

# RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. III NO. 6

June 1992

Albert V. Casey, President & CEO

David C. Cooke, Senior Vice President,  
Division of Planning and Corporate Relations

- \* **RTC Closed 11 Thrifts in April. No Closings in May Due to a Lack of Funding.**
- \* **651 Thrifts Closed by RTC from its Inception in August 1989 Through May 1992. 21.8 Million Deposit Accounts have been Protected.**
- \* **Recoveries from Asset Sales and Principal Collections Total \$7.7 Billion in April, \$258 Billion, Net of Assets Putback to RTC, Since Inception.**
- \* **GAO Advises RTC that it will be Issuing an Unqualified Opinion on the RTC's 1991 Financial Statements.**

## RTC CASELOAD

In April, the RTC closed 11 savings associations, including four institutions in its Accelerated Resolution Program (ARP). These resolutions increased the number of receiverships to 651 at the end of April. The RTC also took three institutions into its conservatorship program. As a result, the number of conservatorship institutions decreased to 46 at the end of April.

In May, the RTC did not resolve any institutions due to the fact that no action was taken on legislation to provide additional funding. This marked the first month since November 1989 that the RTC did not resolve an institution. Two institutions were put into the con-

servatorship program in May, bringing the number of conservatorships up to 48 on May 31. In the absence of additional funding, the number of conservatorships began to grow in

### RTC April Caseload (\$ in billions)

	Number	Assets	Liabilities	Deposits
End of March	50	\$27.1	\$27.8	\$21.2
New Conservatorships	3	0.2	0.2	0.1
Resolved Cases *	11	13.0	8.5	7.5
End of April	46	\$21.0	\$22.8	\$21.1

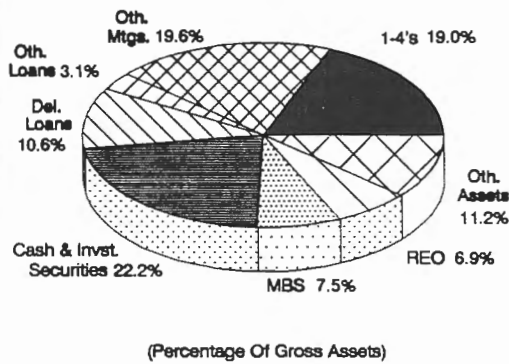
Assets based on preliminary 4/30/92 and 3/31/92 financial reports.

Liabilities and Deposits based on 3/31/92 financial reports.

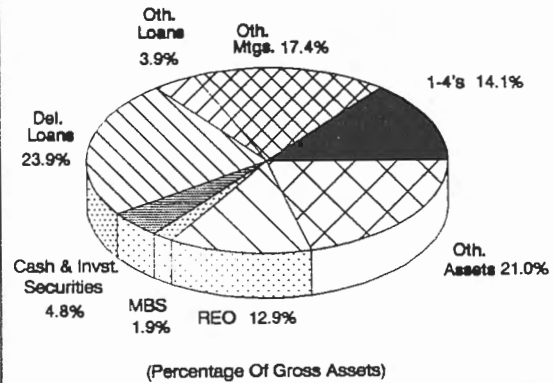
\* Includes four Accelerated Resolution Program (ARP) cases.

**CONSERVATORSHIP, RECEIVERSHIP ASSETS  
UNDER RTC MANAGEMENT  
As of April 30, 1992**

**CONSERVATORSHIPS  
As of April 30, 1992**



**RECEIVERSHIPS  
As of April 30, 1992**



**CONSERVATORSHIP INSTITUTIONS  
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.	\$ 4.7	22.2%
Mtg. Backed Sec.	1.6	7.5
Perf. Lns. - Total	8.8	41.7
1-4 Family Mtgs.	4.0	19.0
Cstrn. & Land	1.1	5.1
Other Mtgs.	3.0	14.4
Other Loans	0.7	3.1
Del. Lns. - Total	2.2	10.6
1-4 Family Mtgs.	0.3	1.5
Cstrn. & Land	0.9	4.2
Other Mtgs.	0.8	3.9
Other Loans	0.2	0.9
Real Estate Owned	1.5	6.9
Subsidiaries	0.9	4.2
Other Assets	1.5	7.0
<b>Gross Assets</b>	<b>\$ 21.0</b>	<b>100.0%</b>

