## Prefatory Note

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[^0]
## SUPPLEMENT

## CURRENT ECONOMIC AND FINANCIAL CONDITIONS

Construction and real estate. Seasonally adjusted private housing starts, which had increased in June, dropped sharply in July to an annual rate of 1.34 million units--the lowest rate since May 1970. Starts of all types of units were down, although the already reduced rate of multi-family starts was especially weaker than a month earlier. While all regions shared in the decline, starts in the Northeast were substantially lower than in June. Residential building permits also declined in July, the fourth consecutive month-to-month decrease, and reached the lowest level in 7 years.

Despite an increase in single-family unit completions in June, total completions of newihousing units in the second quarter 6 lowed further to an annual rate of about 1.7 million units, their lowest since mid-1971. However, the backlog of dwellings under construction continued relatively high, totaling 1.5 million units at the end of June.

Mobile home shipments edged down further in June, and, in the second quarter, shipments were 32 percent below the first quarter 1973 peak.

New home prices in the second quarter of 1974 continued to rise. The Census Bureau's price index of new single-family homes sold, which adjusts for differences in house characteristics, increased to 157 percent of the 1967 average- -9 percent above a year earlier, but somewhat less than the 11 percent year-over-year increase in the second quarter of 1973.

NEW HOUSING UNITS
(Seasonally adjusted annual rates, in millions of units)


Sales of new domestic-type autos in the first 10 day period of August were at a seasonally adjusted annual rate of 9.9 million units, 5 percent above the same period a year ago. This was the second consecutive 10 day period sales were above those of last year and is attributed to the closing of incentive contests at Chevrolet and borrowing of sales from months ahead as consumers try to beat the big price increases on 1975 models. In July this year, the sales rate was 8.2 million units; in August last year, the rate was 9.5 million units.

The Domestic Financial Situation
Consumer credit. Personal bankruptcy filings increased sharply during the second quarter, continuing the first quarter's uptutn. Bankruptcies filed were 14.4 percent higher than in last year's second quarter, according to the U.S. Courts, and preliminary July figures indicate a 22 percent advance over July last year.

An index of non-rate terms on new car loans at finance companies continued to decline during the second quarter indicating more restrictive lending terms. In recent months the index has fallen because declining loan-value-to-dealer-cost ratios have outweighed the effect of the emerging movement towards over-36 month maturities.

PERSONAL BANKRUPTCIES

|  | $\begin{gathered} \text { Number } \\ \text { cases filed } \end{gathered}$ | Percent change year-over-year |
| :---: | :---: | :---: |
| 1971 | 172,643 | -8.3 |
| 1972 | 159,144 | - 7.8 |
| 1973 | 157,672 | - .9 |
| 1973 - QI | 37,918 | -8.5 |
| QII | 39,394 | $+.4$ |
| QIII | 41,521 | $+4.4$ |
| QIV | 38,884 | $+\quad .7$ |
| 1974 - QI | 43,051 | +13.5 |
| QII | 45,074 | +14.4 |

NON-RATE NEW-CAR LOAN TERMS
LOAN TERMS INDEX, S.A. (FINANCE COMPANIES)

| 1971 (r | 93.8 |
| :--- | ---: |
| 1972 | 100.1 |
| 1973 | 104.6 |
| 1973 - QI | 104.7 |
| - QII | 105.4 |
| - QIII | 103.6 |
| - QIV | 104.8 |
| 1974 - QI | 103.2 |
| - QII | 101.6 |

NOTE: This index is a weighted average of the proportion of all new car
contracts at finance companies having maturities of $31-36$ months,
and over 36 months, and of the proportion included in three
categories of loan-value-to-dealer-cost ratio: $101-105$ percent,
l06-110 percent, and over 110 percent. The index is constructed
so that higher index values represent more liberal terms.
$1965 Q I=100.0$.

