



RESIDENTIAL MORTGAGE LOAN REPORT (HOLDEN ACT) CALENDAR YEAR 2017

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Secretary

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Commissioner

Department of Business Oversight

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.

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 2017 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 Department of Real Estate (DRE). 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.

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.

One DRE-licensed lender (down from four in 2016) and 31 DBO-licensed lenders (up from 27 in 2016) filed 2017 report information.

The 31 DBO-licensed lenders covered in this report made a total of 1,059 loans in 2017 – 811 home purchase loans and 248 home improvement loans. By contrast, all DBO-licensed residential mortgage lenders made a total of 431,052 loans in 2017. Therefore, the loans covered in this report represent 0.246 percent of the aggregate total for all DBO licensees. Because of the extremely narrow scope of the number of lenders and loans provided in this report, no conclusions can be drawn from the data about home purchase or home improvement loans in California.

To review the complete 2017 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), in Health and Safety Code section 35815(b), requires the Secretary of the Business, Consumer Services and Housing Agency (Agency) to annually report to the Legislature on the compliance activities of relevant regulatory agencies and departments. The relevant departments are the Department of Business Oversight (DBO) and Department of Real Estate (DRE).

Specifically, licensed lenders must submit annual reports of their mortgage lending activity to the DBO and DRE. 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 Home Mortgage Disclosure Act of 1975 (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 DRE 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.

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The following represents a department-by-department 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 2017, the DBO had 6,776 California finance lender licensees (including branches), 128 licensed credit unions and 5,929 licensed residential mortgage lender (mortgage bankers) locations. The aggregate number of DBO lender locations in 2017 totaled 12,833. 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 2017, 31 of the 12,833 DBO-licensed lenders attained enough 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 21 California finance lender licensees, eight state-chartered credit unions and two California residential mortgage lender licensees. The total of 31 exceeded by four the 27 that reported in 2016 and represented 0.24 percent of all DBO-licensed lenders.

The 31 lenders reported loan activity in 25 of California’s Metropolitan Statistical Area/ Metropolitan Divisions. The 25 Metropolitan Statistical Areas/Metropolitan Divisions covered 32 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
Fresno County	23420
Kings County	25260
Los Angeles County	31084
Madera County	31460
Merced County	32900
Stanislaus County	33700
Napa County	34900
Alameda County - Contra Costa	36084
Ventura County	31700

County Name	Metropolitan Statistical Area/Metropolitan Division Number
Shasta County	39820
Riverside County - San Bernardino County	40140
El Dorado County - Placer County - Sacramento County - Yolo County	40900
Monterey County	41500
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
Sonoma County	42220
San Joaquin County	44700
Solano County	46700
Tulare County	47300
Sutter County - Yuba County	49700

No loan activity was reported by the DBO-licensed lenders in Butte County, Imperial County, Santa Barbara County and Santa Cruz County which have 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	Total Home Purchase Loans	% of Home Purchase Loans Funded	Total Home Improvement Apps	Total Home Improvement Loans	% of Home Improvement Loans Funded
11244	583	75	58%	92,700	77	72	94%	20	20	100%
12540	151	1	64%	58,700	1	1	100%	0	0	0%
23420	199	41	69%	55,500	89	58	65%	17	15	88%
25260	27	2	66%	55,400	1	1	100%	1	1	100%
31084	2,346	239	74%	69,300	375	252	67%	112	109	97%
31460	23	1	64%	55,200	1	1	100%	0	0	0%
32900	49	7	71%	48,200	12	12	100%	0	0	0%
33700	94	23	56%	60,700	30	30	100%	2	2	100%
34900	40	5	46%	88,500	5	5	100%	1	1	100%
36084	568	28	62%	104,400	29	29	100%	2	2	100%
37100	174	3	53%	96,000	3	3	100%	0	0	0%
39820	48	3	19%	61,400	3	3	100%	3	3	100%
40140	821	65	66%	65,800	79	67	85%	6	6	100%
40900	485	58	46%	80,400	64	62	97%	10	10	100%
41500	94	1	69%	69,100	0	0	0%	1	1	100%
41740	628	103	53%	81,800	100	99	99%	17	17	100%
41884	354	57	59%	116,400	30	30	100%	32	32	100%
41940	383	10	67%	123,400	3	3	100%	7	7	100%
42020	54	31	31%	80,600	88	70	80%	18	17	94%
42034	56	5	29%	134,800	4	4	100%	1	1	100%
42220	100	2	36%	84,100	1	1	100%	2	2	100%
44700	139	2	66%	63,700	2	2	100%	0	0	0%
46700	96	6	61%	83,700	4	4	100%	2	2	100%
47300	78	1	70%	49,200	1	1	100%	0	0	0%
49700	35	1	48%	60,000	1	1	100%	0	0	0%
TOTAL	7625	770	N/A	N/A	1003	811	81%	254	248	98%

