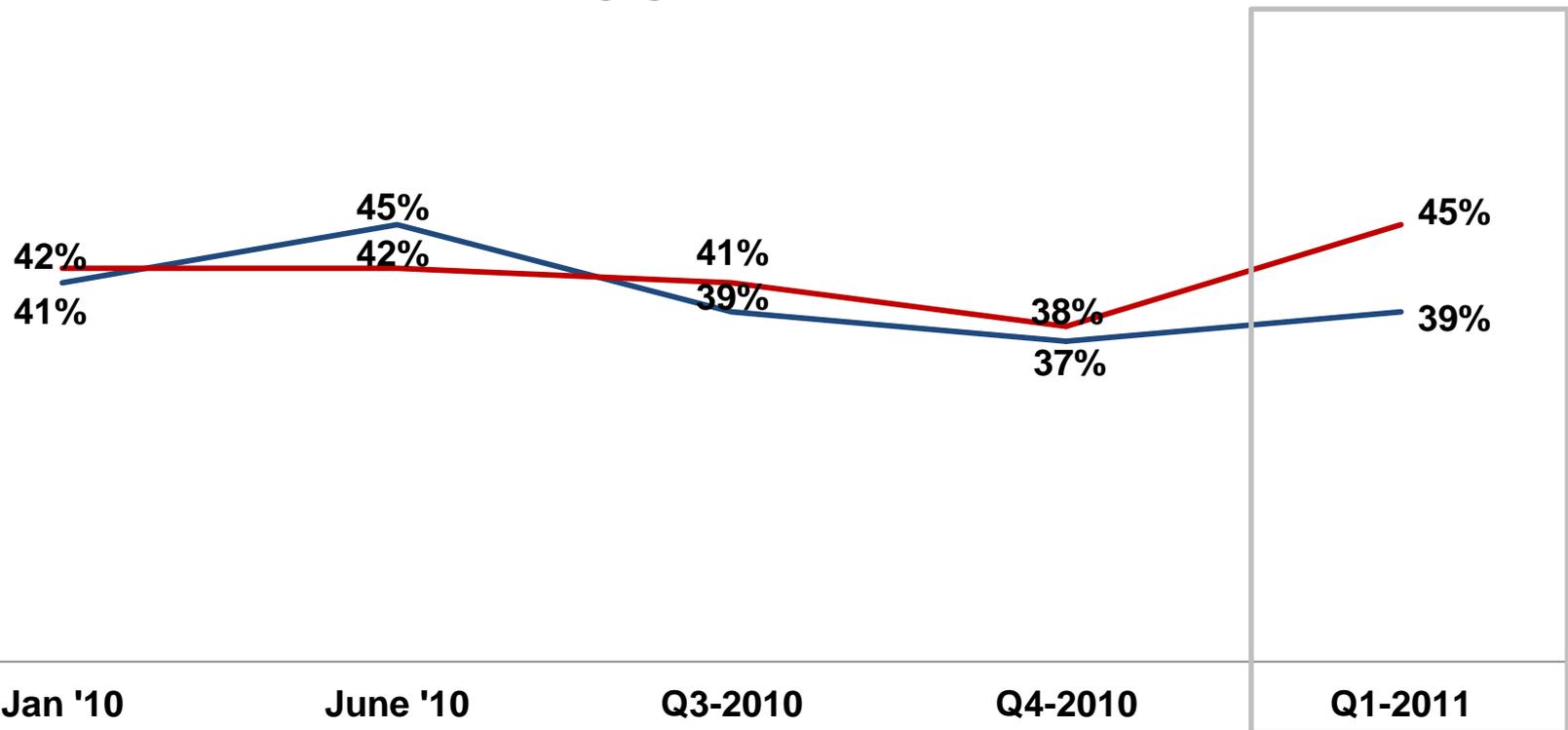
Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

Many Underwater borrowers remain optimistic about personal finances

- Compared to Q4-2010, the number of Underwater borrowers who expect their personal finances to get better over the next year has increased by 7 percentage points from 38% to 45%

Looking ahead one year, do you expect your personal financial situation to get much better, somewhat better, stay about the same, get somewhat worse, or get much worse? *Showing % Get better*

— Mortgage — Underwater



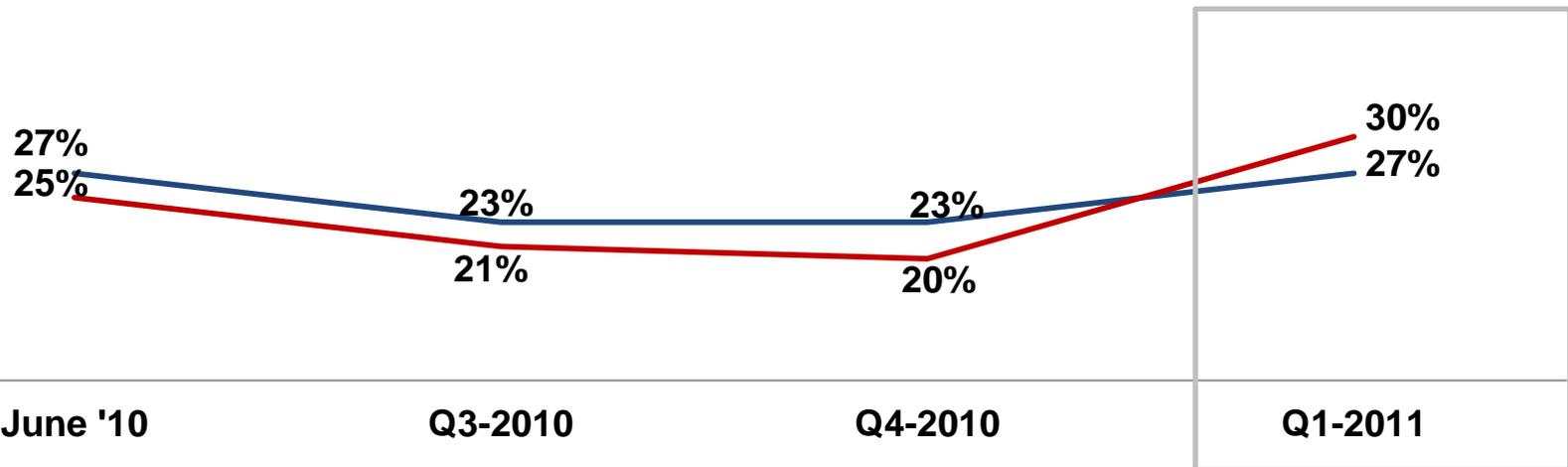
Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

Compared to Q4-2010, Underwater borrowers are more optimistic about home prices

- On average, Underwater borrowers expect home prices to increase by 1.4%, which is higher than the GP average and Mortgage borrowers overall

During the next 12 months, do you think home prices in general will go up, go down, or stay the same as where they are now? Showing % Go up

— Mortgage — Underwater



- Respondents who said home prices would go up or go down were asked to estimate by what percent. We calculated an overall average, excluding outliers beyond two standard deviations:

Overall home price change	GP %				Mortgage %				Underwater %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
	+0.9	+0.4	-0.1	+0.9	+0.5	+0.03	-0.3	+0.6	+1.4	+0.2	+0.4	-0.1

Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

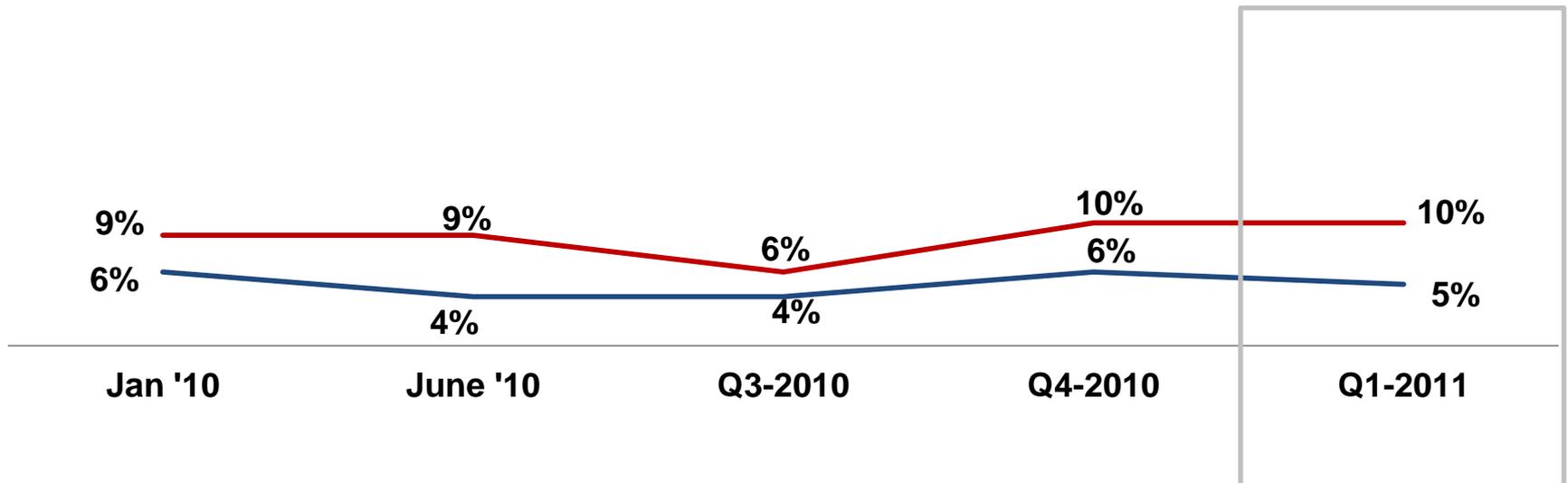
9 in 10 Underwater borrowers have not considered defaulting

- However, compared to all Mortgage borrowers, Underwater borrowers are twice more likely to have considered stopping or incompletely paying their mortgage

Have you seriously considered, somewhat considered, not seriously considered, or not considered at all stopping or incompletely paying your mortgage?

Showing % Considered (Total)

— Mortgage — Underwater



Note: The two audiences presented are not exclusive – Underwater borrowers are a part of the overall Mortgage borrower audience and compose 23% of the overall Mortgage borrowers audience presented throughout the study

ADDITIONAL FINDINGS

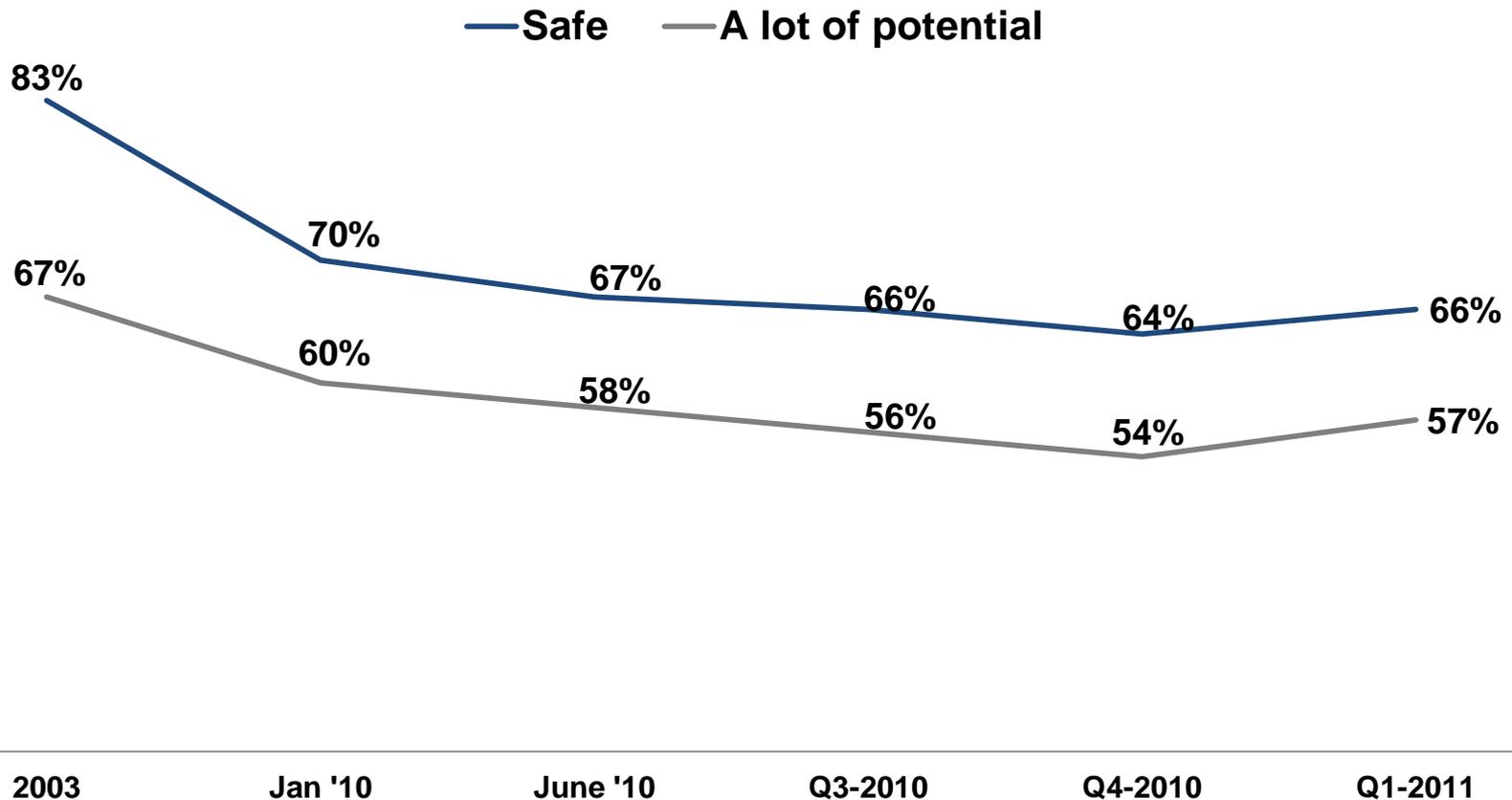
Additional findings

- Compared to Q4-2010, Americans are slightly more favorable towards homeownership as an investment – 66% think buying a home is a safe investment (up by 2 percentage points) and 57% think it has a lot of potential as an investment (up by 3 percentage points)
- 63% of Homeowners (both Mortgage borrowers and outright Owners) say their home value has appreciated by at least 5% since the purchase (down by 5 percentage points since January 2010)
- Delinquent borrowers (64%) and Underwater borrowers (45%) are more optimistic about their personal finances than in Q4-2010 (up by 14 percentage points and 7 percentage points, respectively)
- Compared to January 2010, fewer Mortgage borrowers report being underwater (down from 30% in January 2010 to 23% in Q1-2011)
- Compared to Q4-2010, more Americans expect home rental prices to go up (up by 4 percentage points); on average, respondents expect home rental prices to go up by 3.2% over the next year
- Delinquent borrowers (33%) and Underwater Delinquent (47%) borrowers are more likely to say they have considered defaulting on their mortgage (up by 2 and 10 percentage points, respectively)
- Compared to June 2010, fewer Underwater borrowers are satisfied with their mortgage (down from 91% in June 2010 to 82% in Q1-2011)
- In Q1-2011 fewer Renters than in Q4-2010 think that renting is superior to owning (down by 5 percentage points)
- Compared to June 2010, Underwater borrowers are significantly more likely to support mortgage modification programs (up from 61% in June 2010 to 75% in Q1-2011)
- 91% of all Mortgage borrowers and 92% of Delinquent borrowers would prefer a fixed rate mortgage with fixed payments for the life of the loan

Respondents show slightly more faith in homeownership as an investment

- For the first time in the study Americans are more likely than the previous quarter to say that buying a home is a safe investment (up by 2 percentage points) and that it has a lot of potential (up by 3 percentage points)

Buying a home. Do you think this investment is...? *Showing % GP*



2 in 3 Americans think buying a home is a safe investment

- Respondents are slightly more likely than they were in Q4-2010 to say that homeownership is a safe investment (up by 2 percentage points)
- Compared to January 2010, fewer Underwater borrowers think buying a home is a safe investment – down from 75% in January 2010 to 67% in Q1-2011
- Renters and Delinquent borrowers are least likely to think that buying a home is a safe investment

Do you think this investment is...	GP %						Mortgage %					Delinquent %					Underwater %					Owner %					Renter %				
	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10	'03	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10	Q1-'11	Q4-'10	Q3-'10	Jun '10	Jan '10
Showing % Safe																															
Putting money into a savings or money market account	76	77	75	76	74	79	80	83	81	82	79	71	66	67	70	73	76	82	84	79	76	75	76	75	73	73	69	68	67	70	71
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69	71	68	66	66	67	65	59	58	59	56	70	67	67	61	69	65	60	64	63	61	64	65	62	60	63
Buying a home	66	64	66	67	70	83	72	73	71	74	76	56	53	54	57	65	67	71	72	69	75	71	65	69	72	73	52	53	56	54	61
Buying an insurance annuity	48	49	47	48	50	-	51	50	51	51	49	48	40	40	42	48	53	50	50	51	48	47	45	44	50	48	45	49	46	45	50
Investing in a mutual fund	48	47	45	45	46	53	54	51	49	51	48	40	44	39	42	45	55	49	51	53	50	41	40	39	47	44	45	43	44	38	44
Buying government or corporate bonds	47	49	46	48	50	-	52	53	50	56	56	49	46	38	48	47	52	51	52	55	54	48	50	48	48	52	39	42	40	40	44
Buying stocks	16	17	16	15	17	25	14	16	16	16	16	15	12	14	9	12	16	14	19	14	16	18	17	14	18	19	17	18	17	14	18

Since the time of purchase, 63% of Homeowners have seen their home value increase over time

- However, compared to January 2010, Homeowners are less likely to say that their home value has increased by at least 20% (down from 51% in January 2010 to 44% in Q1-2011)

IF OWNER OR MORTGAGE: Thinking about the value of your home today compared to what you paid for the home, would you say your home is worth:	Homeowners %					Mortgage %					Owner %				
	Q1- 2011	Q4- 2010	Q3- 2010	June '10	Jan '10	Q1- 2011	Q4- 2010	Q3- 2010	June '10	Jan '10	Q1- 2011	Q4- 2010	Q3- 2010	June '10	Jan '10
MORE (TOTAL)	63	65	66	67	68	58	58	59	64	64	72	75	75	70	74
At least 20% more than what you paid for it	44	45	46	46	51	36	37	38	42	46	56	57	56	50	58
About 5-20% more than what you paid for it	19	20	20	21	17	22	21	21	22	18	16	18	19	20	16
About the same as you paid for it	17	18	16	14	14	20	22	19	17	17	13	11	12	11	10
About 5-20% less than what you paid for it	10	9	9	8	8	13	11	12	11	9	5	6	5	6	6
At least 20% less than what you paid for it	7	6	7	8	7	8	8	8	7	8	6	4	5	9	5
LESS (TOTAL)	17	15	16	16	15	21	19	20	18	17	11	10	10	15	11
Don't know	2	3	3	3	3	2	1	2	2	2	4	5	4	4	5

In general, Americans are becoming more optimistic about the US economy and about their finances

- 33% of Americans think the economy is on the right track (up by 4 percentage points since Q4-2010) and 42% expect their personal financial situation to get better (up by 2 percentage points)

In general do you think our economy is on the right track or is it off on the wrong track?

Showing % Right Track/ Wrong Track

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	33/59	34/60	27/66	36/59	28/61	35/54
Q4-2010	29/62	30/64	25/66	31/62	24/66	32/57
Q3-2010	28/61	27/64	28/62	26/66	25/65	31/56
June '10	30/60	33/59	27/60	30/64	27/60	30/60
January '10	31/61	31/61	34/56	33/59	30/63	31/60

Looking ahead one year, do you expect your personal financial situation to get much better, somewhat better, stay about the same, get somewhat worse, or get much worse?

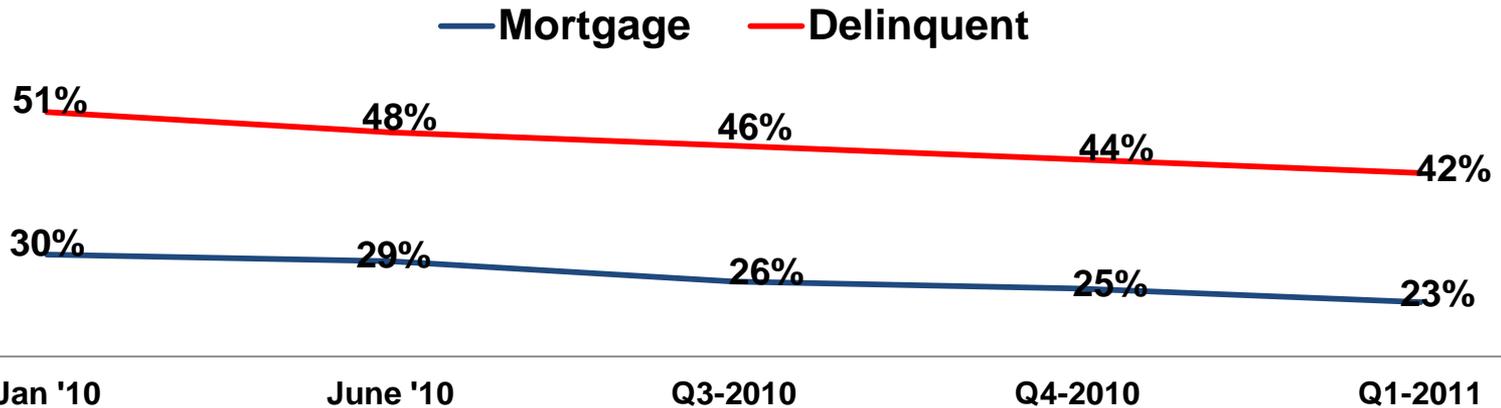
Showing % Better/ Stay about the same/ Worse

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	42/42/15	39/43/17	64/18/18	45/38/16	27/49/22	55/33/11
Q4-2010	40/42/17	37/45/16	50/26/21	38/40/21	26/51/22	54/32/13
Q3-2010	41/41/16	39/42/18	53/20/24	41/39/19	27/49/23	55/32/11
June '10	44/39/13	45/42/12	57/21/20	41/46/12	31/49/13	52/29/12
January '10	44/38/17	41/40/18	63/19/15	42/38/19	30/46/23	56/31/11

Fewer Mortgage borrowers report being Underwater

IF MORTGAGE: Thinking about the total amount you owe on your mortgage compared to the value of your home today, would you say the total amount you owe on your mortgage is:

Showing % Underwater (Owing on their home at least 5% more than their home is worth)



IF MORTGAGE: Thinking about the total amount you owe on your mortgage compared to the value of your home today, would you say the total amount you owe on your mortgage is	Mortgage %					Delinquent %					Underwater %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
At least 20% more than the value of your home	13	14	14	16	19	29	30	29	33	37	56	57	54	56	64
About 5-20% more than the value of your home	10	11	12	13	11	13	14	17	15	14	44	43	46	44	36
About the same as the value of your home	19	19	18	15	15	18	17	14	17	12	0	0	0	0	0
About 5-20% less than the value of your home	19	18	19	18	16	12	15	11	11	11	0	0	0	0	0
At least 20% less than the value of your home	34	33	31	33	32	23	19	21	20	19	0	0	0	0	0
Don't know	5	5	6	6	7	5	5	7	4	6	0	0	0	0	0

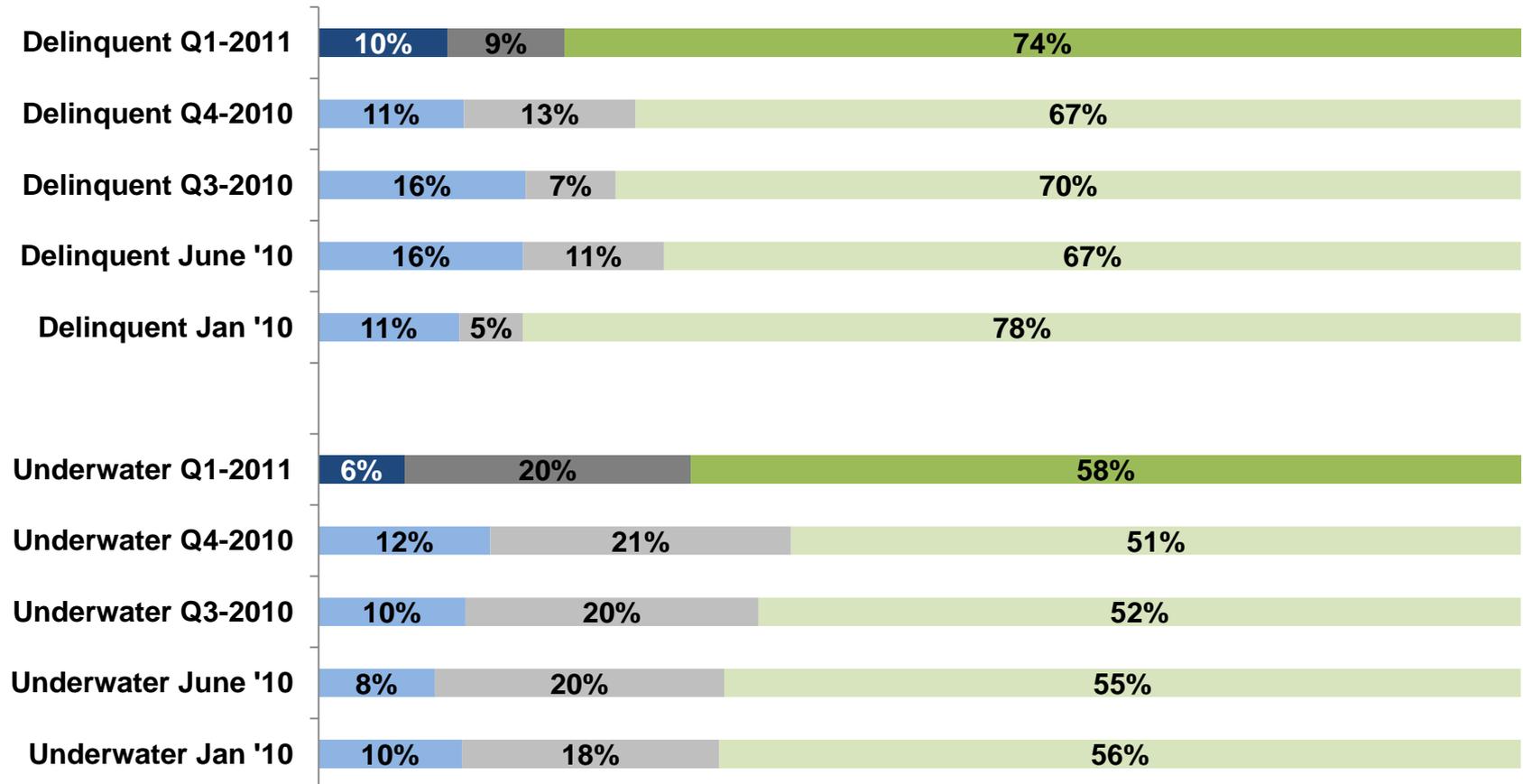
Most Underwater borrowers blame the housing market for their current situation

IF UNDERWATER: Is that because...

