



RESIDENTIAL MORTGAGE LOAN REPORT (HOLDEN ACT – SB 1556) CALENDAR YEAR 2016

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Secretary

Business, Consumer Services and Housing Agency



EXECUTIVE SUMMARY

The California Housing Financial Discrimination Act of 1977 (Act) prohibits discrimination based on defined characteristics. The Act governs the provision of loans to purchase, construct, rehabilitate or refinance one-to-four-unit residences occupied by the owner and to make home improvements to any one- to four-unit family residence.

The Act, at Health and Safety Code section 35815, subdivision (b), requires the Secretary of the Business, Consumer Services and Housing Agency (Agency) to annually report to the Legislature on the compliance activities of “the appropriate regulatory agencies and departments ...”

The 2016 Residential Mortgage Loan Report reflects lending activity of specified mortgage lenders in California licensed by the California Department of Business Oversight (DBO) and the California Bureau of Real Estate (CalBRE). The state reporting requirement applies to lenders which do not report similar information to the federal government under the Home Mortgage Disclosure Act of 1975 (HMDA). HMDA requirements apply to lenders who originate 100 or more home loans per year, and lenders whose home purchase loan originations exceed \$25 million or 10 percent of their total origination volume.

Four CalBRE-licensed lenders (up from three in 2015) and 27 DBO-licensed lenders (up from 16 in 2015) filed 2016 report information.

The 27 DBO-licensed lenders covered in this report made a total of 834 loans in 2016 – 664 home purchase loans and 170 home improvement loans. By contrast, all DBO-licensed residential mortgage lenders made a total of 785,516 loans in 2016. Therefore, the loans covered in this report represent 0.106 percent of the aggregate total for all DBO licensees. Because of the extremely limited number of lenders that filed reports in 2016, no conclusions can be drawn from the data.

To review the complete 2016 Residential Mortgage Loan Report, go to www.bcsb.ca.gov/holden2016.pdf. You also may contact the DBO at 916-332-7248 to request a copy of the report.

INTRODUCTION

The Housing Financial Discrimination Act of 1977 (Act), at Health and Safety Code section 35815(b), requires the Secretary of the Business, Consumer Services and Housing Agency to annually report to the Legislature on the compliance activities of relevant regulatory agencies and departments. The relevant departments are the DBO and CalBRE.

Specifically, licensed lenders must submit annual reports of their mortgage lending activity to the DBO and CalBRE. The Agency compiles the data in a Residential Mortgage Loan Report. The state reporting requirement applies to lenders which do not report similar information to the federal government under the HMDA. HMDA reporting requirements cover lenders who originate 100 or more home loans per year. In addition, lenders whose home purchase loan originations exceed \$25 million or 10 percent of total origination volume must file reports at the federal level.

Therefore, the mortgage lenders reporting to the DBO and CalBRE are entities which have assets totaling \$10 million or less, which regularly fund real estate purchase and/or home improvement loans, and which originate less than 100 home purchase loans per year. For reporting purposes, "regularly" is defined to mean 12 or more transactions during the immediately preceding calendar year that in aggregate total more than \$500,000 in value and are for the purpose of home purchase and/or home improvement. In addition, the state reporting requirement is limited to loans secured by one- to four-unit family dwellings. These qualified loans also must total at least 10 percent of the lender's total loan volume.

The loan activity information included in the Residential Mortgage Loan Report is substantially consistent with the federal requirements under the HMDA. The reported information includes the number of applications received, the number of loans funded and the dollar amount of loans funded for the following loan types: Federal Housing Administration (FHA), Farmers Home Administration, and Veterans Administration (VA).

The data reported covers only transactions in geographic areas designated as Metropolitan Statistical Areas and Metropolitan Divisions where the lender is located. Metropolitan Statistical Areas and Metropolitan Divisions consist of specific areas and are designated by the United States Census Bureau based on population totals. The Metropolitan Statistical Areas are further broken down into census tracts that represent neighborhoods within counties and provide a source of statistical information related to ethnicity and income as reported by residents.

All information reported and submitted by the various lenders through their respective regulatory agencies has been gathered and combined with various demographic/socio-economic data from the 2010 Census of Population and Housing to produce four reports:

-) Census Tract Information – Loan activity in each Metropolitan Statistical Area/Metropolitan Division reported by individual census tract.

-) Loan Data by Income Categories – Loan activity in each Metropolitan Statistical Area/Metropolitan Division reported by income levels per census tract: low and moderate, middle and upper.
-) Loan Data by Racial Characteristics – Loan activity in each Metropolitan Statistical Area/Metropolitan Division reported relative to the minority population percentage in each census tract.
-) Loan Data by Income Categories and Racial Characteristics – Loan activity in each Metropolitan Statistical Area/Metropolitan Division reported relative to the minority population percentage and income levels in each census tract.

The following represents an agency-by-agency review of the information presented in these four data tables.

Department of Business Oversight (DBO)

Residential Mortgage Loan Report information must be submitted to the DBO by licensees that regularly fund home purchase loans and/or home improvement loans and are not required to submit a HMDA report to federal regulators. The DBO licensees that participate in this type of loan activity include finance lenders, residential mortgage lenders and state-chartered credit unions. In 2016, the DBO had 6,521 California finance lender licensees (including branches), 137 licensed credit unions and 5,858 licensed residential mortgage lender (mortgage bankers) locations. The aggregate number of DBO lender locations in 2016 totaled 12,516. DBO licensees that "arrange" or broker loans between borrowers and lenders are exempt from the reporting requirements of the Holden Act because they are not lenders.

In 2016, 27 of the 12,516 DBO-licensed lenders attained sufficient loan activity related to home purchase and/or home improvement loan requests to trigger submission of the required Residential Mortgage Loan Report information. That total included 15 California finance lender licensees, five state-chartered credit unions and seven California residential mortgage lender licensees. The total of 27 exceeded by nine the 16 that reported in 2015, and represented 0.22 percent of all DBO-licensed lenders.

The 27 lenders reported loan activity in 22 of California’s Metropolitan Statistical Area/ Metropolitan Divisions. The 22 Metropolitan Statistical Areas/Metropolitan Divisions Covered 34 counties.

The geographic areas in which loan activity occurred and was reported included the following counties:

County Name	Metropolitan Statistical Area/Metropolitan Division Number
Orange County	11244
Kern County	12540
Butte County	17020
Fresno County	23420
Kings County	25260
Los Angeles County	31084
Merced County	32900
Stanislaus County	33700
Napa County	34900
Alameda County - Contra Costa	36084
Ventura County	37100

County Name	Metropolitan Statistical Area/Metropolitan Division Number
Riverside County - San Bernardino County	40140
El Dorado County - Placer County - Sacramento County - Yolo County	40900
San Diego County	41740
San Francisco County - San Mateo County	41884
San Benito County - Santa Clara County	41940
San Luis Obispo County	42020
Marin County	42034
Santa Cruz County	42100
Santa Barbara County	42200
San Joaquin County	44700
Solano County	46700

No loan activity was reported by the DBO-licensed lenders in Imperial County, which has a Metropolitan Statistical Area/Metropolitan Division number.

Activity in the following counties was not reportable because they do not have Metropolitan Statistical Area/Metropolitan Division numbers: Alpine, Amador, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Sierra, Siskiyou, Tehama, Trinity and Tuolumne.