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	12	9	9	100%	6	6	100%	27	29	27	93%	8	8	100%	34	38	35	92%	6	6	100%
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
23420	9	11	7	64%	3	3	100%	12	12	10	83%	2	2	100%	20	66	41	62%	12	10	83%
25260	1	0	0	0%	1	1	100%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
31084	57	32	32	100%	34	33	97%	52	34	31	91%	25	25	100%	130	309	189	61%	53	51	96%
31460	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%
32900	0	0	0	0%	0	0	0%	4	6	6	100%	0	0	0%	3	6	6	100%	0	0	0%
33700	3	2	2	100%	1	1	100%	7	7	7	100%	1	1	100%	13	21	21	100%	0	0	0%
34900	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	4	4	4	100%	1	1	100%
36084	5	4	4	100%	1	1	100%	5	4	4	100%	1	1	100%	18	21	21	100%	0	0	0%
37100	0	0	0	0%	0	0	0%	2	2	2	100%	0	0	0%	1	1	1	100%	0	0	0%
39820	0	0	0	0%	0	0	0%	2	2	2	100%	2	2	100%	1	1	1	100%	1	1	100%
40140	14	16	14	88%	1	1	100%	30	37	29	78%	3	3	100%	21	26	24	92%	2	2	100%
40900	19	22	20	91%	4	4	100%	16	16	16	100%	3	3	100%	23	26	26	100%	3	3	100%
41500	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	1	1	100%
41740	26	24	24	100%	4	4	100%	32	27	27	100%	8	8	100%	45	49	48	98%	5	5	100%
41884	3	1	1	100%	3	3	100%	19	7	7	100%	13	13	100%	35	22	22	100%	16	16	100%
41940	3	1	1	100%	2	2	100%	3	1	1	100%	2	2	100%	4	1	1	100%	3	3	100%
42020	4	10	7	70%	2	2	100%	24	68	56	82%	15	14	93%	3	10	7	70%	1	1	100%
42034	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	4	3	3	100%	1	1	100%
42220	0	0	0	0%	0	0	0%	1	0	0	0%	2	2	100%	1	1	1	100%	0	0	0%
44700	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
46700	2	0	0	0%	2	2	100%	2	2	2	100%	0	0	0%	2	2	2	100%	0	0	0%
47300	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%
49700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
Total	161	135	124	92%	64	63	98%	240	256	229	89%	85	84	99%	367	611	457	75%	105	101	96%

1 Loan(s) reported for Census Tract 11244, have no reported income category.

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%	1	1	1	100%	0	0	0%	26	28	25	89%	8	8	100%
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
23420	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	9	53	33	62%	7	5	71%
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%	3	1	1	100%	2	2	100%	66	265	146	55%	19	19	100%
31460	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%
32900	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	4	4	100%	0	0	0%
33700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	7	10	10	100%	0	0	0%
34900	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	3	3	3	100%	1	1	100%
36084	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	12	14	14	100%	0	0	0%
37100	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	2	2	100%	0	0	0%
39820	0	0	0	0%	0	0	0%	1	1	1	100%	1	1	100%	2	2	2	100%	2	2	100%
40140	1	1	1	100%	0	0	0%	2	3	2	67%	0	0	0%	18	19	17	89%	1	1	100%
40900	3	3	3	100%	1	1	100%	2	2	2	100%	0	0	0%	20	19	19	100%	4	4	100%
41500	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	0	0	0%	1	1	100%
41740	0	0	0	0%	0	0	0%	4	3	3	100%	1	1	100%	43	38	38	100%	10	10	100%
41884	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	22	12	12	100%	12	12	100%
41940	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	0	0	0%	2	2	100%
42020	0	0	0	0%	0	0	0%	3	9	8	89%	0	0	0%	21	59	48	81%	12	11	92%
42034	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	4	3	3	100%	1	1	100%
42220	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	2	1	1	100%	2	2	100%
44700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
46700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
47300	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%
49700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%
Total	4	4	4	100%	1	1	100%	20	24	22	92%	4	4	100%	265	536	381	71%	82	79	96%

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	22	25	23	92%	3	3	100%	16	16	16	100%	5	5	5	100%	9	7	7	100%	4	4	100%
12540	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0%
23420	9	8	7	88%	3	3	100%	15	18	10	56%	6	6	6	100%	8	10	8	80%	1	1	100%
25260	1	1	1	100%	0	0	0%	1	0	0	0%	1	1	1	100%	0	0	0	0%	0	0	0%
31084	37	26	25	96%	18	17	94%	39	26	24	92%	21	20	95%	94	57	56	98%	52	51	98%	
31460	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	
32900	1	1	1	100%	0	0	0%	2	2	2	100%	0	0	0%	3	5	5	100%	0	0	0%	
33700	9	15	15	100%	0	0	0%	5	4	4	100%	1	1	100%	2	1	1	100%	1	1	100%	
34900	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
36084	4	5	5	100%	0	0	0%	6	5	5	100%	1	1	100%	5	4	4	100%	1	1	100%	
37100	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	1	1	1	100%	0	0	0%	
39820	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
40140	18	26	23	88%	1	1	100%	16	16	13	81%	4	4	100%	10	14	11	79%	0	0	0%	
40900	10	12	11	92%	0	0	0%	15	18	18	100%	4	4	100%	8	10	9	90%	1	1	100%	
41500	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
41740	16	20	19	95%	2	2	100%	22	22	22	100%	2	2	100%	18	17	17	100%	2	2	100%	
41884	16	9	9	100%	8	8	100%	12	6	6	100%	7	7	100%	6	2	2	100%	5	5	100%	
41940	4	1	1	100%	3	3	100%	2	1	1	100%	1	1	100%	2	1	1	100%	1	1	100%	
42020	6	20	14	70%	4	4	100%	1	0	0	0%	2	2	100%	0	0	0	0%	0	0	0%	
42034	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
42220	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%	1	1	1	100%	0	0	0%	
46700	3	3	3	100%	0	0	0%	1	0	0	0%	1	1	100%	1	0	0	0%	1	1	100%	
47300	1	1	1	100%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
49700	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	
Total	158	174	159	91%	42	41	98%	153	134	121	90%	56	55	98%	169	131	124	95%	69	68	99%	