Data based on preliminary 4/30/92 information  
Number of institutions: 46

**RECEIVERSHIP INSTITUTIONS  
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec. *	\$ 4.6	4.8%
Mtg. Backed Sec.	1.8	1.9
Perf. Lns. - Total	34.1	35.4
1-4 Family Mtgs.	13.5	14.1
Cstrn. & Land	2.4	2.5
Other Mtgs.	14.4	14.9
Other Loans	3.7	3.9
Del. Lns. - Total	23.0	23.9
1-4 Family Mtgs.	2.3	2.4
Cstrn. & Land	7.2	7.5
Other Mtgs.	10.8	11.3
Other Loans	2.7	2.8
Real Estate Owned	12.4	12.9
Subsidiaries	7.2	7.4
Other Assets	13.1	13.6
<b>Gross Assets</b>	<b>\$ 96.1</b>	<b>100.0%</b>

Data based on preliminary 4/30/92 information  
Number of institutions: 651

\* Excludes \$13.1 billion in cash, investments (including restricted investments), and accounts receivable accumulated by Receiverships.

in June as potential ARP cases were placed into conservatorship.

### **ASSET INVENTORY**

In April, the amount of assets under RTC management, including both conservatorships and receiverships, rose from \$115 billion to \$117 billion, the first increase in assets managed since August 1991. The rise was due to the retention by RTC receiverships of assets from institutions resolved under the ARP program. However, over the past eleven months, assets under RTC management have dropped \$51 billion.

The \$117 billion of assets under RTC management on April 30 consisted of: \$13 billion in cash and securities, \$18 billion in performing 1-4 family mortgages, \$25 billion in other performing loans, \$25 billion in delinquent loans, \$14 billion in real estate, \$8 billion in investments in subsidiaries, and \$15 billion in other assets.

The 46 conservatorships held \$21 billion in gross assets on April 30, 1992. Of the total, cash and securities (including a substantial amount pledged as collateral against borrowings) represented 30%; performing 1-4 family mortgages, 19%; other performing loans, 23%; delinquent loans, 11%; real estate, 7%; investments in subsidiaries, 4%; and other assets, 7%.

The 651 receiverships held \$96 billion in assets on April 30. Because many of the relatively marketable assets have been sold before an institution enters a receivership, most of the assets retained by the RTC in receivership consisted of lower quality, less marketable assets. Thus, real estate and delinquent loans represented 37% of receivership assets. Cash, securities, and performing 1-4 family mortgages represented only 21% of receivership assets. Moreover, a substantial amount of the securities and performing mortgages in receivership were junk

bonds or pledged for secured borrowings or substandard loans. The \$96 billion excludes approximately \$13 billion in cash, liquid investments, and accounts receivable accumulated from receivership collections.

### **THRIFT CLOSINGS**

The RTC closed eleven institutions in April and no institutions in May.

As of the end of April, RTC resolutions had protected 21.8 million deposit accounts from financial loss. These accounts had an average account balance of \$8,900.

The eleven resolutions in April brought the total number of thrift closings to 651 from the establishment of the RTC in August 1989 through April 30, 1992. These thrifts held \$215 billion in assets at the time of closure. Of the total, \$47 billion of assets, or 21%, 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.

Estimated resolution costs for the 651 closed thrifts totalled \$83.9 billion, 36% of their total liabilities at the time of resolution. If the insured deposits of all 651 institutions had been paid out to depositors, the estimated resolution cost would have been \$87.0 billion. The \$3.1 billion difference represented the estimated savings, or premiums, over insured deposit payout costs. These savings were equal to 2% of core deposits, represented by deposits with balances below \$80,000.

Of the 651 cases, 405 were purchase and assumption transactions (P&As), in which all deposits, certain other liabilities, and a portion of the assets were sold to acquirers. Another 158 were insured deposit transfers (IDTs), in which the acquiring institutions served as paying agents for the RTC, established accounts on their books for the

depositors of the failed institutions, and acquired some of their assets in many cases. The remaining 88 were insured deposit payoffs (POs) in which the RTC directly paid depositors their insured deposits and retained all of the assets.

Most attractive franchises were resolved using P&As, and these acquirers paid considerably higher premiums over deposit payoff costs: 2.4% of core deposits, compared to .7% for IDTs. Although only 62% of RTC resolutions were P&As, these transactions accounted for 80% of the deposits that have been made whole by the RTC from its inception through April 1992. The P&A transactions included 34 Accelerated Resolution Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

### **ASSET REDUCTIONS**

In April, the proceeds of asset sales and other principal collections were \$7.7 billion. This included sales and principal collections in conservatorship institutions, assets passed to acquirers of resolved thrifts, and sales and principal collections in receivership. Due to asset putbacks of \$138 million, net asset reductions were \$7.6 billion in April.

April sales and collections of \$7.7 billion included \$1.2 billion in sales proceeds from conservatorships, \$1.0 billion in other conservatorship asset collections, \$2.4 billion in resolution sales, and \$3.1 billion in receivership sales and principal collections.