Loan activity information submitted by the DBO-licensed lenders has been condensed into the four following summary tables:

TABLE I - CENSUS TRACT AGGREGATION/MSA SUMMARY (SUMMARY REPORT)

MSA Number	Total Tracts	Tracts Reported	% Minority Population	MSA Median Income	Total Home Purchase Apps	Ttl Home Purchase Loans	% of Home Purchase Loans Funded	Total Home Improvement Apps	Total Home Improvement Loans	% of Home Improvement Loans Funded
11244	583	187	58%	88,000	946	255	27%	29	23	79%
12540	151	1	64%	53,000	0	0	0%	1	1	100%
17020	51	2	27%	62,600	1	1	100%	2	2	100%
23420	199	24	69%	50,000	12	9	75%	22	19	86%
25260	27	1	66%	50,200	1	1	100%	0	0	0%
31084	2,346	74	74%	64,300	62	60	97%	21	20	95%
32900	49	5	71%	48,500	15	15	100%	0	0	0%
33700	94	23	56%	57,500	36	36	100%	3	3	100%
34900	40	6	46%	91,000	12	12	100%	0	0	0%
36084	568	52	62%	97,400	46	46	100%	12	12	100%
37100	174	4	53%	85,600	3	3	100%	1	1	100%
40140	821	35	66%	63,200	35	35	100%	4	4	100%
40900	485	58	46%	75,200	51	48	94%	24	24	100%
41740	628	22	53%	79,300	19	19	100%	3	3	100%
41884	354	45	59%	113,100	24	24	100%	29	29	100%
41940	383	16	67%	113,300	11	11	100%	7	7	100%
42020	54	29	31%	83,200	53	49	92%	12	12	100%
42034	56	6	29%	131,500	4	4	100%	2	2	100%
42100	53	2	42%	83,300	0	0	0%	3	2	67%
42200	90	2	54%	73,900	1	1	100%	1	1	100%
44700	139	22	66%	61,100	33	33	100%	1	1	100%
46700	96	6	61%	80,400	2	2	100%	5	4	80%
TOTAL	7,441	622	N/A	N/A	1367	664	49%	182	170	93%

TABLE II - HOME LOANS DATA BY INCOME

MSA	Low and Mod Income									Middle Income						Upper Income					
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement		
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%
11244	45	115	55	48%	7	5	71%	62	354	76	21%	13	10	77%	80	477	124	26%	9	8	89%
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	1	1	100%
17020	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	2	2	100%
23420	2	3	2	67%	0	0	0%	5	3	3	100%	3	3	100%	17	6	4	67%	19	16	84%
25260	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
31084	19	12	12	100%	8	7	88%	12	9	9	100%	3	3	100%	43	41	39	95%	10	10	100%
32900	1	1	1	100%	0	0	0%	2	3	3	100%	0	0	0%	2	11	11	100%	0	0	0%
33700	5	6	6	100%	0	0	0%	9	11	11	100%	1	1	100%	9	19	19	100%	2	2	100%
34900	1	1	1	100%	0	0	0%	3	9	9	100%	0	0	0%	2	2	2	100%	0	0	0%
36084	9	6	6	100%	3	3	100%	17	12	12	100%	6	6	100%	26	28	28	100%	3	3	100%
37100	0	0	0	0%	0	0	0%	2	2	2	100%	0	0	0%	2	1	1	100%	1	1	100%
40140	7	8	8	100%	0	0	0%	12	11	11	100%	1	1	100%	16	16	16	100%	3	3	100%
40900	19	20	17	85%	8	8	100%	19	12	12	100%	9	9	100%	20	19	19	100%	7	7	100%
41740	2	2	2	100%	0	0	0%	6	5	5	100%	1	1	100%	14	12	12	100%	2	2	100%
41884	10	4	4	100%	6	6	100%	16	8	8	100%	13	13	100%	19	12	12	100%	10	10	100%
41940	4	2	2	100%	2	2	100%	5	5	5	100%	1	1	100%	7	4	4	100%	4	4	100%
42020	3	3	2	67%	3	3	100%	21	43	40	93%	8	8	100%	5	7	7	100%	1	1	100%
42034	3	1	1	100%	2	2	100%	2	2	2	100%	0	0	0%	1	1	1	100%	0	0	0%
42100	0	0	0	0%	0	0	0%	2	0	0	0%	3	2	67%	0	0	0	0%	0	0	0%
42200	2	1	1	100%	1	1	100%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%
44700	2	2	2	100%	0	0	0%	8	10	10	100%	1	1	100%	12	21	21	100%	0	0	0%
46700	3	1	1	100%	2	2	100%	1	0	0	0%	1	1	100%	2	1	1	100%	2	1	50%
Total	137	188	123	65%	42	39	93%	204	499	218	44%	64	60	94%	280	679	322	47%	76	71	93%

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS																								
MSA	Less than 10% Minority								10% to 15% Minority								16% to 39% Minority							
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement					
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%			
11244	0	0	0	0%	0	0	0%	3	7	3	43%	0	0	0%	70	407	98	24%	12	10	83%			
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	1	1	100%			
17020	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	2	2	100%			
23420	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	12	2	1	50%	15	13	87%			
25260	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
31084	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	24	24	23	96%	6	6	100%			
32900	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	10	10	100%	0	0	0%			
33700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	6	13	13	100%	2	2	100%			
34900	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	2	3	3	100%	0	0	0%			
36084	1	2	2	100%	0	0	0%	1	1	1	100%	0	0	0%	17	15	15	100%	4	4	100%			
37100	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	3	2	2	100%	1	1	100%			
40140	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	5	5	5	100%	0	0	0%			
40900	0	0	0	0%	0	0	0%	1	0	0	0%	1	1	100%	26	20	20	100%	13	13	100%			
41740	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	9	9	9	100%	0	0	0%			
41884	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	15	11	11	100%	7	7	100%			
41940	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
42020	1	1	1	100%	0	0	0%	1	2	2	100%	0	0	0%	21	41	39	95%	9	9	100%			
42034	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	4	3	3	100%	1	1	100%			
42100	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	0	0	0%	3	2	67%			
42200	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
44700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	5	12	12	100%	0	0	0%			
46700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
Total	3	4	4	100%	0	0	0%	7	11	7	64%	1	1	100%	224	577	264	46%	76	71	93%			

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS																								
MSA	40% to 59% Minority								60% to 79% Minority								80% to 100% Minority							
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement					
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%			
11244	52	356	80	22%	8	6	75%	38	130	50	38%	5	4	80%	24	46	24	52%	4	3	75%			
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
17020	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
23420	6	2	2	100%	7	6	86%	4	5	4	80%	0	0	0%	2	3	2	67%	0	0	0%			
25260	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
31084	12	7	7	100%	6	5	83%	15	11	11	100%	4	4	100%	23	20	19	95%	5	5	100%			
32900	1	1	1	100%	0	0	0%	2	2	2	100%	0	0	0%	1	2	2	100%	0	0	0%			
33700	10	14	14	100%	1	1	100%	7	9	9	100%	0	0	0%	0	0	0	0%	0	0	0%			
34900	3	8	8	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
36084	9	10	10	100%	2	2	100%	15	13	13	100%	2	2	100%	9	5	5	100%	4	4	100%			
37100	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
40140	14	12	12	100%	3	3	100%	10	11	11	100%	1	1	100%	6	7	7	100%	0	0	0%			
40900	12	9	8	89%	5	5	100%	11	10	10	100%	3	3	100%	8	12	10	83%	2	2	100%			
41740	6	6	6	100%	0	0	0%	4	3	3	100%	1	1	100%	3	1	1	100%	2	2	100%			
41884	15	6	6	100%	13	13	100%	8	2	2	100%	7	7	100%	7	5	5	100%	2	2	100%			
41940	9	7	7	100%	3	3	100%	3	2	2	100%	2	2	100%	4	2	2	100%	2	2	100%			
42020	6	9	7	78%	3	3	100%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
42034	1	0	0	0%	1	1	100%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
42100	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%			
42200	0	0	0	0%	0	0	0%	2	1	1	100%	1	1	100%	0	0	0	0%	0	0	0%			
44700	8	12	12	100%	0	0	0%	5	5	5	100%	0	0	0%	4	4	4	100%	1	1	100%			
46700	2	0	0	0%	3	2	67%	4	2	2	100%	2	2	100%	0	0	0	0%	0	0	0%			
Total	168	461	182	39%	55	50	91%	128	206	125	61%	28	27	96%	91	107	81	76%	22	21	95%			