You did not have enough information about your mortgage when you got it

You had enough information but voluntarily took a risk

The housing market changed in a way you could not have predicted



3 in 10 Americans expect home prices to go up over the next year

- Compared to Q4-2010, Underwater borrowers are more likely to think that home prices will go up (up by 10 percentage points)
- On average, Americans think that home prices will go up by 0.9%

During the next 12 months, do you think home prices in general will go up, go down, or stay the same as where they are now? *Showing % of go up/stay the same/go down*

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	30/48/17	27/53/18	24/47/26	30/50/16	31/45/17	35/45/15
Q4-2010	26/52/19	23/55/20	18/55/25	20/60/18	25/51/19	30/49/18
Q3-2010	25/49/22	23/52/23	21/52/24	21/58/18	24/47/25	30/49/17
June '10	31/47/18	27/52/18	23/52/22	25/52/21	29/48/18	35/42/19

- Respondents who said home prices would go up or go down were asked to estimate by what percent. We calculated an overall average, excluding outliers beyond two standard deviations:

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	+0.9	+0.5	-0.4	+1.4	+0.9	+1.6
Q4-2010	+0.4	+0.03	-1.1	+0.2	+0.2	+0.8
Q3-2010	-0.1	-0.3	-1.5	+0.4	-0.9	+1.0
June '10	+0.9	+0.6	-0.1	-0.1	+0.1	+1.5

More respondents expect home rental prices to increase

- 43% of Americans think home rental prices will go up (up by 4 percentage points since Q4-2010)
- On average, respondents think that over the next year home prices will go up by 3.2%, more than 3 times higher than the expected average home price increase of 0.9%

During the next 12 months, do you think home rental prices in general will go up, go down, or stay the same as where they are now? *Showing % of go up/stay the same/go down*

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	43/46/6	40/49/6	42/45/8	41/49/6	42/44/5	47/44/7
Q4-2010	39/50/7	36/52/6	41/43/12	38/51/8	36/48/8	42/48/7
Q3-2010	37/49/10	34/50/10	40/44/10	37/50/9	32/51/10	46/44/8
June '10	39/46/10	34/51/9	40/47/9	34/48/13	38/44/11	46/41/11

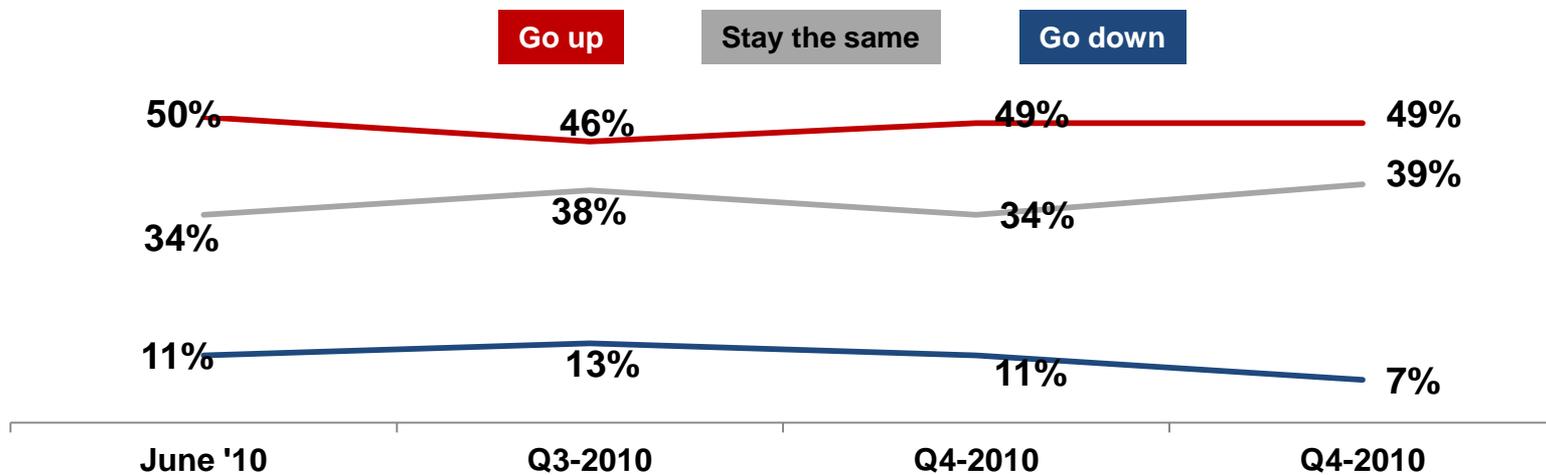
- Respondents who said home rental prices would go up or go down were asked to estimate by what percent. We calculated an overall average, excluding outliers beyond two standard deviations:

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	+3.2	+2.9	+3.8	+2.7	+3.5	+3.3
Q4-2010	+2.8	+2.5	+2.8	+2.3	+2.6	+3.3
Q3-2010	+2.8	+2.4	+3.1	+3.1	+2.4	+3.8
June '10	+3.6	+2.6	+2.8	+2.3	+3.1	+5.1

More Americans expect home mortgage rates to stay the same

- Compared to Q4-2010, more respondents think that interest rates will stay the same over the next year (up by 5 percentage points)
- Consistent with the previous wave, 49% of Americans expect interest rates to go up

Over the next year, do you think that home mortgage interest rates general will go up a lot, will go up a little, will remain about the same, will go down a little, or will go down a lot? *Showing % GP*



Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	49/39/7	54/37/6	42/41/12	51/40/6	44/42/7	47/39/8
Q4-2010	49/34/11	54/34/9	45/37/16	56/31/9	44/40/11	50/31/13
Q3-2010	46/38/13	48/40/9	37/39/19	47/40/11	45/38/11	45/35/16
June '10	50/34/11	53/35/10	41/39/17	53/38/7	48/38/12	51/30/13

3 in 5 Americans report the same level of debt as a year ago

- Consistent with previous waves, Delinquent borrowers are most likely to report a higher debt than what it was a year ago

IF HOMEOWNER: How does the total amount of debt on your house, including first mortgage, second mortgage, and home equity line of credit debt, compared to what it was twelve months ago?

Showing % Significantly higher/ About the same/ Significantly lower

Wave	Mortgage %	Delinquent %	Underwater %
Q1-2011	11/63/25	31/52/11	15/61/23
Q4-2010	11/64/23	30/53/12	17/63/19
Q3-2010	10/66/23	29/53/12	11/68/20
June '10	11/65/22	30/54/11	13/74/13

How does the total amount of your other household debt, for example credit cards, auto loans, student loans, and any other installment loans, but not including any debt on your house, compare to what it was twelve months ago?

Showing % Significantly higher/ About the same/ Significantly lower

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	15/59/21	13/58/25	28/42/23	20/52/26	13/65/13	20/54/21
Q4-2010	16/58/20	16/57/23	29/44/20	23/52/23	13/59/17	18/61/16
Q3-2010	16/57/20	15/56/26	29/45/18	19/52/27	13/62/15	20/54/18
June '10	15/58/21	14/57/27	26/46/19	17/58/23	14/62/17	19/55/18

More Americans report higher household expenses

- 40% of respondents say their household expenses have increased significantly over the past year (up by 6 percentage points since Q4-2010)
- 47% of Delinquent borrowers say their current household income is significantly lower than it was 12 months ago

How does your current monthly household income compare to what it was twelve months ago?

Showing % Significantly higher/ About the same/ Significantly lower

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	20/59/20	20/60/19	18/31/47	23/53/23	15/65/19	24/52/22
Q4-2010	19/60/20	17/61/20	15/34/47	19/57/24	18/64/17	24/54/20
Q3-2010	19/58/22	18/59/22	16/32/48	19/54/26	12/67/20	25/50/25
June '10	19/58/22	17/63/20	16/32/46	20/58/21	19/61/19	23/51/25

- Delinquent borrowers are most likely to report higher expenses – 47% of them say that their household expenses have increased significantly over the past year (up by 3 percentage points since Q4-2010)

How do your current monthly household expenses compare to what they were twelve months ago?

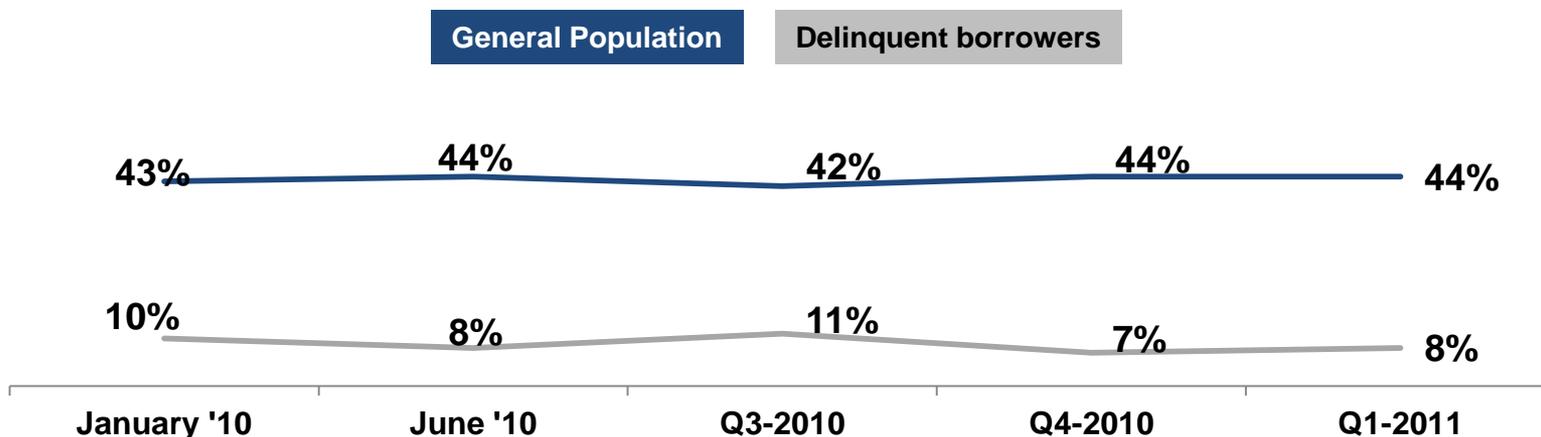
Showing % Significantly higher/ About the same/ Significantly lower

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	40/50/10	37/54/9	47/31/17	40/48/10	46/45/8	40/47/11
Q4-2010	34/54/12	31/58/10	44/34/17	31/56/12	38/51/10	35/51/14
Q3-2010	34/55/11	30/60/10	40/43/13	34/55/11	40/52/8	36/50/14
June '10	31/55/13	31/58/11	41/35/17	37/53/10	35/54/10	30/52/18

Majority of Americans continue perceiving their savings as insufficient

- As in previous waves, only slightly more than 4 in 10 Americans think their savings are sufficient
 - Only 31% of Underwater borrowers think their savings are sufficient (11 percentage points lower than in June 2010)

Do you feel you have sufficient savings? *Showing % Yes (Sufficient)*



Wave (% Sufficient/ Insufficient)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	44/55	43/57	8/89	31/69	62/36	31/67
Q4-2010	44/55	40/59	7/91	33/65	62/36	34/66
Q3-2010	42/56	39/60	11/87	34/65	59/39	32/67
June '10	44/55	43/56	8/88	42/58	56/41	34/65
January '10	43/56	44/55	10/86	38/60	58/39	28/71

On average, Americans say that only 7.6% of their pre-tax income actually goes into savings

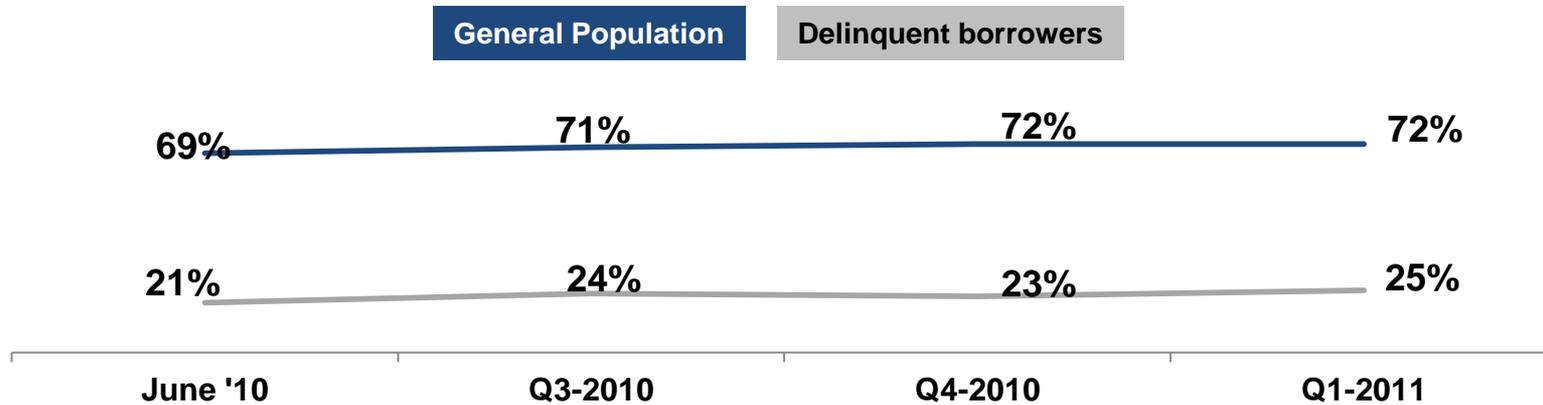
- In Q1-2011 all sub-groups report lower actual saving rates than they did in Q4-2010
- Delinquent borrowers on average save only save 2.3% of their pre-tax income — the lowest average reported to date

Wave (% of pre-tax income should go into savings/ % of pre-tax income that actually goes into savings)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	15.2/7.6	13.6/6.9	12.9/2.3	13.1/5.3	15.6/9.6	16.8/6.9
Q4-2010	15.3/10.3	13.1/8.3	12.9/3.6	12.6/7.4	16.3/13.7	17.3/10.3
Q3-2010	16.2/9.6	14.2/8.5	13.6/3.2	15.9/8.9	16.8/12.2	17.8/8.3
June '10	15.2/9.1	13.5/7.6	13/3.4	13.3/7.3	14.1/10	17.9/9.4

Only 1 in 4 Delinquent borrowers say their income is sufficient

- 71% of Delinquent borrowers say their household income is not sufficient for the expenses they have
- Overall, as in previous waves, most Americans perceive their income to be sufficient enough to cover their expenses

Do you feel that your current household income is sufficient for the amount of expenses you have, including any payments on debt and mortgages? *Showing % Sufficient*



Wave (% Sufficient/ Insufficient)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	72/26	78/22	25/71	72/28	82/16	57/41
Q4-2010	72/27	76/22	23/73	72/27	83/16	57/42
Q3-2010	71/28	77/22	24/72	68/31	79/18	56/43
June '10	69/29	77/22	21/75	73/26	77/21	55/43

On average, Delinquent borrowers pay 11.6% more of their income towards home mortgage than all Mortgage borrowers

- Compared to previous waves, all three groups report paying a slightly greater share of their income towards their home mortgage

IF MORTGAGE: What percent of your total income goes into your first home mortgage payments each month?

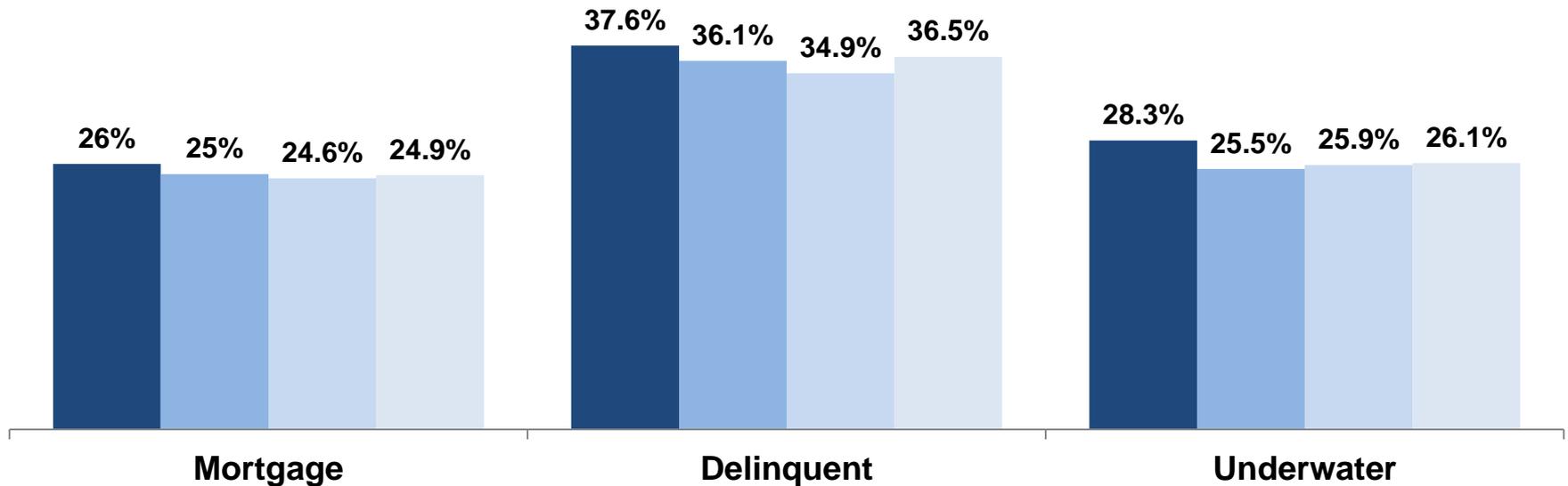
Showing % Mean

Q1-2011

Q4-2010

Q3-2011

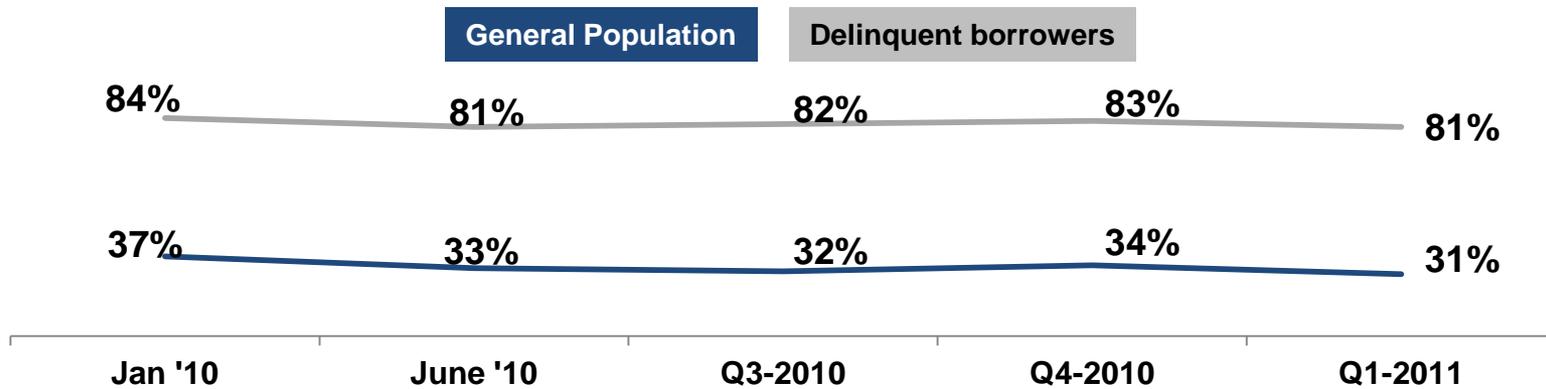
June '10



Fewer Mortgage borrowers say they are stressed about their debt

- 33% of Mortgage borrowers say they are not stressed about their ability to make payments on their debt, a 5 percentage point decrease since Q4-2010

Are you very stressed, somewhat stressed, not very stressed or not at all stressed about your ability to make payments on your debts? *Showing % Stressed*



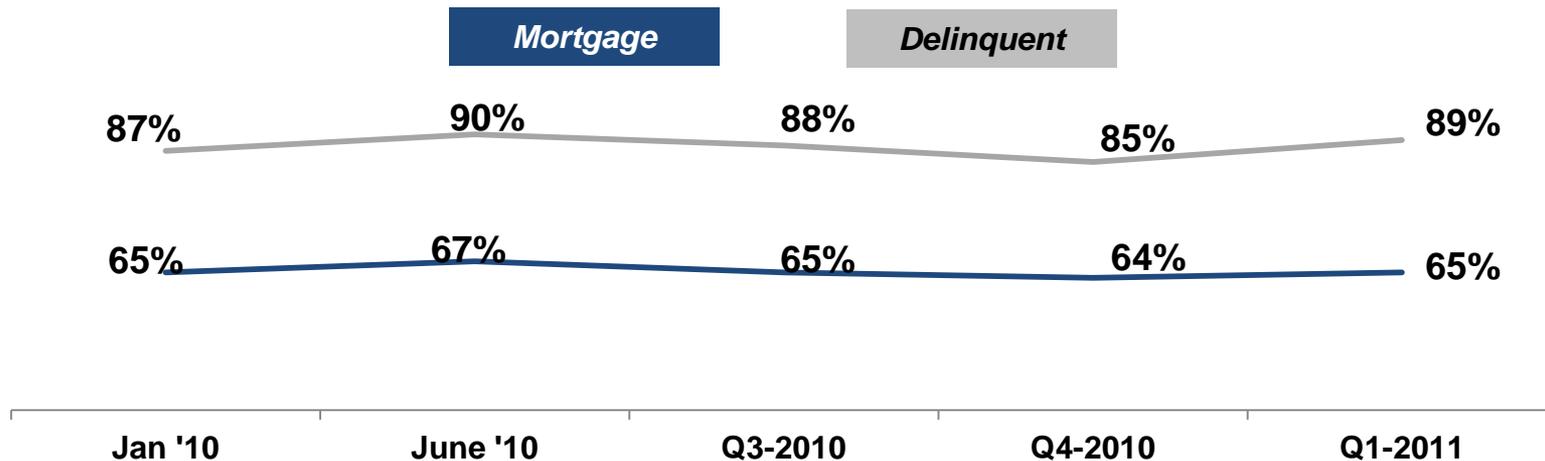
Wave (% Stressed/ Not Stressed)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	31/69	33/67	81/16	46/53	17/82	40/59
Q4-2010	34/66	38/62	83/16	45/54	19/79	37/62
Q3-2010	32/67	33/66	82/15	42/57	17/81	43/56
June '10	33/66	32/68	81/17	35/65	23/75	43/57
January '10	37/62	39/60	84/14	48/52	25/75	46/53

9 in 10 Delinquent borrowers say they are sacrificing financially to own their home

- 2 in 3 of all Mortgage borrowers also say they are making a financial sacrifice
- 70% of Delinquent borrowers say they are making a *great deal* of financial sacrifice, compared to 27% of all Mortgage borrowers

IF HOMEOWNER: How much financial sacrifice would you say you are making to own your home?

Showing % Sacrifice (TOTAL)

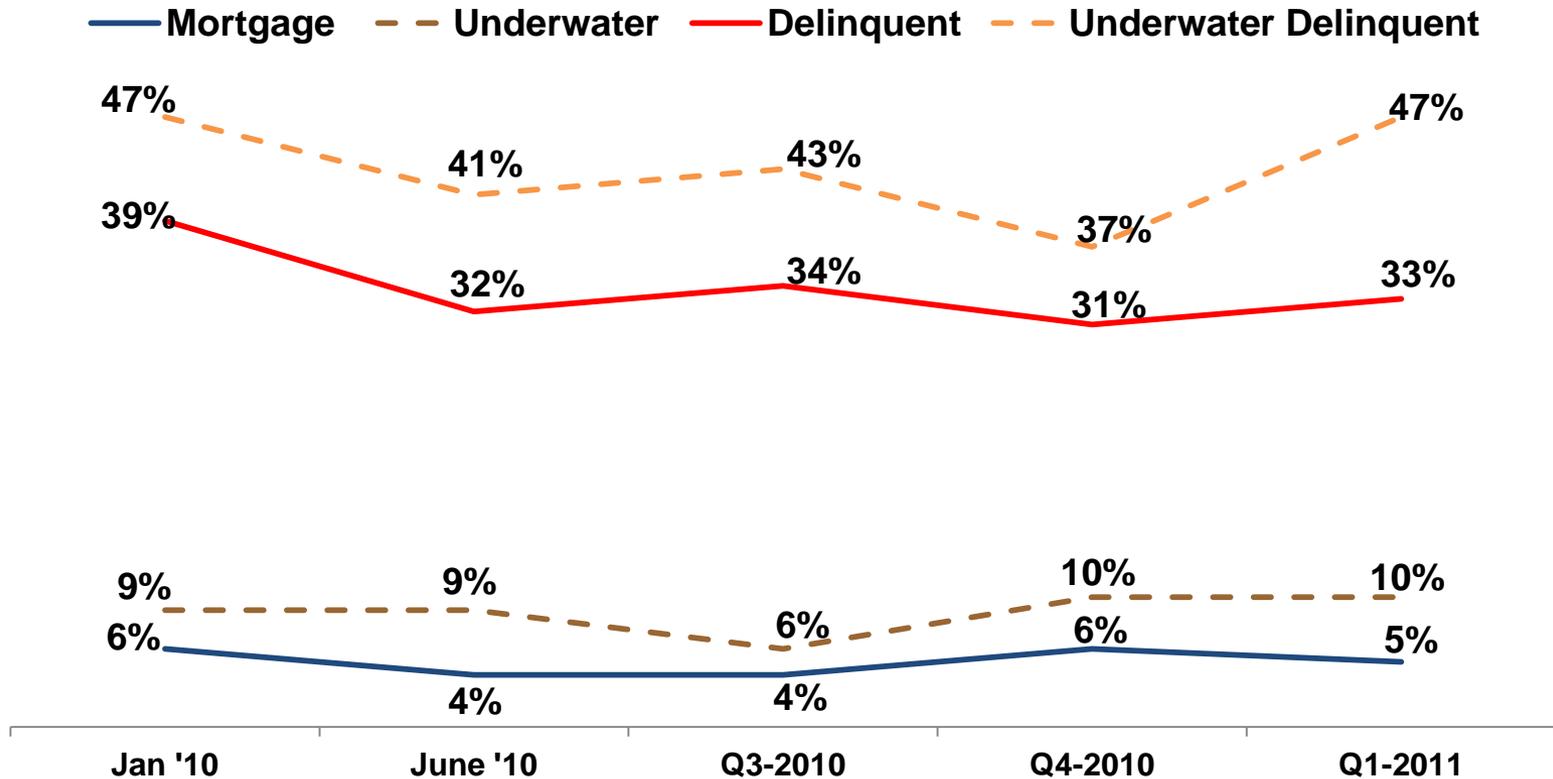


Wave (% Sacrifice/ No Sacrifice)	Mortgage %	Delinquent %	Underwater %	Owner %
Q1-2011	65/34	89/11	74/26	39/59
Q4-2010	64/36	85/15	71/29	40/58
Q3-2010	65/35	88/11	71/28	38/62
June '10	67/33	90/10	67/33	44/54
January '10	65/34	87/12	71/28	47/52

1 in 2 (47%) Underwater Delinquent borrowers have considered stopping their mortgage payments

Have you seriously considered, somewhat considered, not seriously considered, or not considered at all stopping or incompletely paying your mortgage?

Showing % Considered



Underwater borrowers more likely to think it's okay to default if facing financial distress

- 27% of Underwater borrowers think it is okay if facing financial distress (up by 13 percentage points since January 2010)
- Overall, most Americans continue disapproving defaulting if underwater or facing financial distress

If a person's home is now worth less than what they owe on it, do you think it's okay for them to stop paying their mortgage? Showing % Yes/ No

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Know Defaulters (N=1,235) %
Q1-2011	10/87	8/89	20/75	12/85	11/86
Q4-2010	11/86	8/89	14/79	11/87	11/85
Q3-2010	11/86	9/87	20/76	7/89	12/85
June '10	10/85	8/89	19/76	6/92	11/85
January '10	8/88	6/91	20/73	9/88	8/88

If a person is facing financial distress, do you think it's okay for them to stop paying their mortgage?

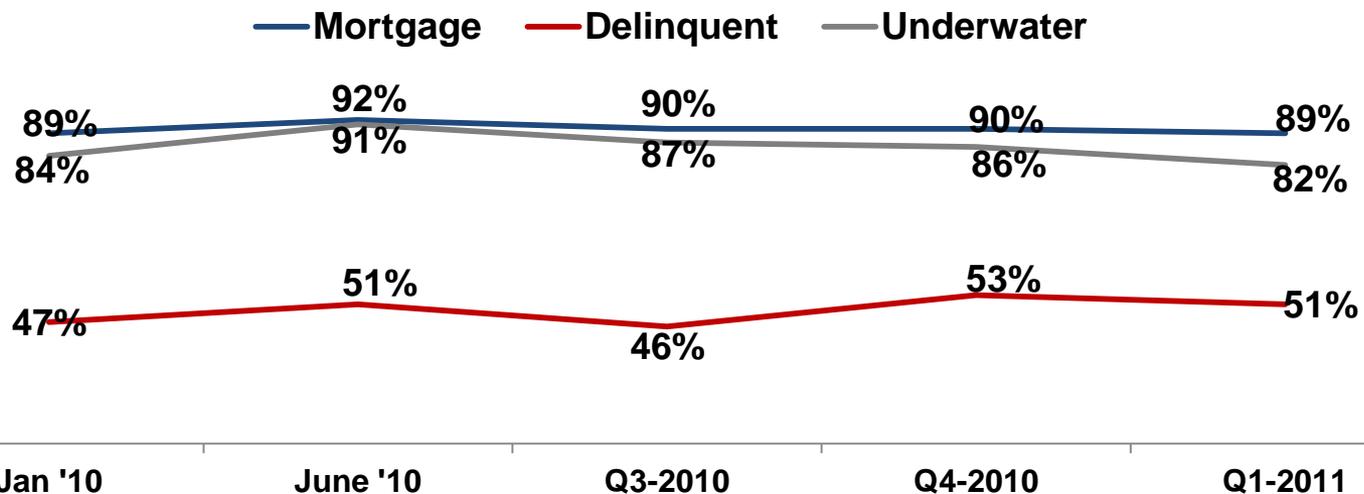
Showing % Yes/ No

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Know Defaulters (N=1,235) %
Q1-2011	18/75	20/74	37/58	27/67	22/72
Q4-2010	19/76	18/76	36/59	22/76	23/74
Q3-2010	17/78	16/78	38/56	17/78	19/77
June '10	17/78	16/79	38/57	15/81	19/77
January '10	15/80	14/80	39/54	14/79	16/79

Fewer Underwater borrowers are satisfied with their mortgage

- While 82% of Underwater borrowers remain satisfied with the features of their current mortgage, this number is 9 percentage points lower when compared to June 2010

IF MORTGAGE: Are you very satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with the features of your current mortgage? *Showing % Satisfied*



Wave (%Satisfied/ Not Satisfied)	Mortgage %	Delinquent %	Underwater %
Q1-2011	89/9	51/48	82/17
Q4-2010	90/9	53/47	86/13
Q3-2010	90/8	46/54	87/12
June '10	92/7	51/48	91/8
January '10	89/9	47/51	84/16

Good time to buy a home, bad time to sell

- 68% of Delinquent borrowers believe it is a good time to buy a home (a 5 percentage point decline since Q4)

In general, do you think this is a very good time to BUY a house, a somewhat good time, a somewhat bad time, or a very bad time to buy a house?