April activity brought total sales and principal collections since inception to \$258 billion, net of putbacks to date. As noted earlier, additional assets may be returned to the RTC under unexpired putback provisions of resolution transactions.

Since its inception, the RTC collected \$81 billion through conservatorship sales, \$66 bil-

lion in other conservatorship collections, \$47 billion in resolution sales (net of putbacks), and \$64 billion in receivership sales and principal collections. From inception through April, the RTC collected \$113 billion from securities, \$75 billion from 1-4 family mortgages, \$29 billion from other mortgages, \$21 billion from non-mortgage loans, \$8 billion from real estate, and \$11 billion from other assets.

In terms of book value, April sales and collections were \$8.4 billion. The average recovery rate on the collection of these assets was 92%. From the inception of the RTC through April, book value asset reductions were \$273 billion, and the RTC recovered 94% on these collections.

The \$273 billion in book value sales and principal collections represented 76% of the total book value of assets of all 697 institutions taken over by the RTC at the time they came under its control. The comparable figure for the 651 resolved institutions was higher -- 78% -- reflecting the volume of assets passed at resolution and the amount of time that these institutions have been under RTC control. For the 46 conservatorships existing on April 30, book value sales and principal collections from inception through April were only 56% of the beginning book value of assets.

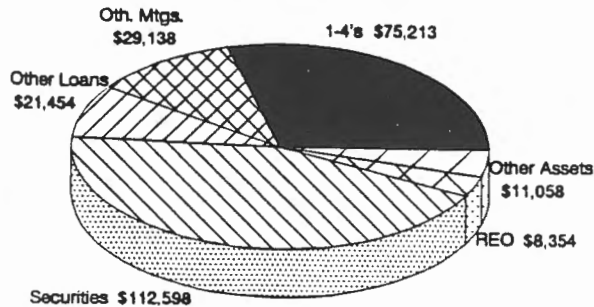
The RTC also collected \$0.5 billion in receivership income in April. From its inception to April 30, 1992, the RTC has collected \$10.9 billion in receivership income.

### **ASSET PUTBACKS**

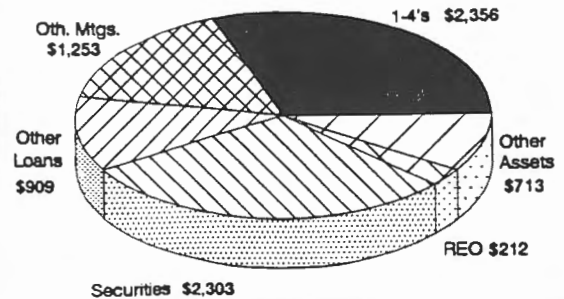
Assets put back to the RTC in April, primarily from assets passed to acquirers in earlier months, totalled \$138 million. From the inception of the RTC through April, asset putbacks totalled \$22.0 billion, which is about 32% of the assets initially passed to acquirers.

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

**INCEPTION 1989 THROUGH APRIL 1992  
(\$ In millions)**



**APRIL 1992  
(\$ In millions)**



**Inception Through April 1992**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales (Net) *	Sales & Collections	
Securities	\$48,873	\$32,304	\$20,384	\$11,038	\$112,598
1-4 Family Mortgages	18,503	13,885	15,825	27,001	75,213
Other Mortgages	3,145	9,727	6,277	9,990	29,138
Other Loans	4,214	7,783	3,484	5,973	21,454
REO	5,150	0	147	3,058	8,354
Other Assets	1,504	2,281	832	6,441	11,058
<b>TOTALS</b>	<b>\$81,387</b>	<b>\$65,979</b>	<b>\$46,947</b>	<b>\$83,502</b>	<b>\$257,816</b>

**April 1992**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$249	\$603	\$971	\$481	\$2,303
1-4 Family Mortgages	604	224	163	1,366	2,356
Other Mortgages	126	115	865	147	1,253
Other Loans	128	46	158	577	909
REO	43	0	0	168	212
Other Assets	86	18	233	375	713
<b>TOTALS</b>	<b>\$1,237</b>	<b>\$1,006</b>	<b>\$2,389</b>	<b>\$3,114</b>	<b>\$7,746</b>

**1992 Year to Date**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$2,013	\$3,473	\$3,131	\$1,564	\$10,181
1-4 Family Mortgages	2,259	1,139	795	4,543	8,735
Other Mortgages	609	616	1,444	2,275	4,943
Other Loans	591	369	446	1,233	2,640
REO	354	0	95	691	1,140
Other Assets	193	581	366	1,652	2,792
<b>TOTALS</b>	<b>\$6,018</b>	<b>\$6,178</b>	<b>\$6,277</b>	<b>\$11,957</b>	<b>\$30,430</b>

\* Net Resolution Sales are net of all putbacks recorded to date.