TABLE IV - HOME LOANS DATA BY INCOME CATEGORIES AND RACIAL CHARACTERISTICS

MSA		Low and Moderate Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	0	0	6	19	20
	Purchase Loan Apps	0	0	0	11	61	43
	Purchase Loans Funded	0	0	0	8	26	21
	% Funded	0%	0%	0%	73%	43%	49%
	Home Improve Loan Apps	0	0	0	2	3	2
	Home Improve Loans Funded	0	0	0	2	2	1
	% Funded	0%	0%	0%	100%	67%	50%
12540	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
17020	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
23420	No of Tracts	0	0	0	0	1	1
	Purchase Loan Apps	0	0	0	0	1	2
	Purchase Loans Funded	0	0	0	0	1	1
	% Funded	0%	0%	0%	0%	100%	50%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
25260	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	0	3	4	12
	Purchase Loan Apps	0	0	0	1	2	9
	Purchase Loans Funded	0	0	0	1	2	9
	% Funded	0%	0%	0%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	3	2	3
	Home Improve Loans Funded	0	0	0	2	2	3
	% Funded	0%	0%	0%	67%	100%	100%

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MSA		Low and Moderate Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
32900	No of Tracts	0	0	0	1	0	0
	Purchase Loan Apps	0	0	0	1	0	0
	Purchase Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
33700	No of Tracts	0	0	0	2	3	0
	Purchase Loan Apps	0	0	0	2	4	0
	Purchase Loans Funded	0	0	0	2	4	0
	% Funded	0%	0%	0%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
34900	No of Tracts	0	0	0	1	0	0
	Purchase Loan Apps	0	0	0	1	0	0
	Purchase Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
36084	No of Tracts	0	0	1	0	5	3
	Purchase Loan Apps	0	0	1	0	4	1
	Purchase Loans Funded	0	0	1	0	4	1
	% Funded	0%	0%	100%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	0	1	2
	Home Improve Loans Funded	0	0	0	0	1	2
	% Funded	0%	0%	0%	0%	100%	100%
37100	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
40140	No of Tracts	0	0	1	1	1	4
	Purchase Loan Apps	0	0	1	1	1	5
	Purchase Loans Funded	0	0	1	1	1	5
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%

TABLE IV - PAGE 3

MSA		Low and Moderate Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
40900	No of Tracts	0	0	2	6	3	8
	Purchase Loan Apps	0	0	0	5	3	12
	Purchase Loans Funded	0	0	0	4	3	10
	% Funded	0%	0%	0%	80%	100%	83%
	Home Improve Loan Apps	0	0	2	3	1	2
	Home Improve Loans Funded	0	0	2	3	1	2
	% Funded	0%	0%	100%	100%	100%	100%
41740	No of Tracts	0	0	1	1	0	0
	Purchase Loan Apps	0	0	1	1	0	0
	Purchase Loans Funded	0	0	1	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
41884	No of Tracts	0	0	0	1	4	5
	Purchase Loan Apps	0	0	0	0	1	3
	Purchase Loans Funded	0	0	0	0	1	3
	% Funded	0%	0%	0%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	1	3	2
	Home Improve Loans Funded	0	0	0	1	3	2
	% Funded	0%	0%	0%	100%	100%	100%
41940	No of Tracts	0	0	0	0	0	4
	Purchase Loan Apps	0	0	0	0	0	2
	Purchase Loans Funded	0	0	0	0	0	2
	% Funded	0%	0%	0%	0%	0%	100%
	Home Improve Loan Apps	0	0	0	0	0	2
	Home Improve Loans Funded	0	0	0	0	0	2
	% Funded	0%	0%	0%	0%	0%	100%
42020	No of Tracts	0	0	1	2	0	0
	Purchase Loan Apps	0	0	3	0	0	0
	Purchase Loans Funded	0	0	2	0	0	0
	% Funded	0%	0%	67%	0%	0%	0%
	Home Improve Loan Apps	0	0	1	2	0	0
	Home Improve Loans Funded	0	0	1	2	0	0
	% Funded	0%	0%	100%	100%	0%	0%
42034	No of Tracts	0	0	2	1	0	0
	Purchase Loan Apps	0	0	1	0	0	0
	Purchase Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	1	1	0	0
	Home Improve Loans Funded	0	0	1	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%

TABLE IV - PAGE 4

MSA		Low and Moderate Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
42100	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
42200	No of Tracts	0	0	0	0	2	0
	Purchase Loan Apps	0	0	0	0	1	0
	Purchase Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	0	1	0
	Home Improve Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
44700	No of Tracts	0	0	0	0	2	0
	Purchase Loan Apps	0	0	0	0	2	0
	Purchase Loans Funded	0	0	0	0	2	0
	% Funded	0%	0%	0%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
46700	No of Tracts	0	0	0	0	3	0
	Purchase Loan Apps	0	0	0	0	1	0
	Purchase Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	0	2	0
	Home Improve Loans Funded	0	0	0	0	2	0
	% Funded	0%	0%	0%	0%	100%	0%
Total	No of Tracts	0	0	8	25	47	57
	Purchase Loan Apps	0	0	7	23	81	77
	Purchase Loans Funded	0	0	6	19	46	52
	% Funded	0%	0%	86%	83%	57%	68%
	Home Improve Loan Apps	0	0	4	12	13	13
	Home Improve Loans Funded	0	0	4	11	12	12
	% Funded	0%	0%	100%	92%	92%	92%

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MSA		Middle Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	0	18	24	17	3
	Purchase Loan Apps	0	0	44	267	41	2
	Purchase Loans Funded	0	0	19	34	21	2
	% Funded	0%	0%	43%	13%	51%	100%
	Home Improve Loan Apps	0	0	6	4	2	1
	Home Improve Loans Funded	0	0	5	2	2	1
	% Funded	0%	0%	83%	50%	100%	100%
12540	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
17020	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
23420	No of Tracts	0	0	1	2	1	1
	Purchase Loan Apps	0	0	0	1	1	1
	Purchase Loans Funded	0	0	0	1	1	1
	% Funded	0%	0%	0%	100%	100%	100%
	Home Improve Loan Apps	0	0	1	2	0	0
	Home Improve Loans Funded	0	0	1	2	0	0
	% Funded	0%	0%	100%	100%	0%	0%
25260	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	1	2	5	4
	Purchase Loan Apps	0	0	1	0	4	4
	Purchase Loans Funded	0	0	1	0	4	4
	% Funded	0%	0%	100%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	2	1	0
	Home Improve Loans Funded	0	0	0	2	1	0
	% Funded	0%	0%	0%	100%	100%	0%

