

§ 210.12-26 Certificate reserves.

Column A—Description ¹	Column B—Balance at beginning of period			Column C—Additions			Column D—Deductions			Column E—Balance at close of period		
	(1)—Number of accounts with security bidders	(2)—Amount of maturity value	(3)—Amount of reserved ²	(1)—Charged to profit and loss or income	(2)—Reserve payments by certificate holders	(3)—Charged to other accounts describe	(1)—Maturities	(2)—Cash surrenders prior to maturity	(3)—Other—describe	(1)—Number of accounts with security holders	(2)—Amount of maturity value	(3)—Amount of reserves ²

¹ (a) Each series of certificates shall be stated separately. The description shall include the yield to maturity on an annual payment basis.
 (b) For certificates of the installment type, information required by columns B, D (2) and (3) and E shall be given by age groupings, according to the number of months paid by security holders, grouped to show those upon which 1–12 monthly payments have been made, 13–24 payments, etc.
² (a) If the total of the reserves shown in these columns differs from the total of the reserves per the accounts, there should be stated (i) the aggregate difference and (ii) the difference on a \$1,000 face-amount certificate basis.
 (b) There shall be shown by footnote or by supplemental schedule (i) the amounts periodically credited to each class of security holders' accounts from installment payments and (ii) such other amounts periodically credited to accumulate the maturity amount of the certificate. Such information shall be stated on a \$1,000 face-amount certificate basis for the term of the certificate.

§ 210.12-27 Qualified assets on deposit.¹

Column A—Name of depositary ²	Column B—Cash	Column C—Investments in securities	Column D—First mortgages and other first liens on real estate	Column E—Other	Column F—Total ³

¹ All money columns shall be totaled.
² Classify names of individual depositaries under group headings, such as banks and states.
³ Total of column F shall agree with note required by caption 11 of § 210.6-22 as to total amount of qualified Assets on Deposit.

FOR CERTAIN REAL ESTATE COMPANIES

§ 210.12-28 Real estate and accumulated depreciation.¹

[For Certain Real Estate Companies]

Column A—Description ²	Column B—Encumbrances	Column C—Initial cost to company		Column D—Cost capitalized subsequent to acquisition		Column E—Gross amount of which carried at close of period ^{3, 4, 5, 6, 7}			Column F—Accumulated depreciation	Column G—Date of construction	Column H—Date acquired	Column I—Life on which depreciation in latest income statements is computed
		Land	Buildings and improvements	Improvements	Carrying costs	Land	Buildings and improvements	Total				

¹ All money columns shall be totaled.
² The description for each property should include type of property (e.g., unimproved land, shopping center, garden apartments, etc.) and the geographical location.
³ The required information is to be given as to each individual investment included in column E except that an amount not exceeding 5 percent of the total of column E may be listed in one amount as "miscellaneous investments."
⁴ In a note to this schedule, furnish a reconciliation, in the following form, of the total amount at which real estate was carried at the beginning of each period for which income statements are required, with the total amount shown in column E:

Balance at beginning of period \$
 Additions during period:
 Acquisitions through foreclosure \$

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Other acquisitions
 Improvements, etc
 Other (describe) \$
 Deductions during period:
 Cost of real estate sold \$
 Other (describe)
 Balance at close of period \$

If additions, except acquisitions through foreclosure, represent other than cash expenditures, explain. If any of the changes during the period result from transactions, directly or indirectly with affiliates, explain the bases of such transactions and state the amounts involved.

A similar reconciliation shall be furnished for the accumulated depreciation.
⁵ If any item of real estate investments has been written down or reserved against, describe the item and explain the basis for the write-down or reserve.

⁶ State in a note to column E the aggregate cost for Federal income tax purposes.
⁷ The amount of all intercompany profits included in the total of column E shall be stated if material.

[38 FR 6068, Mar. 6, 1983. Redesignated at 45 FR 63630, Sept. 25, 1980]

§ 210.12-29 Mortgage loans on real estate.¹

[For Certain Real Estate Companies]

Column A—Description ^{2, 3, 4}	Column B—Interest rate	Column C—Final maturity date	Column D—Periodic payment terms ⁵	Column E—Prior liens	Column F—Face amount of mortgages	Column G—Carrying amount of mortgages ^{3, 6, 7, 8, 9}	Column H—Principal amount of loans subject to delinquent principal or interest ¹⁰

¹ All money columns shall be totaled.
² The required information is to be given for each individual mortgage loan which exceeds three percent of the total of column G.
³ If the portfolio includes large numbers of mortgages most of which are less than three percent of column G, the mortgages not required to be reported separately should be grouped by classifications that will indicate the dispersion of the portfolio, i.e., for a portfolio of mortgages on single family residential housing. The description should also include number of loans by original loan amounts (e.g., over \$100,000, \$50,000–\$99,999, \$20,000–\$49,000, under \$20,000) and type loan (e.g., VA, FHA, Conventional). Interest rates and maturity dates may be stated in terms of ranges. Data required by columns D, E and F may be omitted for mortgages not required to be reported individually.
⁴ Loans should be grouped by categories, e.g., first mortgage, second mortgage, construction loans, etc., and for each loan the type of property, e.g., shopping center, high rise apartments, etc., and its geographic location should be stated.
⁵ State whether principal and interest is payable at level amount over life to maturity or at varying amounts over life to maturity. State amount of balloon payment at maturity, if any. Also state prepayment penalty terms, if any.
⁶ In a note to this schedule, furnish a reconciliation, in the following form, of the carrying amount of mortgage loans at the beginning of each period for which income statements are required, with the total amount shown in column G:

Balance at beginning of period \$
 Additions during period:
 New mortgage loans \$
 Other (describe) \$
 Deductions during period:
 Collections of principal \$
 Foreclosures
 Cost of mortgages sold
 Amortization of premium
 Other (describe)
 Balance at close of period \$

If additions represent other than cash expenditures, explain. If any of the changes during the period result from transactions, directly or indirectly with affiliates, explain the bases of such transactions, and state the amounts involved. State the aggregate mortgages (a) renewed and (b) extended. If the carrying amount of new mortgages is in excess of the unpaid amount of the extended mortgages, explain.

⁷ If any item of mortgage loans on real estate investments has been written down or reserved against, describe the item and explain the basis for the write-down or reserve.
⁸ State in a note to column G the aggregate cost for Federal income tax purposes.
⁹ The amount of all intercompany profits in the total of column G shall be stated, if material.
¹⁰ (a) Interest in arrears for less than 3 months may be disregarded in computing the total amount of principal subject to delinquent interest.
 (b) Of the total principal amount, state the amount acquired from controlled and other affiliates.

[38 FR 6069, Mar. 6, 1973; 38 FR 7323, Mar. 20, 1973. Redesignated at 45 FR 63680, Sept. 25, 1980]