**RESOLUTION SALES  
&  
ASSET PUTBACKS  
(DOLLARS IN MILLIONS)**

<u>Inception Through April 1992</u>				<u>YTD April 1992</u>			
	Gross Resolution Sales	Asset Putbacks	Net		Gross Resolution Sales	Asset Putbacks *	Net
Securities	20,734	350	\$20,384	Securities	\$3,131	\$54	\$3,077
1-4 Mortgages	28,826	13,001	\$15,825	1-4 Mortgages	\$795	\$170	\$625
Other Mortgage	11,374	5,097	\$6,277	Other Mortgage	\$1,444	\$57	\$1,388
Other Loans	6,436	2,952	\$3,484	Other Loans	\$448	\$67	\$379
REO	200	53	\$147	REO	\$95	\$5	\$90
Other Assets	1,384	552	\$832	Other Assets	\$366	\$79	\$287
<b>TOTALS</b>	<b>\$68,953</b>	<b>\$22,006</b>	<b>\$46,947</b>	<b>TOTALS</b>	<b>\$6,277</b>	<b>\$432</b>	<b>\$5,845</b>

\* Asset putbacks during 1992 include assets put back from resolutions prior to 1992 as well as 1992 resolutions.

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. It also includes other principal disbursements on assets, such as disbursements on loans in process or subsidiaries.

On April 30, 1992, outstanding assets subject to put totalled \$2.5 billion. This figure represents assets that the RTC might be required to purchase from acquirers of failed thrifts over the next few months.

**MAJOR ASSET SALES:**

Recent RTC asset sales include:

\* Approximately 18,400 acres of land were sold to the state of Florida through The Nature Conservancy for \$20 million in an all-cash transaction. The land is located on the Florida Panhandle and includes 18,000 acres of timberland known as Point Washington and 400 acres of raw land, including 4,000 feet of beach front known as Top Sail Hill. The Top Sail Hill property serves as a habitat for the endangered Choctawhatchee beach mouse. The property, which also contains more than 5,000 acres of wetlands, was an asset retained by the RTC following the resolution of Hill Financial Savings Association, Red Hill, PA,

on October 13, 1989. Florida will preserve the property as a state park and state forest.

- \* More than 156 properties located in the Washington, DC, and Baltimore, MD, areas, were sold at four auctions for a total of approximately \$18 million. The sale included 42 properties in the RTC's Affordable Housing Disposition Program that were sold for a total of \$1 million.
- \* A 291,584-square-foot office building in Simi Valley, CA, was sold to Countrywide Funding Corporation, Pasadena, CA, for \$16 million. The property was an asset retained by the RTC following the resolution of Gibraltar Savings, F.A., Simi Valley, CA, on June 29, 1990.
- \* SunBay Resort, a time-share resort located on Lake Hamilton in Hot Springs, AR, was sold to SunBay, Inc., an Arkansas corporation, for \$3.3 million. The sale included the Hot Springs Athletic Club, unsold time-share intervals, a time-share loan portfolio, and several parcels of undeveloped land. The resort was an asset retained by the RTC following the resolution of

Independence Federal Savings Bank, F.S.B., Batesville, AR, on September 7, 1990.

- \* The Pioneer Square Office Building, a 44,000-square-foot building in San Francisco, CA, was sold to two private investors, Jerry Hettinger and Ronald Miller, from Danville, CA, for \$2.7 million. The building, which was built as a soap factory in the late 1900's and converted to office space in the early 1980's, was an asset retained by the RTC following the resolution of County Bank, F.S.B., Santa Barbara, CA, on March 27, 1992.
- \* A 34,389-square-foot parcel of land located in the Fenway area of Boston, MA, was sold to the Archdiocese of Boston for \$500,000. The land will be used by the archdiocese's affordable housing agency, Planning Office for Urban Affairs, Inc., to develop 123 units of housing for elderly, handicapped, and disabled persons. The land was an asset retained by the RTC following the resolution of Home Federal Savings Bank, Worcester, MA, on November 9, 1990.

### SOURCES AND USES OF FUNDS

From its inception through April 30, 1992, the RTC obtained \$146 billion in funds from the following external sources: \$50 billion in FIRREA appropriations, \$37 billion in loss funds authorized by 1991 Acts of Congress, and \$60 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained \$54 billion in recoveries from receiverships.

