RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. II NO. 2 February 1991

L. William Seidman, Chairman David C. Cooke, Executive Director

* **RTC Closes 4 Thrifts in February, While Taking 11 New Institutions into Conservatorship**
* **374 Thrifts Closed by RTC From its Inception in August 1989 Through March 1991**
* **Asset Sales and Principal Collections, Net of Assets Put Back to RTC, Total $7 Billion in February, $143 Billion Since Inception**
* **RTC Announces New Goals and Initiatives Including Sale of 215 Thrifts in April-September and a $65 Billion Asset Reduction in Nine Months Ending September 30**

CONSERVATORSHIP CASELOAD AND ASSET INVENTORY

In February, the RTC sold 4 failed savings associations. The RTC also took 11 additional institutions into its conservatorship program. As a result, the number of conservatorship institutions rose to 190 at the end of February.

The reduced pace of thrift institution closings in early 1991 reflected uncertainties existing at that time regarding legislation to provide additional funding for the RTC. As discussed below, however, Congressional approval of funding legislation in late March will permit an acceleration in closings in the months ahead.

The 190 conservatorships held $91 billion in gross assets on February 28, 1991. Of the total, cash and securities (including a large amount pledged as collateral against outstanding borrowings) represented 28%, performing 1-4 family mortgages 25%, other performing loans 20%, delinquent loans 10%, real estate 10%, investments in subsidiaries 3%, and other assets 4%.

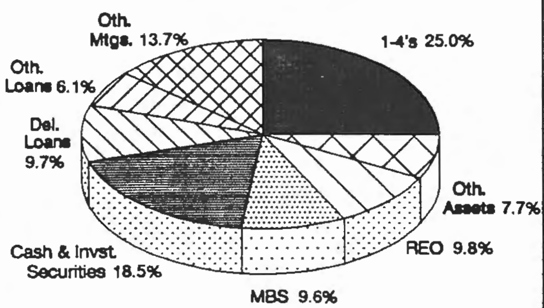
RTC February Caseload
($ in billions)

	Number	Assets	Liabilities	Deposits
End of January	183	$91.8	$103.0	$73.9
New Conservatorships	11	4.3	4.8	4.2
Resolved Cases	4	3.0	3.1	3.0
End of February	190	$91.0	$104.7	$75.2

Assets based on preliminary 1/31/91 and 2/28/91 financial reports.
Liabilities and Deposits based on 1/31/91 financial reports.

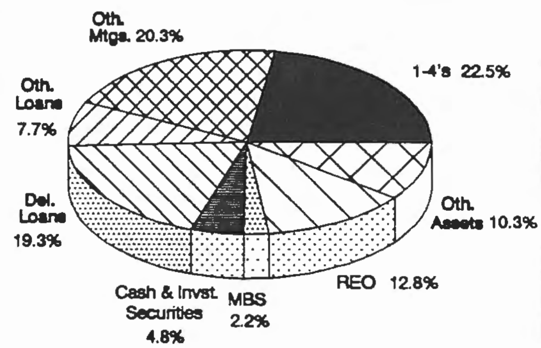
CONSERVATORSHIP, RECEIVERSHIP ASSETS
UNDER RTC MANAGEMENT
As of February 28, 1991

CONSERVATORSHIPS
As of February 28, 1991



(Percentage Of Gross Assets)

RECEIVERSHIPS
As of February 28, 1991



(Percentage Of Gross Assets)

CONSERVATORSHIP INSTITUTIONS
(dollars in billions)

	Amount	Percent Gross Assets
Cash & Invst. Sec.	$ 16.8	18.5%
Mtg. Backed Sec.	8.7	9.6
Perf. Lns. - Total	40.8	44.9
1-4 Family Mtgs.	22.8	25.0
Cstrn. & Land	2.2	2.4
Other Mtgs.	10.3	11.3
Other Loans	5.6	6.1
Del. Lns. - Total	8.8	9.7
1-4 Family Mtgs.	1.2	1.3
Cstrn. & Land	3.4	3.8
Other Mtgs.	2.9	3.2
Other Loans	1.3	1.4
Real Estate Owned	8.9	9.8
Subsidiaries	3.0	3.3
Other Assets	4.0	4.4
Gross Assets	$ 91.0	100.0%

Data based on preliminary 2/28/91 information
Number of institutions: 190

RECEIVERSHIP INSTITUTIONS
(dollars in billions)