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	1	4	7
	Purchase Loan Apps	0	0	0	1	4	4
	Purchase Loans Funded	0	0	0	1	4	4
	% Funded	0%	0%	0%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	2	4
	Home Improve Loans Funded	0	0	0	0	2	4
	% Funded	0%	0%	0%	0%	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%
23420	No of Tracts	0	0	0	0	5	4
	Purchase Loan Apps	0	0	0	0	7	4
	Purchase Loans Funded	0	0	0	0	3	4
	% Funded	0%	0%	0%	0%	43%	100%
	Home Improve Loan Apps	0	0	0	0	2	1
	Home Improve Loans Funded	0	0	0	0	2	1
	% Funded	0%	0%	0%	0%	100%	100%
25260	No of Tracts	0	0	0	0	1	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	1	0
	Home Improve Loans Funded	0	0	0	0	1	0
	% Funded	0%	0%	0%	0%	100%	0%
31084	No of Tracts	0	0	1	1	7	48
	Purchase Loan Apps	0	0	1	1	4	26
	Purchase Loans Funded	0	0	1	1	4	26
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	3	31
	Home Improve Loans Funded	0	0	0	0	3	30
	% Funded	0%	0%	0%	0%	100%	97%
31460	No of Tracts	0	0	0	0	0	1
	Purchase Loan Apps	0	0	0	0	0	1
	Purchase Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	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 2

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	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%
33700	No of Tracts	0	0	0	1	0	2
	Purchase Loan Apps	0	0	0	1	0	1
	Purchase Loans Funded	0	0	0	1	0	1
	% Funded	0%	0%	0%	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%
34900	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%
36084	No of Tracts	0	0	0	0	2	3
	Purchase Loan Apps	0	0	0	0	2	2
	Purchase Loans Funded	0	0	0	0	2	2
	% Funded	0%	0%	0%	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%
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%
39820	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%

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
40140	No of Tracts	0	0	2	1	5	6
	Purchase Loan Apps	0	0	2	3	4	7
	Purchase Loans Funded	0	0	2	2	4	6
	% Funded	0%	0%	100%	67%	100%	86%
	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%
40900	No of Tracts	0	0	2	4	7	6
	Purchase Loan Apps	0	0	2	5	8	7
	Purchase Loans Funded	0	0	2	4	8	6
	% Funded	0%	0%	100%	80%	100%	86%
	Home Improve Loan Apps	0	0	0	0	3	1
	Home Improve Loans Funded	0	0	0	0	3	1
	% Funded	0%	0%	0%	0%	100%	100%
41500	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%
41740	No of Tracts	0	0	1	2	10	13
	Purchase Loan Apps	0	0	1	2	10	11
	Purchase Loans Funded	0	0	1	2	10	11
	% Funded	0%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	0	2	2
	Home Improve Loans Funded	0	0	0	0	2	2
	% Funded	0%	0%	0%	0%	100%	100%
41884	No of Tracts	0	0	0	0	1	2
	Purchase Loan Apps	0	0	0	0	0	1
	Purchase Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	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%
41940	No of Tracts	0	0	0	0	1	2
	Purchase Loan Apps	0	0	0	0	0	1
	Purchase Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	100%
	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%
42020	No of Tracts	0	0	1	2	1	0
	Purchase Loan Apps	0	0	5	5	0	0
	Purchase Loans Funded	0	0	4	3	0	0
	% Funded	0%	0%	80%	60%	0%	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%

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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
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%
42220	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	0	0	0	1
	Purchase Loan Apps	0	0	0	0	0	1
	Purchase Loans Funded	0	0	0	0	0	1
	% Funded	0%	0%	0%	0%	0%	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	0	1	1
	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	1	1
	Home Improve Loans Funded	0	0	0	0	1	1
	% Funded	0%	0%	0%	0%	100%	100%
47300	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%
49700	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%
Total	No of Tracts	0	0	8	12	45	96
	Purchase Loan Apps	0	0	12	18	39	66
	Purchase Loans Funded	0	0	11	14	35	64
	% Funded	0%	0%	92%	78%	90%	97%
	Home Improve Loan Apps	0	0	0	0	19	45
	Home Improve Loans Funded	0	0	0	0	19	44
	% Funded	0%	0%	0%	0%	100%	98%

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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	9	10	8	0
	Purchase Loan Apps	0	0	11	11	7	0
	Purchase Loans Funded	0	0	9	11	7	0
	% Funded	0%	0%	82%	100%	100%	0%
	Home Improve Loan Apps	0	0	3	2	3	0
	Home Improve Loans Funded	0	0	3	2	3	0
	% Funded	0%	0%	100%	100%	100%	0%
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%
23420	No of Tracts	0	0	1	2	5	4
	Purchase Loan Apps	0	0	1	2	3	6
	Purchase Loans Funded	0	0	1	2	3	4
	% Funded	0%	0%	100%	100%	100%	67%
	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%
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	2	7	13	30
	Purchase Loan Apps	0	0	2	4	6	22
	Purchase Loans Funded	0	0	2	4	4	21
	% Funded	0%	0%	100%	100%	67%	95%
	Home Improve Loan Apps	0	0	0	5	9	11
	Home Improve Loans Funded	0	0	0	5	9	11
	% Funded	0%	0%	0%	100%	100%	100%
31460	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%