Showing % Good time/ Bad time

Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	67/28	78/21	68/29	77/21	64/29	58/36
Q4-2010	65/30	77/20	73/25	74/22	64/30	55/42
Q3-2010	68/29	77/21	69/28	75/23	67/28	60/36
June '10	70/26	82/16	73/25	76/22	68/27	59/36
January '10	64/31	71/25	70/26	66/29	62/31	58/36
2003	66/26	75/21	-	-	62/25	56/35

In general, do you think this is a very good time to SELL a house, a somewhat good time, a somewhat bad time, or a very bad time to sell a house? Showing % Good time/ Bad time

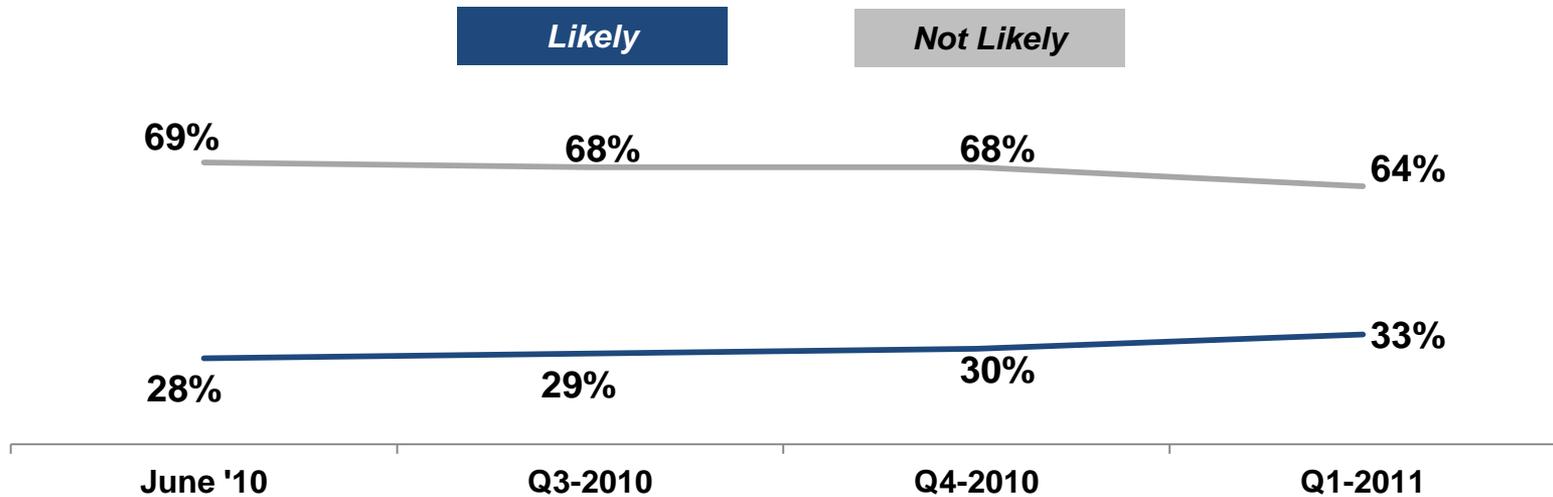
Wave	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	11/86	8/90	7/92	8/90	10/85	13/82
Q4-2010	10/87	9/89	6/93	7/86	10/87	13/83
Q3-2010	12/85	9/89	8/90	9/89	11/85	15/80
June '10	15/83	13/86	8/91	13/85	12/83	18/78

1 in 3 Delinquent borrowers are likely to sell in the next 3 years

- 33% of Delinquent borrowers say they are likely to sell their home in the next three years (up by 5 percentage points since June 2010)
- 23% of Underwater borrowers say they are likely to sell (up by 6 percentage points since Q3-2010)

IF HOMEOWNER: How likely is it that you will **SELL** your home in the next three years?

Showing % Delinquent borrowers



Wave (% Likely/ Not Likely)	Homeowners %	Mortgage %	Delinquent %	Underwater %	Owner %
Q1-2011	18/81	21/78	33/64	23/75	13/86
Q4-2010	16/83	19/80	30/68	19/80	12/86
Q3-2010	15/84	17/82	29/68	17/82	12/87
June '10	18/82	19/81	28/69	23/78	15/83

Renters and Delinquent borrowers most likely to move within the next 2 years

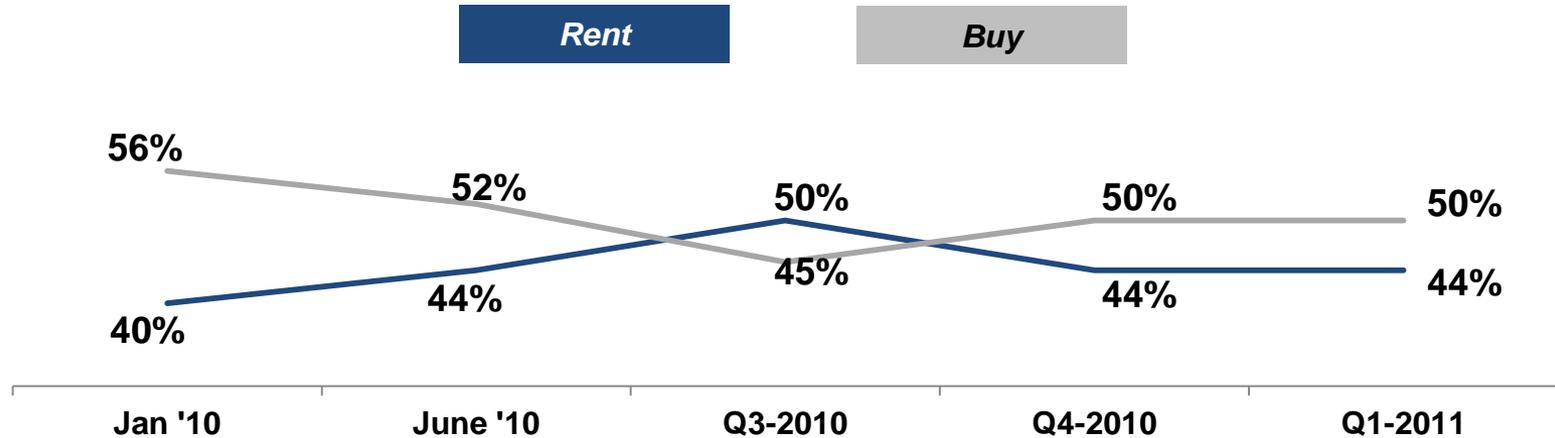
- 48% of Renters say they expect to move within the next two years, with 28% saying they expect to move within the next 12 months
- 21% of Delinquent borrowers say they expect to move within the next 2 years, with 10% saying their move is likely within the next 6 months

When do you expect to move next?	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
1-6 months	8	3	10	3	4	17
6-12 months	5	2	5	2	1	11
1-2 years	10	6	6	5	3	20
3-5 years	10	12	11	15	5	11
6-10 years	6	9	5	10	5	2
10+ years	7	14	6	10	5	2
Never	46	47	41	46	72	23
Don't know	9	8	16	9	6	12

Consistent with Q4-2010, almost 1 in 2 Delinquent borrowers say they would transition into renting if they were to move

- In comparison to Q4-2010, Underwater borrowers and Renters are slightly less likely to say they would rent if they were to move (down by 5 and 3 percentage points, respectively)

If you were going to move, would you be more likely to: *Showing % Delinquent borrowers*



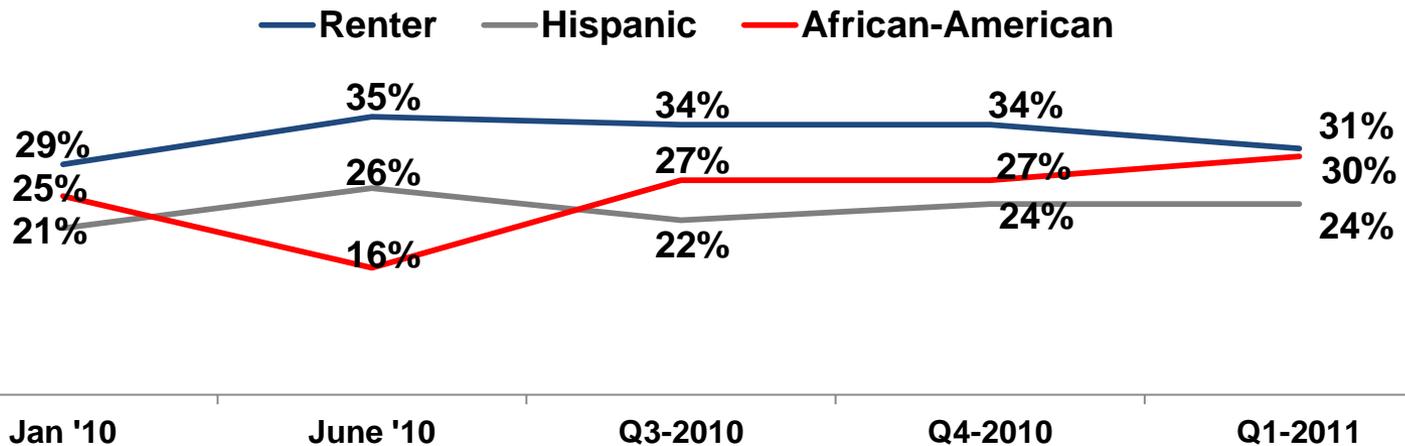
Wave (% Rent/Buy)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	29/67	15/81	44/50	19/77	20/71	54/44
Q4-2010	32/64	18/79	44/50	24/74	20/72	57/41
Q3-2010	33/62	18/78	50/45	20/73	19/70	59/40
June '10	33/63	14/83	44/52	20/77	21/72	60/37
January '10	30/65	15/81	40/56	22/75	18/74	54/44

Most Renters have long-term homeownership aspirations

- Consistent with previous waves, most say they would buy at some point in the future even if they are more likely to continue renting after their next move

IF “RENT” ON WHETHER YOU’D RENT OR BUY: In the future, are you more likely to?

Showing % Always Rent

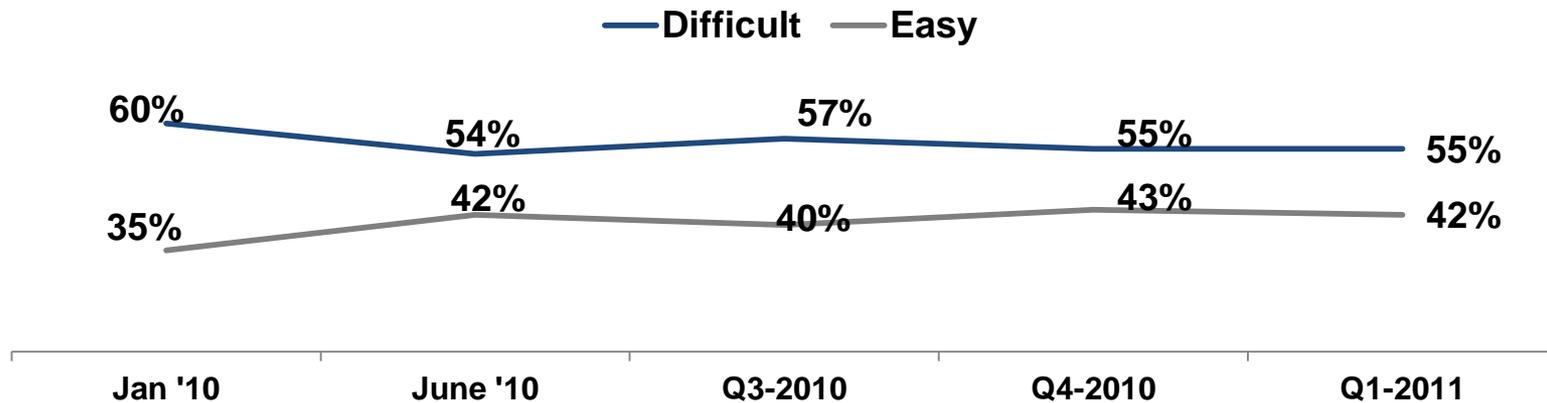


Wave (%Always rent/ Buy at some point)	Renter (N=453) %	Hispanic (N=146) %	African-American (N=144) %
Q1-2011	31/65	24/66	30/60
Q4-2010	34/64	24/69	27/65
Q3-2010	34/62	22/68	27/62
June '10	35/63	26/69	16/78
January '10	29/67	21/73	25/70

9 in 10 Delinquent borrowers think it would be difficult for them to get a mortgage today

- As in Q4-2010, 55% of all Americans think it would be difficult for them to get a mortgage (down by 5 percentage points since January 2010)

Do you think it would be very difficult, somewhat difficult, somewhat easy, or very easy for you to get a home loan today? *Showing % GP*

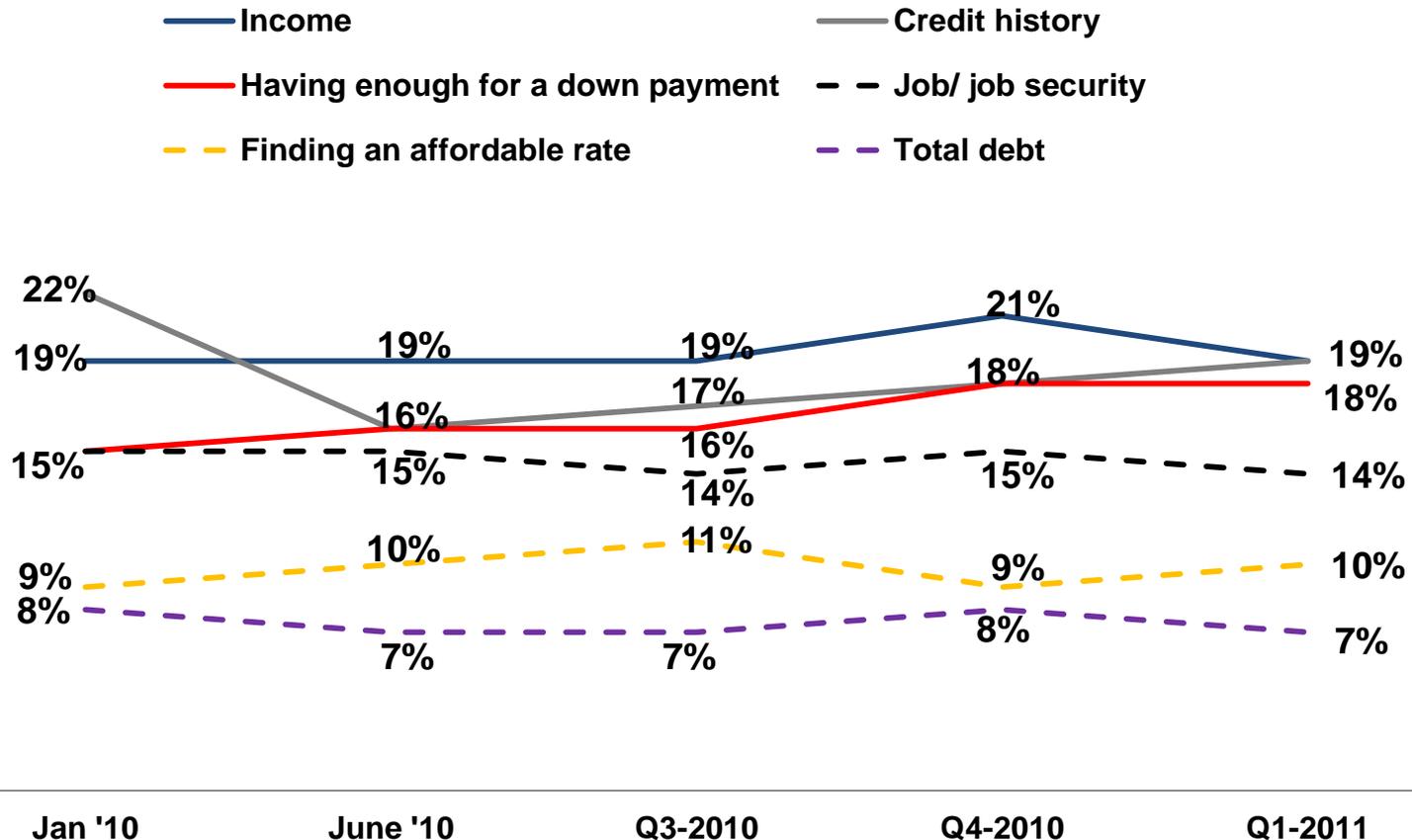


Wave (% Difficult/ Easy)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	55/42	46/52	90/8	59/39	42/52	76/20
Q4-2010	55/43	47/52	89/10	60/39	45/52	71/25
Q3-2010	57/40	49/50	90/9	56/41	47/47	75/23
June '10	54/42	44/55	88/9	54/43	44/49	73/25
January '10	60/35	54/44	90/8	59/38	46/46	78/19

Income, credit history, and having enough for a down payment remain the top obstacles to getting a home loan

- Among those who do not think that getting a home loan would be *very easy*, income (19%), credit history (19%) and having enough for a down payment (18%) are perceived to be the biggest obstacles to getting a home loan, followed by job security

IF NOT VERY EASY: Which of the following is the biggest obstacle to your getting a home loan?
Showing % GP



Credit history is the greatest barrier to buying a home for Renters

- Compared to Q4-2010, more Renters say that not having a good enough credit is a major reason they haven't purchased a home yet (up by 4 percentage points)

Non-financial Reason

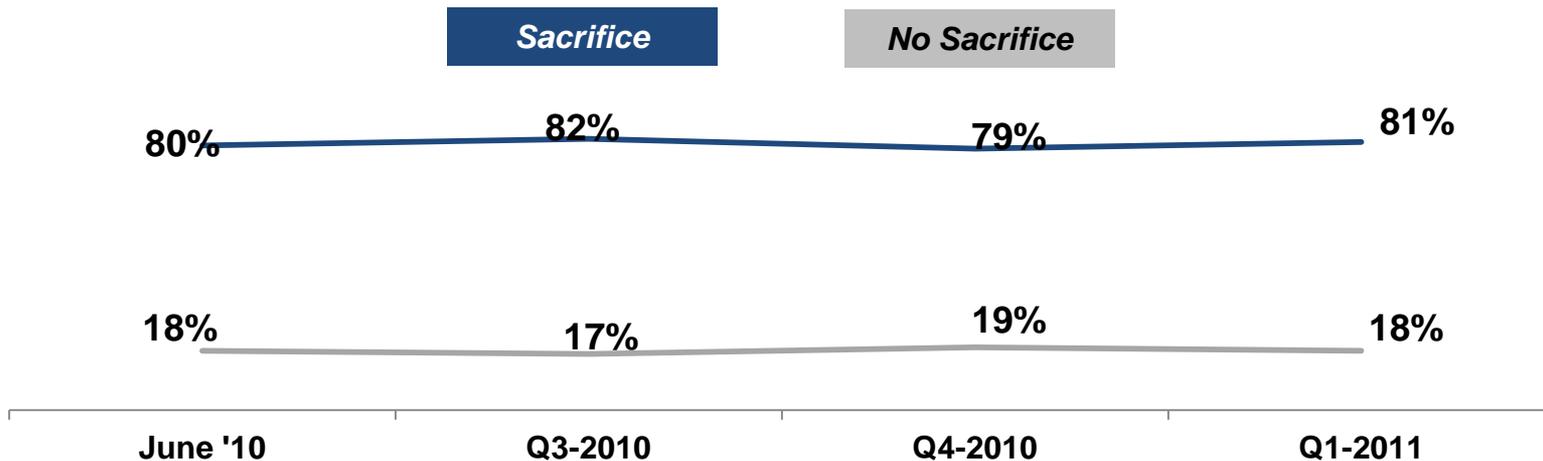
Financial Reason

IF RENTER OR BOARDER: Is this a major reason you have not bought a house, minor reason, or not a reason at all <i>Showing % Major reason</i>	Renter % N=841					Hispanic % N=199					African-American % N=168				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
You don't have good enough credit for a mortgage	53	49	52	52	54	56	54	58	52	55	58	54	52	53	59
You don't think you can afford the purchase or upkeep of a home	46	47	46	50	47	44	39	40	46	43	43	46	46	43	42
You don't think it's a good time economically to buy a home	42	44	43	47	41	50	51	50	50	52	52	53	48	48	40
It is cheaper per month to rent than to buy	38	37	34	39	30	42	42	34	36	39	44	38	24	35	25
You don't think you will be in a certain area for an extended period of time	37	36	37	36	34	34	34	35	30	33	27	29	24	32	23
Purchasing a home makes you feel like you will have limited flexibility in your future choices.	28	25	30	28	23	32	28	31	27	28	24	22	24	26	22
You don't want to be concerned with doing the upkeep	23	24	24	26	21	21	22	28	26	29	24	25	25	20	16
The process of buying a home seems too complicated	22	24	27	24	25	34	37	43	34	44	29	30	30	19	22
You'd rather use the money for other investments than a home	22	25	23	26	21	23	26	24	28	23	21	21	20	20	16
You can live in a better neighborhood by renting	21	21	24	21	17	31	26	35	25	29	25	21	22	16	13

As in previous waves, 4 in 5 Renters believe that homeownership would require making a financial sacrifice

- 61% of Hispanic and African-American renters say it would require a *great deal* of financial sacrifice to own a home
- Only 1 in 10 Hispanic renters thinks that owning a home would require no financial sacrifice

IF RENTER OR BOARDER: How much financial sacrifice would you have to make to own your home?
Showing % Renter



Wave (% Sacrifice/ No Sacrifice)	Renter %	Hispanic %	African-American %
Q1-2011	81/18	90/9	83/16
Q4-2010	79/19	86/13	82/18
Q3-2010	82/17	87/7	85/15
June '10	80/18	85/13	84/15

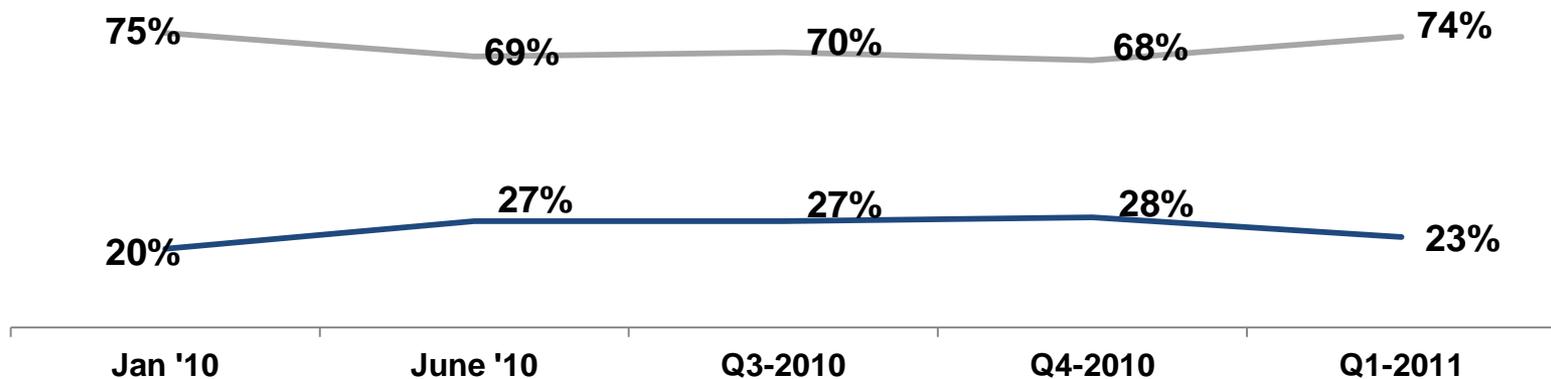
Renters more likely to think that owning is superior to renting

- 74% of all Renters say owning makes more sense than renting (a 6 percentage point increase since Q4-2010), and only 23% of renters believe that renting is superior to owning (down by 5 percentage points)

Which is closer to your view? *Showing % Renters*

Renting makes more sense because it protects you against house price declines and is actually a better deal than owning

Owning makes more sense because you're protected against rent increases and owning is a good investment over the long term

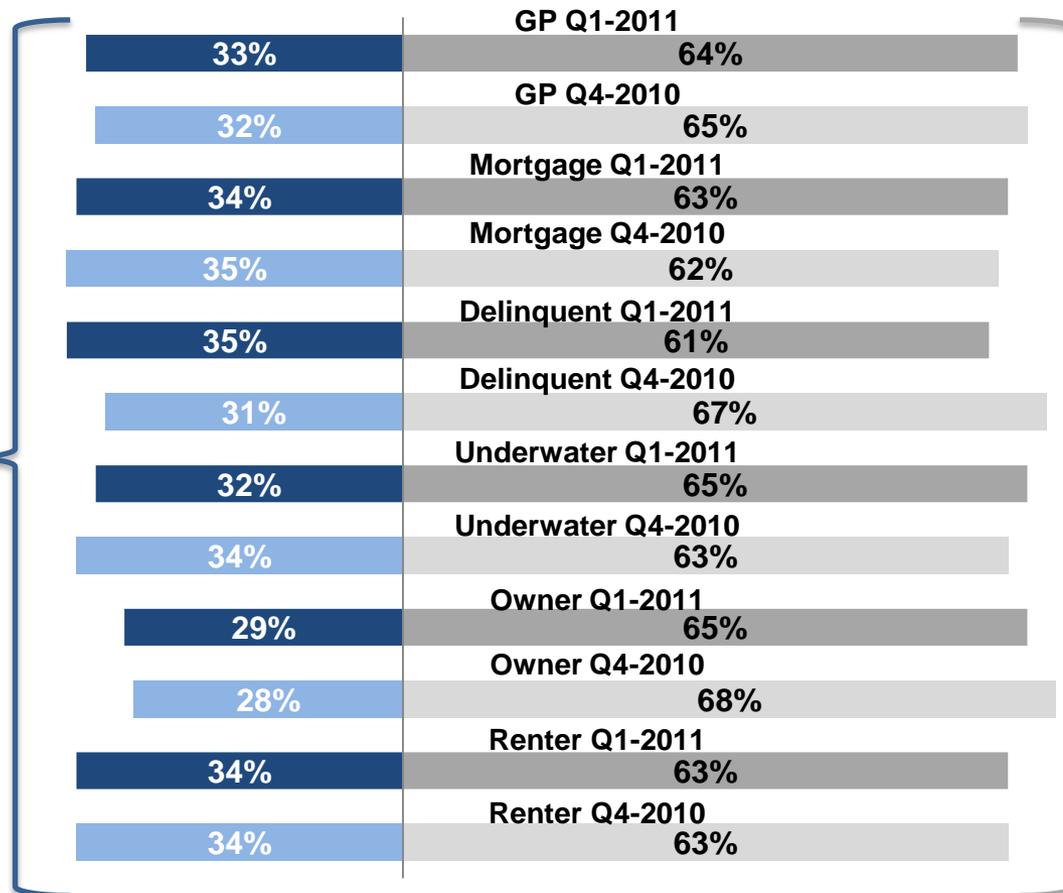


Wave (% Renting/Owning)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	11/87	7/92	15/81	8/91	5/92	23/74
Q4-2010	14/84	7/91	14/83	8/89	8/90	28/68
Q3-2010	13/84	7/91	13/84	7/92	5/92	27/70
June '10	12/84	6/92	12/85	6/91	7/91	27/69
January '10	13/85	6/92	12/85	7/90	7/89	20/75

Only 1 in 3 Americans believe that financial benefits of homeownership are superior to the lifestyle benefits

- Consistent with Q4-2010, every single sub-audience perceives lifestyle benefits as superior to financial benefits

Which of the following is the best reason to buy a house?