	Amount	Percent Gross Assets
Cash & Invst. Sec.	* $ 3.1	4.8%
Mtg. Backed Sec.	1.4	2.2
Perf. Lns. - Total	~~32.4~~ 36.9	50.6
1-4 Family Mtgs.	14.4	22.5
Cstrn. & Land	3.1	4.8
Other Mtgs.	9.9	15.5
Other Loans	4.9	7.7
Del. Lns. - Total	12.4	19.3
1-4 Family Mtgs.	2.3	3.7
Cstrn. & Land	2.9	4.6
Other Mtgs.	4.5	7.1
Other Loans	2.6	4.0
Real Estate Owned	8.2	12.8
Subsidiaries	2.7	4.3
Other Assets	3.9	6.0
Gross Assets	$ 64.0	100.0 %

Data based on preliminary 2/28/91 information
Number of institutions: 366
* Excludes $5.1 billion in cash and cash-equivalents accumulated from receivership collections.

Also under the RTC's jurisdiction were 366 receiverships, resulting from the resolution of thrifts since the RTC's inception, with $64 billion in assets on February 28. (This total excludes approximately $5 billion in cash and cash equivalents accumulated from receivership collections which are available for payment of expenses and dividends to creditors.) Reflecting the sale of relatively marketable assets while the institutions were in conservatorship or at their resolution, a large proportion of the assets retained by the RTC at resolution consisted of lower quality, less marketable assets. Thus, real estate and delinquent loans represented 32% of the $64 billion in receivership assets. All assets other than cash, securities, and performing 1-4 family mortgages represented 70% of total receivership assets. Moreover, a substantial amount of the securities and performing mortgages in receiverships were junk bonds and substandard loans that cannot easily be marketed.

Including both conservatorships and receiverships, the total $155 billion of assets under RTC management consisted of: $30 billion in cash and securities, $37 billion in performing 1-4 family mortgages, $36 billion in other performing loans, $21 billion in delinquent loans, $17 billion in real estate, $6 billion in subsidiaries, and $8 billion in other assets.

THRIFT CLOSINGS

The 4 institutions sold in February brought the total number of resolutions to 366 from the establishment of the RTC in August 1989 through the end of February 1991.

The 366 thrifts held $117 billion in assets at the time of closing. Of the total, $36.2 billion of assets, or 31%, were sold to acquirers, after taking into account assets returned thus far to the RTC under putback provisions of resolution transactions. Additional assets may be returned to the RTC in future months. On March 1, 1991, assets subject to put totalled $13 billion, net of puts previously exercised or expired.

Estimated resolution costs for the 366 resolved thrifts totalled $39.4 billion, 29% of their total liabilities at the time of closing. The cost that would have been incurred if the insured deposits of all 366 institutions had been paid out to depositors would have been $41.2 billion. The $1.7 billion difference represented the estimated savings, or premiums, over insured deposit payout costs. These savings were equal to 2.12% of core deposits, represented by deposits with balances below $80,000.

In March, 8 additional institutions were sold, raising the total number of resolutions from inception through March 1991 to 374. These included 193 purchase and assumption transactions, in which all deposits, certain other liabilities and a portion of the assets were sold to acquirers. Another 129 transactions were insured deposit transfers, in which the acquiring institutions served as paying agents for the RTC, established accounts on their books for the insured deposits of the failed thrifts, and acquired some of their assets in many cases. The remaining 52 were insured deposit payouts, in which the RTC directly paid depositors their insured deposits and retained all of the assets.

The 193 purchase and assumption transactions included 7 Accelerated Resolution Program (ARP) cases, in which the institutions were resolved without first being placed in the conservatorship program.

As detailed below, RTC funding legislation, which was adopted in late March, provided $30 billion in additional loss funds. This enabled the RTC to initiate new resolution activity. On March 25, the RTC announced that 195 institutions in conservatorship would be scheduled for sale during April-September. In addition, 20 to 30 thrifts would be offered for sale under the Accelerated Resolution Program.

The RTC also announced an asset reduction goal of $65 billion for the January-September period. To support this goal, a number of new management initiatives and programs were announced.

ASSET REDUCTIONS

In February, the proceeds of asset sales and other principal collections were $6.6 billion, net of assets put back to the RTC. This included sales and principal collections in conservatorship institutions, assets passed to acquirers of resolved thrifts, and sales and principal collections in receivership.

February activity brought total sales and principal collections since inception to $143 billion, net of putbacks to date. As noted earlier, additional assets may be returned to the RTC under unexpired putback provisions of resolution transactions.

The $143 billion represented 48% of the total assets of all 556 institutions taken over by the RTC at the time they came under its control through February 1991. The comparable figure for the 366 closed institutions was considerably higher -- 61% -- reflecting the volume of assets passed at resolution. For the 190 conservatorships existing on February 28, sales and principal collections from inception through February represented 32% of beginning assets.