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MSA		Middle Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
32900	No of Tracts	0	0	0	0	1	1
	Purchase Loan Apps	0	0	0	0	1	2
	Purchase Loans Funded	0	0	0	0	1	2
	% Funded	0%	0%	0%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	33700	No of Tracts	0	0	1	5	3
Purchase Loan Apps		0	0	1	6	4	0
Purchase Loans Funded		0	0	1	6	4	0
% Funded		0%	0%	100%	100%	100%	0%
Home Improve Loan Apps		0	0	1	0	0	0
Home Improve Loans Funded		0	0	1	0	0	0
% Funded		0%	0%	100%	0%	0%	0%
34900		No of Tracts	0	0	1	2	0
	Purchase Loan Apps	0	0	2	7	0	0
	Purchase Loans Funded	0	0	2	7	0	0
	% Funded	0%	0%	100%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	36084	No of Tracts	0	0	2	4	7
Purchase Loan Apps		0	0	0	4	6	2
Purchase Loans Funded		0	0	0	4	6	2
% Funded		0%	0%	0%	100%	100%	100%
Home Improve Loan Apps		0	0	2	1	1	2
Home Improve Loans Funded		0	0	2	1	1	2
% Funded		0%	0%	100%	100%	100%	100%
37100		No of Tracts	0	0	1	1	0
	Purchase Loan Apps	0	0	1	1	0	0
	Purchase Loans Funded	0	0	1	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	40140	No of Tracts	0	0	3	3	4
Purchase Loan Apps		0	0	3	3	3	2
Purchase Loans Funded		0	0	3	3	3	2
% Funded		0%	0%	100%	100%	100%	100%
Home Improve Loan Apps		0	0	0	0	1	0
Home Improve Loans Funded		0	0	0	0	1	0
% Funded		0%	0%	0%	0%	100%	0%

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MSA		Middle Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
40900	No of Tracts	0	1	11	3	4	0
	Purchase Loan Apps	0	0	6	3	3	0
	Purchase Loans Funded	0	0	6	3	3	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	1	7	0	1	0
	Home Improve Loans Funded	0	1	7	0	1	0
	% Funded	0%	100%	100%	0%	100%	0%
41740	No of Tracts	0	0	3	0	1	2
	Purchase Loan Apps	0	0	3	0	1	1
	Purchase Loans Funded	0	0	3	0	1	1
	% Funded	0%	0%	100%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	0	0	1
	Home Improve Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	100%
41884	No of Tracts	0	0	2	8	4	2
	Purchase Loan Apps	0	0	2	3	1	2
	Purchase Loans Funded	0	0	2	3	1	2
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	9	4	0
	Home Improve Loans Funded	0	0	0	9	4	0
	% Funded	0%	0%	0%	100%	100%	0%
41940	No of Tracts	0	0	0	4	1	0
	Purchase Loan Apps	0	0	0	4	1	0
	Purchase Loans Funded	0	0	0	4	1	0
	% Funded	0%	0%	0%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	0	1	0
	Home Improve Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
42020	No of Tracts	0	1	16	4	0	0
	Purchase Loan Apps	0	2	32	9	0	0
	Purchase Loans Funded	0	2	31	7	0	0
	% Funded	0%	100%	97%	78%	0%	0%
	Home Improve Loan Apps	0	0	7	1	0	0
	Home Improve Loans Funded	0	0	7	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
42034	No of Tracts	1	0	1	0	0	0
	Purchase Loan Apps	1	0	1	0	0	0
	Purchase Loans Funded	1	0	1	0	0	0
	% Funded	100%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%

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MSA		Middle Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
42100	No of Tracts	0	0	2	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	3	0	0	0
	Home Improve Loans Funded	0	0	2	0	0	0
	% Funded	0%	0%	67%	0%	0%	0%
42200	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
44700	No of Tracts	0	0	1	4	0	3
	Purchase Loan Apps	0	0	1	6	0	3
	Purchase Loans Funded	0	0	1	6	0	3
	% Funded	0%	0%	100%	100%	0%	100%
	Home Improve Loan Apps	0	0	0	0	0	1
	Home Improve Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	100%
46700	No of Tracts	0	0	0	1	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	1	0	0
	Home Improve Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	100%	0%	0%
Total	No of Tracts	1	2	64	67	48	22
	Purchase Loan Apps	1	2	97	314	66	19
	Purchase Loans Funded	1	2	71	79	46	19
	% Funded	100%	100%	73%	25%	70%	100%
	Home Improve Loan Apps	0	1	27	20	11	5
	Home Improve Loans Funded	0	1	25	18	11	5
	% Funded	0%	100%	93%	90%	100%	100%

TABLE IV - PAGE 9

MSA		Upper Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	3	52	22	2	1
	Purchase Loan Apps	0	7	363	78	28	1
	Purchase Loans Funded	0	3	79	38	3	1
	% Funded	0%	43%	22%	49%	11%	100%
	Home Improve Loan Apps	0	0	6	2	0	1
	Home Improve Loans Funded	0	0	5	2	0	1
	% Funded	0%	0%	83%	100%	0%	100%
12540	No of Tracts	0	0	1	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	1	0	0	0
	Home Improve Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
17020	No of Tracts	0	0	1	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	2	0	0	0
	Home Improve Loans Funded	0	0	2	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
23420	No of Tracts	0	0	11	4	2	0
	Purchase Loan Apps	0	0	2	1	3	0
	Purchase Loans Funded	0	0	1	1	2	0
	% Funded	0%	0%	50%	100%	67%	0%
	Home Improve Loan Apps	0	0	14	5	0	0
	Home Improve Loans Funded	0	0	12	4	0	0
	% Funded	0%	0%	86%	80%	0%	0%
25260	No of Tracts	0	0	0	1	0	0
	Purchase Loan Apps	0	0	0	1	0	0
	Purchase Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	23	7	6	7
	Purchase Loan Apps	0	0	23	6	5	7
	Purchase Loans Funded	0	0	22	6	5	6
	% Funded	0%	0%	96%	100%	100%	86%
	Home Improve Loan Apps	0	0	6	1	1	2
	Home Improve Loans Funded	0	0	6	1	1	2
	% Funded	0%	0%	100%	100%	100%	100%

TABLE IV - PAGE 10

MSA		Upper Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
32900	No of Tracts	0	0	1	0	1	0
	Purchase Loan Apps	0	0	10	0	1	0
	Purchase Loans Funded	0	0	10	0	1	0
	% Funded	0%	0%	100%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
33700	No of Tracts	0	0	5	3	1	0
	Purchase Loan Apps	0	0	12	6	1	0
	Purchase Loans Funded	0	0	12	6	1	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	1	1	0	0
	Home Improve Loans Funded	0	0	1	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
34900	No of Tracts	0	1	1	0	0	0
	Purchase Loan Apps	0	1	1	0	0	0
	Purchase Loans Funded	0	1	1	0	0	0
	% Funded	0%	100%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
36084	No of Tracts	1	1	14	5	3	2
	Purchase Loan Apps	2	1	14	6	3	2
	Purchase Loans Funded	2	1	14	6	3	2
	% Funded	100%	100%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	2	1	0	0
	Home Improve Loans Funded	0	0	2	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
37100	No of Tracts	0	0	2	0	0	0
	Purchase Loan Apps	0	0	1	0	0	0
	Purchase Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	1	0	0	0
	Home Improve Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
40140	No of Tracts	0	0	1	10	5	0
	Purchase Loan Apps	0	0	1	8	7	0
	Purchase Loans Funded	0	0	1	8	7	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	3	0	0
	Home Improve Loans Funded	0	0	0	3	0	0
	% Funded	0%	0%	0%	100%	0%	0%