The financial benefits of homeownership, such as its value as an investment (especially compared to paying rent), its value as a way to build up wealth for retirement or to pass on to your family, and the tax benefit

The broader security and lifestyle benefits of homeownership, such as providing a good and secure place for your family and children, where you have the control to make renovations and updates if you want, and in a place that's in a community and location that you prefer

Consistent with previous waves, non-financial reasons are more important than financial reasons when buying a home

Non-financial Reason

Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home Showing % Major reason	GP %					Mortgage %					Delinquent %					Underwater %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	80	79	81	82	82	80	84	85	85	75	83	79	78	82	83	75
You have a physical structure where you and your family feel safe	76	79	79	78	79	77	78	83	81	81	80	81	82	75	79	78	79	84	84	81
It allows you to have more space for your family	71	73	75	72	-	73	76	77	74	-	74	81	77	73	-	78	81	74	75	-
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	71	72	73	73	76	72	72	71	68	66	67	73	77	76	76	71
Paying rent is not a good investment	63	61	62	62	63	69	68	72	71	72	64	64	66	61	66	70	67	73	71	69
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	61	53	51	57	51	54	60	59	63	56	61	55	55	59	55	55
Buying a home provides a good financial opportunity	58	58	58	59	-	57	59	62	62	-	57	59	54	56	-	56	61	65	64	-
It is a good retirement investment	56	55	57	58	60	52	52	53	55	55	52	57	52	54	59	52	55	59	55	51
It allows you to live in a nicer home	56	58	59	59	-	55	58	59	61	-	60	61	61	56	-	57	59	58	64	-
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	-	51	55	53	55	-	52	54	53	50	-	50	58	54	52	-
It allows you to select a community where people share your values	52	52	53	52	51	53	52	53	55	49	54	58	58	54	56	56	49	50	56	41
Owning a home provides tax benefits	48	46	47	45	47	52	50	55	48	51	54	46	52	51	58	55	51	59	48	50
Owning a home gives me something I can borrow against if I need it	34	34	35	33	35	29	31	31	28	30	39	39	35	34	41	32	33	36	30	30
It's a symbol of your success or achievement	32	32	33	31	-	27	26	31	25	-	42	38	37	34	-	31	29	34	36	-
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	30	27	27	30	26	25	35	35	32	31	36	28	27	31	30	26

Consistent with previous waves, non-financial reasons are more important than financial reasons when buying a home

Non-financial Reason

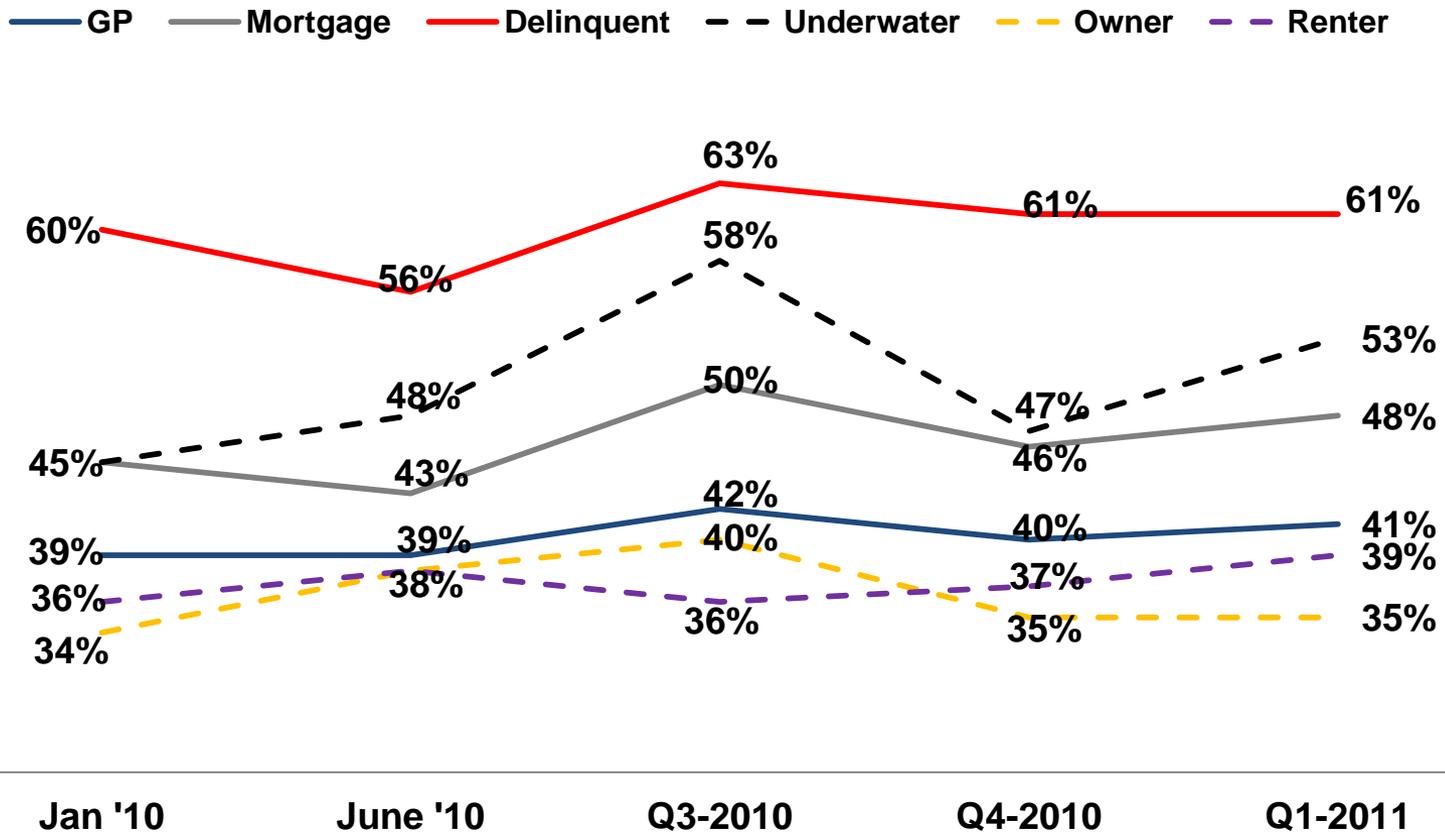
Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home Showing % Major reason	GP %					Owner %					Renter %				
	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	80	79	80	81	80	82	74	77	77	74	78
You have a physical structure where you and your family feel safe	76	79	79	78	79	80	83	82	79	82	70	77	73	75	75
It allows you to have more space for your family	71	73	75	72	-	71	70	72	71	-	69	73	76	70	-
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	71	73	73	70	72	73	64	63	64	62	70
Paying rent is not a good investment	63	61	62	62	63	64	66	61	61	63	56	50	53	55	54
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	61	64	59	59	60	64	61	63	61	64	66
Buying a home provides a good financial opportunity	58	58	58	59	-	62	59	58	60	-	55	56	55	56	-
It is a good retirement investment	56	55	57	58	60	60	58	62	59	65	58	57	57	60	61
It allows you to live in a nicer home	56	58	59	59	-	60	55	62	60	-	53	62	58	58	-
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	-	61	63	63	59	-	51	52	53	49	-
It allows you to select a community where people share your values	52	52	53	52	51	59	59	61	58	61	45	47	47	44	47
Owning a home provides tax benefits	48	46	47	45	47	42	41	41	44	45	48	46	44	44	45
Owning a home gives me something I can borrow against if I need it	34	34	35	33	35	40	33	38	36	39	37	41	38	35	37
It's a symbol of your success or achievement	32	32	33	31	-	34	32	32	32	-	37	39	37	35	-
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	30	38	36	34	37	39	27	28	27	25	28

2 in 5 Americans know someone who has defaulted on a mortgage

- In comparison to Q4-2010, Underwater borrowers are more likely to say they know a defaulter (up by 6 percentage points)

Do you know of people in your area or neighborhood who have defaulted on their mortgage?
Showing % Yes

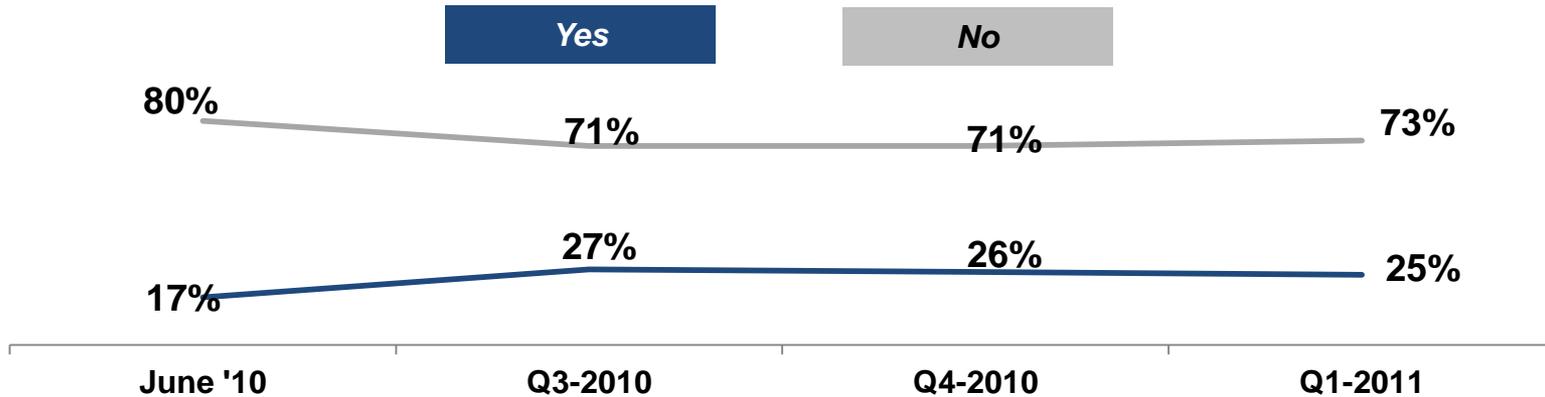


1 in 5 Americans knows a strategic defaulter

- Consistent with previous waves, 1 in 5 Americans and almost 1 in 4 Underwater borrowers say they know someone who has defaulted because they no longer believe owning is a good investment

Do you know anyone who has stopped making their monthly mortgage payment, despite being able to afford it, because they no longer believe owning their home is a good investment?

Showing % Delinquent borrowers



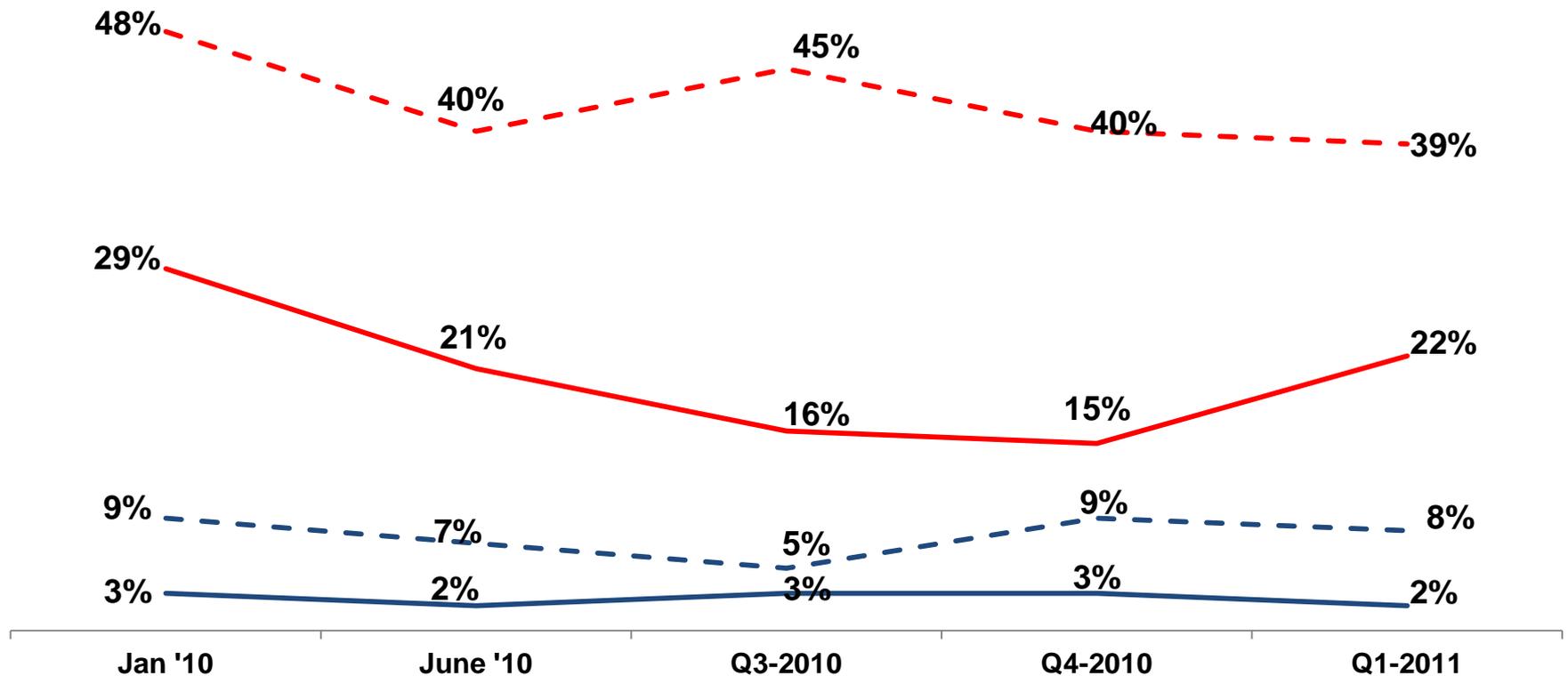
Wave (% Yes/ No)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	19/79	22/76	25/73	22/76	16/82	18/81
Q4-2010	17/82	20/79	26/71	24/76	16/82	14/85
Q3-2010	18/81	20/79	27/71	24/75	18/79	16/83
June '10	19/79	20/78	17/80	25/74	18/80	18/79

Those who know defaulters are more likely to have considered defaulting themselves

Have you seriously considered, somewhat considered, not seriously considered, or not considered at all stopping or incompletely paying your mortgage?

Showing % Considered

- Mortgage borrowers who don't know defaulters
- - Mortgage borrowers who know defaulters
- Delinquent borrowers who don't know defaulters
- - Delinquent borrowers who know defaulters



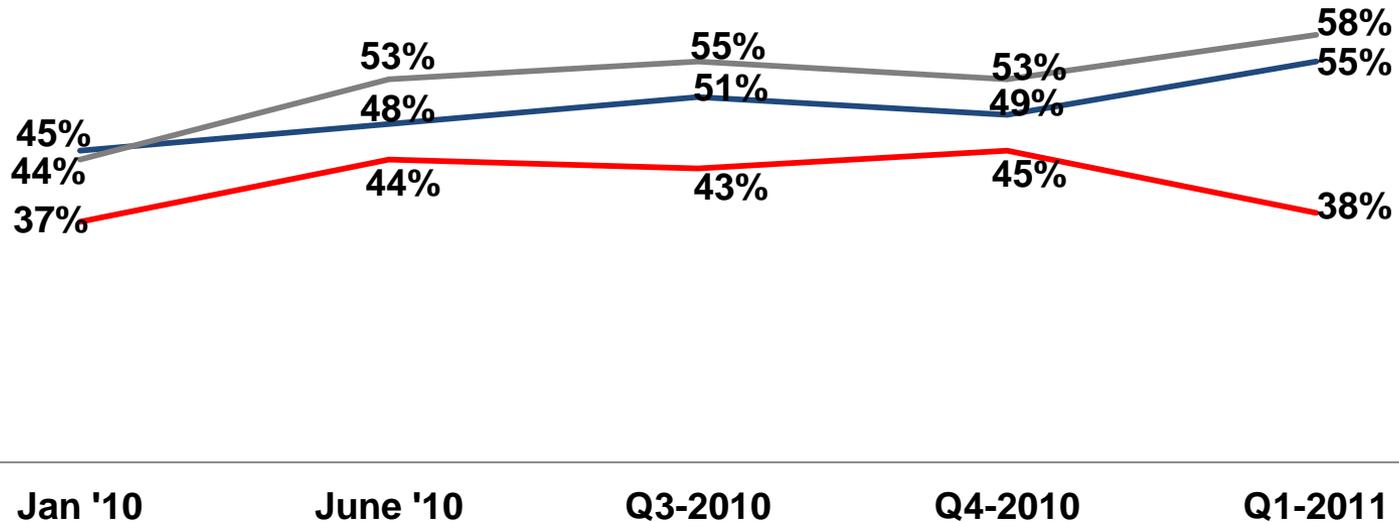
3 in 5 Underwater borrowers believe that their lender would pursue other assets in addition to their home

- In comparison to January 2010, Underwater borrowers are 14 percentage points more likely to think that their lender would go after their other assets if they were to default

IF MORTGAGE: If you were to stop paying your mortgage, how likely is it that your lender would pursue your other assets in addition to just your home?

Showing % Likely

— Mortgage — Delinquent — Underwater



Many Delinquent borrowers do not think they made a good decision in selecting their mortgage

- Only 55% of Delinquent borrowers think that given what they now know about their mortgage and the choices they had at the time, they made a good decision in selecting their mortgage

IF MORTGAGE: At the time you were selecting your mortgage, were you satisfied with the information you got?

Showing % Yes/No

Wave	Mortgage %	Delinquent %	Underwater %
Q1-2011	92/7	75/23	89/10
Q4-2010	92/7	76/22	87/12
Q3-2010	92/6	73/25	91/8
June '10	93/5	80/19	95/5
January '10	91/7	72/25	87/12

IF MORTGAGE: Given what you now know about your mortgage and the choices you had at the time, do you feel you made a good decision in selecting your mortgage?

Showing % Yes/No

Wave	Mortgage %	Delinquent %	Underwater %
Q1-2011	89/10	55/42	83/15
Q4-2010	91/8	60/38	84/15
Q3-2010	91/8	55/43	89/11
June '10	92/7	61/36	90/10
January '10	89/10	55/43	83/16

9 in 10 Mortgage borrowers would prefer having a fixed rate mortgage

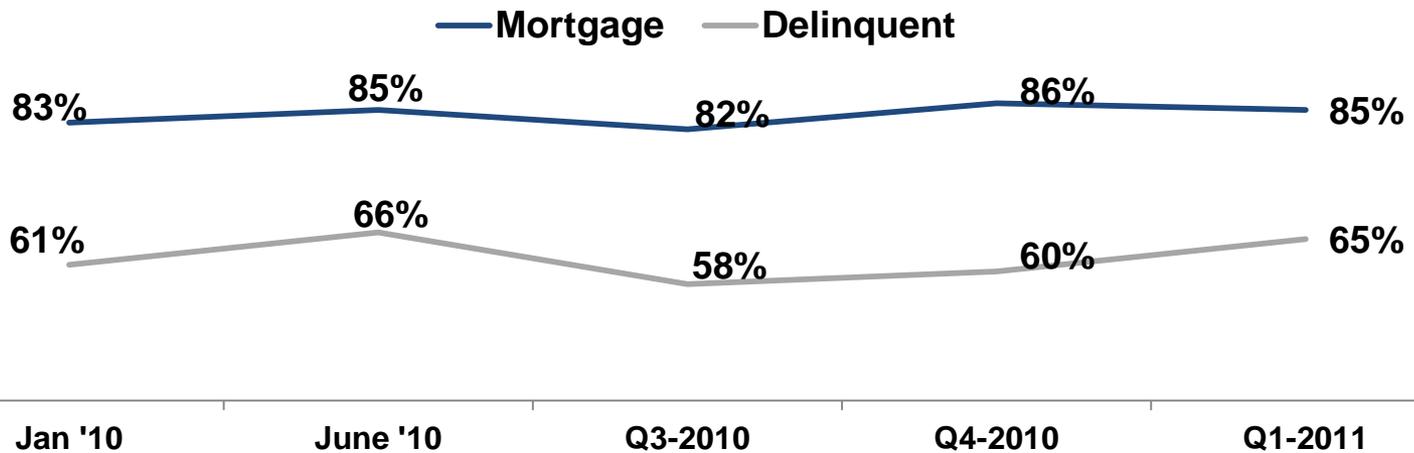
- Compared to Mortgage borrowers, Renters are less likely to say they would prefer a fixed rate mortgage with fixed payments for the life of the loan (70% versus 91% among all Mortgage borrowers)

Which of the following types of mortgage loans would you prefer to get?	Mortgage %				Delinquent %				Underwater %				Renter %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed rate mortgage with fixed payments for the life of the loan	91	92	90	89	92	93	90	89	91	91	90	93	70	73	65	65
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	3	3	2	3	1	2	2	2	3	2	2	3	6	8	7	6
An adjustable rate mortgage or ARM, where the payment adjusts at least every year	1	2	2	2	2	2	3	1	1	3	2	1	5	9	4	7
Other	2	3	4	3	2	2	2	3	3	3	5	2	6	3	4	5
You would not take out a loan	1	0	1	1	1	1	1	3	0	1	1	0	4	2	6	7
Don't know	2	0	1	2	2	1	2	2	2	0	1	1	10	4	14	11

33% of Delinquent borrowers are not confident they would get the necessary information to choose the right loan product

- While 77% of Americans are confident in this regard, the number goes up to 85% among Mortgage borrowers, but goes down to 65% among Delinquent borrowers (up by 5 percentage points since Q4-2010)

If you were buying or refinancing your house today, how confident are you that you would get the information you need to choose the loan that is right for you? *Showing % Confident*

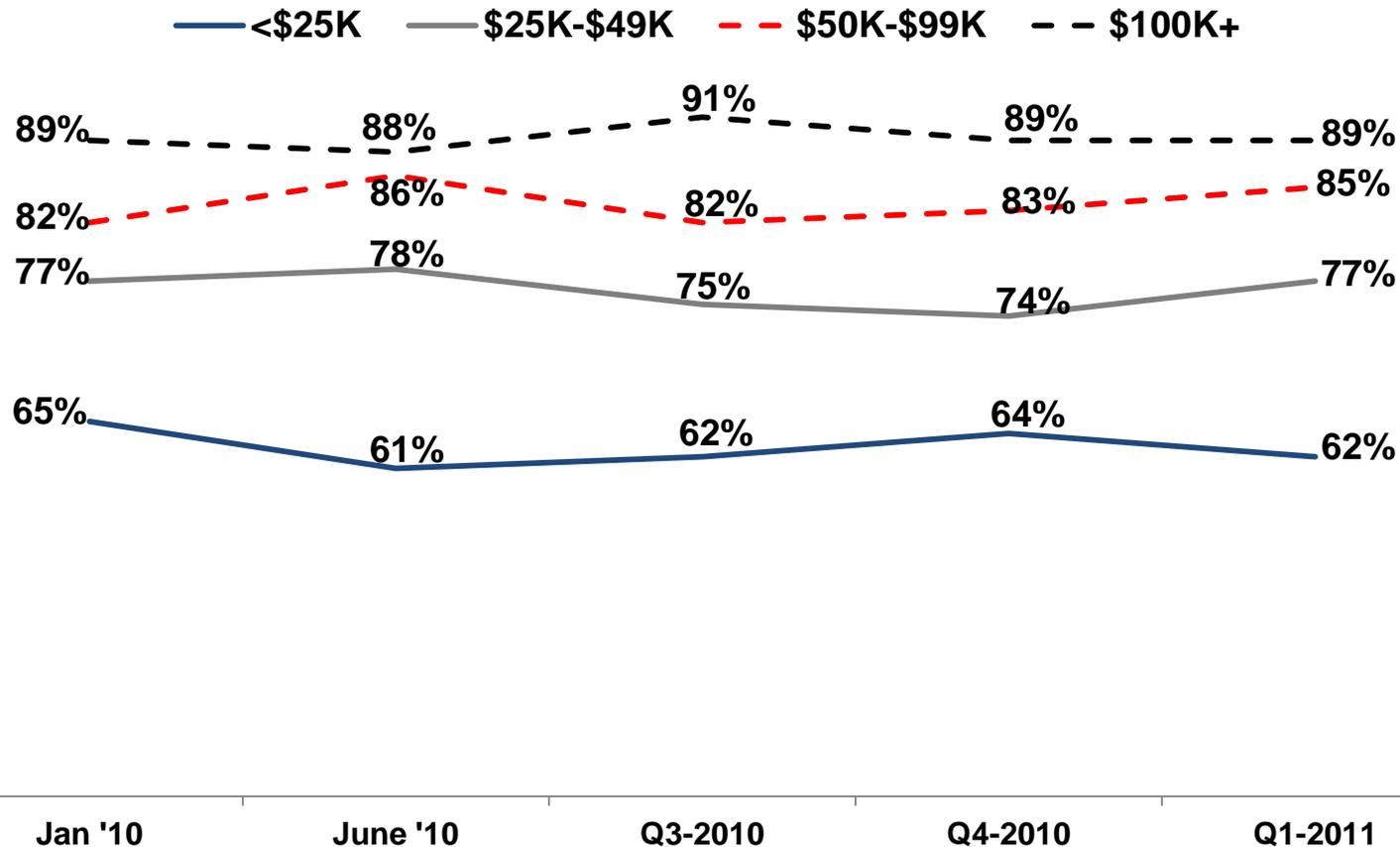


Wave (% Confident/ Not confident)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	77/21	85/14	65/33	76/23	74/22	69/29
Q4-2010	76/21	86/13	60/39	85/15	70/24	69/29
Q3-2010	76/22	82/17	58/41	79/21	74/20	69/31
June '10	77/20	85/13	66/33	81/17	75/20	65/33
January '10	76/21	83/16	61/36	83/17	74/19	70/29

Those with higher income are more confident they would get the necessary information to buy or refinance

- Even though most Americans are confident they would receive the necessary information to choose the right mortgage, the level of confidence increases proportionally with the annual household income

If you were buying or refinancing your house today, how confident are you that you would get the information you need to choose the loan that is right for you? *Showing % Confident*



Most homeowners say homeownership has been a positive experience, and most Renters say the same about their renting experience

- Delinquent borrowers are least likely to report a positive experience with homeownership, with 23% saying that homeownership has been a negative experience

IF HOMEOWNER: Has homeownership been very positive for you and your family, somewhat positive, somewhat negative, or very negative for you and your family? *Showing % Positive/Negative*

Wave	Homeowners %	Mortgage %	Delinquent %	Underwater %	Owner %
Q1-2011	95/5	95/6	76/23	94/6	96/3
Q4-2010	96/3	96/4	76/22	95/6	97/3
Q3-2010	96/4	95/5	80/20	93/8	96/4
June '10	96/4	96/4	76/21	94/6	96/3
January '10	95/4	94/5	82/16	91/7	95/4

IF RENTER: Has renting been very positive for you and your family, somewhat positive, somewhat negative, or very negative for you and your family? *Showing % Positive/Negative*

Wave	Renter %
Q1-2011	82/16
Q4-2010	83/15
Q3-2010	81/17
June '10	79/18
January '10	79/19

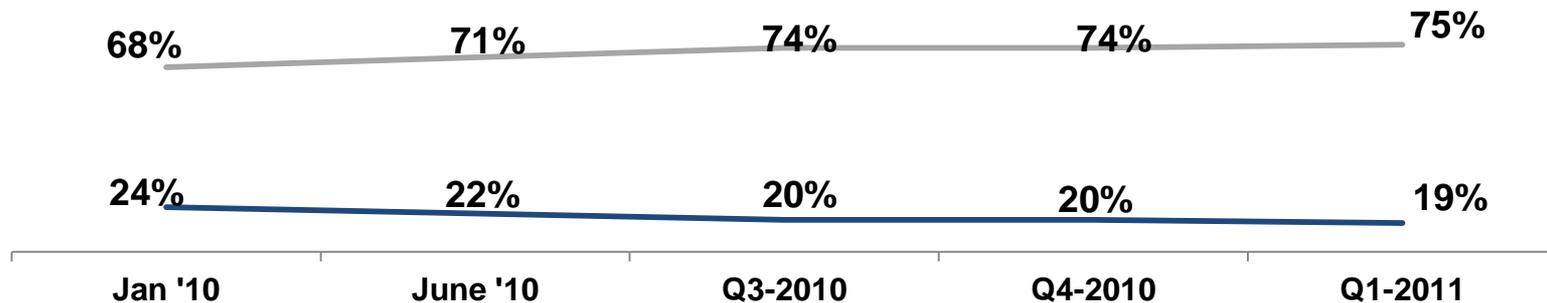
Most think it will be harder to buy a home in the future

- Compared to January 2010, Americans are more likely to think it's going to be harder for the next generation to buy a home (up from 68% to 75% in Q1-2011)

Do you think it will be easier or harder for your children or the next generation in general to buy a home than it is today?

Showing % GP

— Easier — Harder



Wave (% Easier/ Harder)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	19/75	16/78	17/77	22/75	13/81	26/68
Q4-2010	20/74	19/74	17/78	23/72	14/79	26/69
Q3-2010	20/74	18/76	20/76	15/79	16/79	24/68
June '10	22/71	22/72	17/78	25/70	21/72	22/70
January '10	24/68	22/71	21/72	23/68	24/69	27/65

Many different mortgage products is a good thing, while the person taking out the loan is to blame for taking a mortgage they can't afford

Which is closer to your view regarding different types of home mortgage choices?

Having lots of choices means people can find just the one that suits their need

More choices just raises the likelihood that people will be too overwhelmed to find a plan that meets their needs

Wave (% Can find the right one/ too overwhelming)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	62/34	62/35	66/28	65/32	59/33	63/33
Q4-2010	61/33	64/32	61/32	63/34	55/34	62/34
Q3-2010	63/31	63/32	63/30	62/35	61/31	66/29
June '10	61/33	59/36	63/30	63/35	59/32	63/30
January '10	64/29	65/30	66/28	64/31	62/25	64/29

When people get home loans that are more than they can afford, whose fault do you think it is:

The person taking out the mortgage, because it's their own responsibility to know if they can pay their bills or not

The mortgage company, because they know better what people can afford and should help guide people

Wave (% the person/ the mortgage company)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	56/35	54/37	39/45	50/43	54/36	59/33
Q4-2010	55/38	56/35	34/54	58/35	50/43	56/39
Q3-2010	55/36	56/34	36/55	56/35	53/36	54/38
June '10	56/35	57/33	39/47	60/31	54/37	56/36
January '10	53/39	54/37	33/58	51/39	50/42	55/39

2 in 3 support mortgage modification programs

- Compared to June 2010, Underwater borrowers are more likely to support having mortgage modification programs in place (up by 14 percentage points)

Which is closer to your view regarding program to allow homeowners to modify their loans when they are having trouble making their payments?