February asset sales and collections of $6.6 billion included $2.4 billion in sales proceeds from conservatorships, $1.3 billion in other conservatorship principal collections, $1.3 billion in resolution sales, and $1.5 billion in receivership asset sales and principal collections. Assets put back to the RTC in February, primarily from assets passed to acquirers of thrifts closed in earlier months, totalled $.8 billion.

Since its inception, the RTC disposed of $51 billion through conservatorship sales, $40 billion in other conservatorship principal collections, $36 billion in resolution sales net of putbacks, and $15 billion in receivership sales and principal collections.

In terms of broad asset categories from inception through February, the RTC disposed of $67 billion in securities, $53 billion in mortgages, $13 billion in nonmortgage loans, $4 billion in real estate, and $5 billion in other assets.

SPECIFIC REAL ESTATE SALES

Some examples of recent large sales of real estate include:

* Winwood Club Apartments in Kerrville, Texas, an 81-unit apartment complex, which was sold for $1,152,000. The apartment complex was retained by the RTC following the resolution of Southeastern Savings Association, Dayton, Texas, on October 26, 1990.

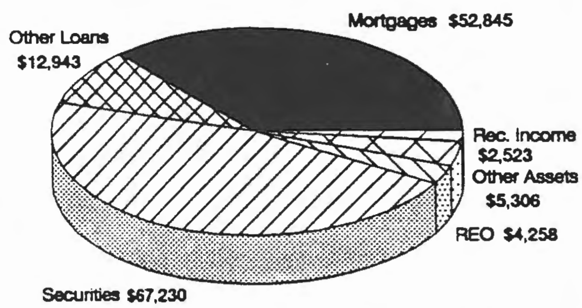
* Approximately three acres of commercial land located at 725 South Central Expressway, Richardson, Texas, which was sold to PHCB Investments of Houston, Texas, for $1,471,620. The land was retained by the RTC following the resolution of Security Federal Savings Association, Texarkana, Texas, on December 7, 1990.

* A private student dormitory consisting of two eight-story buildings and a four-story parking garage located near Arizona State University in Tempe, Arizona, which was sold to the Arizona State University Foundation, Tempe, Arizona, for $3,500,000. The dormitory was a real estate asset retained by the RTC following the resolution of MeraBank, FSB, Phoenix, Arizona, on October 1, 1990.

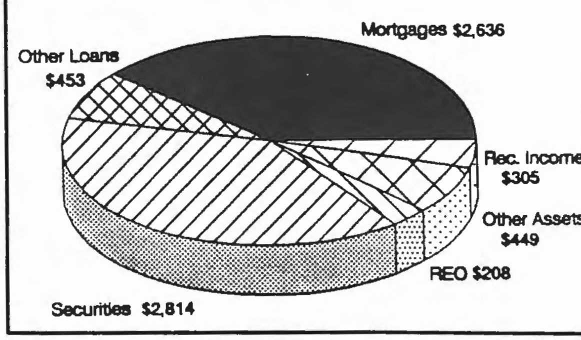
* Valencia Hills Apartments, a 232-unit apartment complex located in Tucson, Arizona, which was sold for approximately $1.4 million. The property, purchased by Tucson Valencia Hills Associates, an Arizona limited partnership, was a real estate asset owned by Southwest Savings and Loan Association, F.A., Phoenix, Arizona, which has been operating under federal supervision since February 17, 1989. Tucson Valencia was

ASSET COLLECTIONS
CONSERVATORSHIPS, RESOLUTIONS AND RECEIVERSHIPS
SALES AND COLLECTIONS
(DOLLARS IN MILLIONS)

INCEPTION 1989 THROUGH FEBRUARY 1991
($ in millions)



FEBRUARY 1991
($ in millions)



Inception Through February 1991

	Conservatorships		Resolution	Receivership	
	Sales	Collections	Sales (Net) *	Sales & Collections	Total
Securities	$34,977	$18,046	$10,057	$4,150	$67,230
Mortgages	8,983	15,758	21,506	6,598	52,845
Other Loans	2,432	5,579	3,299	1,633	12,943
REO	3,420	102	51	685	4,258
Other Assets	1,153	992	1,315	1,846	5,306
Receivership Income	NA	NA	NA	2,523	2,523
TOTALS	$50,965	$40,477	$36,228	$17,435	$145,105