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MSA		Upper Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
40900	No of Tracts	0	0	13	3	4	0
	Purchase Loan Apps	0	0	14	1	4	0
	Purchase Loans Funded	0	0	14	1	4	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	4	2	1	0
	Home Improve Loans Funded	0	0	4	2	1	0
	% Funded	0%	0%	100%	100%	100%	0%
41740	No of Tracts	0	0	5	5	3	1
	Purchase Loan Apps	0	0	5	5	2	0
	Purchase Loans Funded	0	0	5	5	2	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	0	1	1
	Home Improve Loans Funded	0	0	0	0	1	1
	% Funded	0%	0%	0%	0%	100%	100%
41884	No of Tracts	0	0	13	6	0	0
	Purchase Loan Apps	0	0	9	3	0	0
	Purchase Loans Funded	0	0	9	3	0	0
	% Funded	0%	0%	100%	100%	0%	0%
	Home Improve Loan Apps	0	0	7	3	0	0
	Home Improve Loans Funded	0	0	7	3	0	0
	% Funded	0%	0%	100%	100%	0%	0%
41940	No of Tracts	0	0	0	5	2	0
	Purchase Loan Apps	0	0	0	3	1	0
	Purchase Loans Funded	0	0	0	3	1	0
	% Funded	0%	0%	0%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	3	1	0
	Home Improve Loans Funded	0	0	0	3	1	0
	% Funded	0%	0%	0%	100%	100%	0%
42020	No of Tracts	1	0	4	0	0	0
	Purchase Loan Apps	1	0	6	0	0	0
	Purchase Loans Funded	1	0	6	0	0	0
	% Funded	100%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	1	0	0	0
	Home Improve Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
42034	No of Tracts	0	0	1	0	0	0
	Purchase Loan Apps	0	0	1	0	0	0
	Purchase Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%

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MSA		Upper Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
42100	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
42200	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
44700	No of Tracts	0	0	4	4	3	1
	Purchase Loan Apps	0	0	11	6	3	1
	Purchase Loans Funded	0	0	11	6	3	1
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
46700	No of Tracts	0	0	0	1	1	0
	Purchase Loan Apps	0	0	0	0	1	0
	Purchase Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	2	0	0
	Home Improve Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	50%	0%	0%
Total	No of Tracts	2	5	152	76	33	12
	Purchase Loan Apps	3	9	473	124	59	11
	Purchase Loans Funded	3	5	187	84	33	10
	% Funded	100%	56%	40%	68%	56%	91%
	Home Improve Loan Apps	0	0	45	23	4	4
	Home Improve Loans Funded	0	0	42	21	4	4
	% Funded	0%	0%	93%	91%	100%	100%

TABLE IV - DATA SUMMARY						
	Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
Low and Moderate Income						
No of Tracts	0	0	8	25	47	57
Purchase Loan Apps	0	0	7	23	81	77
Purchase Loans Funded	0	0	6	19	46	52
% Funded	0%	0%	86%	83%	57%	68%
Home Improve Loan Apps	0	0	4	12	13	13
Home Improve Loans Funded	0	0	4	11	12	12
% Funded	0%	0%	100%	92%	92%	92%
Middle Income						
No of Tracts	1	2	64	67	48	22
Purchase Loan Apps	1	2	97	314	66	19
Purchase Loans Funded	1	2	71	79	46	19
% Funded	100%	100%	73%	25%	70%	100%
Home Improve Loan Apps	0	1	27	20	11	5
Home Improve Loans Funded	0	1	25	18	11	5
% Funded	0%	100%	93%	90%	100%	100%
Upper Income						
No of Tracts	2	5	152	76	33	12
Purchase Loan Apps	3	9	473	124	59	11
Purchase Loans Funded	3	5	187	84	33	10
% Funded	100%	56%	40%	68%	56%	91%
Home Improve Loan Apps	0	0	45	23	4	4
Home Improve Loans Funded	0	0	42	21	4	4
% Funded	0%	0%	93%	91%	100%	100%

Data Table Summaries:

The 27 DBO-licensed lenders submitted report information covering 22 of California's 28 Metropolitan Statistical Areas/Metropolitan Divisions, and 29 of California's 37 counties with assigned Metropolitan Statistical Area/Metropolitan Division numbers. The 22 Metropolitan Statistical Area/Metropolitan Division numbers have been further segregated into 7,441 individual census tracts, or specific neighborhood/geographic areas. Lenders reported loan activity in 622 of the census tracts, or approximately 8.3 percent of the total.

Combined home purchase and home improvements loans funded in 2016 totaled 834. The total funded loans reported by DBO-licensed lenders in this year's Residential Mortgage Loan Report was minimal compared to the number of such loans made by all DBO lenders, which totaled 785,516.

Data Table I - Census Tract Aggregation

	<u>2015</u>	<u>2016</u>	<u>Change</u>
Home Purchase Loan Applications	271	1,367	+1,096
Home Purchase Loans Funded	228	664	+436
Percentage of Loans Funded	84%	49%	-35 percentage points
Home Improvement Loan Applications	127	182	+55
Home Improvement Loans Funded	126	170	+44
Percentage of Loans Funded	99%	93%	-6 percentage points

Table I shows 1,367 applications for home purchase loans and 182 applications for home improvement loans were submitted to the reporting DBO-licensed lenders in 2016. These totals represented an increase in home purchase loan applications from 2015, and an increase in home improvement loan applications. In comparing loan funding rates, 49 percent of all home purchase loan applications received funding in 2016, and 93 percent of all home improvement loan applications were funded. This represented a decrease from 2015 in the funding rate for both home purchase loans and home improvement loans.

The conclusion that may be drawn from the information in Table 1 is that because of favorable interest rates for home purchases and home improvement loans, these two activities increased in 2016.

Data Table II - Home Loan Data by Income

Table II reveals that the highest funded rate for home purchase loans came at the low- and moderate-income level followed by the upper-income level, then the middle-income level.

Upper Income

Home Purchase Loans		Home Improvement Loans	
No. of Apps	679	No. of Apps	76
No. of Loans	322	No. of Loans	71
% Loans Funded	47%	% Loans Funded	93%

Middle Income

Home Purchase Loans		Home Improvement Loans	
No. of Apps	499	No. of Apps	64
No. of Loans	218	No. of Loans	60
% Loans Funded	44%	% Loans Funded	94%

Low and Moderate Income

Purchase Loans		Home Improvement Loans	
No. of Apps	188	No. of Apps	42
No. of Loans	123	No. of Loans	39
% Loans Funded	65%	% Loans Funded	93%

Due to the limited amount of loan activity by the 27 DBO-reporting lenders, no conclusions can be drawn from the information in Table II.