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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	3
	Purchase Loan Apps	0	0	0	0	1	5
	Purchase Loans Funded	0	0	0	0	1	5
	% 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	0	4	3	0
	Purchase Loan Apps	0	0	0	5	2	0
	Purchase Loans Funded	0	0	0	5	2	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%
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	2	0	3	0
	Purchase Loan Apps	0	0	2	0	2	0
	Purchase Loans Funded	0	0	2	0	2	0
	% Funded	0%	0%	100%	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%
37100	No of Tracts	0	0	1	0	0	1
	Purchase Loan Apps	0	0	1	0	0	1
	Purchase Loans Funded	0	0	1	0	0	1
	% Funded	0%	0%	100%	0%	0%	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%
39820	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	1	1	0	0	0
	Home Improve Loans Funded	0	1	1	0	0	0
	% Funded	0%	100%	100%	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
40140	No of Tracts	0	2	11	6	8	3
	Purchase Loan Apps	0	3	10	8	10	6
	Purchase Loans Funded	0	2	10	6	7	4
	% Funded	0%	67%	100%	75%	70%	67%
	Home Improve Loan Apps	0	0	1	0	2	0
	Home Improve Loans Funded	0	0	1	0	2	0
	% Funded	0%	0%	100%	0%	100%	0%
40900	No of Tracts	2	0	6	2	4	2
	Purchase Loan Apps	2	0	5	2	4	3
	Purchase Loans Funded	2	0	5	2	4	3
	% Funded	100%	0%	100%	100%	100%	100%
	Home Improve Loan Apps	1	0	1	0	1	0
	Home Improve Loans Funded	1	0	1	0	1	0
	% Funded	100%	0%	100%	0%	100%	0%
41500	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%
41740	No of Tracts	0	2	11	6	9	4
	Purchase Loan Apps	0	1	8	5	9	4
	Purchase Loans Funded	0	1	8	5	9	4
	% Funded	0%	100%	100%	100%	100%	100%
	Home Improve Loan Apps	0	1	5	2	0	0
	Home Improve Loans Funded	0	1	5	2	0	0
	% Funded	0%	100%	100%	100%	0%	0%
41884	No of Tracts	0	0	2	5	9	3
	Purchase Loan Apps	0	0	2	1	4	0
	Purchase Loans Funded	0	0	2	1	4	0
	% Funded	0%	0%	100%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	4	6	3
	Home Improve Loans Funded	0	0	0	4	6	3
	% Funded	0%	0%	0%	100%	100%	100%
41940	No of Tracts	0	0	0	2	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	2	0	0
	% Funded	0%	0%	0%	100%	0%	0%
42020	No of Tracts	0	3	17	4	0	0
	Purchase Loan Apps	0	9	44	15	0	0
	Purchase Loans Funded	0	8	37	11	0	0
	% Funded	0%	89%	84%	73%	0%	0%
	Home Improve Loan Apps	0	0	11	4	0	0
	Home Improve Loans Funded	0	0	10	4	0	0
	% Funded	0%	0%	91%	100%	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
42034	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%
42220	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%
44700	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%
46700	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%
47300	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%
49700	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%
Total	No of Tracts	2	8	65	51	64	50
	Purchase Loan Apps	2	14	88	56	49	47
	Purchase Loans Funded	2	12	79	50	44	42
	% Funded	100%	86%	90%	89%	90%	89%
	Home Improve Loan Apps	1	2	24	19	25	14
	Home Improve Loans Funded	1	2	23	19	25	14
	% Funded	100%	100%	96%	100%	100%	100%

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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
11244	No of Tracts	0	1	17	11	3	2
	Purchase Loan Apps	0	1	17	13	4	3
	Purchase Loans Funded	0	1	16	11	4	3
	% Funded	0%	100%	94%	85%	100%	100%
	Home Improve Loan Apps	0	0	5	1	0	0
	Home Improve Loans Funded	0	0	5	1	0	0
	% Funded	0%	0%	100%	100%	0%	0%
12540	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%
23420	No of Tracts	0	0	8	7	5	0
	Purchase Loan Apps	0	0	52	6	8	0
	Purchase Loans Funded	0	0	32	5	4	0
	% Funded	0%	0%	62%	83%	50%	0%
	Home Improve Loan Apps	0	0	7	3	2	0
	Home Improve Loans Funded	0	0	5	3	2	0
	% Funded	0%	0%	71%	100%	100%	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	3	63	29	19	16
	Purchase Loan Apps	0	1	262	21	16	9
	Purchase Loans Funded	0	1	143	20	16	9
	% Funded	0%	100%	55%	95%	100%	100%
	Home Improve Loan Apps	0	2	19	13	9	10
	Home Improve Loans Funded	0	2	19	12	8	10
	% Funded	0%	100%	100%	92%	89%	100%