The FIRREA appropriations include \$30.1 billion from REFCORP, \$18.8 billion in Treasury funding, and \$1.2 billion in FHLB contributions. The Resolution Trust Corporation Funding Act of 1991 and the RTC Refinancing, Restructuring, and Improvement Act of 1991 provided for an additional \$30 billion and \$25 billion, respectively, in loss funds through Treasury appropriations. The Improvement Act allowed the RTC to obligate funds for new resolutions up to April 1, 1992. On April 30, 1992 the RTC returned \$18.3 billion to the Treasury Department that had not been obligated by the April 1, 1992 deadline.

### SOURCES AND USES OF FUNDS (\$ in billions) Inception through April 30, 1992

SOURCES:	
Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.1
Additional Appropriations	36.7
FFB Borrowings	<u>59.6</u>
Total External Sources	146.4
Recoveries from Receiverships	54.2
<b>TOTAL SOURCES</b>	<b><u>\$200.6</u></b>
USES:	
Resolutions and Receivership Funding	\$ 186.8
Conservatorship Advances Outstanding *	3.4
FFB Interest	5.8
Other Disbursements (Net) **	0.0
<b>TOTAL USES</b>	<b><u>196.0</u></b>
<b>NET CASH AVAILABLE</b>	<b><u>\$ 4.6</u></b>

\* Conservatorship balances are net principal balances outstanding.

\*\* Includes expenses paid on behalf of conservatorships and other corporate disbursements, less interest payments and expense reimbursements received from conservatorships and other sources.

Working capital, obtained from the FFB, is used for the temporary funding of assets retained by the RTC when institutions are 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 651 resolutions through April 30 required outlays of \$186.8 billion from the RTC. Outstanding advances to conservatorships existing at the end of April totalled \$3.4 billion. Interest on FFB borrowings was \$5.8 billion. This left \$4.6 billion in cash on hand on April 30.

## **NEWS NOTES:**

### **RTC MAKES HOUSING AVAILABLE TO LOS ANGELES RIOT VICTIMS**

On May 15, 1992, Albert V. Casey, President and Chief Executive Officer of the RTC, announced that 49 apartment units and single-family houses would be made available for use by the Los Angeles and Long Beach Housing Authorities for emergency shelter for families displaced by the recent disturbances in Los Angeles. The transfer of these properties to the housing authorities was completed in June.

"As the devastation of south central Los Angeles began to unfold, RTC staff undertook an extensive search in our inventory to find properties that could be made available to innocent families left homeless by the violence and destruction," said Mr. Casey. "We are proud to assist in the city's rebuilding efforts."

The RTC has signed a lease with HUD and the L.A. Housing Authority under the Section 8 program to rent these units to families and individuals who lost their homes or apartments. The lease was conveyed with the properties.

### **COUPLE SENTENCED IN RTC LAND FLIP SCHEME**

On May 5, 1992, a Swampscott, Massachusetts, couple was sentenced for their role in a scheme to commit 10 land flips in the Boston, Massachusetts, area. The case was investigated by Special Agents of the RTC Office of Inspector General (OIG) and the Federal Bureau of Investigation.

Barry Tevrow and his wife, Diana Tevrow, were sentenced in federal district court in Boston after pleading guilty to a one-count information charging them with conspiracy to violate the federal wire fraud statute. This

statute makes it a crime to undertake a scheme to defraud, and to use interstate wire communications, to further an illicit scheme.

Barry Tevrow was sentenced to one year and one day in prison, followed by three years supervised release. Tevrow was also ordered to pay \$100,000 in restitution, the sum he obtained from the scheme. Diana Tevrow was sentenced to three years probation.

The information to which the Tevrows pled guilty charged that they, along with others, devised a scheme to defraud mortgage companies by obtaining mortgages on 10 properties on the North Shore for amounts greatly in excess of the true market value of those properties. Four other individuals who have been indicted in the scheme were scheduled for trial on June 8, 1992.

The information and the indictment allege that the co-schemers orchestrated a series of purchases and sales of each property within a short period of time, often on the same day (flipping the property), and then received mortgage financing on the final purchase of the property.

The RTC OIG entered the case because a number of the land flip transactions under investigation were financed through mortgages obtained fraudulently from CenTrust Mortgage Corporation (CMC), Deerfield Beach, Florida. CMC was a wholly owned subsidiary of CenTrust Savings Bank, FSB, a Miami, Florida, institution placed under RTC supervision in February 1990. CenTrust is now in receivership, and CMC was sold in November 1991 by the RTC to Manufacturers Hanover Trust Company, New York, New York.