Data Table III - Home Loan Data by Racial Characteristics

Table III reports Metropolitan Statistical Area/Metropolitan Division and census tract loan activity based on the racial characteristics of the areas. Loan activity relevant to racial characteristics shows the following:

	No. of Tracts	Home Purchase Loans			Home Improvement Loans		
		Apps	Loans	Fund Rate	Apps	Loans	Fund Rate
Less than 10% minority	3	4	4	100%	0	0	N/A
10% to 15% minority	7	11	7	64%	1	1	100%
16% to 39% minority	224	557	264	46%	76	71	93%
40% to 59% minority	168	461	182	39%	55	50	91%
60% to 79% minority	128	205	125	61%	28	27	96%
80% to 100% minority	91	107	81	76%	22	21	95%

The information indicates the home purchase loan funding rate was much lower in areas with 40 percent to 59 percent minority residents than areas with lower and higher minority population percentages.

Due to the limited amount of loan activity reported by the 27 DBO-licensed lenders, no conclusions can be drawn from the information in Table III.

Data Table IV - Home Loan Data by Income Categories and Racial Characteristics

Table IV shows aggregate loan funding information based on the income and the racial composition of areas in which DBO licensees funded loan requests.

Low- and moderate-income category – The home purchase funding rates were: 86 percent of loans in the 16 percent to 39 percent minority category; 83 percent in the 40 percent to 59 percent minority category; 57 percent in the 60 percent to 79 percent minority category; and 68 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent minority category and the 10 percent to 15 percent minority category. Seven

applications were reported in the 16 percent to 39 percent minority category; 23 in the 40 percent to 59 percent minority category; 81 in the 60 percent to 79 percent minority category; and 77 in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent minority and 10 percent to 15 percent minority category.

The home improvement loan information funding rates were: 100 percent of loans in the 16 percent to 39 percent minority category; 92 percent in the 40 percent to 59 percent minority category; 92 percent in the 60 percent to 79 percent minority category; and 92 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent minority category and the 10 percent to 15 percent minority category. Four applications were reported in the 16 percent to 39 percent minority category; 12 in the 40 percent to 59 percent minority category; 13 in the 60 percent to 79 percent minority category; and 13 in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent minority and 10 percent to 15 percent minority category.

Middle-income category – The home purchase funding rates were: 100 percent in the less than 10 percent minority category; 100 percent in the 10 percent to 15 percent minority category; 73 percent of loans in the 16 percent to 39 percent minority category; 25 percent in the 40 percent to 59 percent minority category; 70 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. One application was reported in the less than 10 percent minority category; two in the 10 percent to 15 percent minority category; 97 in the 16 percent to 39 percent minority category; 314 in the 40 percent to 59 percent minority category; 66 in the 60 percent to 79 percent minority category; and 19 in the 80 percent to 100 percent minority category.

The home improvement loan information funding rates were: 100 percent in the 10 percent to 15 percent minority category; 93 percent in the 16 percent to 39 percent minority category; 90 percent in the 40 percent to 59 percent minority category; 100 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. One application was reported in the 10 percent to 15 percent minority category; 27 in the 16 percent to 39 percent minority category; 20 in the 40 percent to 59 percent minority category; 11 in the 60 percent to 79 percent minority category; and five in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent minority category.

Upper-income category – The home purchase funding rates were: 100 percent in the less than 10 percent minority category; 56 percent in the 10 percent to 15 percent minority category; 40 percent in the 16 percent to 39 percent minority category; 68 percent in the 40 percent to 59 percent minority category; 56 percent in the 60 percent to 79 percent minority category; and 91 percent in the 80 percent to 100 percent minority category. Three applications were reported in the less than 10 percent minority category; 9 in the 10 percent to 15 percent minority category; 473 in the 16 percent to 39 percent minority category; 124 in the 40 percent to 59 percent minority category; 59 in the 60 percent to 79 percent minority category; and 11 in the 80 percent to 100 percent minority category.

The home improvement loan information funding rates were: 93 percent of loans in the 16 percent to 39 percent minority category; 91 percent in the 40 percent to 59 percent minority category; 100

percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. Forty-five applications were reported in the 16 percent to 39 percent minority category; 23 in the 40 percent to 59 percent minority category; 4 in the 60 percent to 79 percent minority category; and 4 in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent and 10 percent to 15 percent minority category.

Due to the limited amount of loan activity reported by the 27 DBO-licensed lenders, no conclusions can be drawn from the Table IV information.

Department of Business Oversight Conclusions:

Due to the limited number of DBO lenders (27) that filed reports, no conclusions can be drawn from the data.

All DBO-licensed mortgage lenders made a total of 602,002 loans in 2016 with a total value of \$207.3 billion. DBO-licensed finance lenders made or refinanced a total of 99,198 loans for an aggregate amount of \$31.9 billion. Credit unions licensed by DBO made or refinanced 84,316 loans with a total value of \$12.7 billion. The 834 loans reported in the Residential Mortgage Loan Report – 664 home purchase loans and 170 home improvement loans – comprised just 0.106 percent of the overall number of loans made by all DBO licensees. Additionally, the reported information does not reflect the impact of specific credit criteria. The information reported by DBO-licensed lenders does not show any violations of the Holden Act.

California Bureau of Real Estate (CalBRE)

Real estate licensees who regularly fund home purchase and/or home improvement loans, and are not required to submit a federal HMDA report, must submit Residential Mortgage Loan Report information to CalBRE. Real estate licensees who "arrange" or broker loans between borrowers and lenders are exempt from the reporting requirement because they are not lenders.

For 2016 loan activity, four CalBRE licensees attained sufficient lending activity to trigger the requirement to submit the Residential Mortgage Loan Report information. Three CalBRE licensees reported in 2015.

In 1990, the number of reporting licensees was 48. The number of CalBRE-licensed lenders submitting the lending information for the Residential Mortgage Loan Report continues to be affected by the federal government's amendments to HMDA, which increased the number of lenders reporting to federal agencies. In addition, during the 1993-94 California legislative session, SB 1978 (California Residential Mortgage Lending Act) was enacted and established a new category of licensee to be regulated by the DBO. Some of these licensees, known as Residential Mortgage Lenders (mortgage bankers), are former CalBRE licensees which now report to the DBO. The number of CalBRE-licensed lenders that reported was further reduced by the 2007-09 economic downturns and resulting contraction in the mortgage loan industry.

In California, 37 of the state's 58 counties have been assigned Metropolitan Statistical Area/Metropolitan Division numbers by the U.S. Census Bureau. Lenders had to identify and itemize by census tract loan transactions within only those 37 counties.

The four CalBRE-licensed real estate lenders covered in the tables below reported transactions in only four of the 37 counties for 2016.

Those geographic areas consisted of the following counties and corresponding Metropolitan Statistical Areas/Metropolitan Division:

<u>County</u>	<u>Metropolitan Statistical Areas</u>
Orange	11244
Los Angeles	31084
Sacramento-El Dorado- Placer-Yolo	40900
San Diego	41740

No loan activity was reported by the CalBRE-licensed lenders in the following counties with Metropolitan Statistical Area/Metropolitan Division numbers: Alameda, Butte, Contra Costa, Fresno, Imperial, Kern, Kings, Madera, Marin, Merced, Monterey, Napa, Riverside, San Benito, San Bernardino, Santa Clara, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Shasta, Solano, Sonoma, Stanislaus, Sutter, Tulare, Ventura, and Yuba.

Activity for the following counties was not reportable because they did not have assigned Metropolitan Statistical Area/Metropolitan Division numbers: Alpine, Amador, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Sierra, Siskiyou, Tehama, Trinity and Tuolumne.