Such programs simply encourage people to be more careless in the future, because they know they'll get bailed out

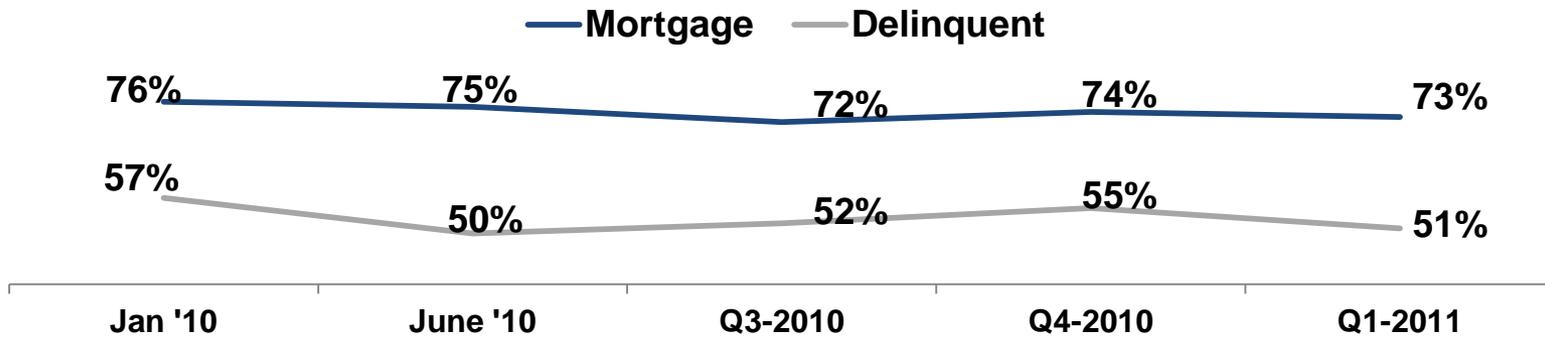
Such programs help protect the economy and local communities from increased foreclosures and falling home prices, by helping keep people in their homes

Wave (% Oppose/ Support)	GP %	Mortgage %	Delinquent %	Underwater %	Owner %	Renter %
Q1-2011	25/67	26/67	11/81	19/75	27/63	23/71
Q4-2010	26/66	25/68	11/80	27/67	28/60	25/68
Q3-2010	27/66	26/67	12/82	21/72	30/62	23/69
June '10	27/65	31/63	11/78	35/61	26/62	22/69

3 in 4 Mortgage borrowers say their home mortgage is the top priority bill to pay, 1 in 2 Delinquent borrowers name other bills

- 73 percent of Mortgage borrowers consider their mortgage payment to be most important, while among Delinquent borrowers this number is 22 percentage points lower at 51% (down by 4 percentage points since Q4-2010)

Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money? *Showing % Home Mortgage as the top priority*



Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money?	Mortgage %					Delinquent %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
Home Mortgage	73	74	72	75	76	51	55	52	50	57
Utility Bills	13	13	13	11	13	27	26	30	28	25
Car loans	5	4	3	3	4	6	6	5	4	7
Credit card	5	2	2	2	2	4	3	3	4	2
Second Mortgage or HELOC	2	2	4	4	-	1	3	2	3	-
Cell Phone	2	1	1	1	1	2	1	2	2	1
Student loans	2	1	1	1	1	1	0	1	2	1
Internet	1	1	0	1	0	1	0	1	1	1
Cable	1	1	1	1	1	1	0	1	1	0
Other loan payments	2	0	1	1	0	2	1	2	2	1

2 in 3 Mortgage borrowers think the foreclosure process would take one year or less

- 61% of all Mortgage borrowers think it would take between a month and a year (down from 67% in Q4-2010)

IF MORTGAGE: If you were delinquent on your home mortgage, how long do you think it would before you were foreclosed on?	Mortgage %					Delinquent %					Underwater %				
	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10
Less than a month	2	3	2	3	2	2	3	3	2	2	4	4	3	5	2
1-5 months	30	34	37	36	38	30	31	34	31	30	35	37	37	38	39
6-12 months	31	33	29	27	29	31	27	29	30	32	30	32	29	24	31
More than 12 months	10	6	6	7	6	9	11	11	9	8	9	5	8	11	7
Never	3	2	4	4	4	3	2	2	1	1	3	2	6	6	5
Don't know	24	21	22	23	20	24	25	20	27	26	18	19	17	17	17

Delinquent borrowers are more optimistic than other sub-groups about one's credit level recovering if one were to default on a mortgage

- While 18% of all Americans and 19% of Mortgage borrowers think it would take 3 years or less for their credit score to recover, among Delinquent borrowers this number is at 27%

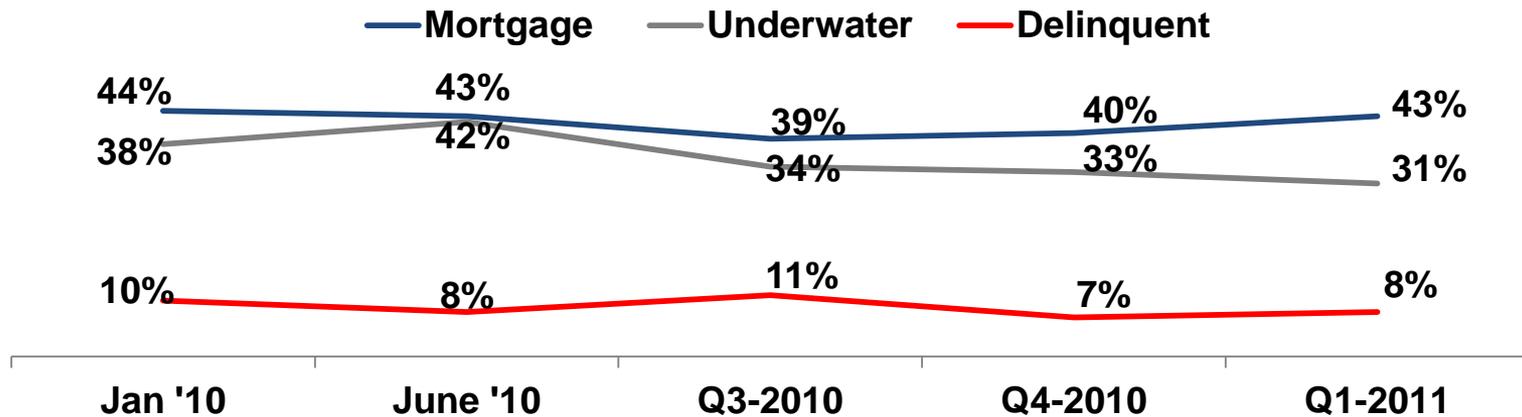
If you default on a mortgage, how long do you think it would take before your credit score would recover to its previous level?	GP %					Mortgage %					Delinquent %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
Less than a year	5	6	6	6	4	5	6	6	6	4	8	7	11	7	5
1-3 years	13	14	14	14	12	14	14	15	15	14	19	20	18	20	24
3-5 years	14	18	15	17	17	15	21	17	20	18	15	16	13	17	18
5-10 years	31	33	34	32	35	36	36	37	33	39	30	27	28	24	25
10+ years	12	10	11	11	12	12	9	8	10	10	5	10	8	7	6
Wouldn't really hurt it	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1

	Underwater %					Owner %					Renter %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
Less than a year	8	8	8	7	6	4	4	4	4	4	6	7	7	8	4
1-3 years	14	15	18	21	16	8	9	9	10	9	15	17	15	16	13
3-5 years	16	28	17	17	15	10	13	13	14	13	16	18	14	16	19
5-10 years	38	28	35	32	41	27	32	34	33	34	29	31	31	31	33
10+ years	9	9	9	8	9	9	10	12	11	14	15	11	15	12	13
Wouldn't really hurt it	0	0	1	2	1	3	1	2	2	2	1	1	1	0	2

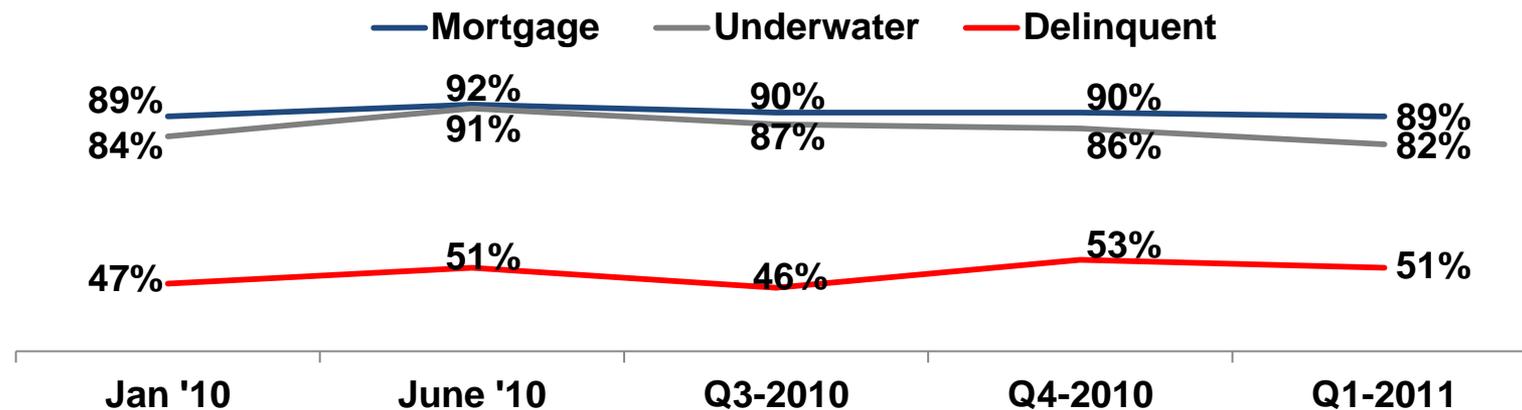
Underwater borrowers respond more like the general mortgage population than Delinquent borrowers

- However, compared to previous waves, Underwater borrowers look less like the general mortgage population

Do you feel you have sufficient savings? *Showing % Yes*



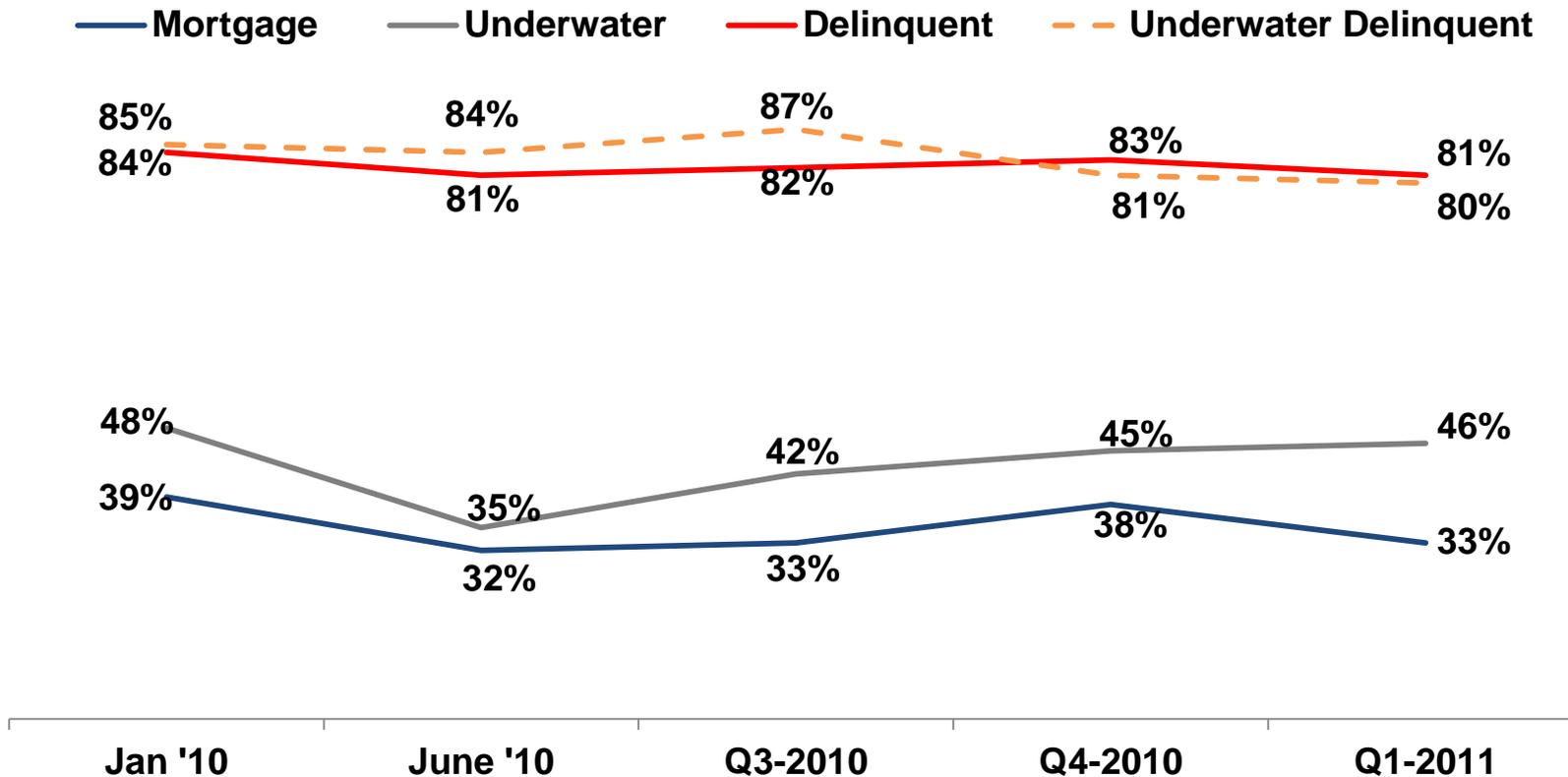
Are you very satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with the features of your current mortgage? *Showing % Satisfied*



Underwater borrowers respond more like the general mortgage population than Delinquent borrowers

- However, compared to previous waves, Underwater borrowers look less like the general mortgage population

Are you very stressed, somewhat stressed, not very stressed or not at all stressed about your ability to make payments on your debts? *Showing % Stressed*



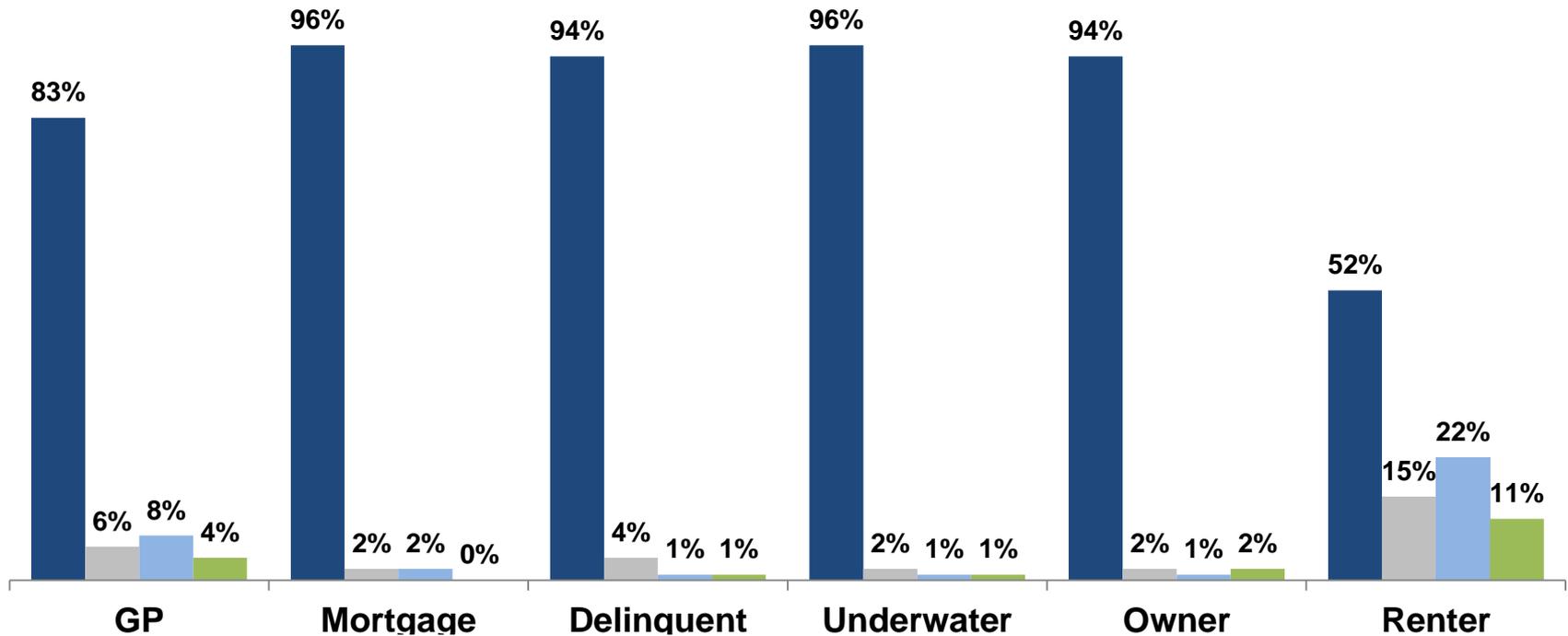
APPENDIX

OWNERSHIP DEMOGRAPHICS

4 in 5 Americans live in a single family home or a townhouse

- However, 48% of Renters live in a multi-unit building, with most (22%) living in a multi-unit building with 5 to 50 units

Do you currently live in a:



Most respondents live in homes worth between \$100k and \$250k

- However, 7% of Delinquent borrowers and 5% of Underwater borrowers say their home value exceeds \$499,999

IF OWNER OR MORTGAGE: Which of the following best describes the value of your home?	Mortgage %					Delinquent %					Underwater %					Owner %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
Less than \$100, 000	16	17	17	17	16	15	17	13	12	7	17	22	21	15	18	26	25	24	25	23
\$100, 000-\$249, 000	47	48	48	49	47	44	46	51	50	41	49	47	44	49	48	43	39	36	37	42
\$250, 000-\$499, 999	27	25	27	24	27	32	27	26	30	36	27	24	27	28	28	19	24	25	24	22
\$500, 000-\$749, 999	6	6	4	5	6	4	7	5	6	11	4	5	3	5	3	5	6	6	6	4
More than \$750, 000	2	3	2	3	2	3	2	2	2	5	1	1	3	4	1	3	3	4	3	4

Delinquent borrowers least likely to have a fixed rate mortgage

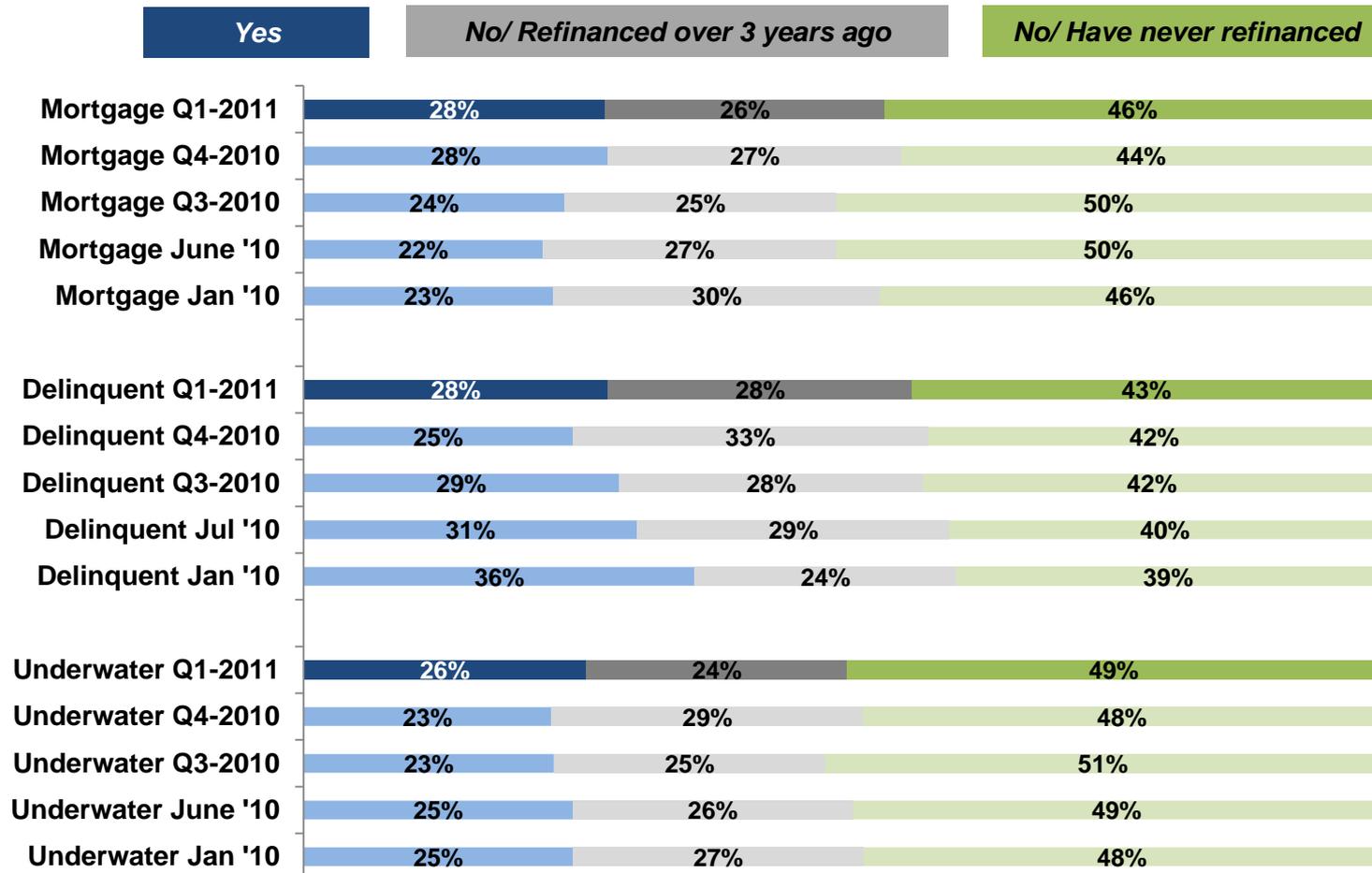
- While 89% of all Mortgage borrowers and 87% of Underwater borrowers say they have a fixed rate mortgage, the number is significantly lower among Delinquent borrowers (77%)
- Delinquent borrowers are more likely than the other two groups to have a hybrid ARM or ARM type of mortgage

Which of the following best describes the type of mortgage you have?	Mortgage %				Delinquent %				Underwater %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed rate mortgage with fixed payments for the life of the loan	89	88	88	88	77	79	76	79	87	80	87	83
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	4	6	5	4	7	10	9	8	4	9	3	7
An adjustable rate mortgage or ARM, where the payment adjusts at least every year	2	2	3	4	9	6	8	4	3	4	5	7
Other	3	2	3	2	5	3	6	8	6	5	4	3
Don't know	2	1	2	2	2	3	1	1	1	2	1	1

More than half of Mortgage borrowers have refinanced their mortgage in the past

- Delinquent borrowers remain the sub-audience most likely to have refinanced at some point in the past (56% have done so)

IF HAVE A MORTGAGE: Have you refinanced your mortgage in the past three years?



Most calculated how much to spend on a home themselves

- Delinquent borrowers are least likely to have calculated themselves
- Compared to previous waves, Underwater borrowers are much more likely to say they consulted with their mortgage lender on how much to spend on their home

IF HAVE A MORTGAGE: How did you decide how much to spend on your home? <i>Multiple responses permitted</i>	Mortgage %					Delinquent %					Underwater %				
	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10	Q4-2010	Q4-2010	Q3-2010	June '10	Jan '10
You calculated it yourself	72	68	64	67	59	61	57	54	54	57	66	64	60	67	56
Your mortgage lender advised you what you could afford	40	30	28	24	21	36	32	37	32	33	43	26	31	25	22
You took advice from friends, family or co-workers	29	25	24	22	18	24	27	24	23	18	32	23	24	18	20
Your realtor helped you decide	27	21	20	18	19	30	27	27	28	25	33	25	22	18	21
You talked to a mortgage counselor	20	15	14	14	13	20	18	20	15	13	23	17	15	19	17
You talked to a financial advisor	17	12	14	13	10	13	15	12	11	10	20	10	16	11	11

Most first-time homeowners among Underwater and Delinquent borrowers

- In comparison to all Homeowners, of whom 48% say that their current residence is their first home they have owned, the incidence of first-time homeowners among Underwater borrowers is 6 percentage points higher and 7 percentage points higher among Delinquent borrowers

IF HOMEOWNER: Is this the first home you've owned?

Showing % Yes/No

Wave	Homeowners %	Mortgage %	Delinquent %	Underwater %	Owner %
Q1-2011	48/52	49/51	55/45	54/46	46/54
Q4-2010	45/55	46/54	57/43	53/47	44/56
Q3-2010	50/50	52/48	57/43	57/43	48/52
June '10	50/50	51/48	56/44	51/48	48/52
January '10	48/52	49/51	49/51	54/46	46/54

Compared to Q4-2010, fewer homeowners say they never or almost never check the value of their home

- Compared to Q4-2010, all four sub-groups of Homeowners are more likely to say they check their home value once or twice a year (Mortgage borrowers up by 7 percentage points, Delinquent borrowers up by 6 percentage points, Underwater borrowers up by 8 percentage points, and outright Owners up by 2 percentage points)

IF HOMEOWNER: About how often do you check the value of your home?	Mortgage %					Delinquent %					Underwater %					Owner %				
	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10	Q1-2011	Q4-2010	Q3-2010	June '10	Jan '10
Never or almost never	22	28	29	27	28	21	28	29	31	21	22	28	29	29	27	39	39	40	41	41
Once every few years	27	27	26	27	25	21	21	19	23	23	26	25	29	25	24	25	25	24	26	24
Once or twice a year	35	28	30	32	31	35	29	28	30	31	35	27	26	32	30	28	26	25	23	27
Every few months	11	11	10	7	8	13	12	14	9	13	12	15	11	8	11	4	5	6	6	3
Every month or more	5	5	4	5	5	9	8	10	6	10	5	4	5	6	6	3	4	4	3	2
Don't know	1	1	1	1	2	1	2	1	1	2	0	2	0	1	2	1	1	2	2	2

APPENDIX

FINDINGS FOR KEY DEMOGRAPHIC GROUPS

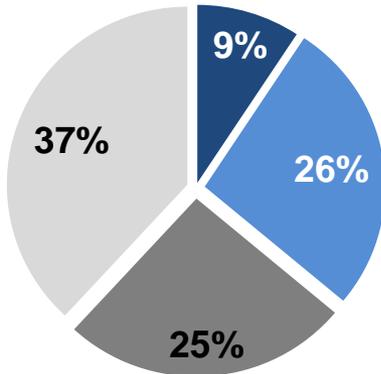
What is the last grade that you completed?

Grade school/some high school

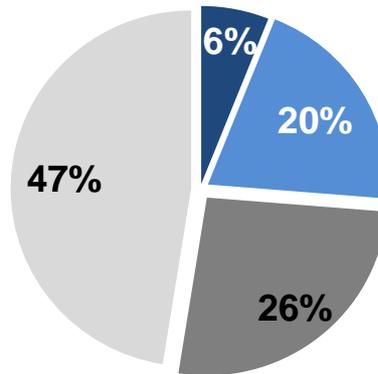
High School graduate

Some college/ Technical school

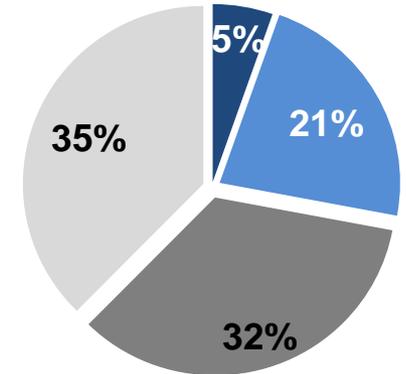
College graduate/ Graduate school



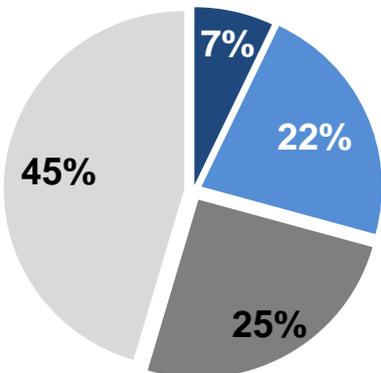
GP



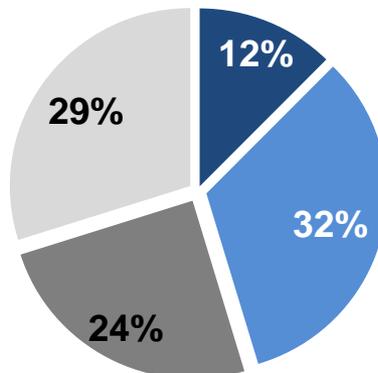
Mortgage



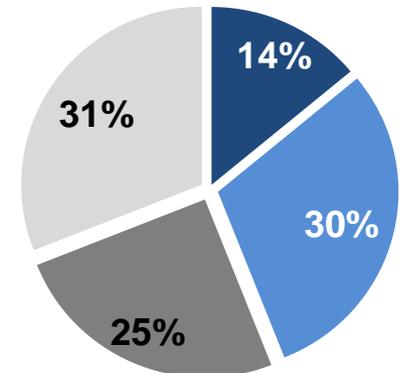
Delinquent



Underwater

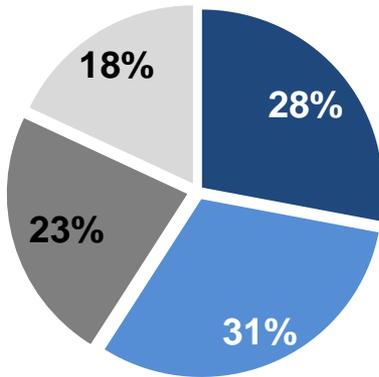


Owner

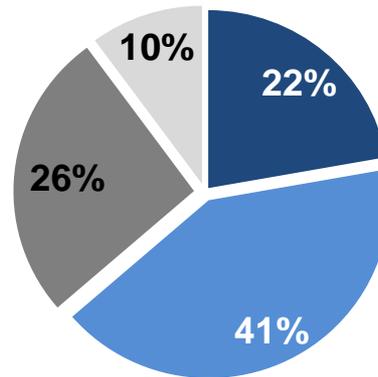


Renter

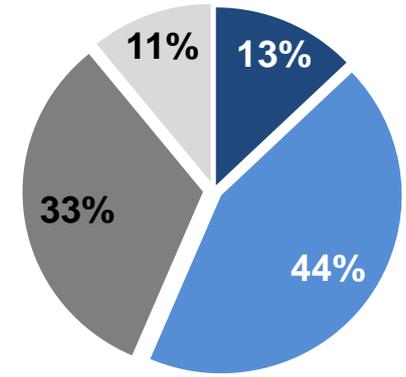
Which of the following categories best describes your age?



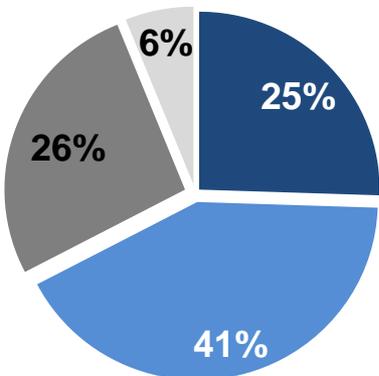
GP



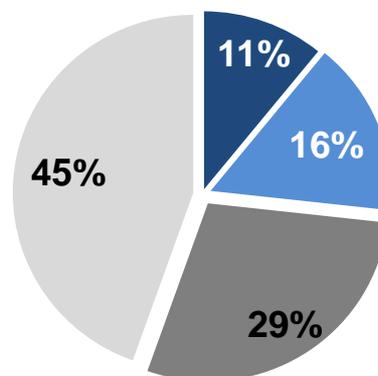
Mortgage



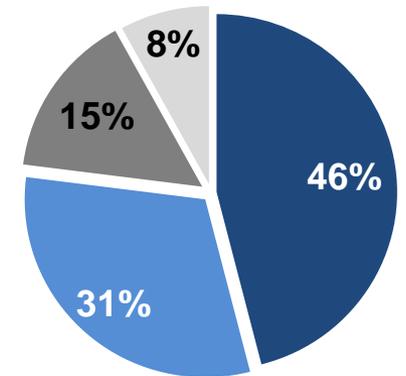
Delinquent



Underwater



Owner



Renter

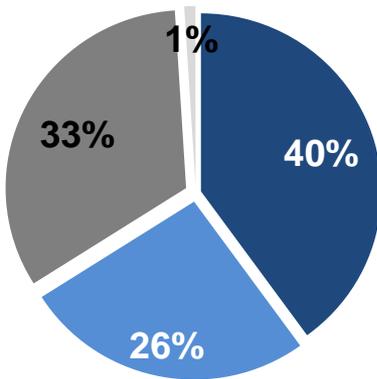
Would you say the area you live in is...?