Mortgage market. According to the HUD (FHA) opinion survey, average interest rates on new commitments for conventional new- and existinghome loans in the primary market rose 15 basis points further during July to new highs of 9.40 percent -45 basis points above the peak last September. Private secondary market yields on 9 percent FHA-insured new-home mortgages rose 39 basis points to a new high of 9.85 percent. With such mortgeges selling at discounts of more than 6 points, the maximum contract interest rate on Government-underwritten mortgages was raised one-half percentage point to a record level of $9-1 / 2$ percent, effective August 14.

## average rates and yields on new-home mortgages (HUD-FHA Field Office Opinion Survey)

| End of month | Primary market |  | Secondary market I/ |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Conventional loansLevel 2/Spread 4/(percent) |  | FHA-insured loans |  |  |
|  |  |  | Level 3/ (percent) (b | Spread 4/ <br> is points.) | Discounts (points) |
| 1973 - Low | 7.70 (Jan.) | 30 (Jan.) | 7.55 (Jan.) | 15 (Jan.) | 2.2 (Dec.) |
| High | 8.95 (Sept.) | 114 (Sept.) | 9.18 (Sept.) | 137 (Sept.) | 9.4 (July |
| 1974 - Jan. | 8.65 | 40 | -- | -- | -- |
| Feb. | 8.55 | 45 | 8.54 | 44 | 2.3 |
| Mar. | 8.60 | -4 | 8.66 | 2 | 3.2 |
| Apr. | 8.90 | - 8 | 9.17 | 19 | 5.1 |
| May | 9.15 | 6 | 9.46 | 37 | 5.3 |
| June | 9.25 | -25 | 9.46 | -4 | 5.3 |
| July | 9.40 | n.a. | 9.85 | n.a. | 6.3 |

I/ Any gaps in data are due to periods of adjustment to changes in maximum permissible contract rates on FHA-insured loans.
2/ Average contract rate (excluding fees or points) on commitments for conventional first mortgage loans, rounded to the nearest 5 basis points.
3/ Average gross yield (before deducting servicing costs) to investors on 30-year minimum-downpayment FHA-insured first mortgages for immediate delivery in the private secondary market (excluding FNMA), assuming prepayment in 15 years.
4/ Average gross mortgage rate or yield minus average yield on new issues of Aan utility bonds in the last week of the month.

Deposit flows. Based on sample data, the FHLB staff estimate
that S\&Ls had a net outflow of about $\$ 200$ million during the first 10 days of August. The table below shows the pattern of estimated intra-monthly
flows in early August and in other previous periods.
ESTMMATED DEPOSIT FLOWS AT INSURED SAVINGS
AND LOAN ASSOCIATIONS
(Millions of dollars)

|  | 1st 10 days | 2nd 10 days | last 11 days | Month |
| :--- | :---: | :---: | :---: | :---: |
| 1973 - August | -300 | -500 | -700 | $-1,500$ |
| 1972 - August | 800 | 400 | 400 | 1,600 |
| $1974-$ July | 0 | -100 | -400 | -500 |
| August | -200 | -- | - | -- |