For further information, contact Clark W. Blight of the RTC OIG on 703-908-7860.



## **GAO EXPECTED TO ISSUE UNQUALIFIED OPINION ON RTC'S 1991 FINANCIAL STATEMENT**

The General Accounting Office (GAO) recently advised the RTC that it will be issuing an unqualified opinion on the RTC's 1991 statement of financial position.

Last year, the GAO found it necessary to disclaim an opinion on the RTC's 1990 statement because of internal control weaknesses, flaws in its methodology for valuing assets, and its significant exposure to losses from troubled real estate assets. These factors precluded the GAO from assessing the reasonableness of the RTC's estimated recoveries from resolved institutions and its estimated liability for unresolved institutions.

The GAO stated that it was able to issue a "clean" opinion in 1991 due to the RTC's significant progress in correcting the problems noted in 1990. However, the GAO noted that incomplete documentation for receivership transactions and the lack of controls over some asset servicers are problems that need further attention. The GAO also advised the RTC that its opinion will continue to discuss the significant uncertainties related to economic conditions that are beyond the RTC's control, but will ultimately determine the number of institutions requiring resolution and the recoveries from the sale of assets acquired from failed thrifts.

The GAO also said that, due to the RTC's timely submission of the 1991 financial statement, the opinion letter is expected to be issued prior to the June 30 deadline established by the Congress.

## **RTC HOLDS TWO OFFERINGS OF MORTGAGE-BACKED SECURITIES**

The RTC held two offerings of mortgage pass-through securities in May totaling about \$1.4 billion. The securities were designated

RTC Mortgage Pass-Through Certificates, Series 1992-7; and RTC Multifamily Mortgage Pass-Through Certificates, Series 1992-M4.

The Series 1992-7 securities were backed by approximately \$1 billion of single-family, fixed- and adjustable-rate mortgages originated by approximately 288 savings associations prior to their placement in the RTC's conservatorship program. The First Boston Corporation served as the lead managing underwriter for the offering.

The Series 1992-M4 securities were backed by approximately \$440 million of multifamily, fixed- and adjustable-rate mortgages originated by approximately 75 savings associations prior to their placement in the RTC's conservatorship program. Goldman, Sachs & Co. served as the lead managing underwriter for the offering.

Since April 1991, the RTC has registered with the Securities and Exchange Commission (SEC) a total of \$19 billion of residential and multifamily mortgage pass-through securities. There have been 35 previous takedowns from the RTC's \$19 billion shelf totaling approximately \$17 billion.

Separately, the RTC has completed three commercial mortgage securities offerings since February 1992, totaling approximately \$1.3 billion.

## **RTC RECEIVERSHIP ATTORNEY CHARGED WITH BANK FRAUD**

A Dallas, Texas, attorney who served as legal counsel for the RTC's Southwest Federal Savings Association (Southwest) receivership in El Paso, Texas, has been charged with bank fraud in connection with a scheme in which checks amounting to over \$500,000 issued to the RTC in its receivership capacity were forged and deposited into a private account.

A one-count information filed on May 6, 1992, in federal criminal court of the Northern District of Texas alleges that George C. Dillon, who falsely identified himself, opened an unauthorized commercial checking account at Comerica Bank Texas, N.A., Dallas, Texas, in February 1992 in the name of RTC Collections. Dillon allegedly forged and deposited into the account nine checks that came into his control as legal counsel for Southwest in the settlement of litigation matters between the RTC as receiver for Southwest and various debtors, and through U.S. Bankruptcy Court.

If convicted, Dillon faces a maximum penalty of \$1 million in fines and 30 years in prison.

The investigation was conducted by the RTC Office of Inspector General (OIG) and the Federal Bureau of Investigation. For further information, contact Clark W. Blight of the RTC OIG on 703-908-7860.

## FURTHER INFORMATION

All RTC public documents, including RTC press releases and policy statements, are available from the RTC Reading Room at 202-416-6940. Written requests should be mailed to the RTC Reading Room; 801 17th Street, NW; Washington, DC 20434-0001.

To receive the RTC Review monthly, write to: RTC Office of Corporate Communications, 10th Floor; RTC Review Mailing List; 801 17th Street, NW; Washington, DC 20434-0001.

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.