February 1991

	Conservatorships		Resolution	Receivership	
	Sales	Collections	Sales	Sales & Collections	Total
Securities	$1,265	$432	$493	$624	$2,814
Mortgages	858	426	701	651	2,636
Other Loans	169	144	64	76	453
REO	127	15	0	66	208
Other Assets	13	281	76	79	449
Receivership Income	NA	NA	NA	305	305
TOTALS	$2,432	$1,298	$1,334	$1,801	$6,865

1991 Year to Date

	Conservatorships (r)		Resolution	Receivership	
	Sales	Collections	Sales (Net) *	Sales & Collections	Total
Securities	$3,241	$2,024	$1,602	$867	$7,734
Mortgages	1,404	821	1,572	1,299	5,096
Other Loans	213	315	(7)	183	704
REO	207	19	2	106	334
Other Assets	99	343	113	235	790
Receivership Income	NA	NA	NA	603	603
TOTALS	$4,993	$3,521	$3,283	$3,293	$15,090

NA = Not Applicable
* Net Resolution Sales are net of all putbacks recorded to date.
(r) Revised Data

RESOLUTION SALES & ASSET PUTBACKS
(DOLLARS IN MILLIONS)

Inception Through February 1991

	Gross Resolution Sales	Asset Putbacks	Net Resolution Sales
Securities	$10,183	$126	$10,057
Mortgages	30,957	9,451	21,506
Other Loans	6,083	2,784	3,299
REO	70	19	51
Other Assets	1,472	157	1,315
TOTALS	$48,765	$12,537	$36,228

1991 Year to Date

	Gross Resolution Sales	Asset Putbacks	Net Resolution Sales
Securities	$1,612	$10	$1,602
Mortgages	2,779	1,207	1,572
Other Loans	234	242	(7)
REO	2	0	2
Other Assets	147	33	113
TOTALS	$4,774	$1,491	$3,283

Note: Data on asset putbacks and sales exclude some assets returned to the RTC by acquirers during the month of resolution which are not recorded as sales.

not affiliated with the complex prior to this transaction.

* Oak Royal Villa Apartments, a 64-unit apartment building in Clovis, California, which was sold for approximately $1.4 million. The property was a real estate asset owned by Columbia Savings and Loan Association, Beverly Hills, California, which has been operating under the RTC's supervision since January 25, 1991.

* Gleneagles Apartments, a 282-unit apartment complex in Houston, Texas, which was sold for $5 million. The property was purchased by Houston Glen Eagles, a Texas limited partnership that was not affiliated with the property prior to this transaction. This apartment complex was retained by the RTC following the resolution of Bright Banc Savings Association, Dallas, Texas, on February 2, 1990.

* In another transaction, the RTC sold Saddletree Apartments, a 224-unit apartment complex located in Garland, Texas, for $3.3 million. The property was purchased by Saddletree, a Wisconsin joint venture between Mooney LeSage Development, Inc., and Hi-Life Properties, Inc., both of Wisconsin. This apartment complex was a real estate asset owned by San Jacinto Savings Association, F.A., Bellaire, Texas, which has been operating under the RTC's supervision since November 30, 1990.

SOURCES AND USES OF FUNDS

From its inception through February 28, 1991, the RTC obtained funds from the following main sources: $18.8 billion in Treasury appropriations, $1.2 billion in Federal Home Loan Bank contributions, $30.1 billion in Resolution Funding Corporation (REFCORP) borrowings, and $55.9 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained $2.0 billion in repayments from conservatorships, and $11.6 billion in dividends and other recoveries from receiverships.

Funds received from REFCORP, combined with the initial Treasury and FHLB contributions, provided $50 billion to cover losses at thrifts closed by the RTC.

Working capital, obtained from the FFB, is used for the temporary funding of assets retained by the RTC when institutions are

SOURCES AND USES OF FUNDS ($ in billions) Inception through February 28, 1991	
SOURCES:	
Treasury Appropriations	$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.1
FFB Borrowings	55.9
Total External Sources	106.0
Repayments from Conservatorships	2.0
Repayments/Dividends from Receiverships	11.6
TOTAL SOURCES	$ 119.6
USES:	
Resolutions and Receivership Funding	$ 98.3
Advances and Other Disbursements to Conservatorships *	11.3
FFB Interest	1.8
TOTAL USES	111.4
NET FUNDS AVAILABLE	$ 8.2

* Net of conservatorship advances transferred to receiverships.

resolved. Working capital has also been used to replace high-cost liabilities and meet liquidity needs of conservatorship institutions. The RTC's outstanding borrowings and other liabilities are subject to a limitation prescribed by FIRREA.