Please note: For any counties assigned the same Metropolitan Statistical Area/Metropolitan Division number, all reported information has been combined and the counties will be represented as one entity.

Loan activity information submitted by the CalBRE-licensed lender has been condensed into four summary tables. The tables, as well as a review of the information presented, follow:

TABLE I - CENSUS TRACT AGGREGATION/MSA SUMMARY (SUMMARY REPORT)

MSA Number	Total Tracts	Tracts Reported	% Minority Population	MSA Median Income	Total Home Purchase Apps	Ttl Home Purchase Loans	% of Home Purchase Loans Funded	Total Home Improvement Apps	Total Home Improvement Loans	% of Home Improvement Loans Funded
11244	583	2	58%	88,000	2	2	100%	0	0	0%
31084	2,346	16	74%	64,300	19	19	100%	2	2	100%
40900	485	19	46%	75,200	19	19	100%	0	0	0%
41740	628	37	53%	79,300	50	47	94%	5	5	100%
TOTAL	4,042	74	N/A	N/A	90	87	97%	7	7	100%

TABLE II - HOME LOANS DATA BY INCOME

MSA	Low and Mod Income							Middle Income							Upper Income						
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement		
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%
11244	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	2	2	100%	0	0	0%
31084	9	10	10	100%	2	2	100%	2	2	2	100%	0	0	0%	5	7	7	100%	0	0	0%
40900	1	1	1	100%	0	0	0%	9	9	9	100%	0	0	0%	9	9	9	100%	0	0	0%
41740	8	8	8	100%	1	1	100%	19	28	28	100%	3	3	100%	10	14	11	79%	1	1	100%
Total	18	19	19	100%	3	3	100%	30	39	39	100%	3	3	100%	26	32	29	91%	1	1	100%

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS																					
MSA	Less than 10% Minority							10% to 15% Minority							16% to 39% Minority						
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement		
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%
11244	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	2	2	100%	0	0	0%
31084	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	4	6	6	100%	0	0	0%
40900	2	2	2	100%	0	0	0%	4	4	4	100%	0	0	0%	9	9	9	100%	0	0	0%
41740	1	1	1	100%	1	1	100%	1	1	1	100%	0	0	0%	17	27	24	89%	2	2	100%
Total	3	3	3	100%	1	1	100%	5	5	5	100%	0	0	0%	32	44	41	93%	2	2	100%

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS																					
MSA	40% to 59% Minority							60% to 79% Minority							80% to 100% Minority						
	Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement			Tracts Reprtd	Purchase Loans			Home Improvement		
		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%		Apps	Loans	%	Apps	Loans	%
11244	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%
31084	3	5	5	100%	0	0	0%	2	2	2	100%	0	0	0%	7	6	6	100%	2	2	100%
40900	2	2	2	100%	0	0	0%	2	2	2	100%	0	0	0%	0	0	0	0%	0	0	0%
41740	11	14	14	100%	1	1	100%	6	6	6	100%	1	1	100%	1	1	1	100%	0	0	0%
Total	16	21	21	100%	1	1	100%	10	10	10	100%	1	1	100%	8	7	7	100%	2	2	100%

TABLE IV - HOME LOANS DATA BY INCOME CATEGORIES AND RACIAL CHARACTERISTICS

MSA		Low and Moderate Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	2	1	0	6
	Purchase Loan Apps	0	0	3	2	0	5
	Purchase Loans Funded	0	0	3	2	0	5
	% Funded	0%	0%	100%	100%	0%	100%
	Home Improve Loan Apps	0	0	0	0	0	2
	Home Improve Loans Funded	0	0	0	0	0	2
	% Funded	0%	0%	0%	0%	0%	100%
40900	No of Tracts	0	0	0	1	0	0
	Purchase Loan Apps	0	0	0	1	0	0
	Purchase Loans Funded	0	0	0	1	0	0
	% Funded	0%	0%	0%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
41740	No of Tracts	0	0	1	2	5	0
	Purchase Loan Apps	0	0	1	2	5	0
	Purchase Loans Funded	0	0	1	2	5	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	0	1	0
	Home Improve Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
Total	No of Tracts	0	0	3	4	5	6
	Purchase Loan Apps	0	0	4	5	5	5
	Purchase Loans Funded	0	0	4	5	5	5
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	1	2
	Home Improve Loans Funded	0	0	0	0	1	2
	% Funded	0%	0%	0%	0%	100%	100%

TABLE IV - HOME LOANS DATA BY INCOME CATEGORIES AND RACIAL CHARACTERISTICS

MSA		Middle Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	0	0	0	0	0
	Purchase Loan Apps	0	0	0	0	0	0
	Purchase Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	0	0	1	1
	Purchase Loan Apps	0	0	0	0	1	1
	Purchase Loans Funded	0	0	0	0	1	1
	% Funded	0%	0%	0%	0%	100%	100%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
40900	No of Tracts	2	2	3	0	2	0
	Purchase Loan Apps	2	2	3	0	2	0
	Purchase Loans Funded	2	2	3	0	2	0
	% Funded	100%	100%	100%	0%	100%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
41740	No of Tracts	0	1	8	9	1	0
	Purchase Loan Apps	0	1	14	12	1	0
	Purchase Loans Funded	0	1	14	12	1	0
	% Funded	0%	100%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	2	1	0	0
	Home Improve Loans Funded	0	0	2	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
Total	No of Tracts	2	3	11	9	4	1
	Purchase Loan Apps	2	3	17	12	4	1
	Purchase Loans Funded	2	3	17	12	4	1
	% Funded	100%	100%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	2	1	0	0
	Home Improve Loans Funded	0	0	2	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%

TABLE IV - HOME LOANS DATA BY INCOME CATEGORIES AND RACIAL CHARACTERISTICS

MSA		Upper Income					
		Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
11244	No of Tracts	0	0	2	0	0	0
	Purchase Loan Apps	0	0	2	0	0	0
	Purchase Loans Funded	0	0	2	0	0	0
	% Funded	0%	0%	100%	0%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
31084	No of Tracts	0	0	2	2	1	0
	Purchase Loan Apps	0	0	3	3	1	0
	Purchase Loans Funded	0	0	3	3	1	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
40900	No of Tracts	0	2	6	1	0	0
	Purchase Loan Apps	0	2	6	1	0	0
	Purchase Loans Funded	0	2	6	1	0	0
	% Funded	0%	100%	100%	100%	0%	0%
	Home Improve Loan Apps	0	0	0	0	0	0
	Home Improve Loans Funded	0	0	0	0	0	0
	% Funded	0%	0%	0%	0%	0%	0%
41740	No of Tracts	1	0	8	0	0	1
	Purchase Loan Apps	1	0	12	0	0	1
	Purchase Loans Funded	1	0	9	0	0	1
	% Funded	100%	0%	75%	0%	0%	100%
	Home Improve Loan Apps	1	0	0	0	0	0
	Home Improve Loans Funded	1	0	0	0	0	0
	% Funded	100%	0%	0%	0%	0%	0%
Total	No of Tracts	1	2	18	3	1	1
	Purchase Loan Apps	1	2	23	4	1	1
	Purchase Loans Funded	1	2	20	4	1	1
	% Funded	100%	100%	87%	100%	100%	100%
	Home Improve Loan Apps	1	0	0	0	0	0
	Home Improve Loans Funded	1	0	0	0	0	0
	% Funded	100%	0%	0%	0%	0%	0%