### Commonly Called RTC Telephone Numbers

National Sales Center	(202) 416-4200
Real Estate Information Center and Orders for Asset Inventory	(800) 431-0600
Asset Specific Inquiry Service	(800) 782-3006
Bulk Sales Information	(800) 782-8806
Securities Sales (Capital Markets)	(202) 416-7554
Contracting Office	(800) 541-1782
Inquiries Regarding S&Ls for Sale	(800) 782-4033
Office of Corporate Communications - Media Inquiries	(202) 416-7568

Low Income Housing Program	(202) 416-7348
Reading Room - Public Information	(202) 416-6940
Main Operator	(202) 416-6900
RTC Western Regional Office	(800) 283-7823
RTC Southwestern Regional Office	(800) 782-4674
RTC North Central Regional Office	(800) 365-3342
RTC Eastern Regional Office	(800) 234-3342

**Note: Regions are as follows:**

West - AZ, CA, CO, HI, NM, NV, UT

Southwest - TX

North Central - AK, AR, IA, ID, IL, IN, KS, KY, LA, MI, MN, MO, MS, MT, ND, NE, OH, OK, OR, SD, WA, WI, WY

East - AL, CT, DC, DE, FL, GA, MA, MD, ME, NC, NH, NJ, NY, PA, PR, RI, SC, TN, VA, VT, WV

**RTC Resolutions**  
**Inception to April 30, 1992**  
(dollars in billions)

Deal Type *	Number of Cases	Total Assets	Estimated Savings Over Payout Cost	Estimated Savings/ Core Deposits **	Percentage of Assets Passed***	Total Deposits	Number of Accounts (000's)
IDT	158	\$30.3	\$0.1	.67 %	12.60 %	\$31.0	2,985
PA	405	177.1	2.9	2.37	23.41	155.7	18,182
PO	88	7.6	0.0	0	0	8.3	615
<b>Total</b>	<b>651</b>	<b>\$215.0</b>	<b>\$3.1</b>	<b>2.05 %</b>	<b>21.05 %</b>	<b>\$195.0</b>	<b>21,783</b>

\* Deal Type:

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payoff

\*\* 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. Number of Accounts are as of quarter before resolution.

**RTC Resolutions**  
**April 1992**  
(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
New Merabank Texas, FSB, El Paso, TX	PA	04/03/92	Branch Sale to various institutions	\$744.7	\$20.2	\$21.9	2.94%
First FS&LA of Seminole Co, FA, Sanford, FL	PA	04/03/92	Federal Trust Bank, FSB, Winter Park, FL	111.5	16.6	34.9	31.31%
First FSB, FSB, Ashburn, GA	PA	04/03/92	Branch Sale to various institutions	17.3	4.6	8.6	49.75%
First State SA, Sedalia, MO	PA	04/03/92	Mercantile Bank of Sedalia, Sedalia, MO	167.2	0.0	108.6	64.97%
Metrobank FS&LA, Palisades Park, NJ	PA	04/10/92	First FSB (of Delaware), Wilmington, DE	429.6	108.9	212.5	49.46%
Atlantic Financial FSB, San Francisco, CA	PA	04/10/92	Branch Sale to various institutions	336.0	24.0	255.1	75.93%
Sunbelt Federal Savings, FSB, Irving, TX	PA	04/10/92	Bank of America, Dallas, TX	7,955.4	286.6	421.9	5.30%
Valley FS&LA, Van Nuys, CA	PA	04/10/92	American SB, Irvine, CA	2,003.0	188.5	980.6	48.96%
Security 1st FS&LA, Daytona Beach, FL	PA	04/10/92	1st Union NB, Jacksonville, FL	957.0	58.3	316.9	33.11%
First FSB of South Dakota, Rapid City, SD	PA	04/24/92	Metropolitan FB, Fargo, ND	145.5	49.3	23.1	15.88%
First American FSB, Tucson, AZ	IDT	04/24/92	State SB, FSB, Tucson, AZ	101.0	15.4	2.2	2.16%
<b>Total</b>				<b>12,668.2</b>	<b>783.4</b>	<b>2,386.3</b>	<b>18.40%</b>
<b>Grand Total—Inception through April 30, 1992</b>				<b>\$214,955.3</b>	<b>\$83,931.5</b>	<b>\$45,242.7</b>	<b>21.05%</b>

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.