The 366 resolutions through February 28 required outlays of $98.3 billion from the RTC. Advances to conservatorships existing at the end of February totalled $11.3 billion. Interest on FFB borrowings amounted to $1.8 billion. This left $8.2 billion in cash on hand on February 28.

NEWS NOTES

RTC FUNDING LEGISLATION PAVES WAY FOR EXPEDITED ASSET AND SAVINGS INSTITUTION SALES

Recent Congressional action on funding legislation for the RTC, along with new initiatives and programs to accelerate asset sales, are expected to result in a $65 billion reduction in the corporation's assets and the sale of 215 institutions in addition to the 22 sold since January.

"With additional funds to cover losses and new operating guidance from Congress, we are moving ahead today with a comprehensive campaign for selling insolvent thrifts and their assets," said RTC Chairman L. William Seidman in announcing the campaign on March 25, 1991. "Every segment of the RTC is being mobilized. There will be many opportunities for investors, prospective homebuyers and minority- and women-owned businesses as America's largest sales organization moves to shrink its inventory."

The provision of $30 billion in loss funds will enable the RTC to move ahead with the following:

S&L Closings -- Over the next six months, 195 institutions in conservatorship will be scheduled for sale. Of these institutions, 90 were scheduled immediately. The RTC will hold bid meetings and accept bids on the remaining 105 institutions during the last quarter of fiscal year 1991 (July through September). The RTC, in conjunction with the Office of Thrift Supervision (OTS), will also be offering 20 to 30 additional institutions for sale under its Accelerated Resolution Program.

Management Initiatives -- New management initiatives and programs to support and achieve the $65 billion asset sales goal are:

* (1) the recommendation of significant real estate pricing policy changes to the RTC Board of Directors, providing greater flexibility in reducing prices if a sale cannot be achieved after extensive marketing;

* (2) a new bid option for assets to be used as part of the sales process for all conservatorship and ARP transactions; and

* (3) complete implementation of standardized due diligence procedures and market-acceptable formats for loan pools offered by the RTC.

RTC Securitization Initiatives -- As part of the funding legislation, Congress also clarified the potential liability of RTC employees with respect to the sale of securitized products. With the liability question resolved, the RTC will offer its first mortgage-back securities as soon as a shelf registration is cleared by the Securities and Exchange Commission. In addition, collateralized bond obligations, backed by issues of the RTC's high-yield securities, will be structured for the private sector market.

Affordable Housing Initiatives -- Congress expanded the affordable housing program to include single-family residences in conservatorship institutions. Approximately 15,000 single-family residences now can be offered under this program. In addition to individual property sales, the RTC will sell 9,000 eligible single-family properties through 60 sealed bid and auction transactions. The RTC will also convey to public entities or nonprofit organizations eligible properties that do not sell after extensive marketing in the affordable housing program, or that have value less than their holding costs.

Contracting Initiatives -- Other management initiatives to streamline contracting and to expand participation by small businesses and minorities include:

* (1) scheduling of regional seminars as part of the RTC's minority- and women-owned contractor outreach program;
* (2) structuring of securitization initiatives and financial advisory services solicitations so more small businesses and minority firms can obtain RTC contracts; and
* (3) standardization of all solicitations and contract documents used by RTC offices and publication by July 1 of a comprehensive manual of policies and procedures.

RTC SOLICITS BIDS FOR ACQUISITION OF 90 SAVINGS ASSOCIATIONS

The RTC has directed its Resolutions Group to initiate immediately the sales process for 90 savings associations, and to undertake a program in which 105 additional thrift institutions held in conservatorship will be marketed and offered for bid beginning in July. The 90 thrifts now being marketed, which are located in 24 states and range in deposit size from $6 million to $3.2 billion, have aggregate deposits of $30 billion and assets of $38 billion.

A new bid option for assets will be used as part of the sales process for all conservatorship and Accelerated Resolution Program transactions. To encourage asset purchases by acquirers of deposit franchises, the RTC will disclose its estimate of the value of the asset portfolio's various components. The price disclosed, and included in the bid package, will be the price at which the RTC will convey the assets at the closing.

Included in the first group of 90 thrifts are 20 large institutions that will be handled by the Major Transactions group in Washington, DC. The other 70 thrifts will be handled by the RTC's Regional Offices in Atlanta, Dallas, Denver and Kansas City.

A list of the thrift groups according to their marketing schedule and a list of the thrifts that will be marketed during the third quarter can be obtained from the RTC Reading Room or through FaxMedia.