Suburban

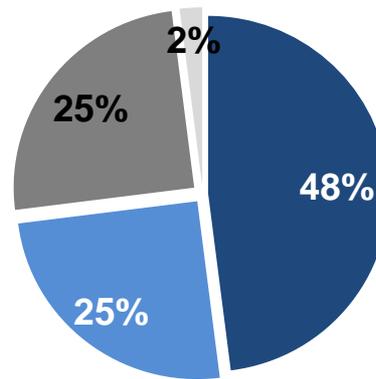
Rural

Urban or city

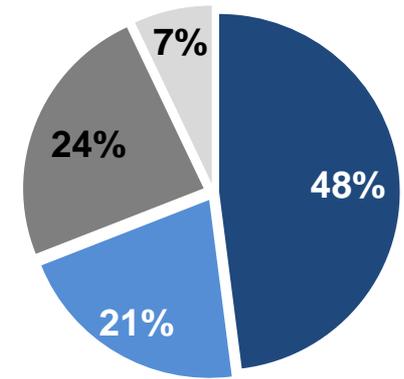
Don't know/ Refuse



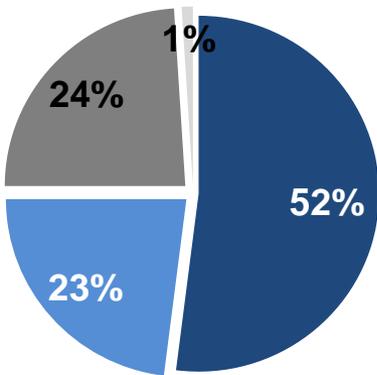
GP



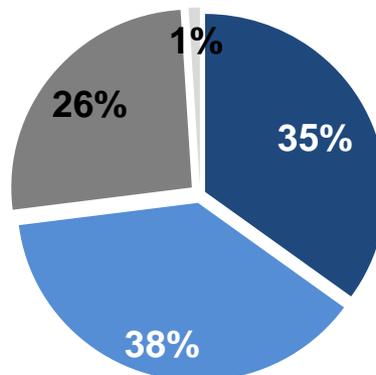
Mortgage



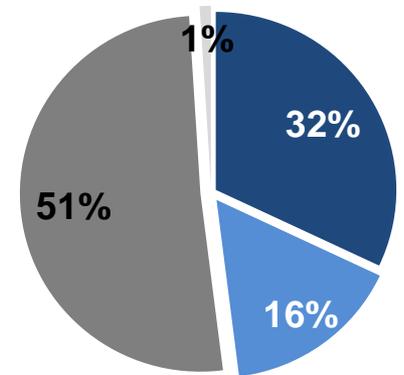
Delinquent



Underwater



Owner



Renter

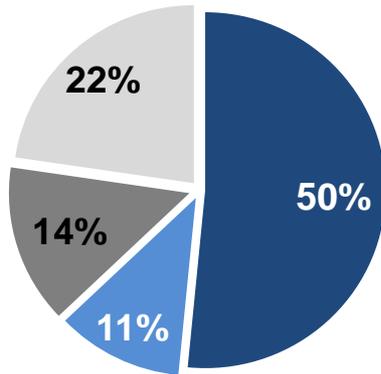
Which of the following best describes your current employment status?

Employed full-time

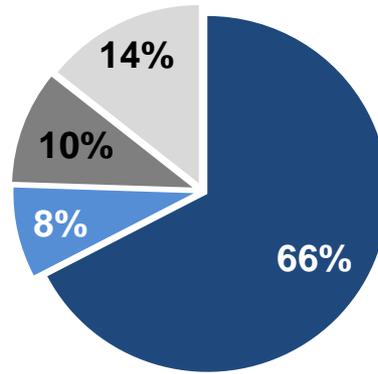
Employed part-time

Not currently employed in a paying job

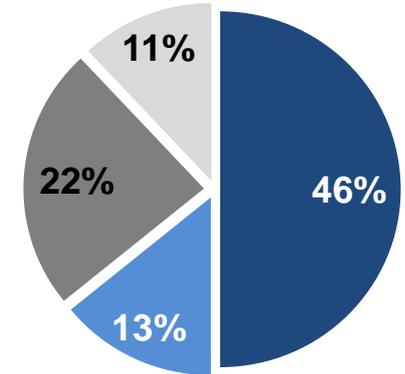
Retired



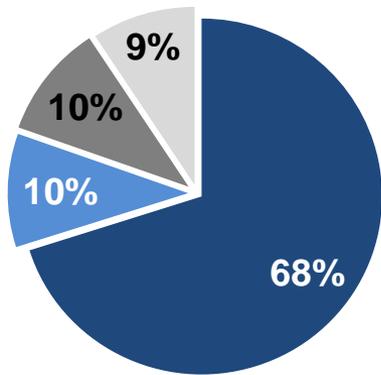
GP



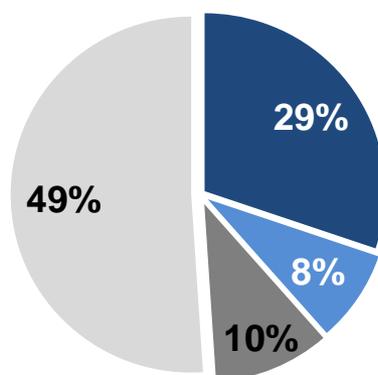
Mortgage



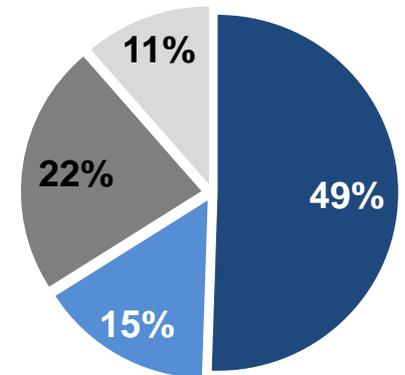
Delinquent



Underwater



Owner



Renter

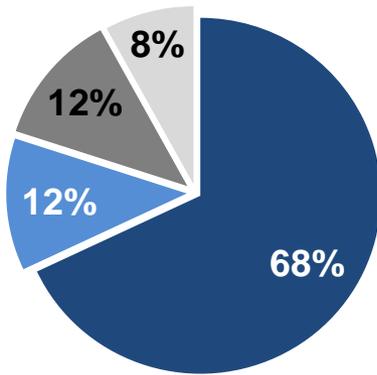
For statistical purposes only, could you please tell me your race?

White-Caucasian

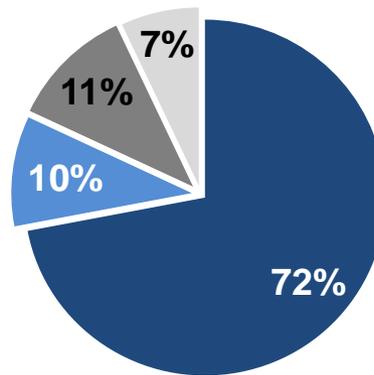
Black-African-American

Hispanic

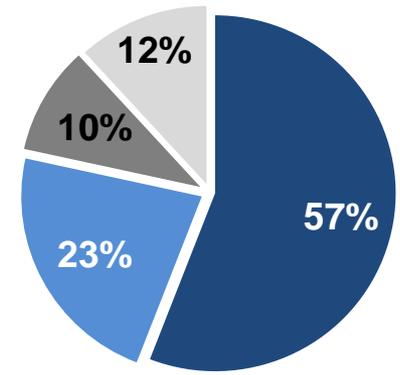
Other/ Don't know/ Refuse



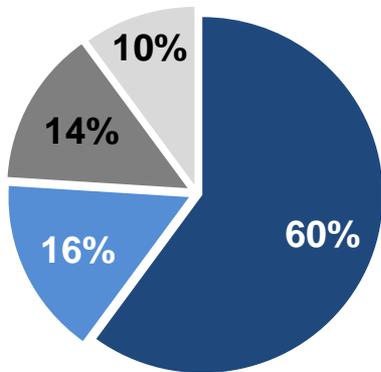
GP



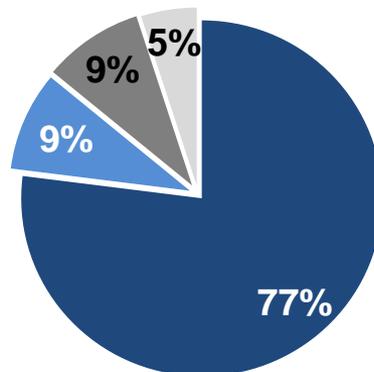
Mortgage



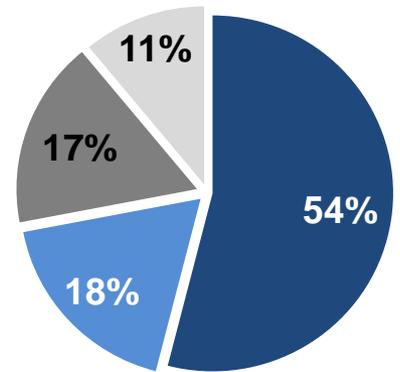
Delinquent



Underwater



Owner



Renter

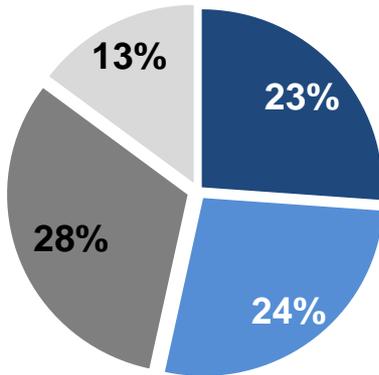
For statistical purposes only, please tell me which of the following categories best represents your total family income for 2010?

Less than \$25K

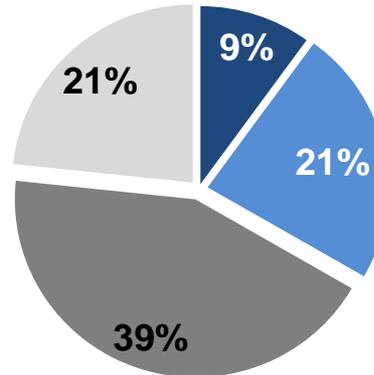
\$25K-\$49K

\$50K-\$99K

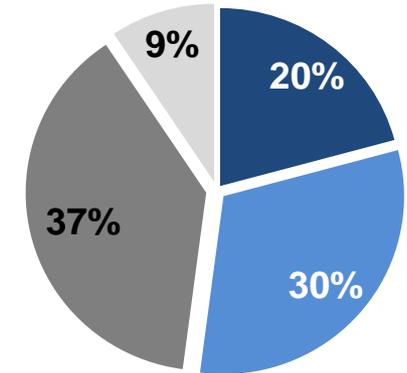
\$100K+



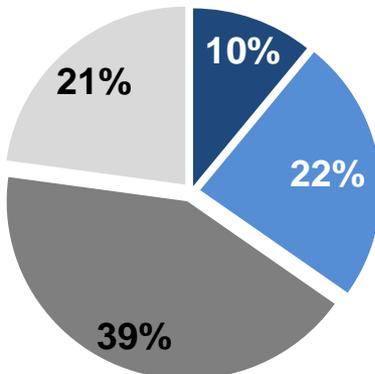
GP



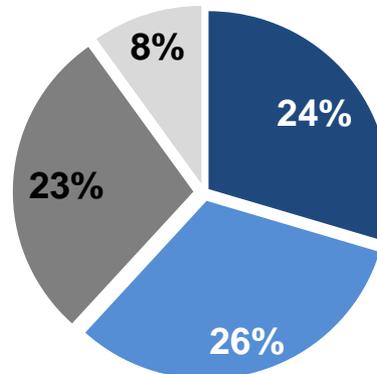
Mortgage



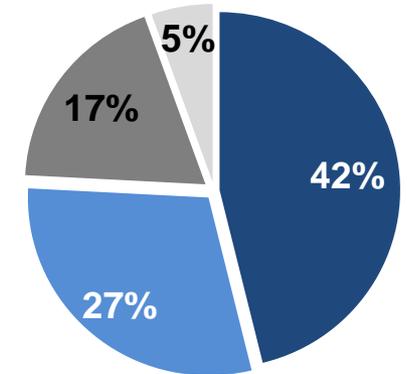
Delinquent



Underwater



Owner



Renter

Profile of African-Americans

HEADLINE	KEY DIFFERENTIATORS
More optimistic about the U.S. economy and personal finances	Nearly 1 in 2 African-Americans (44%) think the U.S. economy is on the right track compared to just 33% of General Population. Also, 61% expect their personal financial situation to get better over the next year (versus 42% of GP) with 31% saying <i>much better</i> (only 14% GP say the same).
More likely to believe that home and home rental prices will increase in the next year	40% of African-Americans expect home prices to increase in the next year (up by 4 percentage points since Q4-2010), with 47% saying the same about rental prices. This compares to 30% and 43% among GP, respectively.
More likely to be making a <i>great deal</i> of financial sacrifice to own their home	41% of African-American homeowners say they are making a <i>great deal</i> of financial sacrifice to own their home, while among all homeowners this number is 19 percentage points lower (23%).
Less likely to have calculated how much to spend on their own	Almost 3 in 4 (72%) of all homeowners say they calculated how much to spend on their home by themselves. The number drops 10 percentage points (62%) among African-American homeowners.
Building up wealth is a major reason to buy a home	While only 59% of all Americans think that the possibility of building up wealth by owning a home is a major reason to purchase a home, this number is 12 points higher (71%) among African-Americans.
Less likely to view this as a good time to buy a home	Currently, 67% of GP believe that it is a good time to buy a home. However, only 54% of African-Americans think so. This number is consistent with that seen in Q4-2010, where 55% of African-Americans said the same thing.
Difficult to get a home mortgage with credit history as the biggest obstacle	69% of African-Americans think that it would be difficult to get a home mortgage today and only 10% say it would be <i>very easy</i> – among GP, 55% say it would be difficult and 19% say it would be <i>very easy</i> . When asked what would be the biggest obstacle to them getting a home mortgage, 28% of African-Americans cite credit history, while only 17% of GP cite the same reason.
More likely perceive homeownership as a symbol of success or achievement	43% of African-Americans say that buying a home as a symbol of success or achievement is a major reason to buy a home, while only 32% of GP think it is a major reason to buy a home.
More likely to be among Delinquent mortgage borrowers	While African-Americans compose 12% of all respondents, 23% of Delinquent mortgage borrowers identify themselves as African-American.

Profile of Hispanics

HEADLINE	KEY DIFFERENTIATORS
More optimistic about personal finances	59% of Hispanics expect their financial situation to get better over the next year, while the number among all Americans is 17 points lower at 42%.
Less likely to think it is a good time to buy a house	56% of Hispanics say that it is a good time to buy a house, that number is 11 percentage points lower than it is among General Population, of which 67% think it is a good time to buy a home.
More likely to view buying a house as a way to build up wealth	74% of Hispanics cite buying a house as a good way to build up wealth, while only 59% of GP cite the same reason.
More likely to think it would be difficult to get a home mortgage	72% of Hispanics think that getting a home mortgage today would be difficult, while among all Americans this number is 17 points lower at 55% (32% of Hispanics say it would be <i>very difficult</i> – in comparison to 26% of GP).
Tax benefits, a good retirement investment are major reasons to buy a home	59% of Hispanics think that tax benefits of owning a home are a <i>major reason</i> to buy; among GP this number is 11 points lower at 48%. Also, 70% of Hispanics cite the perception that a house is a good retirement investment as a major reason to buy (56% of GP).
More likely to be making a great deal of financial sacrifice to own	Among Hispanic homeowners, 41% say they are making a <i>great deal</i> of financial sacrifice to own their home (up by 3 points since Q4-2010), while the number among GP is 18 points lower at 23%.
More likely to view buying a house as a way to be a better citizen	30% of all Americans cite becoming a better citizen as a <i>major reason</i> for buying a home. Hispanics are much more motivated by good citizenship, with 49% citing it as a <i>major reason</i> for buying.
More likely to say that their income is insufficient for the amount of expenses they have	40% of Hispanics feel that their household income is insufficient for the amount of expenses they have (up 3 points since Q4-2010). Among GP this number is 14 points lower at 26%.
Less likely to think they have sufficient savings	While 44% of all Americans think their savings are sufficient, only 30% of Hispanics think they have sufficient savings.
More concerned about their job/job security	21% of Hispanics say their biggest obstacle to getting a mortgage would be their job/job security. Among GP, this number is 8 percentage points lower at 13% citing it as the biggest obstacle.

Profile of Delinquent mortgage borrowers in comparison to all Mortgage borrowers

HEADLINE	KEY DIFFERENTIATORS
More likely to consider this a very bad time to sell a house	While 54% of all Mortgage borrowers think this is a <i>very bad time</i> to sell one's house, the number rises to 73% among Delinquent borrowers.
More likely to say they would rent if they were going to move	44% of Delinquent mortgage borrowers say they would be more likely to rent if they were going to move – it is 29 percentage points higher than among all Mortgage borrowers, of whom only 15% say they would be more likely to rent if they were going to move.
More likely to think it would be very difficult to get a home mortgage today	68% of Delinquent borrowers think it would be <i>very difficult</i> for them to get a home mortgage today. The number among Mortgage borrowers is much lower at 17%.
Less likely to perceive their income as sufficient	Only 25% of Delinquent borrowers think their income is sufficient for the amount of expenses they have, compared to 78% of all Mortgage borrowers.
Much more likely to view homeownership as requiring a great deal of financial sacrifice	70% of Delinquent borrowers say they are making a <i>great deal</i> of financial sacrifice to own their home. The number among Mortgage borrowers is 43 points lower at 27%.
Less likely to view buying a home as a safe financial investment	72% of all Mortgage borrowers view buying a home as a safe investment and 46% view it as a safe investment with a lot of potential. Among Delinquent borrowers, only 56% perceive buying a home as a safe investment and only 39% view it as a safe investment with a lot of potential.
More likely to think it's okay to stop paying home mortgage if facing financial distress	37% of Delinquent borrowers think it's okay to stop paying one's home mortgage under financial distress, while among all Mortgage borrowers, only 20% think it's okay to do so.
Much more likely to be very stressed about their ability to make payments on their debts	While only 9% of all Mortgage borrowers are <i>very stressed</i> about their ability to make payments on their debts, the number rises by 45 percentage points to 54% among Delinquent borrowers.
More likely to have considered defaulting on their mortgage	Only 5% of all Mortgage borrowers have considered defaulting on their mortgage, while 33% of Delinquent borrowers have considered defaulting, with 20% saying they have considered the option <i>seriously</i> .

Profile of Underwater mortgage borrowers in comparison to all Mortgage borrowers

HEADLINE	KEY DIFFERENTIATORS
Less optimistic about prospects of getting a home mortgage today	While 46% of Mortgage borrowers say it would be difficult to get a home mortgage today, the number goes up to 59% among Underwater borrowers.
More likely to make a great deal of financial sacrifice to own	40% of Underwater borrowers perceive their homeownership as a <i>great deal</i> of financial sacrifice. Among all Mortgage borrowers, the number of respondents saying so is at 27%.
Less confident about the information they would receive today	54% of all Mortgage borrowers say they are <i>very confident</i> they would get the right information they need to choose the right loan today. Among Underwater borrowers, the number is 11 percentage points lower at 43% of Underwater borrowers saying they would be <i>very confident</i> .
Less likely to be <i>very satisfied</i> with the features of their current mortgage	48% of Underwater borrowers say they are <i>very satisfied</i> with the features of their current mortgage versus 61% of all Mortgage borrowers who feel the same about their mortgage. Compared to Q4-2010 the incidence level of satisfaction among Underwater borrowers has declined by 4 percentage points from 52% to 48% in Q1-2011.
More likely to be stressed about their ability to make payments on debt	1 in 3 (33%) Mortgage borrowers say they are stressed about their ability to make payments on their debts, while 46% of Underwater borrowers say the same, a 13 point difference from all Mortgage borrowers.
More likely to agree with stopping payment on mortgage when faced with financial distress	27% of Underwater borrowers think it is okay to stop paying their mortgage if faced with financial distress, that is a 7 point difference from all Mortgage borrowers who say the same (20%).
Less likely to feel they have sufficient savings	43% of all Mortgage borrowers perceive their savings as sufficient; however, among Underwater borrowers the number is 12 percentage points lower at 31% saying their savings are sufficient.
More likely to have less than \$10K in assets (not including real-estate or employer-sponsored retirement plan)	While 36% of all Mortgage borrowers say their assets do not exceed \$10K, among Underwater borrowers the number is 14 percentage points higher at 50%.

Profile of Delinquent Borrowers, whose current home value is at least 5% less than what they owe on their home (Underwater)

HEADLINE	KEY DIFFERENTIATORS
More optimistic about their personal financial situation	While only 39% of all Mortgage borrowers and 45% of Underwater borrowers expect their personal financial situation to improve over the next year, 58% of Underwater Delinquent borrowers expect their finances to get better.
More likely to agree with stopping payment on mortgage when faced with financial distress	47% of Underwater Delinquent borrowers think it is okay to stop paying their mortgage if faced with financial distress. That is more than double all Mortgage borrowers who say the same (20%).
Less likely to have lowered the total amount of debt on their home in the last 12 months	While 25% of all Mortgage borrowers claim to have lowered their home mortgage debt significantly over the last year, the number goes down by 16 points to 9% among Underwater Delinquent borrowers.
More likely to know a defaulter	68% of Underwater Delinquent borrowers say they know someone who has defaulted on their mortgage – 20 percentage points higher than among all Mortgage borrowers, of whom 48% say they know someone who has defaulted.
Much more likely to think it would be difficult to get a home mortgage	91% of Underwater Delinquent borrowers think it would be difficult for them to get a home mortgage today. Meanwhile, only 46% of all Mortgage borrowers and 59% of Underwater borrowers think so.
Credit history the biggest obstacle to getting a home mortgage	While only 12% of all Mortgage borrowers cite their credit history as the biggest obstacle to their obtaining a home mortgage, 46% of Underwater Delinquent borrowers perceive their credit history as the biggest obstacle.
Making a <i>great deal</i> of financial sacrifice to own their home	3 in 4 (75%) Underwater Delinquent borrowers say they are making a <i>great deal</i> of financial sacrifice to own their home. The number is significantly lower among all Mortgage borrowers and Underwater borrowers – 27% and 40%, respectively.
More likely to think it is a very bad time to sell a home	54% of both all Mortgage borrowers and 57% of Underwater borrowers say that it is a <i>very bad</i> time to sell a home, but among Underwater Delinquent borrowers the number rises to 80%.
More likely to report higher expenses	45% of Underwater Delinquent borrowers say their household expenses have risen significantly over the past year, compared to 37% of all Mortgage borrowers.

Profile of Renters

HEADLINE	KEY DIFFERENTIATORS
More optimistic about their personal finances	55% of Renters expect their personal financial situation to get better over the next year, while among GP 42% expect the same.
More difficult to get a home mortgage; credit history being the biggest obstacle	While 55% of all Americans think it would be difficult for them to get a home mortgage today, the number goes up by 22 points to 76% among Renters (up by 5 percentage points since Q4-2010). 29% of Renters cite their credit history as the biggest obstacle to them getting a home mortgage, in comparison to 17% among GP.
Less likely to think it is a good time to buy a house	58% of Renters think it is a good time to buy a house, while 67% of all Americans think it is a good time to buy a home.
Less likely to view buying a home as a safe investment	While 66% of all Americans believe buying a home is a safe investment, only 52% of Renters view it as safe.
Less likely to consider buying if they were going to move	54% of Renters say they would continue renting if they were going to move, while only 29% of all Americans say they would rent if they were going to move.
Less likely to have sufficient savings	44% of all Americans perceive their savings as sufficient, while only 31% of Renters think their savings are sufficient.
Less likely to prefer a fixed-rate mortgage	70% of Renters say they would prefer a fixed-rate mortgage over other types of home mortgages, while 79% of the General Population say the same.
More likely to consider their income insufficient for the expenses they have	While 72% of all Americans feel their income is sufficient for their expenses, only 57% of Renters say the same.
More likely to be single	39% of Renters report being single, while among GP the number of single individuals is 18 percentage points lower at 21%.
More likely to report higher income	21% of Renters say their household income has increased significantly over the past year, compared to only 11% of GP.
Less likely to think owning is superior to renting	87% of all Americans think that owning is superior to renting, while among Renters, this number is 13 percentage points lower at 73%.

Key Differentiators among Americans earning less than \$50K a year and those making more than \$50K

HEADLINE	KEY DIFFERENTIATORS
Those making more money are more likely to view this as a good time to buy	While 57% of those Americans whose household income is lower than \$50K think this is a good time to buy a house, the number is 24 percentage points higher (81%) among \$50K+.
Getting a home mortgage a difficult process for lower income Americans	68% of those with lower income say it would be difficult for them to get a home mortgage today. Among those Americans earning more than \$50K a year, the number is 27 points lower at 41%.
Different obstacles to getting a home mortgage	While lower income Americans cite their income (26% vs. 7% among \$50K+) as the biggest obstacle, those with higher incomes cite having enough for a down payment (25% vs. 14% among <\$50K) as the biggest obstacle.
Higher income Americans are more likely to prefer a fixed-rate mortgage	While 74% of lower income Americans state that they would prefer to get a fixed rate mortgage, 87% of those making over \$50K say the same (down by 4 percentage points since Q4-2010).
Higher income Americans more likely to own, lower income – to rent	82% of Americans who earn over \$50K are homeowners, compared to 54% of those whose annual income does not exceed \$50K . Consequently, among those who currently earn under \$50K , 41% say they rent, while only 15% of those who earn over \$50K are renters.
Those making less see owning a home as a good way to build up wealth, which they can borrow against if they to	65% of those who currently earn less than \$50k cite owning a home as a good way to build up wealth as a major reason to buy a home, while only 53% of those who earn over \$50K think it is a major reason to buy a home.
Lower income Americans more likely to perceive buying a home as a risky investment	37% of those Americans making less than \$50K a year think that buying a home is a risky investment (down by 3 percentage points since Q4-2010). Meanwhile, among those earning above \$50K, the number is 13 points lower at 24%.
Americans with lower income more likely to be stressed about their debt	While 24% of those with an annual income higher than \$50K report being stressed about their ability to make payments on their debts, among those below \$50K the number goes up to 38%.

Key Differentiators Based on Age

HEADLINE	KEY DIFFERENTIATORS
Younger Americans much more optimistic about their personal finances	59% of Generation Y Americans (age 18-34) expect their personal situation to improve over the next year vs. 49% among Generation X (age 35-44) and 37% among Baby Boomers (age 45-64).
Younger Americans more pessimistic about the ease of getting a home mortgage	While 47% of Pre-Baby Boomers and 52% of Baby Boomers say it would be difficult for them to get a home mortgage today, 62% of Generation Y Americans believe it would be difficult for them to get a home mortgage today.
Older Americans are the least likely to know defaulters	30% of Pre-Baby Boomers say they know of someone in their area or neighborhood who has defaulted (versus 44% and 47%, respectively, among Generation X and Y Americans).
Different obstacles to getting a home mortgage	Having enough for a down payment is cited the most often among Generation Y Americans as the biggest obstacle to getting a home mortgage (25%). Generation X Americans also cite the down payment as well as their credit history as the biggest obstacle (21%), while Baby Boomers and Pre-Baby Boomers name their income (16% and 28%, respectively).
Younger Americans are the least likely to think their savings are sufficient	While 60% of Generation X and Gen Y believe their savings are insufficient, only 36% of Pre-Baby Boomers perceive their savings as insufficient.
Younger Americans less likely to consider their income to be sufficient for the amount of expenses they have	70% of Generation Y Americans think their income is sufficient for their expenses (including any payments on debt and mortgages). The number is 10 points higher (80%) among Pre-Baby Boomers.
Younger Americans are more likely to have seen a significant increase in income over the past year	While 14% of Pre-Baby Boomers and 16% of Baby Boomers say their current income is significantly higher than it was a year ago, the number nearly doubles to 30% among Generation Y.
Older Americans are much more likely to think it will be harder for the next generation to purchase a home	Only 13% of Pre-Baby Boomers (age 65+) think it will be easier for the next generation to purchase a home than it was for them, compared with 28% of Generation Y Americans.