INTEREST RATES

|  | 1974 |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Highs | Lows | July 15 | Aug. 15 |
| Short-Term Rates |  |  |  |  |
| Federal funds (wkly. avg.) | 13.55(7/3) | 8.81(2/27) | 13.34(7/10) | 12.02 (8/14) |
| 3-month |  |  |  |  |
| Treasury bills (bid) | 9.02(8/8) | 6.93( 2/6) | 7.62 | 8.76 |
| Comm. paper (90-119 day) | 12.25(7/17) | $7.75(2 / 22)$ | 12.25 | 11.75 |
| Bankers acceptances | 12.75(8/15) | 8.13(2/25) | 12.75 | 12.75 |
| Euro-dollars | 14.38(7/16) | $8.25(2 / 18)$ | 14.38 | 13.63 |
| CD's (NYC) 90-119 day |  |  |  |  |
| Most often quoted new | 12.00(7/17) | 7.88(2/20) | 12.00(7/10) | 11.88(8/14) |
| 6-month |  |  |  |  |
| Treasury bills (bid) | 9.01( 8/8) | 6.80(2/19) | 7.64 | 8.76 |
| Comm. paper ( $4-6 \mathrm{mo}$.) | 12.13(7/10) | 7.50(2/22) | 12.00 | 11.63 |
| Federal agencies | 3.98(8/15) | 7.16(2/19) | 9.79 | 9.98 |
| CD's (NYC) 180-269 day Most often quoted new | 10.75(7/17) | 7.50(2/27) | 10.75(7/10) | 10.50(8/14) |
| 1-year |  |  |  |  |
| Treasury bills (bid) | 8.65( 5/3) | 6.37(2/15) | 7.87 | 8.49 |
| Federal agencies <br> CD's (NYC) | 9.59(7/10) | 7.01(2/19) | 9.40 | 9.59 |
| Most often quoted new | $9.75(7 / 17)$ | 7.00(2/27) | 9.75 (7/10) | $9.25(8 / 14)$ |
| Prime municipals | 6.50(7/12) | $3.70(2 / 15)$ | 6.50(7/12) | 6.00(8/16) |
| Intermediate and Long-Term |  |  |  |  |
| Treasury coupon issues |  |  |  |  |
| 5-years | 8.68( 8/2) | 6.72(2/14) | 8.42 | 8.57 |
| 20-years | 8.63(8/13) | 7.40( $1 / 4$ ) | 8.31 | 8.58 |
| Corporate |  |  |  |  |
| Seasoned Aaa | 8.99(8/15) | 7.73( $1 / 2$ ) | 8.69 | 8.99 |
| Baa | $9.76(8 / 16)$ | 8.54( $1 / 2$ ) | 9.52 | 9.76 |
| New Issue Aaa Utility | 10.30(7/31) | 8.05(2/13) | 10.25(7/10) | $10.10 \mathrm{p}(8 / 14)$ |
| Municipal |  |  |  |  |
| Bond Buyer Index | $6.95(7 / 10)$ | 5.16(2/6) | 6.95 (7/10) | 6.61 (8/14) |
| Mortgage--average yield |  |  |  |  |
| in FiNM auction | 10.12(8/12) | 8.43(2/25) | 9.90 | 10.12(8/12) |

## CORRECTIONS

Part II, Section III page 4. Table - Commercial Bank Credit.
In July, business loans at banks grew at a 19.7 percent annual rate, not the -19.7 percent rate shown in the table.

Part II, Section IV page 7. In the table on "U.S. Balance of Payments". The line on "Bank-reported claims" includes some liquid claims reported by nonbanking concerns.

SUPPLEMENTAL APPENDIX A*
MONTHLY SURVEY OF BANK LOAN COMMITMENTS
June 30, 1974

Unused commitments for business loans, loans to nonbank financial institutions, and real estate mortgages all declined during June at the 134 banks reporting in the Monthly Survey of Bank Loan Commitments. During the second quarter as a whole, unused commitments in most categories of loans reported on the survey grew more slowly than in the first quarter or declined and, hence, total unused commitments fell. An important exception to the general trend has been the relatively rapid growth of unused commitments for term loans to business. While this may be an unrecognized seasonal development--the survey began only late last year-nonfinancial corporations appear to be building up large commitments for financing through at least late 1975.

The decline in volume of unused commitments in the second quarter appears to be attributable to both the sharp expansion of outstanding loans in some categories and to the declining rate of extensions of new commitments. The large rise in loans made under commitments to nonbank financial institutions during the quarter undoubtedly contributed to the decline in unused commitments to those institutions. On the other hand, while business loans at the survey banks grew only slightly less rapidly than during the first quarter, unused commitments for these loans grew at helf the pace of the first quarter. Further, unused commitments for real estate loans declined at the same time that outstanding real estate loans made under commitment remained about unchanged. The decline in new commitment activity presumably reflects more restrictive bank lending policies. Substantial tightening in terms of lending was reported by banks in the May lending practices survey and has been confirmed more recently in staff conversations with bank lending officers.

The easing in unused commitments caused most utilization ratios to rise appreciably in June. Except for business term loans, the utilization ratios have been gradually rising since the survey began late last year.