RTC BOARD APPROVES POLICIES ON THE SALE OF REAL ESTATE, MORTGAGE LOAN SECURITIZATION

The RTC Board of Directors liberalized its real estate pricing policy, a move that will give the RTC a more flexible approach for adjusting prices quickly in response to local market conditions.

The real estate pricing policy allows faster, more substantial price reductions, while ensuring that RTC property sells at true market value.

Formerly, real estate prices could be reduced by only 20 percent if a sale did not occur after nine months. As a result, offers lower than 80 percent of appraised value could not be accepted until a new appraisal was ordered, supporting the lower price. Under the new policy, the RTC does not have to incur the expense of ordering a new appraisal or delay acceptance of an offer until a new appraisal is completed. The RTC will rely on qualified real estate professionals to ensure that properties are adequately exposed to the marketplace and sold at market values.

"The new policy will give us the flexibility to price to meet the real estate market instead of holding the property until the market rises to the appraisal price," said RTC Deputy Executive Director Lamar C. Kelly, Jr. "We can act in a more timely manner when market evidence differs from appraisals."

In a separate action, the RTC Board approved the staff's proposal to file a shelf registration for mortgage-backed securities with the Securities and Exchange Commission. Once approved by the Commission, the staff said it would bring the first RTC securities to market. The staff said it expects to eventually offer securities at a rate of $1 billion per month.

The RTC will securitize performing 1-4 family residential mortgage loans. Sale through securitization is expected to result in significantly improved cash recoveries, particularly for those mortgages that do not conform to Fannie Mae or Freddie Mac's standards. As part of the securitization program, the RTC will select private sector firms to serve as financial advisors, securities underwriters, loan servicers, trustees, and accountants.

RTC TO OFFER $300 MILLION IN OFFICE BUILDINGS WITH PARTICIPATING CASH FLOW MORTGAGE FINANCING

Commercial real estate properties that have proven to be difficult to sell will be offered on a financed or cash basis to investors through a new pilot program now being developed by the RTC National Sales Center. The pilot program is being developed specifically for the sale of large portfolios of office buildings. If successful, a similar transaction structure will be used to sell sizable packages of other income-producing properties.

The properties to be selected for the pilot offering will be underperforming office buildings located throughout the country. The portfolio will have an estimated market value of approximately $300 million. The RTC will sell the portfolio at a discounted price for cash or will finance a full market value sale utilizing innovative financing terms. Instead of receiving fixed debt service payments, the RTC would share with the purchaser in cash flows generated by the properties.

Investors interested in a financed purchase will be offered a seven to 10-year nonrecourse, zero coupon participating cash flow mortgage. The mortgage terms provide the investor with a majority share of the cash flow until the investor's downpayment is recovered. Once the investor recovers his downpayment, the RTC would obtain the larger share until its loan is repaid. The RTC also would participate in the proceeds gained from property sales or refinancings.

The initial cost sharing return to the investor is based on a variable percentage of the cash flow. After the investor's downpayment is recovered, the RTC's cash flow share would be 70 percent until the investor's loan is repaid.

Once all of the properties have been selected, the RTC will hold a briefing for interested investors.

RTC HOLDS SEMINAR FOR MINORITIES AND WOMEN

The RTC held a seminar for minorities and women in Washington, DC, on February 28. The seminar, "How To Work With The RTC," was part of a continuing effort to inform minorities and women about the RTC's contracting process and other operations.

More than 900 people were in attendance, including Reverend Jesse Jackson. RTC Chairman L. William Seidman said, "The Reverend Jesse Jackson and other leaders in the minority community are to be commended for their assistance in disseminating information on RTC opportunities."

Minority and women-owned firms have already made strong contributions to the RTC's efforts of resolving the saving and loan crisis. As of February 15, RTC contracts had been awarded to 1,228 minority- or women-owned businesses with estimated total fees of $111 million. As of that date, the RTC had awarded a total of 5,892 contracts to all types of businesses with estimated fees of $398 million.

This seminar marked the 11th in a successful series the RTC has sponsored since it was established in 1989. Over 7,000 people have attended the agency's standing-room only seminars held across the country. Future seminars will target additional specialized groups.

RTC AWARDS CONTRACT TO MINORITY JOINT VENTURE TO MANAGE $669 MILLION IN ASSETS

The RTC has selected Onyx Asset Management, Oklahoma City, Oklahoma, to manage approximately $669 million in real estate-owned assets. The portfolio consists of 318 commercial and land properties retained by the RTC following the resolution of San Antonio Savings Association in San Antonio, Texas, on March 9, 1990.