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100K+ %
ECONOMY <i>Right track/ Wrong track</i>	Q1-2011	33/59	36/53	44/45	28/59	34/57	33/60	40/56
	Q4-2010	29/62	33/59	51/38	30/60	30/61	30/62	34/62
	Q3-2010	28/61	32/55	51/39	28/60	27/63	29/62	33/60
	June '10	30/60	36/52	48/42	30/59	29/59	32/60	35/59
	Jan '10	31/61	33/57	48/43	28/63	30/62	34/60	32/60
PERSONAL FINANCES IN THE NEXT YEAR <i>Get better/ Stay the same/ Get worse</i>	Q1-2011	42/42/15	59/29/11	61/30/8	47/33/18	42/42/16	41/44/13	40/48/12
	Q4-2010	40/42/17	59/26/14	67/26/6	46/33/18	44/40/15	33/49/16	39/47/12
	Q3-2010	41/41/16	61/24/12	65/26/8	50/34/12	41/41/17	40/43/17	35/46/16
	June '10	44/40/15	58/32/9	71/19/9	48/33/16	48/35/16	40/47/13	44/44/11
	Jan '10	44/38/17	63/24/12	73/18/8	49/33/18	44/36/17	40/44/15	40/44/15
BUYING A HOUSE <i>Good time/ Bad time</i>	Q1-2011	67/28	56/41	54/41	45/48	68/29	79/18	87/12
	Q4-2010	65/30	53/43	55/40	46/49	67/29	75/21	86/13
	Q3-2010	68/29	58/38	62/36	56/39	67/30	76/23	83/15
	June '10	70/26	60/37	60/36	49/43	68/28	81/16	86/13
	Jan '10	64/31	59/36	61/37	54/41	65/31	72/24	78/20
SELLING A HOUSE <i>Good time/ Bad time</i>	Q1-2011	11/86	11/84	18/76	15/78	11/88	8/89	5/94
	Q4-2010	10/87	12/86	25/71	14/83	12/87	9/89	6/90
	Q3-2010	12/85	13/85	22/75	15/79	11/86	9/89	10/90
	June '10	15/83	15/82	24/71	17/77	15/82	12/87	11/88

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100K+ %
SELLING A HOUSE IN THE NEXT 3 YEARS <i>Likely/ Unlikely</i>	Q1-2011	18/81	19/80	17/82	13/86	15/83	19/80	24/76
	Q4-2010	16/83	24/73	13/87	14/83	15/83	17/83	21/80
	Q3-2010	15/84	18/80	15/85	12/87	15/84	15/84	18/82
	June '10	18/82	24/75	19/81	16/82	17/81	17/83	23/77
HOME PRICES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	30/48/17	34/49/11	40/42/12	36/43/15	33/49/15	26/53/18	24/54/21
	Q4-2010	26/52/19	31/48/18	36/43/17	33/45/18	24/55/18	25/55/18	21/56/22
	Q3-2010	25/49/22	28/43/23	31/49/17	29/48/17	26/48/22	25/52/22	24/51/23
	June '10	31/47/18	37/33/25	37/43/15	36/40/18	33/46/18	29/51/17	27/54/17
	Jan '10	37/36/23	43/33/21	41/28/28	43/29/23	34/39/25	35/41/23	36/41/21
IF UP, BY WHAT % <i>(Mean)</i>	Q1-2011	7.93	9.82	8.62	9.53	8.36	7.32	6.24
	Q4-2010	8.77	9.5	10.06	9.65	8.62	7.76	7.5
	Q3-2010	8.56	10.9	10.1	9.63	9.29	8.02	7.14
	June '10	9.59	9.47	12.2	12.2	11.1	7.7	7.31
IF DOWN, BY WHAT % <i>(Mean)</i>	Q1-2011	8.76	9.14	9.2	9.32	8.12	8.73	7.78
	Q4-2010	10.06	9.37	11.07	11.62	10.38	10.25	7.87
	Q3-2010	10.3	10.8	11.8	12.6	10.4	9.47	9.07
	June '10	11.6	10.5	15.3	12.9	11.6	9.89	13
OVERALL HOME PRICE CHANGE % <i>(Don't Do)</i>	Q1-2011	+0.9	+2.3	+2.3	+2.0	+1.5	+0.3	-0.1
	Q4-2010	+0.4	+1.3	+1.7	+1.1	+0.2	+0.1	-0.2
	Q3-2010	-0.1	+0.6	+1.1	+0.7	+0.1	-0.1	-0.4
	June '10	+0.9	+0.5	+1.6	+2.1	+1.6	+0.6	-0.2

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100K+ %
HOME RENTAL PRICES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	43/46/6	44/47/7	47/44/6	49/42/6	42/49/6	41/47/7	39/51/7
	Q4-2010	39/50/7	42/47/9	48/40/8	44/48/5	38/52/6	35/55/7	34/52/8
	Q3-2010	37/49/10	39/45/13	50/41/7	44/43/9	37/50/9	35/53/8	29/56/11
	June '10	39/46/10	40/33/24	55/37/6	46/37/11	43/45/8	36/51/9	32/52/10
IF UP, BY WHAT % <i>(Mean)</i>	Q1-2011	8.86	10.4	9.41	9.51	9.8	8.48	7.2
	Q4-2010	9.13	9.51	9.92	10.27	9.63	8.23	8.33
	Q3-2010	9.88	10.7	10.8	10.7	10.5	9.82	8.14
	June '10	11.3	11.5	13.6	14	11.1	9.35	9.9
IF DOWN, BY WHAT % <i>(Mean)</i>	Q1-2011	9.33	9.93	12.9	14.1	7.77	8.77	6.51
	Q4-2010	10.23	9.43	13.84	12.77	11.7	8.59	8.65
	Q3-2010	8.73	8.32	11.1	9.78	8.76	8.25	9.33
	June '10	8.43	6.11	10.8	9.23	6.96	9	8.5
OVERALL HOME RENTAL PRICE CHANGE % (Don't Do)	Q1-2011	+3.25	+3.98	+3.65	+3.81	+3.65	+2.86	+2.35
	Q4-2010	+2.8	+3.1	+3.7	+3.9	+3.0	+2.3	+2.1
	Q3-2010	+2.8	+3.1	+4.6	+3.8	+3.1	+2.8	+1.3
	June '10	+3.6	+3.1	+6.8	+5.4	+4.2	+2.6	+2.3

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100k+ %
INTEREST RATES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	49/39/7	43/44/8	45/42/10	45/40/8	46/41/9	50/41/6	57/36/4
	Q4-2010	49/34/11	45/37/14	50/27/18	49/31/14	46/36/13	51/35/11	56/36/7
	Q3-2010	46/38/13	45/38/14	48/27/21	49/34/13	46/36/13	46/40/10	45/40/13
	June '10	50/34/11	54/29/13	51/31/15	49/31/13	50/35/12	53/37/9	50/37/12
	Jan '10	41/39/13	43/34/15	47/31/19	44/32/16	41/38/13	38/46/13	42/46/9
MORTGAGE ACCESSABILITY TODAY <i>Difficult/ Easy</i>	Q1-2011	55/42	72/25	69/27	76/19	61/38	45/53	31/69
	Q4-2010	55/43	74/24	66/30	79/20	58/39	42/56	34/65
	Q3-2010	57/40	73/23	68/29	77/19	62/35	49/49	32/65
	June '10	54/42	72/25	65/33	74/22	58/38	47/52	32/67
	Jan '10	60/35	76/20	73/23	79/17	63/34	51/45	43/55
HOMEOWNERSHIP EXPERIENCE <i>Positive/ Negative</i>	Q1-2011	95/5	96/5	89/9	91/8	95/5	96/5	98/3
	Q4-2010	95/3	95/4	94/6	92/7	96/4	98/2	94/3
	Q3-2010	96/4	96/4	93/7	92/7	95/6	96/4	97/1
	June '10	96/4	93/7	91/8	89/11	96/2	97/3	98/2
	Jan '10	95/4	91/8	91/8	90/10	94/5	97/2	96/3
RENTING EXPERIENCE <i>Positive/ Negative</i>	Q1-2011	82/16	80/18	85/14	79/20	85/13	85/14	80/17
	Q4-2010	83/15	80/17	85/13	82/16	82/16	89/10	90/4
	Q3-2010	81/17	81/15	72/27	75/22	88/11	84/13	81/20
	June '10	79/18	72/21	79/18	77/20	81/16	76/19	95/5
	Jan '10	79/19	80/19	80/19	78/20	76/21	82/15	84/14

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100K+ %
FINANCIAL SACRIFICE TO OWN A HOME (OWNERS OR MORTGAGE) <i>Sacrificing/ Not Sacrificing</i>	Q1-2011	56/44	71/29	70/29	59/40	56/43	57/42	55/45
	Q4-2010	55/44	73/26	61/38	63/36	57/42	55/44	53/47
	Q3-2010	53/46	68/31	62/38	55/43	51/48	56/44	48/52
	June '10	57/43	68/32	60/39	54/45	66/33	53/47	55/44
	Jan '10	54/44	66/33	57/41	53/44	55/43	55/44	56/43
POTENTIAL FINANCIAL SACRIFICE TO OWN A HOME (NON-OWNERS) <i>Sacrifice/ No Sacrifice</i>	Q1-2011	81/18	90/9	83/16	84/15	82/18	80/18	56/41
	Q4-2010	80/18	86/13	82/18	85/13	84/15	74/23	68/32
	Q3-2010	83/16	93/7	85/15	84/14	84/15	76/23	67/34
	June '10	80/16	85/13	84/15	83/13	80/16	80/20	70/30
HOMEOWNERSHIP ACCESSABILITY (FUTURE vs. TODAY) <i>Easier/ Harder</i>	Q1-2011	19/75	35/61	27/67	26/69	20/76	16/78	16/78
	Q4-2010	20/74	27/65	28/66	23/72	17/76	20/74	22/72
	Q3-2010	20/74	30/64	30/63	21/71	21/71	20/75	18/78
	June '10	22/71	31/64	30/65	22/72	25/68	22/73	18/76
	Jan '10	24/68	29/64	33/61	29/65	25/69	22/71	21/72
CONFIDENCE IN RECEIVING THE NEEDED INFORMATION TO GET THE RIGHT LOAN <i>Confident/ Not Confident</i>	Q1-2011	77/21	64/34	72/26	62/36	77/22	85/14	89/11
	Q4-2010	76/21	62/36	72/27	64/34	74/23	83/16	89/9
	Q3-2010	76/22	60/37	81/18	62/33	75/22	82/17	91/8
	June '10	77/20	66/31	73/25	61/34	78/20	86/12	88/9
	Jan '10	76/21	60/36	74/25	65/31	77/22	82/17	89/8

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100k+ %
BUYING A HOME: INVESTMENT <i>Safe/ Risky</i>	Q1-2011	66/31	60/36	61/34	54/42	67/31	72/26	79/19
	Q4-2010	64/33	59/39	62/35	52/43	61/36	71/26	78/20
	Q3-2010	66/30	61/35	65/33	57/39	66/30	71/26	74/23
	June '10	67/30	59/39	59/36	55/40	63/36	74/24	80/18
	Jan '10	70/27	64/33	63/34	61/36	70/27	78/20	80/17
SATISFACTION WITH CURRENT MORTGAGE <i>Satisfied/ Not Satisfied</i>	Q1-2011	89/9	80/19	82/14	78/19	89/10	89/10	95/4
	Q4-2010	90/9	87/12	85/12	82/15	87/11	94/7	90/8
	Q3-2010	90/8	83/17	86/12	81/15	84/14	93/7	95/4
	June '10	92/7	89/11	79/21	85/13	88/12	94/6	96/3
	Jan '10	89/9	72/28	82/17	76/22	87/12	92/8	93/7
OKAY TO STOP PAYING MORTGAGE IF UNDERWATER <i>Yes/ No</i>	Q1-2011	10/87	15/80	12/85	11/85	11/85	9/88	8/89
	Q4-2010	11/86	17/81	12/85	13/83	11/87	9/89	10/87
	Q3-2010	11/86	15/79	8/89	12/83	12/85	9/88	6/91
	June '10	10/85	14/81	11/85	12/82	11/83	8/90	10/87
	Jan '10	8/88	12/81	8/89	12/84	6/90	6/90	6/91

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100K+ %
OKAY TO STOP PAYING MORTGAGE IF FACING FINANCIAL DISTRESS <i>Yes/ No</i>	Q1-2011	18/75	24/71	19/76	18/76	19/74	19/76	20/75
	Q4-2010	19/76	21/75	17/80	20/77	19/76	20/75	19/78
	Q3-2010	17/78	21/73	15/81	16/78	17/78	17/78	17/78
	June '10	17/78	19/76	16/81	18/77	15/81	17/79	20/77
	Jan '10	15/80	22/73	11/85	16/78	12/84	15/80	17/78
KNOW DEFAULTERS IN THEIR NEIGHBORHOOD <i>Yes/ No</i>	Q1-2011	41/57	48/51	31/67	38/60	42/56	45/54	46/53
	Q4-2010	40/58	45/54	30/69	32/66	40/59	47/52	49/51
	Q3-2010	42/56	47/52	32/67	34/64	45/54	49/50	48/52
	June '10	41/58	46/53	28/70	33/66	43/55	52/48	43/56
	Jan '10	39/58	45/52	30/68	35/62	40/57	45/53	43/56
KNOW STRATEGIC DEFAULTERS <i>Yes/ No</i>	Q1-2011	19/79	29/69	14/85	19/80	19/80	21/77	22/77
	Q4-2010	17/82	28/71	13/86	14/86	18/80	17/82	25/75
	Q3-2010	18/81	30/69	14/84	16/82	18/80	18/81	22/77
	June '10	19/79	31/67	14/84	16/80	19/79	22/77	22/75
CONSIDERED STOPPING OR INCOMPLETELY PAYING MORTGAGE <i>Yes/ No</i>	Q1-2011	5/95	11/89	9/89	8/92	8/92	3/96	3/96
	Q4-2010	6/93	14/84	5/92	8/91	8/90	5/94	3/95
	Q3-2010	4/95	8/91	5/95	10/88	7/93	3/94	2/98
	June '10	4/94	8/89	8/89	8/89	5/94	5/94	2/98
	Jan '10	6/93	16/81	9/89	16/80	6/93	3/98	6/93

Demographic Profiles

	Wave	GP %	Hispanic %	African-Americans %	<\$25k %	\$25k-\$50k %	\$50k-\$100k %	\$100k+ %
STRESS ABOUT DEBT <i>Stressed/ Not Stressed</i>	Q1-2011	31/69	34/65	33/66	41/58	35/64	28/72	16/84
	Q4-2010	34/66	38/61	35/63	44/55	37/63	31/69	22/77
	Q3-2010	32/67	37/61	37/60	45/53	34/65	29/70	18/81
	June '10	33/66	39/60	41/57	45/53	37/62	27/73	22/77
	Jan '10	37/62	47/52	44/56	49/51	39/60	34/65	22/78
SUFFICIENT INCOME <i>Yes/ No</i>	Q1-2011	72/26	59/40	59/38	51/47	69/30	81/18	92/8
	Q4-2010	72/27	61/37	62/36	53/46	68/30	81/18	90/10
	Q3-2010	71/28	64/35	58/40	52/46	68/30	81/19	88/11
	June '10	69/29	60/39	56/42	49/49	67/32	80/18	85/14
SUFFICIENT SAVINGS <i>Yes/ No</i>	Q1-2011	44/55	30/69	38/60	29/69	39/59	50/50	58/41
	Q4-2010	44/55	32/68	38/61	30/69	41/58	47/52	58/41
	Q3-2010	42/56	36/63	40/57	29/70	40/59	47/52	58/40
	June '10	44/55	36/64	37/62	31/67	41/58	48/51	58/41
	Jan '10	43/56	27/72	33/66	31/68	37/62	47/52	63/36
% OF PRE-TAX INCOME THAT SHOULD GO INTO SAVINGS (MEAN)	Q1-2011	15.2	16.4	17.1	16.5	14.4	14.7	15.5
	Q4-2010	15.29	16.2	17.32	18.03	15.68	13.81	14.57
	Q3-2010	16.2	19.1	21.1	19.7	15.1	15.3	16
	June '10	15.2	16.6	18.6	16.7	14.9	14.4	14.8
% OF PRE-TAX INCOME THAT ACTUALLY GOES INTO SAVINGS (MEAN)	Q1-2011	7.59	7.85	7.48	6.27	6.2	8.05	9.96
	Q4-2010	10.3	12.34	12.48	11.11	10.29	9.04	11.58
	Q3-2010	9.6	11.7	11.5	8.42	9.22	9.47	12.7
	June '10	9.11	10.8	9.92	7.68	7.98	9.64	11.7

Demographic Profiles

Which of the following is or would be the biggest obstacle to your getting a home mortgage?	GP %				Hispanic %				African-Americans %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
Having enough for a down payment	18	17	16	16	17	16	13	16	14	12	12	12
Your income	17	19	19	19	22	20	20	23	14	23	20	19
Your credit history	17	15	17	16	19	16	21	20	28	22	25	26
Your job or job security	13	14	14	15	21	21	21	22	14	14	11	15
Finding an affordable rate	11	10	11	10	9	8	9	10	14	14	14	12
Your total debt	7	7	7	7	6	8	5	4	6	7	6	7
Don't know	17	17	17	16	7	10	10	5	11	8	11	9

Which of the following is or would be the biggest obstacle to your getting a home mortgage?	GP %				<\$25k %				\$25k-\$50k %				\$50k-\$100k %				\$100K+ %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
Having enough for a down payment	18	17	16	16	12	13	10	9	16	16	17	16	25	22	19	22	24	19	19	18
Your income	17	19	19	19	34	37	33	36	17	19	22	18	8	12	10	12	4	7	5	6
Your credit history	17	15	17	16	22	20	23	22	20	20	16	22	14	12	17	13	11	10	8	8
Your job or job security	13	14	14	15	15	15	14	16	15	15	16	16	12	13	12	14	10	8	11	14
Finding an affordable rate	11	10	11	10	6	6	7	6	10	9	12	10	14	13	13	12	11	13	14	15
Your total debt	7	7	7	7	2	2	4	5	10	8	5	5	9	10	9	10	9	12	13	9
Don't know	17	17	17	16	8	7	9	7	12	13	12	12	18	18	19	18	30	32	30	30

Demographic Profiles

Which of the following best describes the type of mortgage you have?	GP %				Hispanic %				African-Americans %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed-rate mortgage with fixed payments for the life of the loan	89	88	88	88	87	81	86	83	87	86	90	91
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	4	6	5	4	5	9	4	5	2	4	1	5
An adjustable rate mortgage or ARM, where the payment adjusts at least ~ every year	2	2	3	4	3	4	4	9	2	3	4	1

Which of the following best describes the type of mortgage you have?	GP %				<\$25k %				\$25k-\$50k %				\$50k-\$100k %				\$100K+ %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed-rate mortgage with fixed payments for the life of the loan	89	88	88	88	81	76	84	78	91	87	83	86	91	88	89	93	90	88	91	87
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	4	6	5	4	5	4	6	8	2	7	6	5	4	6	5	2	5	6	3	5
An adjustable rate mortgage or ARM, where the payment adjusts at least ~ every year	2	2	3	4	3	5	3	11	2	2	3	5	2	2	4	3	1	2	3	3

Demographic Profiles

Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money?	GP %				Hispanic %				African-Americans %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
First home Mortgage	53	54	50	50	52	48	47	44	51	52	51	48
Utility bills	23	23	24	23	17	17	20	19	22	25	22	30
Car loans	5	6	6	5	6	9	7	7	6	4	6	5
Credit Card	5	4	5	5	6	6	7	8	5	5	4	2
Cell phone	2	2	3	2	4	4	2	4	3	2	4	3
Second mortgage or home equity line of credit	2	2	3	4	2	2	2	4	4	4	3	2
Student loans	2	2	3	3	3	5	6	6	3	2	3	4
Internet	1	1	1	1	1	2	1	0	1	0	1	1
Cable	1	1	2	1	3	3	2	1	1	2	2	1

Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money?	GP %				<\$25k %				\$25k-\$50k %				\$50k-\$100k %				\$100K+ %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
First home Mortgage	53	54	50	50	42	38	35	35	51	53	48	51	61	64	59	59	65	67	61	63
Utility bills	23	23	24	23	29	31	32	30	26	23	25	21	18	20	20	19	15	14	18	15
Car loans	5	6	6	5	6	6	6	6	5	8	6	6	5	3	6	5	3	6	5	3
Credit Card	5	4	5	5	5	5	6	7	5	3	5	5	4	3	5	3	7	3	3	5
Cell phone	2	2	3	2	4	3	5	3	1	2	3	3	1	1	1	2	3	1	2	2
Second mortgage or home equity line of credit	2	2	3	4	2	2	3	4	2	2	2	4	2	2	4	4	2	2	3	4
Student loans	2	2	3	3	2	2	6	5	2	2	4	3	1	2	2	2	2	1	1	2
Internet	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	0	1	1
Cable	1	1	2	1	1	2	2	1	1	1	2	1	1	1	1	1	0	1	2	1

Demographic Profiles

Non-financial Reason
Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home Showing <i>Major reason</i>	GP %				Hispanic %				African-Americans %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	84	87	86	83	80	82	78	80
You have a physical structure where you and your family feel safe	76	79	79	78	83	83	82	83	75	81	78	81
It allows you to have more space for your family	71	73	75	72	80	83	86	78	75	78	79	77
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	74	70	73	71	68	69	70	71
Paying rent is not a good investment	63	61	62	62	66	57	59	63	57	56	59	56
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	74	73	74	76	71	75	75	75
Buying a home provides a good financial opportunity	58	58	58	59	70	66	67	70	58	61	62	64
It is a good retirement investment	56	55	57	58	70	66	70	70	62	65	67	62
It allows you to live in a nicer home	56	58	59	59	67	69	73	70	63	72	63	64
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	63	61	61	61	50	51	53	47
It allows you to select a community where people share your values	52	52	53	52	60	60	58	55	50	57	52	50
Owning a home provides tax benefits	48	46	47	45	59	56	57	54	54	50	52	53
Owning a home gives me something I can borrow against if I need it	34	34	35	33	52	52	53	48	43	45	45	39
It's a symbol of your success or achievement	32	32	33	31	62	55	57	51	43	54	46	44
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	49	44	48	45	36	38	37	31

Demographic Profiles

Non-financial Reason

Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home Showing <i>Major reason</i>	GP %				<\$25k %				\$25k-\$50k %				\$50k-\$100k %				\$100K+ %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	78	81	79	79	75	80	79	78	79	81	83	81	81	80	80	81
You have a physical structure where you and your family feel safe	76	79	79	78	76	81	77	78	77	81	80	81	79	79	81	80	71	77	79	75
It allows you to have more space for your family	71	73	75	72	72	75	75	71	72	73	73	74	74	73	77	73	69	78	77	71
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	67	66	66	66	69	69	68	71	73	74	73	73	70	70	72	74
Paying rent is not a good investment	63	61	62	62	58	52	54	54	65	63	64	60	67	68	68	68	66	65	70	72
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	69	64	66	63	62	57	60	61	55	52	52	58	50	50	48	48
Buying a home provides a good financial opportunity	58	58	58	59	57	60	61	60	61	55	55	59	58	60	64	60	56	58	52	56
It is a good retirement investment	56	55	57	58	61	60	60	62	61	56	59	58	53	56	60	60	47	46	48	47
It allows you to live in a nicer home	56	58	59	59	56	63	58	60	56	59	62	59	56	56	62	60	60	59	57	56
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	56	57	61	59	55	58	59	56	54	56	53	51	51	54	51	49
It allows you to select a community where people share your values	52	52	53	52	53	53	50	50	51	51	55	53	53	52	52	54	51	53	54	51
Owning a home provides tax benefits	48	46	47	45	46	46	47	43	50	41	43	42	47	47	51	48	53	54	54	56
Owning a home gives me something I can borrow against if I need it	34	34	35	33	44	43	42	42	39	36	39	33	28	31	32	31	24	25	28	23
It's a symbol of your success or achievement	32	32	33	31	45	48	39	42	38	30	37	33	28	27	30	24	19	22	25	19
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	37	38	32	34	33	28	31	31	27	27	27	26	22	20	25	20

Demographic Profiles

Do you think this investment is...	GP %						Hispanic %					African-Americans %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Putting money into a savings or money market account	76	77	75	76	74	79	66	65	65	69	69	64	67	67	64	68
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69	59	59	63	58	59	64	59	61	55	64
Buying a home	66	64	66	67	70	83	60	59	61	59	64	61	62	65	59	63
Buying an insurance annuity	48	49	47	48	50	NA	49	46	42	47	46	49	45	56	48	53
Investing in a mutual fund	48	47	45	45	46	53	38	37	36	40	37	44	45	50	43	50
Buying government or corporate bonds	47	49	46	48	50	NA	41	41	37	40	46	42	46	45	44	47
Buying stocks	16	17	16	15	17	25	18	22	19	16	18	17	23	21	17	24

Demographic Profiles

Do you think this investment is...	GP %						<\$25K %					\$25-\$50K %					\$50k-\$100k %					\$100K+ %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Putting money into a savings or money market account	76	77	75	76	74	79	63	65	62	64	65	73	75	76	73	75	84	85	82	83	82	89	87	87	88	88
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69	55	58	59	52	60	68	63	62	62	61	74	71	71	68	65	77	75	72	76	74
Buying a home	66	64	66	67	70	83	54	52	57	55	61	67	61	66	63	70	72	71	71	74	78	79	78	74	80	80
Buying an insurance annuity	48	49	47	48	50	NA	40	45	47	41	47	48	46	47	49	51	52	53	49	53	51	55	54	56	55	56
Investing in a mutual fund	48	47	45	45	46	53	33	37	36	36	36	46	49	43	42	43	57	52	52	54	55	60	59	58	55	59
Buying government or corporate bonds	47	49	46	48	50	NA	33	42	36	39	39	44	47	46	43	48	55	52	52	55	56	62	65	61	65	65
Buying stocks	16	17	16	15	17	25	17	18	16	14	17	15	16	15	16	17	15	15	15	16	16	18	19	15	18	18

Demographic Profiles

Do you think this investment is... Showing % <i>A lot of potential</i>	GP %						Hispanic %					African-Americans %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Buying a home	57	54	56	58	60	67	58	57	59	58	61	62	67	63	65	67
Buying stocks	54	50	49	49	46	42	48	49	50	45	42	51	51	51	48	43
Putting money into an IRA or 401(k) plan	51	49	50	49	49	46	50	51	53	47	51	60	53	61	55	51
Investing in a mutual fund	35	32	33	31	35	29	31	32	34	34	34	44	40	52	41	43
Putting money into a savings or money market account	31	31	32	31	32	30	38	39	40	35	41	47	41	48	47	46
Buying an insurance annuity	26	26	26	25	28	-	35	36	35	34	35	42	34	44	34	43
Buying government or corporate bonds	25	25	27	25	28	-	31	36	34	27	33	37	32	42	35	41

Demographic Profiles

Do you think this investment is...	GP %						<\$25K %					\$25-\$50K %					\$50k-\$100k %					\$100K+ %									
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010					
Showing % Safe																															
Buying a home	57	54	56	58	60	67	55	53	56	60	58	61	52	58	55	62	57	56	56	62	62	53	54	54	56	61					
Buying stocks	54	50	49	49	46	42	43	47	46	42	39	52	44	46	50	46	61	52	49	53	53	64	66	60	57	56					
Putting money into an IRA or 401(k) plan	51	49	50	49	49	46	49	50	50	46	51	54	48	49	54	48	52	50	52	51	51	54	50	49	50	52					
Investing in a mutual fund	35	32	33	31	35	29	29	32	33	29	34	33	32	29	33	33	38	33	38	32	36	40	36	37	37	39					
Putting money into a savings or money market account	31	31	32	31	32	30	42	40	43	39	41	32	35	33	36	37	26	25	29	26	28	21	16	20	18	20					
Buying an insurance annuity	26	26	26	25	28	-	33	31	37	33	35	29	26	25	26	33	23	25	22	20	22	17	19	21	17	16					
Buying government or corporate bonds	25	25	27	25	28	-	32	31	37	30	34	25	26	29	28	29	23	20	21	20	21	19	17	15	17	20					

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
ECONOMY <i>Right track/ Wrong track</i>	Q1-2011	33/59	35/56	35/58	31/61	29/59	27/56	29/61	29/63	38/55
	Q4-2010	29/62	33/59	29/63	29/63	24/65	25/63	26/65	30/61	33/61
	Q3-2010	28/61	34/54	26/66	28/63	21/65	19/64	24/65	29/60	34/58
	June '10	30/60	32/59	30/62	30/61	28/57	30/54	28/61	28/64	35/56
	Jan '10	31/61	31/60	33/61	30/62	28/63	26/66	29/63	27/65	38/53
PERSONAL FINANCES IN THE NEXT YEAR <i>Get better/ Stay the same/ Get worse</i>	Q1-2011	42/42/15	59/32/8	49/38/12	37/43/18	16/58/24	44/40/14	41/42/16	40/39/20	42/44/13
	Q4-2010	40/42/17	55/35/9	45/40/14	35/44/19	16/55/27	48/32/18	42/36/22	39/42/18	37/51/11
	Q3-2010	41/41/16	56/36/8	52/34/13	36/40/23	15/57/27	41/31/23	41/42/15	41/41/19	42/42/15
	June '10	44/40/15	63/28/9	50/35/13	36/45/18	23/54/20	50/33/16	43/39/17	44/42/13	45/41/13
	Jan '10	44/38/17	61/29/9	52/33/14	38/40/20	17/55/26	55/27/16	42/39/17	44/38/18	40/43/16
BUYING A HOUSE <i>Good time/ Bad time</i>	Q1-2011	67/28	65/30	68/29	71/26	64/28	45/47	61/35	69/27	78/19
	Q4-2010	65/30	64/33	68/30	71/25	57/32	45/51	59/37	70/27	75/21
	Q3-2010	68/29	69/30	69/29	72/26	60/31	46/47	60/35	71/26	80/17
	June '10	70/26	73/25	71/27	71/26	63/28	47/45	62/35	72/24	83/15
	Jan '10	64/31	68/27	65/31	64/32	58/33	48/46	57/38	67/27	74/22
SELLING A HOUSE <i>Good time/ Bad time</i>	Q1-2011	11/86	12/84	10/87	10/89	10/83	19/74	13/83	8/90	9/89
	Q4-2010	10/87	12/86	10/88	9/87	10/86	12/85	12/83	11/86	8/91
	Q3-2010	12/85	15/84	10/88	10/86	11/82	15/77	13/83	10/86	10/89
	June '10	15/83	13/85	13/85	15/82	16/78	20/74	14/82	13/85	14/84

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
SELLING A HOUSE IN THE NEXT 3 YEARS <i>Likely/ Unlikely</i>	Q1-2011	18/81	22/78	20/79	19/81	12/86	15/86	14/84	19/81	21/79
	Q4-2010	16/83	22/77	18/82	16/84	12/85	15/83	14/86	16/83	18/81
	Q3-2010	15/84	22/78	17/81	14/85	10/90	18/80	10/89	14/86	19/80
	June '10	18/82	26/74	19/81	16/83	13/85	15/82	14/86	18/80	20/80
HOME PRICES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	30/48/17	32/48/16	28/51/20	28/50/18	36/43/14	40/38/14	31/49/15	31/47/18	27/52/18
	Q4-2010	26/52/19	29/50/18	21/54/22	24/53/21	27/52/14	38/39/19	25/53/18	24/53/19	24/54/19
	Q3-2010	25/49/22	32/49/16	21/52/25	23/49/25	24/48/21	31/41/20	27/50/21	22/50/23	25/51/21
	June '10	31/47/18	34/45/17	29/49/20	31/47/19	31/46/15	38/32/24	30/48/18	32/47/17	30/51/17
	Jan '10	37/36/23	42/33/22	37/39/22	34/38/25	35/36/23	43/30/23	36/36/23	36/36/25	37/39/22
IF UP, BY WHAT % <i>(Mean)</i>	Q1-2011	7.93	8.14	7.75	7.67	8.16	8.28	8.18	8.34	7.24
	Q4-2010	8.77	9.04	9.94	8.67	7.08	9.92	9.37	9.44	7.42
	Q3-2010	8.68	8.62	9.17	8.07	9.58	9.23	9.86	8.27	7.86
	June '10	9.59	10.2	9.88	9.18	8.94	8.9	11.5	9.66	8.22
IF DOWN, BY WHAT % <i>(Mean)</i>	Q1-2011	8.76	7.82	9.09	9.04	9.17	10.1	8.44	9.67	8.15
	Q4-2010	10.06	9.36	9.28	11	10.38	14.37	10.26	9.83	9.18
	Q3-2010	10.3	9.98	10.2	10.8	9.39	11	9.9	10.7	10.2
	June '10	11.6	11.5	10.9	10.9	14.8	11.6	13.5	11.5	10
OVERALL HOME PRICE CHANGE % <i>(Don't Do)</i>	Q1-2011	+0.9	+1.4	+0.4	+0.5	+1.7	+1.9	+1.3	+0.8	+0.5
	Q4-2010	+0.4	+0.9	+0.1	-0.2	+0.5	+1.0	+0.5	+0.4	0
	Q3-2010	-0.1	+1.2	-0.6	-0.8	+0.3	+0.7	+0.6	-0.6	-0.2
	June '10	+0.9	+1.5	+0.7	+0.8	+0.6	+0.6	+1.0	+1.1	+0.8