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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
31460	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%
32900	No of Tracts	0	0	1	1	1	0
	Purchase Loan Apps	0	0	4	1	1	0
	Purchase Loans Funded	0	0	4	1	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%
33700	No of Tracts	0	0	7	4	2	0
	Purchase Loan Apps	0	0	10	9	2	0
	Purchase Loans Funded	0	0	10	9	2	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%
34900	No of Tracts	0	1	3	0	0	0
	Purchase Loan Apps	0	1	3	0	0	0
	Purchase Loans Funded	0	1	3	0	0	0
	% Funded	0%	100%	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%
36084	No of Tracts	0	1	10	4	1	2
	Purchase Loan Apps	0	1	12	5	1	2
	Purchase Loans Funded	0	1	12	5	1	2
	% Funded	0%	100%	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%
37100	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%
39820	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	1	0	0	0
	Home Improve Loans Funded	0	0	1	0	0	0
	% Funded	0%	0%	100%	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
40140	No of Tracts	1	0	5	11	3	1
	Purchase Loan Apps	1	0	7	15	2	1
	Purchase Loans Funded	1	0	5	15	2	1
	% Funded	100%	0%	71%	100%	100%	100%
	Home Improve Loan Apps	0	0	0	1	1	0
	Home Improve Loans Funded	0	0	0	1	1	0
	% Funded	0%	0%	0%	100%	100%	0%
	40900	No of Tracts	1	2	12	4	4
Purchase Loan Apps	1	2	12	5	6	0	
Purchase Loans Funded	1	2	12	5	6	0	
% Funded	100%	100%	100%	100%	100%	0%	
Home Improve Loan Apps	0	0	3	0	0	0	
Home Improve Loans Funded	0	0	3	0	0	0	
% Funded	0%	0%	100%	0%	0%	0%	
41500	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%
	41740	No of Tracts	0	2	31	8	3
Purchase Loan Apps		0	2	29	13	3	2
Purchase Loans Funded		0	2	29	12	3	2
% Funded		0%	100%	100%	92%	100%	100%
Home Improve Loan Apps		0	0	5	0	0	0
Home Improve Loans Funded		0	0	5	0	0	0
% Funded		0%	0%	100%	0%	0%	0%
41884		No of Tracts	0	1	20	11	2
	Purchase Loan Apps	0	1	10	8	2	1
	Purchase Loans Funded	0	1	10	8	2	1
	% Funded	0%	100%	100%	100%	100%	100%
	Home Improve Loan Apps	0	0	12	4	0	0
	Home Improve Loans Funded	0	0	12	4	0	0
	% Funded	0%	0%	100%	100%	0%	0%
	41940	No of Tracts	0	0	2	2	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	2	1	0	0
Home Improve Loans Funded		0	0	2	1	0	0
% Funded		0%	0%	100%	100%	0%	0%
42020		No of Tracts	0	0	3	0	0
	Purchase Loan Apps	0	0	10	0	0	0
	Purchase Loans Funded	0	0	7	0	0	0
	% Funded	0%	0%	70%	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%

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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
42034	No of Tracts	0	1	3	0	0	0
	Purchase Loan Apps	0	1	2	0	0	0
	Purchase Loans Funded	0	1	2	0	0	0
	% Funded	0%	100%	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%
42220	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%
44700	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%
46700	No of Tracts	0	0	0	2	0	0
	Purchase Loan Apps	0	0	0	2	0	0
	Purchase Loans Funded	0	0	0	2	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%
47300	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%
49700	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%
Total	No of Tracts	2	12	192	95	43	23
	Purchase Loan Apps	2	10	436	100	45	18
	Purchase Loans Funded	2	10	291	95	41	18
	% Funded	100%	100%	67%	95%	91%	100%
	Home Improve Loan Apps	0	2	58	23	12	10
	Home Improve Loans Funded	0	2	56	22	11	10
	% Funded	0%	100%	97%	96%	92%	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	12	45	96
Purchase Loan Apps	0	0	12	18	39	66
Purchase Loans Funded	0	0	11	14	35	64
% Funded	0%	0%	92%	78%	90%	97%
Home Improve Loan Apps	0	0	0	0	19	45
Home Improve Loans Funded	0	0	0	0	19	44
% Funded	0%	0%	0%	0%	100%	98%
Middle Income						
No of Tracts	2	8	65	51	64	50
Purchase Loan Apps	2	14	88	56	49	47
Purchase Loans Funded	2	12	79	50	44	42
% Funded	100%	86%	90%	89%	90%	89%
Home Improve Loan Apps	1	2	24	19	25	14
Home Improve Loans Funded	1	2	23	19	25	14
% Funded	100%	100%	96%	100%	100%	100%
Upper Income						
No of Tracts	2	12	192	95	43	23
Purchase Loan Apps	2	10	436	100	45	18
Purchase Loans Funded	2	10	291	95	41	18
% Funded	100%	100%	67%	95%	91%	100%
Home Improve Loan Apps	0	2	58	23	12	10
Home Improve Loans Funded	0	2	56	22	11	10
% Funded	0%	100%	97%	96%	92%	100%

Data Table Summaries:

The 31 DBO-licensed lenders submitted report information covering 25 of California's 28 Metropolitan Statistical Areas/Metropolitan Divisions, and 32 of California's 37 counties with assigned Metropolitan Statistical Area/Metropolitan Division numbers. The 25 Metropolitan Statistical Area/Metropolitan Division numbers have been further segregated into 7,625 individual census tracts, or specific neighborhood/geographic areas. Lenders reported loan activity in 770 of the census tracts, or approximately 10.1 percent of the total.

Combined home purchase and home improvements loans funded in 2017 totaled 1,059. 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 431,052.