[^1]NOT FOR
QUOTATION OR PUBLICATION

MONTHLY SURVEY OF BANK LOAN COMMITMENTS
AT SELECTED LARGE U.S. BANKS $1 /$
(AS OF JUN. 30, 1974)

## TABLE 1 - UNUSFD COMMITMENTS

(DOLLAR AMOUNTS IN BILLIONS)


NUMBER OF BANKS 134
NOT FOR
OUCTATION OR
PUBLICATIGN
$1 /$ BANKS PARTICIPATING IN THE MONTHLY LOAN COMMITMENT SURVEY ARE SELECTED WEEKLY REPORTING BANKS WITH TOTAL DEPOSITS OF $\$ 100$ MILLION OR MORE.
2/ LOANS UNOER COMMITMENTS ARE DEFINED AS ALL LOANS UNDER COMMITMENTS CURRENTLY DR PREVIOUSLY IN FORCE, LESS PEPAYMENTS OF THE PRINCIPAL. THE REPORTED DATA ARE DISTORTED BY TAKEDOWNS OF LOAN COMMITMENTS BY OVERSEAS BRANCHES OF US BANKS AND LOAN SALES.

MONTHLY SURVEY DF BANK LDAN COMMITMENTS
AT SELECTED LARGE U.S. BANKS I/ TAS OF JUN. 30, 1974)

TABLE 3 - UTILIZATION RATIO 21 (PERCENTAGES)

| 111 | 121 | (3) | (4) | (5) | 1 (6) | 17) | (8) | (9) | (10) <br> SHORT <br> -TFRM <br> TOTAL3/ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| C \& I | C 8 I | 1 CE I | 1 C ¢ I 1 | C 8 I | 1 C ¢ I \| | NON-BANK | REAL | TOTAL |  |
| FIRMS | TERM | \| REVOLVING | ITERM + REV.I | CONFIRMED | 1 OTHER I | FINANCIAL | ESTATE |  |  |
| total | LOANS | 1 CREDITS | 1 \| | LINES | ICOMMITMENTS\| | INSTS. | MORTGAGES |  |  |
|  |  | 1 CREDITS | 1 |  | Com ITMENTS |  |  |  |  |
|  |  | I | 1 |  | I |  |  |  |  |
| 45.8 | 77.8 | 50.9 | 161.21 | 32.0 | \| 59.4 | 39.5 | 67.3 | 47.0 | 39.8 |
|  |  |  | \| 1 |  |  |  |  |  |  |
| 46.5 | 77.6 | 51.4 | 61.61 | 32.8 | 60.5 | 42.3 | 67.5 | 48.1 | 41.1 |
|  |  |  | 1 \| |  |  |  |  |  |  |
| 45.6 | 78.4 | 51.9 | 62.1 | 31.2 | 59.2 | 39.7 | 68.1 | 47.0 | 39.6 |
|  |  |  | 1 1 62.1 |  |  |  |  |  |  |
| 45.9 | 77.8 | 52.2 | 62.2 | 31.8 | 58.1 | 39.4 | 68.4 | 47.1 | 39.8 |
|  |  |  |  |  |  |  |  |  |  |
| 47.6 | 77.3 | 53.5 | 62.7 | 34.7 | 58.3 | 41.0 | 69.3 | 48.7 | 41.8 |
|  |  |  |  |  |  |  |  |  |  |
| 48.3 | 76.4 | 53.5 | 162.7 | 35.8 | 57.6 | 43.5 | 69.2 | 49.6 | 42.9 |
|  |  |  |  |  |  |  |  |  |  |
| 48.1 | 77.0 | 53.6 | 62.9 | 34.9 | 160.5 | 43.3 | 69.5 | 49.5 | 42.7 |
|  |  |  |  |  |  |  |  |  |  |
| 48.8 | 75.4 | 53.7 | 62.4 | 36.4 | 61.9 | 46.2 | 69.8 | 50.5 | 44.3 |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| 47.1 | 77.2 | 152.6 | 162.21 | 33.7 | 159.4 | 41.0 | 68.7 | 48.4 | 41.5 |