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
HOME RENTAL PRICES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	43/46/6	45/47/6	39/50/7	45/45/6	40/44/4	48/40/7	43/49/5	44/44/6	41/47/7
	Q4-2010	39/50/7	40/50/7	41/51/6	38/50/7	34/47/8	51/41/3	43/46/6	37/50/8	32/54/8
	Q3-2010	37/49/10	38/49/10	40/49/9	36/49/11	32/49/9	46/37/12	37/50/9	36/49/10	33/53/9
	June '10	39/46/10	45/44/7	33/48/14	39/46/10	37/45/8	39/35/18	39/46/8	42/46/8	37/48/10
IF UP, BY WHAT % <i>(Mean)</i>	Q1-2011	8.86	8.16	9.15	9.23	8.95	9.73	9.04	9.24	8.24
	Q4-2010	9.13	9.25	8.73	9.35	8.89	10.76	9.48	9.44	8.04
	Q3-2010	9.88	9.38	10.3	10.5	8.81	11.4	9.83	10.5	8.85
	June '10	11.3	11.9	10.4	10.9	11.7	12.2	12.7	11.3	9.62
IF DOWN, BY WHAT % <i>(Mean)</i>	Q1-2011	9.33	8.57	9.33	9.09	12.1	12.2	11.1	9.55	7.56
	Q4-2010	10.23	10.82	9.69	10.41	9.27	12.18	13.58	9.96	8.13
	Q3-2010	8.73	7.52	8.31	9.13	10.7	9.08	8.09	9.36	8.54
	June '10	8.43	8.02	7.6	8.45	10.4	5.84	9.25	7.61	9.81
OVERALL HOME RENTAL PRICE CHANGE % (Don't Do)	Q1-2011	+3.3	+3.2	+2.9	+3.6	+3.1	+3.8	+3.3	+3.5	+2.9
	Q4-2010	+2.8	+2.9	+3.0	+2.8	+2.3	+5.1	+3.3	+2.7	+1.9
	Q3-2010	+2.8	+2.8	+3.4	+2.8	+1.9	+4.2	+2.9	+2.8	+2.2
	June '10	+3.6	+4.8	+3.1	+3.4	+3.5	+3.7	+4.2	+4.1	+2.6

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
INTEREST RATES <i>Will go up/ remain the same/ will go down</i>	Q1-2011	49/39/7	47/40/8	53/37/6	50/39/7	45/41/5	39/48/6	49/40/7	46/39/9	54/36/6
	Q4-2010	49/34/11	52/31/14	54/33/11	49/37/10	44/37/11	46/34/14	51/33/12	47/37/13	53/33/10
	Q3-2010	46/38/13	48/34/15	50/38/11	44/42/11	44/36/12	46/33/15	44/38/14	47/37/11	46/39/11
	June '10	50/34/11	51/33/12	54/31/12	51/36/9	46/35/13	48/31/16	47/37/11	54/31/12	51/36/10
	Jan '10	41/39/13	43/35/13	40/43/12	40/41/14	39/40/10	41/32/19	42/36/14	43/38/12	38/48/10
MORTGAGE ACCESSABILITY TODAY <i>Difficult/ Easy</i>	Q1-2011	55/42	62/37	56/41	52/47	47/46	71/25	61/35	57/40	44/54
	Q4-2010	55/43	63/36	59/40	50/48	48/46	73/24	63/35	56/41	42/55
	Q3-2010	57/40	63/36	60/38	54/43	48/43	70/23	64/34	60/36	42/55
	June '10	54/42	62/35	57/42	50/48	48/45	67/26	62/34	53/44	43/54
	Jan '10	60/35	70/28	61/35	57/40	50/39	69/25	66/30	61/35	51/45
HOMEOWNERSHIP EXPERIENCE <i>Positive/ Negative</i>	Q1-2011	95/5	94/6	95/5	95/5	96/3	94/5	95/4	95/5	95/4
	Q4-2010	95/3	95/4	96/3	95/4	96/3	95/5	97/3	95/3	96/4
	Q3-2010	96/4	96/4	96/4	94/5	97/3	96/3	95/5	94/5	95/4
	June '10	96/4	97/3	96/3	95/4	96/3	86/7	96/4	96/4	97/3
	Jan '10	95/4	92/7	95/5	95/5	95/3	88/7	95/4	95/5	95/3
RENTING EXPERIENCE <i>Positive/ Negative</i>	Q1-2011	82/16	86/14	84/15	75/22	84/10	84/15	80/19	83/16	84/14
	Q4-2010	83/15	84/14	79/16	81/18	90/7	79/17	83/15	82/16	88/9
	Q3-2010	81/17	85/13	75/25	77/20	75/18	68/28	82/16	85/13	85/13
	June '10	79/18	82/15	77/23	73/24	77/13	73/22	72/24	82/13	86/11
	Jan '10	79/19	77/20	80/18	80/20	89/11	74/22	80/20	77/22	86/11

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
FINANCIAL SACRIFICE TO OWN A HOME (OWNERS OR MORTGAGE) <i>Sacrificing/ Not Sacrificing</i>	Q1-2011	56/44	60/39	66/34	57/42	39/60	64/35	55/44	51/47	56/44
	Q4-2010	55/44	61/40	67/32	58/41	34/62	67/33	58/41	53/46	51/47
	Q3-2010	53/46	57/42	64/35	59/41	32/68	46/54	54/45	51/49	57/42
	June '10	57/43	62/35	65/34	58/41	39/60	47/52	56/43	60/40	55/44
	Jan '10	54/44	55/41	60/38	57/41	40/58	61/37	50/47	56/42	54/43
POTENTIAL FINANCIAL SACRIFICE TO OWN A HOME (NON-OWNERS) <i>Sacrifice/ No Sacrifice</i>	Q1-2011	81/18	80/19	84/15	82/16	74/23	84/16	83/15	82/17	77/21
	Q4-2010	80/18	81/18	84/15	82/17	61/34	82/14	80/18	82/17	76/22
	Q3-2010	83/16	84/15	86/15	80/19	69/27	83/16	87/14	82/16	77/22
	June '10	80/16	85/13	79/17	76/21	74/21	80/17	81/16	83/15	81/18
HOMEOWNERSHIP ACCESSABILITY (FUTURE vs. TODAY) <i>Easier/ Harder</i>	Q1-2011	19/75	28/67	18/75	15/80	13/80	29/65	19/75	19/76	17/77
	Q4-2010	20/74	28/67	21/74	16/78	13/77	19/76	18/76	18/75	23/69
	Q3-2010	20/74	26/68	21/73	16/78	15/78	23/67	18/78	22/72	18/75
	June '10	22/71	24/69	24/70	18/76	22/68	25/68	21/71	21/72	21/72
	Jan '10	24/68	29/64	24/70	21/72	25/64	28/63	23/69	25/68	23/69
CONFIDENCE IN RECEIVING THE NEEDED INFORMATION TO GET THE RIGHT LOAN <i>Confident/ Not Confident</i>	Q1-2011	77/21	78/21	79/20	80/19	70/23	61/39	73/24	78/19	84/14
	Q4-2010	76/21	79/21	78/22	78/20	69/24	59/39	73/24	80/19	82/15
	Q3-2010	76/22	75/23	74/25	78/20	72/22	57/38	72/25	78/20	83/17
	June '10	77/20	79/20	76/22	78/19	72/22	60/35	73/23	78/19	85/13
	Jan '10	76/21	76/22	79/19	76/21	70/20	59/35	74/22	77/19	82/17

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
BUYING A HOME: INVESTMENT <i>Safe/ Risky</i>	Q1-2011	66/31	62/36	64/35	70/27	67/26	51/45	63/32	67/30	73/25
	Q4-2010	64/33	61/38	64/33	69/29	62/30	54/42	59/38	66/30	70/28
	Q3-2010	66/30	65/32	64/33	67/29	65/28	54/40	63/33	67/29	70/26
	June '10	67/30	60/38	72/27	68/28	69/26	47/44	61/36	69/27	75/23
	Jan '10	70/27	66/32	70/27	72/23	68/24	60/34	68/28	69/28	76/21
SATISFACTION WITH CURRENT MORTGAGE <i>Satisfied/ Not Satisfied</i>	Q1-2011	89/9	90/8	89/11	91/8	87/10	72/25	89/9	90/9	91/8
	Q4-2010	90/9	91/8	91/8	91/8	86/10	80/17	91/9	90/8	93/6
	Q3-2010	90/8	92/7	87/12	91/6	90/8	84/15	90/9	89/8	92/7
	June '10	92/7	91/8	91/8	94/6	91/9	88/12	92/7	90/9	93/5
	Jan '10	89/9	89/10	90/10	91/9	88/9	78/22	92/6	90/9	90/10
OKAY TO STOP PAYING MORTGAGE IF UNDERWATER <i>Yes/ No</i>	Q1-2011	10/87	12/86	10/88	8/88	8/84	8/89	11/86	7/90	11/85
	Q4-2010	11/86	11/88	11/88	9/88	14/79	15/80	9/88	9/88	12/85
	Q3-2010	11/86	13/85	7/89	10/87	12/81	9/83	10/87	12/84	11/86
	June '10	10/85	12/84	9/88	10/86	9/81	13/79	11/83	8/89	10/86
	Jan '10	8/88	8/89	8/90	6/90	11/79	9/83	9/86	8/88	7/90

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
OKAY TO STOP PAYING MORTGAGE IF FACING FINANCIAL DISTRESS <i>Yes/ No</i>	Q1-2011	18/75	22/74	18/76	17/76	15/76	10/83	19/75	17/77	21/73
	Q4-2010	19/76	17/80	19/76	19/76	24/70	27/69	18/78	16/81	21/73
	Q3-2010	17/78	16/80	17/78	18/78	16/75	16/77	16/79	15/79	19/76
	June '10	17/78	17/80	18/80	17/76	16/75	16/75	18/78	14/82	20/75
	Jan '10	15/80	16/82	15/80	13/81	16/74	16/78	14/81	13/82	17/78
KNOW DEFAULTERS IN THEIR NEIGHBORHOOD <i>Yes/ No</i>	Q1-2011	41/57	44/54	47/51	41/57	30/69	37/62	40/57	44/55	41/57
	Q4-2010	40/58	39/60	51/47	42/58	28/68	32/66	42/57	41/57	40/59
	Q3-2010	42/56	41/57	48/51	45/54	33/65	39/60	41/58	42/57	45/53
	June '10	39/58	39/58	49/50	39/59	31/66	37/60	39/58	39/59	41/57
	Jan '10	39/59	40/59	47/51	39/58	28/69	36/62	37/59	40/58	41/58
KNOW STRATEGIC DEFAULTERS <i>Yes/ No</i>	Q1-2011	19/79	20/79	24/75	19/79	13/84	20/79	17/81	22/76	19/80
	Q4-2010	17/82	15/84	25/74	17/82	11/86	20/80	17/82	15/83	17/81
	Q3-2010	18/81	19/80	22/77	17/82	12/84	19/78	18/80	17/82	17/82
	June '10	19/79	20/78	26/71	17/81	12/85	19/78	16/80	21/77	18/80
CONSIDERED STOPPING OR INCOMPLETELY PAYING MORTGAGE <i>Yes/ No</i>	Q1-2011	5/95	6/93	8/92	4/96	1/98	11/87	7/92	4/96	4/97
	Q4-2010	6/93	4/95	7/91	5/94	3/94	14/87	7/92	4/94	4/95
	Q3-2010	4/95	5/93	4/95	4/95	3/96	5/95	4/95	7/91	3/97
	June '10	4/94	2/96	6/93	4/96	6/93	2/98	4/95	7/92	3/96
	Jan '10	6/93	7/91	6/93	4/94	6/93	7/88	6/93	4/94	5/94

Demographic Profiles

	Wave	GP %	Gen Y %	Gen X %	Boomer %	Pre-Boomer %	Less Than HS %	High School %	Some College %	Coll./Grad School %
STRESS ABOUT DEBT <i>Stressed/ Not Stressed</i>	Q1-2011	31/69	35/64	36/63	32/68	14/85	39/61	30/69	33/66	26/74
	Q4-2010	34/66	39/60	42/58	34/66	16/82	47/52	33/66	35/64	28/71
	Q3-2010	32/67	36/63	38/60	34/65	15/82	41/59	31/66	36/63	26/73
	June '10	33/66	38/59	40/59	32/66	17/83	40/59	33/66	35/64	28/71
	Jan '10	37/62	46/54	42/58	37/62	20/80	44/54	37/62	41/59	31/68
SUFFICIENT INCOME <i>Yes/ No</i>	Q1-2011	72/26	70/28	68/31	72/27	80/17	56/43	69/29	73/27	79/20
	Q4-2010	72/27	70/29	66/33	72/27	80/18	57/42	69/30	70/28	80/19
	Q3-2010	71/28	70/29	66/33	69/30	80/16	59/39	68/30	70/29	77/21
	June '10	69/29	65/34	67/32	70/28	77/20	52/45	66/31	69/31	79/20
SUFFICIENT SAVINGS <i>Yes/ No</i>	Q1-2011	44/55	40/60	39/60	42/57	60/36	30/69	40/57	42/57	52/48
	Q4-2010	44/55	42/58	35/64	41/58	60/38	23/76	40/59	42/56	53/45
	Q3-2010	42/56	44/55	36/63	37/61	57/39	27/71	42/56	40/59	51/47
	June '10	44/55	44/56	34/65	41/57	58/39	31/66	41/57	42/57	52/47
	Jan '10	43/56	37/63	34/65	42/56	64/33	31/68	41/57	41/58	52/47
% OF PRE-TAX INCOME THAT SHOULD GO INTO SAVINGS (MEAN)	Q1-2011	15.2	17.2	15.2	14.1	13.8	16.7	14.9	15.9	14.5
	Q4-2010	15.29	16.88	14	14.53	15.44	17.41	15.78	14.93	14.76
	Q3-2010	16.2	18	17	15	14.2	16.6	17.5	15.7	15.3
	June '10	15.2	17.6	14.8	14.2	13.4	15.1	15.4	15	15.2
% OF PRE-TAX INCOME THAT ACTUALLY GOES INTO SAVINGS (MEAN)	Q1-2011	7.59	7.65	7.47	7.37	8.18	6.58	6.97	7.27	8.49
	Q4-2010	9.08	9.97	7.02	8.87	10.39	9.44	9.3	8.06	9.58
	Q3-2010	9.6	9.93	9.66	9.05	10	7.91	10.1	9.29	9.93
	June '10	9.11	10.9	8.05	8.31	8.73	7.65	9.11	9	9.68

Demographic Profiles

Which of the following is or would be the biggest obstacle to your getting a home mortgage?	GP %				Gen Y %				Gen X %				Boomer %				Pre-Boomer %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
Having enough for a down payment	18	17	16	16	25	24	20	19	21	20	17	21	14	15	14	14	11	8	9	10
Your income	17	19	19	19	15	18	20	21	12	12	14	14	16	18	16	17	28	30	28	27
Your credit history	17	15	17	16	23	18	19	24	21	19	23	16	14	14	16	13	7	7	6	10
Your job or job security	13	14	14	15	12	15	15	17	15	16	15	16	16	14	15	17	8	8	9	8
Finding an affordable rate	11	10	11	10	10	11	12	9	10	9	12	10	13	11	11	13	10	8	10	9
Your total debt	7	7	7	7	7	8	6	6	10	10	8	11	8	8	8	8	2	3	5	2
Don't know	17	17	17	16	7	5	8	4	12	14	11	13	19	20	19	19	34	37	34	34

Which of the following is or would be the biggest obstacle to your getting a home mortgage?	GP %				Less Than High School %				High School %				Some College %				College/Grad School %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
Having enough for a down payment	18	17	16	16	12	16	9	11	16	13	15	12	18	17	15	17	21	22	19	20
Your income	17	19	19	19	28	28	27	28	20	23	23	22	17	21	19	20	12	12	12	13
Your credit history	17	15	17	16	21	23	22	19	21	18	17	19	19	15	18	19	11	10	13	10
Your job or job security	13	14	14	15	19	13	15	18	12	18	15	17	11	12	13	13	13	11	13	14
Finding an affordable rate	11	10	11	10	6	8	6	6	9	10	12	10	12	9	11	9	13	11	12	13
Your total debt	7	7	7	7	5	5	5	3	6	5	5	6	7	8	7	8	8	10	10	8
Don't know	17	17	17	16	8	8	16	15	16	13	12	13	16	17	18	14	21	24	21	21

Demographic Profiles

Which of the following best describes the type of mortgage you have?	GP %				Gen Y %				Gen X %				Boomer %				Pre-Boomer %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed-rate mortgage with fixed payments for the life of the loan	89	88	88	88	90	89	88	89	92	87	86	88	89	88	89	90	82	86	86	79
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	4	6	5	4	4	5	5	3	4	6	6	5	5	6	4	2	3	5	3	9
An adjustable rate mortgage or ARM, where the payment adjusts at least ~ every year	2	2	3	4	1	2	2	5	1	3	4	4	2	3	3	4	3	1	3	7

Which of the following best describes the type of mortgage you have?	GP %				Less Than High School %				High School %				Some College %				College/Grad School %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
A fixed-rate mortgage with fixed payments for the life of the loan	89	88	88	88	89	77	87	83	89	88	86	86	89	87	90	90	89	89	88	89
A hybrid adjustable rate mortgage or ARM, with fixed payments for a certain period, usually 2-7 years, before adjusting	4	6	5	4	2	10	0	3	4	6	5	5	4	6	5	3	5	6	4	4
An adjustable rate mortgage or ARM, where the payment adjusts at least ~ every year	2	2	3	4	2	1	5	14	1	2	4	5	3	2	2	5	2	2	3	3

Demographic Profiles

Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money?	GP %				Gen Y %				Gen X %				Boomer %				Pre-Boomer %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
First home Mortgage	53	54	50	50	49	52	40	42	59	61	56	57	59	58	58	57	44	44	43	41
Utility bills	23	23	24	23	23	24	27	24	21	21	20	22	21	20	19	20	28	28	28	27
Car loans	5	6	6	5	6	7	8	7	5	6	6	6	5	5	5	5	3	4	3	3
Credit Card	5	4	5	5	7	4	6	6	3	4	3	2	4	3	4	5	8	5	8	8
Cell phone	2	2	3	2	4	3	4	4	2	1	2	2	1	1	2	2	1	1	1	2
Second mortgage or home equity line of credit	2	2	3	4	1	1	2	4	2	1	3	2	3	3	4	4	3	2	3	5
Student loans	2	2	3	3	4	4	6	7	2	1	3	2	1	1	2	1	0	0	1	0
Internet	1	1	1	1	2	1	1	1	1	1	1	1	0	0	1	1	1	0	1	1
Cable	1	1	2	1	1	1	2	1	1	2	2	0	1	1	1	1	1	1	2	1

Of the following types of bills, which is the top one that you would most try to keep paying if you were running short of money?	GP %				Less Than High School %				High School %				Some College %				College/Grad School %			
	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10	Q1-2011	Q4-2010	Q3-2010	June '10
First home Mortgage	53	54	50	50	41	45	44	38	53	53	47	47	53	51	50	52	57	60	54	55
Utility bills	23	23	24	23	29	24	22	30	25	24	26	24	23	23	24	22	21	21	21	19
Car loans	5	6	6	5	7	6	8	5	5	6	5	6	5	8	6	5	5	3	5	5
Credit Card	5	4	5	5	4	3	4	5	6	3	6	4	4	5	5	6	6	4	5	6
Cell phone	2	2	3	2	3	2	3	4	2	3	3	2	3	2	3	2	1	1	2	2
Second mortgage or home equity line of credit	2	2	3	4	5	3	4	4	2	2	4	4	2	1	2	3	2	2	3	4
Student loans	2	2	3	3	2	1	5	3	2	2	2	3	1	2	4	3	2	2	3	3
Internet	1	1	1	1	1	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1
Cable	1	1	2	1	2	4	3	2	0	1	2	1	1	1	1	1	1	1	1	1

Demographic Profiles

Non-financial Reason
Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home Showing <i>Major reason</i>	GP %				Gen Y %				Gen X %				Boomer %				Pre-Boomer %			
	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	78	85	81	82	82	81	82	85	76	76	79	73	76	75	77	76
You have a physical structure where you and your family feel safe	76	79	79	78	75	78	78	79	76	81	80	80	77	78	80	77	76	81	78	77
It allows you to have more space for your family	71	73	75	72	74	78	77	73	76	76	77	78	70	73	76	70	65	64	68	67
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	69	65	65	67	67	71	74	74	74	72	72	72	66	69	64	68
Paying rent is not a good investment	63	61	62	62	60	57	61	60	66	66	69	68	68	63	64	64	58	59	55	58
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	61	62	60	63	58	55	63	58	57	56	55	53	59	50	58	59
Buying a home provides a good financial opportunity	58	58	58	59	56	59	59	60	58	57	59	62	62	59	59	59	54	54	53	55
It is a good retirement investment	56	55	57	58	54	57	55	58	57	53	60	57	58	55	56	58	56	53	57	56
It allows you to live in a nicer home	56	58	59	59	51	62	58	58	59	58	61	66	58	56	60	55	55	57	57	60
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	54	56	53	52	50	51	50	56	55	58	58	53	59	57	64	59
It allows you to select a community where people share your values	52	52	53	52	43	45	45	43	51	51	53	56	56	55	55	51	60	59	64	62
Owning a home provides tax benefits	48	46	47	45	43	43	43	39	51	44	51	50	52	50	51	50	45	44	44	43
Owning a home gives me something I can borrow against if I need it	34	34	35	33	27	29	31	27	36	34	34	34	37	36	36	35	38	37	40	38
It's a symbol of your success or achievement	32	32	33	31	36	39	38	35	35	31	33	31	28	27	31	26	31	29	29	33
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	23	24	24	22	27	29	29	31	32	30	32	27	42	36	37	43

Demographic Profiles

Non-financial Reason

Financial Reason

Is this a major reason, minor reason or not a reason at all to buy a home <i>Showing Major reason</i>	GP %				Less Than HS %				High School %				Some College %				College/Grad School %			
	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10	Q1-2011	Q4-2010	Q3-2010	Jun '10
It means having a good place to raise children and provide them with a good education	78	79	80	79	80	80	81	78	78	80	82	79	78	81	79	79	77	77	78	78
You have a physical structure where you and your family feel safe	76	79	79	78	71	76	74	73	78	82	80	80	80	81	80	79	73	76	79	77
It allows you to have more space for your family	71	73	75	72	73	76	78	75	74	73	77	72	69	74	73	70	71	73	74	72
It gives you control over what you do with your living space, like renovations and updates	70	69	69	70	67	67	64	68	72	69	70	68	68	71	70	71	70	69	70	73
Paying rent is not a good investment	63	61	62	62	60	55	53	55	63	60	62	58	63	62	64	65	65	62	65	66
Owning a home is a good way to build up wealth that can be passed along to my family	59	57	59	58	71	74	69	69	65	61	65	61	56	57	57	56	53	48	50	53
Buying a home provides a good financial opportunity	58	58	58	59	57	61	61	61	63	60	63	62	58	60	53	58	55	53	56	58
It is a good retirement investment	56	55	57	58	64	63	62	67	61	57	61	61	54	57	57	58	52	50	50	51
It allows you to live in a nicer home	56	58	59	59	63	63	66	62	58	62	59	62	53	57	58	54	54	55	58	59
It allows you to live in a more convenient location that is closer to work, family, or friends	54	56	56	54	63	61	55	54	56	61	61	56	51	52	56	54	53	53	51	53
It allows you to select a community where people share your values	52	52	53	52	56	53	59	53	54	52	55	51	50	53	51	53	51	50	51	50
Owning a home provides tax benefits	48	46	47	45	50	47	48	42	46	41	47	42	44	46	46	46	51	49	49	49
Owning a home gives me something I can borrow against if I need it	34	34	35	33	51	45	47	48	41	39	43	37	31	31	29	30	27	28	28	26
It's a symbol of your success or achievement	32	32	33	31	56	54	47	48	39	39	39	37	28	29	32	26	24	21	24	24
It motivates you to become a better citizen and engage in important civic activities, such as voting, volunteering, and contributing to charities	30	29	30	29	51	42	44	43	36	34	34	33	27	29	27	27	23	22	23	22

Demographic Profiles

Do you think this investment is...	GP %						Gen Y %					Gen X %					Boomer %					Pre-Boomer %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Putting money into a savings or money market account	76	77	75	76	74	79	79	80	79	78	78	79	76	75	77	77	74	77	75	75	74	69	72	67	71	70
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69	70	67	69	66	67	68	67	61	66	64	69	66	65	61	62	60	58	59	56	58
Buying a home	66	64	66	67	70	83	62	61	65	60	66	64	64	64	72	70	70	69	67	68	72	67	62	65	69	68
Buying an insurance annuity	48	49	47	48	50	NA	46	50	45	44	50	50	49	48	51	52	51	50	50	49	50	43	42	46	49	43
Investing in a mutual fund	48	47	45	45	46	53	49	47	51	46	47	55	53	46	48	49	46	46	42	47	45	41	39	37	39	42
Buying government or corporate bonds	47	49	46	48	50	NA	45	44	43	42	44	48	49	42	48	48	47	54	51	54	56	47	47	47	50	49
Buying stocks	16	17	16	15	17	25	15	17	19	16	16	18	14	14	14	18	14	16	14	15	17	17	20	15	17	18

Demographic Profiles

Do you think this investment is...	GP %						Less Than High School %					High School %					Some College %					College/Grad School %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Putting money into a savings or money market account	76	77	75	76	74	79	51	60	50	62	61	71	72	73	69	68	77	78	77	77	78	86	84	85	85	83
Putting money into an IRA or 401(k) plan	67	65	65	62	63	69	53	52	54	47	59	63	58	63	56	56	68	66	63	64	65	75	74	71	73	71
Buying a home	66	64	66	67	70	83	51	54	54	47	60	63	59	63	61	68	67	66	67	69	69	73	70	70	75	76
Buying an insurance annuity	48	49	47	48	50	NA	39	32	43	43	48	46	38	43	47	46	47	51	47	43	51	52	61	53	55	53
Investing in a mutual fund	48	47	45	45	46	53	29	30	26	31	32	42	42	40	40	43	51	48	46	45	47	56	53	54	56	52
Buying government or corporate bonds	47	49	46	48	50	NA	30	30	30	33	37	36	42	36	38	42	45	48	48	47	50	61	53	60	65	64
Buying stocks	16	17	16	15	17	25	18	18	16	15	17	14	18	15	15	19	16	17	16	15	16	16	16	14	17	15

Demographic Profiles

Do you think this investment is... <i>Showing % A lot of potential</i>	GP %						Gen Y %					Gen X %					Boomer %					Pre-Boomer %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Buying a home	57	54	56	58	60	67	57	59	58	60	63	58	50	56	58	58	58	56	55	58	59	54	46	54	57	56
Buying stocks	53	50	49	49	46	42	61	60	56	53	52	57	50	55	52	47	54	47	46	49	47	37	38	35	38	37
Putting money into an IRA or 401(k) plan	51	49	50	49	49	46	58	53	54	53	58	52	51	53	53	49	50	49	47	45	47	44	40	42	47	42
Investing in a mutual fund	35	32	33	31	35	29	33	36	33	33	37	39	33	36	34	36	39	31	34	32	34	28	25	27	27	31
Putting money into a savings or money market account	31	31	32	31	32	30	35	39	37	38	39	30	27	31	30	33	29	26	29	26	28	27	30	28	30	30
Buying an insurance annuity	26	26	26	25	28	-	24	29	25	24	29	26	24	26	26	25	27	24	25	24	27	27	27	30	27	27
Buying government or corporate bonds	25	25	27	25	28	-	26	25	30	26	27	22	25	25	22	23	27	23	26	24	28	24	26	26	25	31

Demographic Profiles

Do you think this investment is... <i>Showing % A lot of potential</i>	GP %						Less Than High School %					High School %					Some College %					College/Grad School %				
	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	2003	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010	Q1-2011	Q4-2010	Q3-2010	June 2010	Jan 2010
Buying a home	57	54	56	58	60	67	56	46	62	52	54	59	56	57	60	62	58	58	58	61	61	56	51	51	56	58
Buying stocks	53	50	49	49	46	42	44	42	45	37	37	47	46	40	41	43	52	47	51	51	45	62	58	55	59	56
Putting money into an IRA or 401(k) plan	51	49	50	49	49	46	51	46	54	49	49	53	48	51	44	50	49	49	47	53	50	53	50	49	52	49
Investing in a mutual fund	35	32	33	31	35	29	28	28	34	27	34	33	28	31	28	31	35	33	32	33	36	40	34	35	36	38
Putting money into a savings or money market account	31	31	32	31	32	30	43	43	41	41	40	41	34	38	34	38	30	34	30	32	32	21	21	24	23	24
Buying an insurance annuity	26	26	26	25	28	-	35	34	37	37	35	31	30	33	29	32	25	26	21	22	26	21	20	20	20	21
Buying government or corporate bonds	25	25	27	25	28	-	33	34	40	31	36	28	29	32	26	30	25	23	24	26	28	20	19	21	20	20