Data Table I - Census Tract Aggregation

	<u>2016</u>	<u>2017</u>	<u>Change</u>
Home Purchase Loan Applications	1,367	1,003	-364
Home Purchase Loans Funded	664	811	+147
Percentage of Loans Funded	49%	81%	+32 percentage points
Home Improvement Loan Applications	182	254	+72
Home Improvement Loans Funded	170	248	+78
Percentage of Loans Funded	93%	98%	+5 percentage points

Table I shows 1,003 applications for home purchase loans and 254 applications for home improvement loans were submitted to the reporting DBO-licensed lenders in 2017. The home purchase loan applications represented a decrease in home purchase loan applications from 2016, and an increase in home improvement loan applications in 2017. In comparing loan funding rates, 81 percent of all home purchase loan applications received funding in 2017, and 98 percent of all home improvement loan applications were funded. This represented an increase from 2016 in the funding rate for both home purchase loans and home improvement loans.

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 Middle-income level, then the Upper-income level.

Upper Income

Home Purchase Loans		Home Improvement Loans	
No. of Apps	611	No. of Apps	105
No. of Loans	457	No. of Loans	101
% Loans Funded	75%	% Loans Funded	96%

Middle Income

Home Purchase Loans		Home Improvement Loans	
No. of Apps	256	No. of Apps	85
No. of Loans	229	No. of Loans	84
% Loans Funded	89%	% Loans Funded	99%

Low and Moderate Income

Purchase Loans		Home Improvement Loans	
No. of Apps	135	No. of Apps	64
No. of Loans	124	No. of Loans	63
% Loans Funded	92%	% Loans Funded	98%

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		
		Apps	Loans	Fund Rate	Apps	Loans	Fund Rate
Less than 10% minority	4	4	4	100%	1	1	100%
10% to 15% minority	20	24	22	92%	1	4	100%
16% to 39% minority	265	536	381	71%	82	79	96%
40% to 59% minority	158	174	159	91%	42	41	98%
60% to 79% minority	153	134	121	90%	56	55	98%
80% to 100% minority	169	131	124	95%	69	68	99%

The information indicates the home purchase loan funding rate was much lower in areas with 16 percent to 39 percent minority residents than areas with lower and higher minority population percentages.

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: 92 percent of loans in the 16 percent to 39 percent minority category; 78 percent in the 40 percent to 59 percent minority category; 90 percent in the 60 percent to 79 percent minority category; and 97 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent minority category, the 10 percent to 15 percent minority category. Twelve applications were reported in the 16 percent to 39 percent minority category; 18 in the 40 percent to 59 percent minority category; 39 in the 60 percent to 79 percent minority category; and 66 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 in the 60 percent to 79 percent minority category; and 98 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent minority category, 10 percent to 15 percent minority, 16 percent to 39 percent minority and the 40 percent to 59 percent category. Nineteen applications were reported in the in the 60 percent to 79 percent minority category; and 45 in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent minority, 10 percent to 15 percent minority, 16 percent to 39 percent minority and the 40 percent to 59 percent category.

Middle income category – The home purchase funding rates were: 100 percent in the less than 10 percent minority category; 86 percent in the 10 percent to 15 percent minority category; 90 percent of loans in the 16 percent to 39 percent minority category; 89 percent in the 40 percent to 59 percent minority category; 90 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. Two applications were reported in the less than 10 percent minority category; 14 in the 10 percent to 15 percent minority category; 88 in the 16 percent to 39 percent minority category; 56 in the

40 percent to 59 percent minority category; 49 in the 60 percent to 79 percent minority category; and 47 in the 80 percent to 100 percent minority category.

The home improvement loan information funding rates were: 100 percent in the less than 10 percent minority category; 100 percent in the 10 percent to 15 percent minority category; 96 percent in the 16 percent to 39 percent minority category; 100 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 less than 10 percent minority category; two in the 10 percent to 15 percent minority category; 24 in the 16 percent to 39 percent minority category; 19 in the 40 percent to 59 percent minority category; 25 in the 60 percent to 79 percent minority category; and 14 in the 80 percent to 100 percent minority category.

Upper 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; 67 percent in the 16 percent to 39 percent minority category; 95 percent in the 40 percent to 59 percent minority category; 91 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. Two applications were reported in the less than 10 percent minority category; 10 in the 10 percent to 15 percent minority category; 436 in the 16 percent to 39 percent minority category; 100 in the 40 percent to 59 percent minority category; 45 in the 60 percent to 79 percent minority category; and 18 in the 80 percent to 100 percent minority category.

The home improvement loan information funding rates were: 100 percent of loans in the 10 percent to 15 percent minority category; 97 percent of loans in the 16 percent to 39 percent minority category; 96 percent in the 40 percent to 59 percent minority category; 92 percent in the 60 percent to 79 percent minority category; and 100 percent in the 80 percent to 100 percent minority category. Two applications were reported in the 10 percent to 15 percent minority category; 58 in the 16 percent to 39 percent minority category; 23 in the 40 percent to 59 percent minority category; 12 in the 60 percent to 79 percent minority category; and 10 in the 80 percent to 100 percent minority category. No applications were reported in the less than 10 percent minority category.

Department of Business Oversight Conclusions

Due to the small sample size of this report, no conclusions can be drawn from this data about home purchase or home improvement loans in California. Thirty-one DBO-licensed lenders were required to report loan activity for 2017. The DBO portion of this report only provides data for 1,059 loans out of a total of 431,052 loans made by DBO-licensed lenders. Of the 1,059 loans 811 were home purchase loans and 248 were home improvement loans. The loans covered in this report represent only 0.246 percent of the overall number of mortgage loans made by all DBO licensees.