AVERAGE
NOVEMBER 30 DECEMBER 31 JANUARY 31 FERRUARY 28 MARCH 31 APRIL 30 MAY 31 JUNE 30

NOV 73 - JUN 74

I/ BANKS PARTICIPATING IN THE MONTHLY LOAN COMMITMENT SURVEY ARE SELECTED WEEKLY REPORTING BANKS WITH TOTAL DEPOSITS OF $\$ 100$ MILLION OR MORE.
21 T THE UTILIZATION RATIO IS THE RATID, EXPRESSED AS A PERCENTAGE, DF LOANS UNDER COMMITMENTS TO THE SUM OF UNUSED COMMITMENTS AND LDANS UNDER COMMITMENTS
3) EXCLUDES REAL ESTATE LOANS AND TERM LOANS.
** NOTE: MINOR INCONSTSTENCTES MAY OCCUR DUE TO ROUNDING. **

MONTHLY SURVEY OF BANK LOAN COMMITMFNTS
AT SELECTED LARGE U.S. BANKS $1 /$
(AS OF JUN. 30,1974 )
TABLE 4 - NEW COMMITMENTS
(DOLLAR AMDUNTS IN BILLIONS)
 AVERAGE

NUMBER OF BANKS
134

1/ BANKS PARTICTPATING IN THE MONTHLY LDAN COMMITMENT SURVEY ARE SELECTED WEEKLY REPORTING BANKS WITH TOTAL DEPOSITS OF $\$ 100$ MILLION OR MORE.
** NOTE: MINOR INCONSISTENCIES MAY OCCUR DUE TO ROUNDING. **

SUPPLEMENTAL APPENDIX B * DEMAND DEPOSTT OWNERSHIP SURVEY<br>SECOND QUARTER, 1974

Demand Deposit Ownership Survey data for all commercial banks indicate a smaller increase in total gross IPC demand deposits (not seasonally adjusted) in the second quarter of 1974 than in comparable quarters of the three preceding years for which data are available. (Table 1.) This weakness followed a much larger than usual decline in such balances in the first quarter, so that on balance for the first six months, gross deposits have declined relatively more than in previous years.

While the first quarter decline in IPC deposits reflected mainly a sharp reduction in nonfinancial business deposits, most of the second quarter weakness was concentrated in demand balances of households. Financial business deposits also declined somewhat more than usual. Nonfinancial business deposits, on the other hand, expanded at a close-to-seasonal pace in the second quarter.

The reduced growth in consumer balances occurred primarily at regional banks outside the major money market centers (Table 2). Part of this weakness may have reflected a drawing down of excess balances built up in the first quarter when the energy crisis created considerable uncertainty in financial markets. In addition, the availability to consumers of market instruments at increasingly attractive yields may have led to additional economizing in cash balances.

[^2]Table 1
CHANGE IN LEVEL OF GROSS IPC DEPOSITS BY OWNERSHIP CATEGORY, ALL COMMERGIAL BANKS $1 /$
(Billions of dollars, not seasonally adjusted)

| Year | Financial business |  |  |  | Nonfinancial business |  |  |  | Households |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | QI | QII | QIII | QIV | QI | QII | QIII | QIV | QI | QII | OIII | QIV |
| 1970 | n.a. | n.a. | -. 1 | . 3 | n.a. | n.a. | 2.7 | 4.6 | ก.a. | n.a. | 2.4 | 2.2 |
| 1971 | 1.0 | -. 2 | -. 2 | . 6 | -6.4 | 3.3 | 1.9 | 6.9 | . 8 | 1.8 | 1.2 | 1.2 |
| 1972 | 1.7 | -2.3 | 0 | . 9 | -5.8 | 5.0 | 4.0 | 8.4 | -3.9 | 5.7 | 2.6 | 2.4 |
| 1973 | -. 2 | -. 1 | . 2 | . 3 | -7.1 | 3.8 | 1.7 | 7.9 | -. 3 | 2.2 | 1.8 | 1.0 |
| 1974 | -. 2 | -. 6 |  |  | -7.7 | 4.0 |  |  | . 6 | . 9 |  |  |