TABLE IV - DATA SUMMARY						
	Less Than 10% Minority	10% to 15% Minority	16% to 39% Minority	40% to 59% Minority	60% to 79% Minority	80% to 100% Minority
Low and Moderate Income						
No of Tracts	0	0	3	4	5	6
Purchase Loan Apps	0	0	4	5	5	5
Purchase Loans Funded	0	0	4	5	5	5
% Funded	0%	0%	100%	100%	100%	100%
Home Improve Loan Apps	0	0	0	0	1	2
Home Improve Loans Funded	0	0	0	0	1	2
% Funded	0%	0%	0%	0%	100%	100%
Middle Income						
No of Tracts	2	3	11	9	4	1
Purchase Loan Apps	2	3	17	12	4	1
Purchase Loans Funded	2	3	17	12	4	1
% Funded	100%	100%	100%	100%	100%	100%
Home Improve Loan Apps	0	0	2	1	0	0
Home Improve Loans Funded	0	0	2	1	0	0
% Funded	0%	0%	100%	100%	0%	0%
Upper Income						
No of Tracts	1	2	18	3	1	1
Purchase Loan Apps	1	2	23	4	1	1
Purchase Loans Funded	1	2	20	4	1	1
% Funded	100%	100%	87%	100%	100%	100%
Home Improve Loan Apps	1	0	0	0	0	0
Home Improve Loans Funded	1	0	0	0	0	0
% Funded	100%	0%	0%	0%	0%	0%

Data Table Summaries

Four CalBRE-licensed lenders submitted report information covering loan transactions in four of California's 37 Metropolitan Statistical Area/Metropolitan Divisions. The four Metropolitan Statistical Area/Metropolitan Divisions have been further divided into 4,042 individual census tracts, or specific neighborhood/geographic areas. Loan activity was reported in 74 census tracts, or about 1.8 percent of the total tracts.

The following discussion presents a review of the loan information submitted by the CalBRE-licensed lenders within these Metropolitan Statistical Area/Metropolitan Divisions and neighborhood areas. It should be noted the loan information presented in this report and review does not account for the impact of specific credit criteria relevant to any individual loan decision. Lenders do not have to submit information on the criteria they use to approve or decline home loan requests, so such factors are not included in the Residential Mortgage Loan Report analysis of the loan data. Typically, credit criteria include:

- 1) Employment and income continuity
- 2) Down payment and/or equity requirements
- 3) Credit background and history
- 4) Specific ratios related to mortgage debt, total debt and loan to value

Data Table I - Census Tract Aggregation

The number of home purchase loan applications increased from one in 2015 to 90 in 2016. The share that was funded decreased from 100 percent in 2015 to 97 percent in 2016. A comparison of 2015 versus 2016 follows:

	<u>2015</u>	<u>2016</u>	<u>Change</u>
Home Purchase Loan Applications	1	90	+89
Home Purchase Loans Funded	1	87	+86
Percentage of Loans Funded	100%	97%	-3 percentage points
Home Improvement Loan Applications	28	7	-21
Home Improvement Loans Funded	28	7	-21
Percentage of Loans Funded	100%	100%	0 percentage points

Data Table II - Home Loan Data by Income

Table II compares the number of home purchase loans funded according to census tract income level. The three income levels are:

- Low- and Moderate - Median family income is less than 80 percent of the Metropolitan Statistical Area/Metropolitan Division median family income.
- Middle - Median family income is between 80 percent and 120 percent of the Metropolitan Statistical Area/Metropolitan Division median family income.
- Upper - Median family income is greater than 120 percent of the Metropolitan Statistical Area/Metropolitan Division median family income.

The four lenders reported 19 loan applications in a low and moderate-income area, and those loans were funded. There were 39 applications reported in the middle-income range, and those loans were funded. There were 32 applications reported in the upper-income category, and 29 loans were funded. Reported information suggests that the highest rate of funded home purchase loans was in the middle-income group, followed by the upper-income group and then the low- and moderate-income group. For home purchase loans, funding rates based on income levels were as follows:

<u>Low- and Moderate Income</u>		<u>Middle Income</u>		<u>Upper Income</u>	
No. of Apps.	19	No. of Apps.	39	No. of Apps.	32
No. of Loans	19	No. of Loans	39	No. of Loans	29
% Loans Funded	100	% Loans Funded	100	% Loans Funded	91

The lenders reported three home improvement loan applications in low and moderate-income areas, three in middle-income areas and one in upper-income areas. All seven of the applications were approved.

Due to the limited amount of loan activity by the four CalBRE-reporting lenders, no valid conclusions can be drawn from the information in Table II.

Data Table III - Home Loan Data by Racial Characteristics

Table III data reports Metropolitan Statistical Area/Metropolitan Division and census tract loan activity based on the racial characteristics of the areas. In determining minority population, the sum of all non-white races equals the census tract minority population. Loan activity relevant to racial characteristics shows the following:

	<u>Home Purchase Loans</u>			
	No. of <u>Tracts</u>	<u>Apps</u>	<u>Loans</u>	<u>Fund Rate</u>
Less than 10% minority	3	3	3	100%
10% to 15% minority	5	5	5	100%
16% to 39% minority	32	44	41	93%
40% to 59% minority	16	21	21	100%
60% to 79% minority	10	10	10	100%
80% to 100% minority	8	7	7	100%

	<u>Home Improvement Loans</u>			
	No. of <u>Tracts</u>	<u>Apps</u>	<u>Loans</u>	<u>Fund Rate</u>
Less than 10% minority	3	1	1	100%
10% to 15% minority	5	0	0	0
16% to 39% minority	32	2	2	100%
40% to 59% minority	16	1	1	100%
60% to 79% minority	10	1	1	100%
80% to 100% minority	8	2	2	100%

Due to the limited amount of loan activity by the four CalBRE-reporting lenders, no valid conclusions can be drawn from the information in Table III.

Data Table IV - Home Loan Data by Income Categories and Racial Characteristics

Table IV data reflects the cumulative loan funding information based on the income and racial composition of areas in which the reporting CalBRE licensee funded loan requests. The following summarizes the information reported:

Low- and moderate-income category – The home purchase loan funding rates were: 100 percent of loans in the 16 percent to 39 percent minority category; 100 percent of loans in the 40 percent to 59 percent minority category; 100 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent and the 10 percent to 15 percent minority categories. Home improvement funding rates were 100 percent in the 60 percent to 79 percent minority category and 80 percent to 100 percent minority category. No home improvement loans were reported in the

less than 10 percent; 10 percent to 15 percent, 16 percent to 39 percent and 40 percent to 59 percent minority categories.

Middle-income category – Home purchase loan funding rates were 100 percent in all the minority categories. Home improvement funding rates were 100 percent in the 16 percent to 39 percent and 40 percent to 59 percent minority categories. No home improvement loans were reported in the less than 10 percent; 10 percent to 15 percent 60 percent to 79 percent and 80 percent to 100 percent minority categories.

Upper-income category – The home purchase loan funding rates were 100 percent in all the minority categories. Home improvement funding rates were 100 percent in the 16 percent to 39 percent minority category. No home improvement loans were reported in the other minority categories.

Due to the limited amount of loan activity reported by the four CalBRE-licensed lenders, no valid conclusions can be drawn from the Table IV information.

Bureau of Real Estate Conclusions

Because only four lenders filed information and reported on a limited number of loan applications, no valid conclusions can be drawn from the data submitted.