California Department of Real Estate (DRE)

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 DRE. Real estate licensees who "arrange" or broker loans between borrowers and lenders are exempt from the reporting requirement because they are not lenders.

For 2017 loan activity, one DRE licensee attained sufficient lending activity to trigger the requirement to submit the Residential Mortgage Loan Report information. Four DRE licensees reported in 2016.

In 1990, the number of reporting licensees was 48. The number of DRE-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 DRE licensees which now report to the DBO. The number of DRE-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 one DRE-licensed real estate lender covered in the tables below reported transactions in only one of the 37 counties for 2017.

That geographic area consisted of the following county and corresponding Metropolitan Statistical Areas/Metropolitan Division:

<u>County</u>	<u>Metropolitan Statistical Areas</u>
Los Angeles	31084

No loan activity was reported by the DRE-licensed lenders in the following counties with Metropolitan Statistical Area/Metropolitan Division numbers: Alameda, Butte, Contra Costa, El Dorado, Fresno, Imperial, Kern, Kings, Madera, Marin, Merced, Monterey, Napa, Orange, Placer, Riverside, Sacramento, San Benito, San Bernardino, San Diego, Santa Clara, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Shasta, Solano, Sonoma, Stanislaus, Sutter, Tulare, Ventura, Yolo 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 DRE-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
31084	2,346	16	74%	69,300	21	19	90%	27	24	89%
TOTAL	2346	16	N/A	N/A	21	19	90%	27	24	89%

TABLE II - HOME LOANS DATA BY INCOME

MSA	Low and Mod Income									Middle Income						Upper Income												
	Tracts			Purchase Loans			Home Improvement			Tracts			Purchase Loans			Home Improvement			Tracts			Purchase Loans			Home Improvement			
	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%
31084	12	15	13	87%	18	16	89%	2	4	4	100%	5	4	80%	2	2	2	100%	4	4	100%							
Total	12	15	13	87%	18	16	89%	2	4	4	100%	5	4	80%	2	2	2	100%	4	4	100%							

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS

MSA	Less than 10% Minority								10% to 15% Minority						16% to 39% Minority														
	Tracts			Purchase Loans			Home Improvement		Tracts			Purchase Loans			Home Improvement			Tracts			Purchase Loans			Home Improvement					
	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	
31084	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0%
Total	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0%

TABLE III - HOME LOANS DATA BY RACIAL CHARACTERISTICS

MSA	40% to 59% Minority								60% to 79% Minority						80% to 100% Minority													
	Tracts			Purchase Loans			Home Improvement		Tracts			Purchase Loans			Home Improvement			Tracts			Purchase Loans			Home Improvement				
	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%	Reprtd	Apps	Loans	%	Apps	Loans	%
31084	1	1	1	100%	1	1	100%	2	2	2	100%	4	4	100%	13	18	16	89%	22	19	86%							
Total	1	1	1	100%	1	1	100%	2	2	2	100%	4	4	100%	13	18	16	89%	22	19	86%							

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
31084	No of Tracts	0	0	0	0	1	11
	Purchase Loan Apps	0	0	0	0	1	14
	Purchase Loans Funded	0	0	0	0	1	12
	% Funded	0%	0%	0%	0%	100%	86%
	Home Improve Loan Apps	0	0	0	0	1	17
	Home Improve Loans Funded	0	0	0	0	1	15
	% Funded	0%	0%	0%	0%	100%	88%
Total	No of Tracts	0	0	0	0	1	11
	Purchase Loan Apps	0	0	0	0	1	14
	Purchase Loans Funded	0	0	0	0	1	12
	% Funded	0%	0%	0%	0%	100%	86%
	Home Improve Loan Apps	0	0	0	0	1	17
	Home Improve Loans Funded	0	0	0	0	1	15
	% Funded	0%	0%	0%	0%	100%	88%

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
31084	No of Tracts	0	0	0	0	0	2
	Purchase Loan Apps	0	0	0	0	0	4
	Purchase Loans Funded	0	0	0	0	0	4
	% Funded	0%	0%	0%	0%	0%	100%
	Home Improve Loan Apps	0	0	0	0	0	5
	Home Improve Loans Funded	0	0	0	0	0	4
	% Funded	0%	0%	0%	0%	0%	80%
Total	No of Tracts	0	0	0	0	0	2
	Purchase Loan Apps	0	0	0	0	0	4
	Purchase Loans Funded	0	0	0	0	0	4
	% Funded	0%	0%	0%	0%	0%	100%
	Home Improve Loan Apps	0	0	0	0	0	5
	Home Improve Loans Funded	0	0	0	0	0	4
	% Funded	0%	0%	0%	0%	0%	80%