| Year | Foreign |  |  |  | Al1 other |  |  |  | Total |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | QI | QII | OIII | QIV | QI | QII | OIII | QIV | QI | QII | QIII | QIV |
| 1970 | n.a. | n.a. | -. 2 | -. 1 | n.a. | noa. | . 4 | . 3 | no.a. | n.a. | 5.3 | 7.3 |
| 1971 | . 1 | -. 1 | -. 1 | . 1 | . 3 | 0 | -. 8 | 1.0 | -4.2 | 4.9 | 2.1 | 9.7 |
| 1972 | 0 | 0 | 0 | . 1 | 1.6 | $-1.3$ | . 4 | . 9 | -6.3 | 7.1 | 7.0 | 12.6 |
| 1973 | . 2 | . 3 | . 1 | . 3 | -. 5 | 0 | . 2 | . 4 | -8.0 | 6.3 | 4.0 | 9.8 |
| 1974 | -. 2 | -. 1 |  |  | -1.4 | . 1 |  |  | -8. 9 | 4.3 |  |  |

1/ Changes are based on daily averages of last-month-quarter to last-month-in-quarter, not annualized. Data are before deduction for cash items in process of collection.

Figures may not add to totals due to rounding.

SECOND QUARTER CHANGE IN LEVEL OF GROSS IPC DEMAND DEPOSITS BY OWNERSHIP CATEGORY, AT WEEKLY REPORTING BANKS VS NON-WEEKLY REPORTING BANKS 1 // (Billions of dollars, not seasonally adjusted)

| Year | Financial business |  |  | Nonfinancial business |  |  | Households |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | WRB | NON-WRB | TOTAL | WRB | NON-WRB | TOTAL | WRB | NON-WRB | TOTAL |
| 1971 | -. 1 | -. 1 | -. 2 | 1. 7 | 1.6 | 3.3 | . 5 | 1.3 | 1.8 |
| 1972 | . 1 | -2.2 | -2. 3 | 1.3 | 3.7 | 5.0 | . 7 | 5.0 | 5.7 |
| 1973 | -. 2 | . 1 | -. 1 | 1.7 | 2.1 | 3.8 | . 6 | 1.6 | 2.2 |
| 1974 | -. 5 | -. 1 | -. 6 | 1.9 | 2.1 | 4.0 | . 5 | . 4 | . 9 |


| Yeat | Foreign |  |  | A11 other |  |  | Total |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | WRB | NON-WRB | TOTAL | WRB | NON-WRB | TOTAL | WRB | NON-WRB. | TOTAL |
| 1971 | -. 1 | 0 | -. 1 | . 3 | -. 3 | 0 | 2.4 | 2.5 | 4.9 |
| 1972 | . 1 | -. 1 | 0 | 0 | -1. 3 | $-1.3$ | 2.2 | 4.9 | 7.1 |
| 1973 | . 3 | 0 | . 3 | -. 1 | . 1 | 0 | 2. 3 | 4.0 | 6.3 |
| 1974 | -. 1 | 0 | -. 1 | 0 | . 1 | . 1 | 1.8 | 2.5 | 4.3 |

1/ Changes are based on daily averages of last-month-in-quarter to last-month-in-quarter, fot annualized. Data are before deduction for cash items in process of collection. Only data for total and weekly reporting banks are reported; figures for non-weekly reporting banks are residuals.

Figures may not add to totals due tó rounding.


[^0]:    ${ }^{1}$ In some cases, original copies needed to be photocopied before being scanned into electronic format. All scanned images were deskewed (to remove the effects of printer- and scanner-introduced tilting) and lightly cleaned (to remove dark spots caused by staple holes, hole punches, and other blemishes caused after initial printing).
    ${ }^{2}$ A two-step process was used. An advanced optical character recognition computer program (OCR) first created electronic text from the document image. Where the OCR results were inconclusive, staff checked and corrected the text as necessary. Please note that the numbers and text in charts and tables were not reliably recognized by the OCR process and were not checked or corrected by staff.

[^1]:    *Prepared by Paul W. Boltz, Economist, Benking Section, Division of Research and Statistics.

[^2]:    * Prepared by Martha S. Scanlon, Ecunomist, Banking Section, Division of Research and Statistics.