Onyx Asset Management will receive an estimated $7.8 million in management and disposition fees over the three-year contract term. Onyx Asset Management is a joint venture between RAM Management Associates, Inc. in Oklahoma City, and Scope Asset Management Corporation, in Houston, Texas. The RTC solicited 30 firms on August 14, 1990.

RTC SELECTS NCNB AND FAMCO SERVICES TO MANAGE AND DISPOSE OF ASSETS TOTALLING $1.9 BILLION

The RTC has executed standard asset management disposition agreements (SAMDAs) with NCNB Texas National Bank (NCNB), Dallas, Texas, and FAMCO Services, Inc. (FAMCO), to manage and dispose of $1.9 billion in assets from 13 failed Texas savings and loans. FAMCO is a subsidiary of Team Bank, Fort Worth, Texas.

The agreement with NCNB covers $1.5 billion in owned commercial real estate and non-performing commercial loans. The agreement with FAMCO will cover $447 million in assets, including commercial real estate loans, mobile home loans, consumer loans, owned commercial real estate, credit cards, and subsidiaries.

The firms will receive a monthly management fee and a disposition fee upon the sale of each asset. The RTC estimates that NCNB will be paid fees of approximately $15.3 million and FAMCO will be paid fees of approximately $8.3 million over the three-year term of the SAMDAs.

RTC SOUTHWEST REGION SIGNS FOUR TECHNICAL ASSISTANCE ADVISORS FOR AFFORDABLE HOUSING DISPOSITION PROGRAM

Four technical assistance advisors (TAAs) have been hired by the RTC's Southwest Region to work with the RTC's Affordable Housing Disposition Program in Texas. The advisors are Housing Resources Association, Austin; The Texas Development Institute, Austin; Dallas County Community Action Committee, Inc., Dallas; and the Federal Home Loan Bank of Dallas. The RTC has executed one national TAA agreement with the National Association of Housing Cooperatives, and the RTC is negotiating with several other groups to expand its TAA representatives.

TAAs can be state and local public agencies, clearinghouses and non-profit organizations. The TAAs assist the RTC in identifying and qualifying individuals and families for the affordable housing program through individual counseling and/or promotional events.

The Affordable Housing Disposition Program is designed to place individuals and families of low- and moderate-income into housing currently in the RTC's real estate portfolio. In Texas, 1,795 single-family houses have been purchased under the program.

RTC OPENS REGIONAL PUBLIC SERVICE CENTERS

The RTC has opened Public Service Centers in the four RTC regional offices to provide services similar to those offered by the RTC Reading Room in Washington, DC. The centers provide region-specific, publicly available information about the RTC and help to solve the problems that the public has experienced with the RTC.

Each Public Service Center has a Reading Room where the public can request information by telephone, mail, or on a walk-in basis. A Freedom of Information Act (FOIA) Specialist is at each center to process requests for regional or consolidated office records that are not already available at the center. Copies of FOIA responses that may be of general public interest are also available at the centers.

RTC Executive Director David C. Cooke stated that "the centers will also serve as a way for us to find out how we might improve our operations, by hearing directly from the people we are serving."

All RTC news releases are also available through FaxMedia, a facsimile dial-up service. To access FaxMedia, interested individuals can dial (301) 670-0088 from their fax machine's telephone handset. Following the voice prompts, individuals should enter "77" to select the RTC News Release Library index, which will be printed from their fax machine. To retrieve the desired news releases, individuals should redial the FaxMedia number listed above and enter the numbers of the news releases they want to receive. Users have 24-hour access to RTC news releases through FaxMedia, and are responsible for all phone charges.

RTC Resolutions
Inception to February 28, 1991
(dollars in millions)

Deal Type *	Number of Cases	Total Assets	Estimated Savings Over Payout Cost	Estimated Savings/ Core Deposits **	Percentage of Assets Passed***
IDT	127	$21,522.5	$111.8	0.70 %	11.76 %
PA	187	90,740.9	1,632.4	2.57	37.14
PO	52	4,963.9	0	0	0
Total	366	$117,227.3	$1,744.2	2.12 %	30.90 %

* Deal Type:

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payout

** Core deposits are estimated as deposits with balances below $80,000.

*** Assets passed are net of putbacks.

Note: Asset and estimated cost data reflect post-closing revisions and may differ from data previously released.