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
31084	No of Tracts	0	0	0	1	1	0
	Purchase Loan Apps	0	0	0	1	1	0
	Purchase Loans Funded	0	0	0	1	1	0
	% Funded	0%	0%	0%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	1	3	0
	Home Improve Loans Funded	0	0	0	1	3	0
	% Funded	0%	0%	0%	100%	100%	0%
Total	No of Tracts	0	0	0	1	1	0
	Purchase Loan Apps	0	0	0	1	1	0
	Purchase Loans Funded	0	0	0	1	1	0
	% Funded	0%	0%	0%	100%	100%	0%
	Home Improve Loan Apps	0	0	0	1	3	0
	Home Improve Loans Funded	0	0	0	1	3	0
	% Funded	0%	0%	0%	100%	100%	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	0	0	1	11	
Purchase Loan Apps	0	0	0	0	1	14	
Purchase Loans Funded	0	0	0	0	1	12	
% Funded	0%	0%	0%	0%	100%	86%	
Home Improve Loan Apps	0	0	0	0	1	17	
Home Improve Loans Funded	0	0	0	0	1	15	
% Funded	0%	0%	0%	0%	100%	88%	
Middle Income							
No of Tracts	0	0	0	0	0	2	
Purchase Loan Apps	0	0	0	0	0	4	
Purchase Loans Funded	0	0	0	0	0	4	
% Funded	0%	0%	0%	0%	0%	100%	
Home Improve Loan Apps	0	0	0	0	0	5	
Home Improve Loans Funded	0	0	0	0	0	4	
% Funded	0%	0%	0%	0%	0%	80%	
Upper Income							
No of Tracts	0	0	0	1	1	0	
Purchase Loan Apps	0	0	0	1	1	0	
Purchase Loans Funded	0	0	0	1	1	0	
% Funded	0%	0%	0%	100%	100%	0%	
Home Improve Loan Apps	0	0	0	1	3	0	
Home Improve Loans Funded	0	0	0	1	3	0	
% Funded	0%	0%	0%	100%	100%	0%	

Data Table Summaries

One DRE-licensed lender submitted report information covering loan transactions in one of California's 37 Metropolitan Statistical Area/Metropolitan Divisions. The one Metropolitan Statistical Area/Metropolitan Divisions have been further divided into 2,346 individual census tracts, or specific neighborhood/geographic areas. Loan activity was reported in 16 census tracts, or about 0.68 percent of the total tracts.

The following discussion presents a review of the loan information submitted by the DRE-licensed lender within this Metropolitan Statistical Area/Metropolitan Divisions and neighborhood area. 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 decreased from 90 in 2016 to 21 in 2017. The share that was funded decreased from 97 percent in 2016 to 90 percent in 2017. A comparison of 2016 versus 2017 follows:

	<u>2016</u>	<u>2017</u>	<u>Change</u>
Home Purchase Loan Applications	90	21	-69
Home Purchase Loans Funded	87	19	-68
Percentage of Loans Funded	97%	90%	-1 percentage points
Home Improvement Loan Applications	7	27	+20
Home Improvement Loans Funded	7	24	+17
Percentage of Loans Funded	100%	89%	-3 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:

Upper - Median family income is greater than 120 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.

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

The one lender reported 15 loan applications in a low and moderate-income area, and 13 loans were funded. There were 4 applications reported in the middle-income range, and those loans were funded. There were 2 applications reported in the upper-income category, and those loans were funded. Reported information suggests that the highest number of funded home purchase loans was in the low and moderate-income group, followed by the middle-income group and then the upper-income group. For home purchase loans, funding rates based on income levels were as follows:

<u>Upper Income</u>	
Home Purchase Loans	
No. of Apps.	2
No. of Loans	2
% Loans Funded	100%

<u>Middle Income</u>	
Home Purchase Loans	
No. of Apps.	4
No. of Loans	4
% Loans Funded	100%

<u>Low and Moderate Income</u>	
Home Purchase Loans	
No. of Apps.	15
No. of Loans	13
% Loans Funded	87%

The lender reported 18 home improvement loan applications in low and moderate income areas, five in middle-income areas and four in upper-income areas. Twenty-four of the 27 applications were funded.

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:

	No. of <u>Tracts</u>	<u>Apps</u>	<u>Loans</u>	<u>Fund Rate</u>
Less than 10% minority	0	0	0	0%
10% to 15% minority	0	0	0	0%
16% to 39% minority	0	0	0	0%
40% to 59% minority	1	1	1	100%
60% to 79% minority	2	2	2	100%
80% to 100% minority	13	18	16	89%

	No. of <u>Tracts</u>	<u>Apps</u>	<u>Loans</u>	<u>Fund Rate</u>
Less than 10% minority	0	0	0	0%
10% to 15% minority	0	0	0	0%
16% to 39% minority	0	0	0	0%
40% to 59% minority	1	1	1	100%
60% to 79% minority	2	4	4	100%
80% to 100% minority	13	22	19	86%

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 DRE 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 60 percent to 79 percent minority category and 86 percent in the 80 percent to 100 percent minority category. No purchase loans were reported in the less than 10 percent, the 10 percent to 15 percent, the 16 percent to 39 percent and the 40 percent to 59 percent minority categories. Home improvement funding rates were 100 percent in the 60 percent to 79 percent minority category and 88 percent in the 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 rate was 100 percent in the 80 percent to 100 percent minority categories. No home purchase loans were reported in the other percent minority categories. Home improvement funding rate was 80 percent in the 80 percent to 100 percent minority categories. No home improvement loans were reported in the other percent minority categories.

Upper income category – The home purchase loan funding rates were 100 percent in 40 percent to 59 percent minority categories and 100 percent in the 60 percent to 79 percent minority categories. No home purchase loans were reported in the other percent minority categories. Home improvement funding rates were 100 percent in 40 percent to 59 percent minority categories and 100 percent in the 60 percent to 79 percent minority categories. No home improvement loans were reported in the other minority categories.

Department of Real Estate Conclusions

Due to the small sample size of this report, no conclusions can be drawn from the data about home purchase or home improvement loans in California. Only one DRE licensee was required to report loan activity data for 2017. The DRE portion of this report only provides data for 48 loans – 21 home purchase loans and 27 home improvement loans.