**Asset Reductions  
By Type of Asset**  
(Dollars in Millions)

	Inception Through 4/30/92	April 1992	1992 To Date
<b><u>Cash &amp; Securities</u></b>			
Book Value Reduction	\$115,239	\$2,305	\$10,359
Discount from Book Value	2,641	3	178
Sales & Principal Collections	112,598	2,303	10,181
<b><u>1-4 Family Mortgages</u></b>			
Book Value Reduction	77,897	2,399	9,044
Discount from Book Value	2,684	43	309
Sales & Principal Collections	75,213	2,356	8,735
<b><u>Other Mortgages</u></b>			
Book Value Reduction	32,387	1,468	6,171
Discount from Book Value	3,249	214	1,227
Sales & Principal Collections	29,138	1,253	4,943
<b><u>Other Loans</u></b>			
Book Value Reduction	22,841	976	2,900
Discount from Book Value	1,388	67	260
Sales & Principal Collections	21,454	909	2,640
<b><u>Real Estate</u></b>			
Book Value Reduction	12,429	425	2,089
Discount from Book Value	4,074	213	950
Sales & Principal Collections	8,354	212	1,140
<b><u>Other Assets</u></b>			
Book Value Reduction	12,359	819	3,106
Discount from Book Value	1,301	106	315
Sales & Principal Collections	11,058	713	2,792
<b><u>Total Assets</u></b>			
Book Value Reduction	273,152	8,392	33,669
Discount from Book Value	15,336	646	3,238
Sales & Principal Collections	\$257,816	\$7,746	\$30,430

Notes: Data for inception through April 30, 1992 are net of putbacks recorded to date.

Resolution sales are shown at book value.

Proceeds of asset sales at resolution are not separable from amounts paid for deposits of resolved thrifts.

Sales and principal collections are gross of seller financing which totalled \$668 million from inception through March 31, 1992.

**Beginning Assets and Asset Reductions  
Inception Through April 1992  
(\$ in billions)**

651 Closed Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$85.5	\$91.9	\$65.3	\$25.9	\$26.1	\$9.5	17.8	\$322.1
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	40.7	15.0	2.3	3.6	4.9	0.2	1.1	67.8
Payment & Maturities.....	27.1	12.4	8.8	7.3	0.0	1.0	0.8	57.5
Other Changes (Net) /1.....	(20.7)	2.0	2.3	(3.4)	4.1	2.0	(4.3)	(18.1)
Assets at Resolution.....	38.4	62.5	52.0	18.4	17.2	6.3	20.2	215.0
<u>Resolution &amp; Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	20.4	15.8	6.3	3.5	0.1	0.7	0.2	46.9
Assets Retained (After Putbacks).....	18.1	46.7	45.7	14.9	17.0	5.6	20.0	168.0
Principal Collections.....	11.0	27.0	10.0	6.0	3.1	2.4	4.0	63.5
Other Changes (Net) /2.....	0.6	3.9	0.9	2.5	1.6	(4.0)	2.9	8.4
Receivership Assets as of April 30, 1992.....	\$6.4	\$15.8	\$34.8	\$6.4	\$12.4	\$7.2	\$13.1	\$96.1

46 Conservatorship Institutions

	Cash & Securities	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$16.4	\$9.2	\$7.5	\$1.9	\$1.9	\$1.0	\$1.6	\$39.4
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	8.2	3.5	0.9	0.6	0.2	0.0	0.2	13.6
Payment & Maturities.....	5.2	1.5	0.9	0.5	0.0	0.1	0.4	8.5
Other Changes (Net) .....	(3.1)	(0.2)	(0.1)	0.0	0.2	0.0	(0.4)	(3.6)
Conservatorship Assets as of April 30, 1992.....	\$6.2	\$4.3	\$5.8	\$0.8	\$1.5	\$0.9	\$1.5	\$21.0

**Beginning Assets and Asset Reductions  
Inception Through April 1992  
(\$ in billions)**

**All 697 Institutions**

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsidi- aries	Other Assets	Total
Assets at Takeover.....	\$102.0	\$101.0	\$72.8	\$27.8	\$28.0	\$10.5	\$19.4	\$361.5
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	48.9	18.5	3.1	4.2	5.1	0.2	1.3	81.4
Payment & Maturities.....	32.3	13.9	9.7	7.8	0.0	1.1	1.2	66.0
Other Changes (Net) /1.....	(23.9)	1.8	2.1	(3.3)	4.2	2.0	(4.7)	(21.8)
Assets at Resolution.....	38.4	62.5	52.0	18.4	17.2	6.3	20.2	215.0
<u>Resolution &amp; Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	20.4	15.8	6.3	3.5	0.1	0.7	0.2	46.9
Assets Retained (After Putbacks).....	18.1	46.7	45.7	14.9	17.0	5.6	20.0	168.0
Principal Collections.....	11.0	27.0	10.0	6.0	3.1	2.4	4.0	63.5
Other Changes (Net) /2.....	0.6	3.9	0.9	2.5	1.6	(4.0)	2.9	8.4
Conservatorship and Receivership Assets as of April 30, 1992.....	\$12.7	\$20.1	\$40.6	\$7.3	\$13.9	\$8.0	\$14.5	\$117.1

/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 \$13.1 billion of receivership cash and investments available for the payment of expenses and dividends.