RTC Resolutions
February 1991
(Dollars in Millions)

Institution Name / City / State	Deal Type*	Resolution Date	Acquirer Name / City / State	Total Assets	Estimated Resolution Cost	Assets Passed to Acquirers Net of Putbacks	Percentage of Assets Passed
American FSA of Iowa, Des Moines, IA	PA	02/08/91	Branch Sale to various institutions	$454.9	$53.6	$12.0	2.65%
Mid-Kansas, Wichita, KS	PA	02/15/91	Branch Sale to various institutions	369.2	128.5	49.7	13.46%
Pima FS&LA, Tucson, AZ	PA	02/15/91	Bank of America, AR, Phoenix, AZ	1,511.5	298.9	1,162.3	76.90%
Security Federal Savings, Columbia, SC	PA	02/15/91	South Carolina NB, Charleston, SC	438.1	104.0	109.8	25.06%
Total				2,773.7	585.1	1,333.9	48.09%
Grand Total–Inception through February 28, 1991				$117,227.3	$39,427.1	$36,228.4	30.90%

NA = Not Applicable

* Deal Type:

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payout

Note: Assets and estimated cost data reflect post-closing revisions and may differ from preliminary data previously released.

Beginning Assets and Asset Reductions Inception Through February 1991 ($ in billions)

366 Closed Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid-iaries	Other Assets	Total
Assets at Beginning of Conservatorship	$44.0	$84.7	$13.5	$13.5	$4.1	$10.2	$170.0
Reductions During Conservatorship							
Sales Proceeds	20.7	5.9	1.4	2.1	0.1	0.7	30.9
Payment & Maturities	7.4	10.1	3.0	0.1	0.3	0.1	21.0
Other Changes (Net) /1	(2.7)	2.7	(4.1)	2.2	0.8	1.9	0.8
Assets at Resolution	18.6	66.0	13.2	9.1	2.9	7.5	117.3
Resolution & Receivership Reductions							
Assets Passed (Net of Putbacks)	10.0	21.5	3.3	0.0	0.0	1.3	36.1
Assets Retained (After Putbacks)	8.6	44.5	9.9	9.1	2.9	6.2	81.2
Principal Collections	4.1	6.6	1.6	0.7	0.3	1.5	14.8
Other Changes (Net) /2	0.0	0.6	0.8	0.2	(0.1)	0.8	2.4
Receivership Assets as of February 28, 1991	$4.5	$37.3	$7.5	$8.2	$2.7	$3.9	$64.0

190 Conservatorship Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid-iaries	Other Assets	Total
Assets at Beginning of Conservatorship	$41.6	$54.2	$10.0	$8.6	$4.6	$6.2	$125.2
Reductions During Conservatorship							
Sales Proceeds	14.3	3.1	1.0	1.3	0.0	0.3	20.0
Payment & Maturities	10.6	5.7	2.6	0.0	0.4	0.2	19.5
Other Changes (Net) /1	(8.8)	2.6	(0.5)	(1.6)	1.2	1.7	(5.4)
Conservatorship Assets as of February 28, 1991	$25.5	$42.8	$6.9	$8.9	$3.0	$4.0	$91.0

Beginning Assets and Asset Reductions
Inception Through February 1991
($ in billions)

All 556 Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid-iaries	Other Assets	Total
Assets at Beginning of Conservatorship	$85.6	$138.9	$23.5	$22.1	$8.7	$16.4	$295.2
Reductions During Conservatorship							
Sales Proceeds	35.0	9.0	2.4	3.4	0.1	1.0	50.9
Payment & Maturities	18.0	15.8	5.6	0.1	0.7	0.3	40.5
Other Changes (Net) /1	(11.5)	5.3	(4.6)	0.6	2.0	3.6	(4.6)
Assets at Resolution	18.6	66.0	13.2	9.1	2.9	7.5	117.3
Resolution & Receivership Reductions							
Assets Passed (Net of Putbacks)	10.0	21.5	3.3	0.0	0.0	1.3	36.1
Assets Retained (After Putbacks)	8.6	44.5	9.9	9.1	2.9	6.2	81.2
Principal Collections	4.1	6.6	1.6	0.7	0.3	1.5	14.8
Other Changes (Net) /2	0.0	0.6	0.8	0.2	(0.1)	0.8	2.4
Conservatorship and Receivership Assets as of February 28, 1991	$30.0	$80.1	$14.4	$17.1	$5.7	$7.9	$155.1

/1 Includes net losses on sales, charge-offs of goodwill and certain equity investments and other assets, accumulation and investment of cash, and new loans and asset purchases.

/2 Includes asset balance adjustments and principal losses.

/3 Excludes accumulation of approximately $5.1 billion of receivership cash and investments available for the payment of expenses and dividends.

Note: Data incorporate revisions of figures for period prior to September 1990.