

White applicants had more originations than the other race/ethnicity categories for this income bracket. Hispanic applicants saw 50% of their loans originated, while African Americans saw 44% originate. African Americans and those in the “other” category again saw the most denials. Figures 129, 130, 131, 132, and 133 provide the visual breakdowns for this income level.

Figure 129: African American Applicants Earning 80% to 99% of Median Income

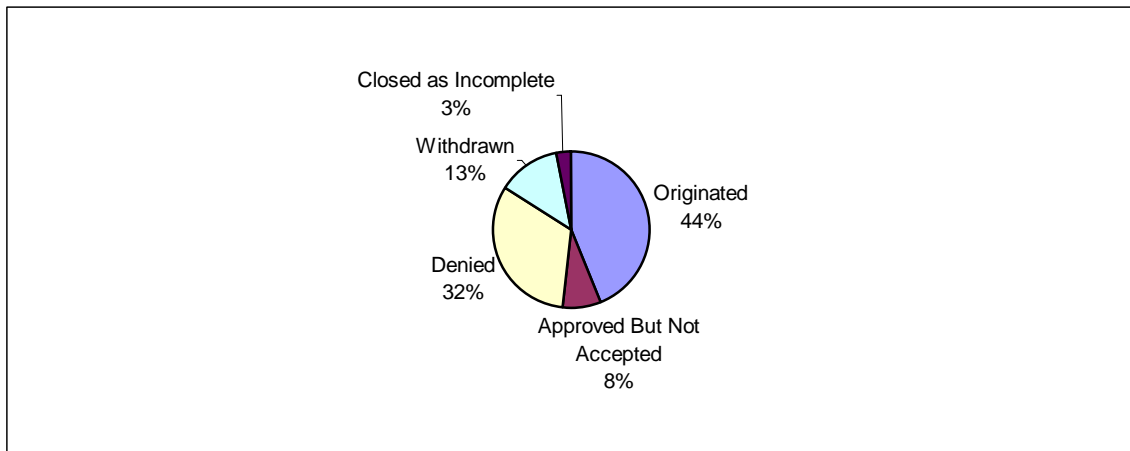


Figure 130: Hispanic Applicants Earning 80% to 99% of Median Income

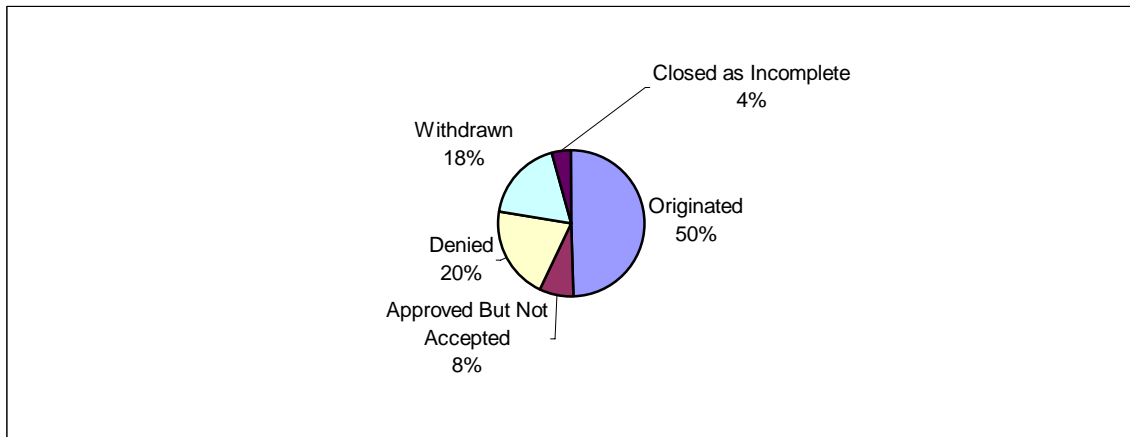


Figure 131: White Applicants Earning 80% to 99% of Median Income

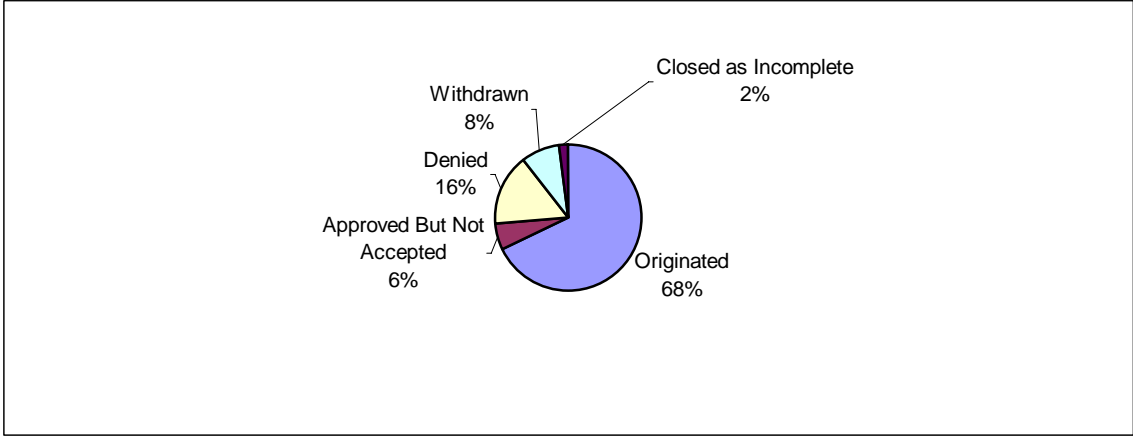


Figure 132: Other Race/Ethnicity Applicants Earning 80% to 99% of Median Income

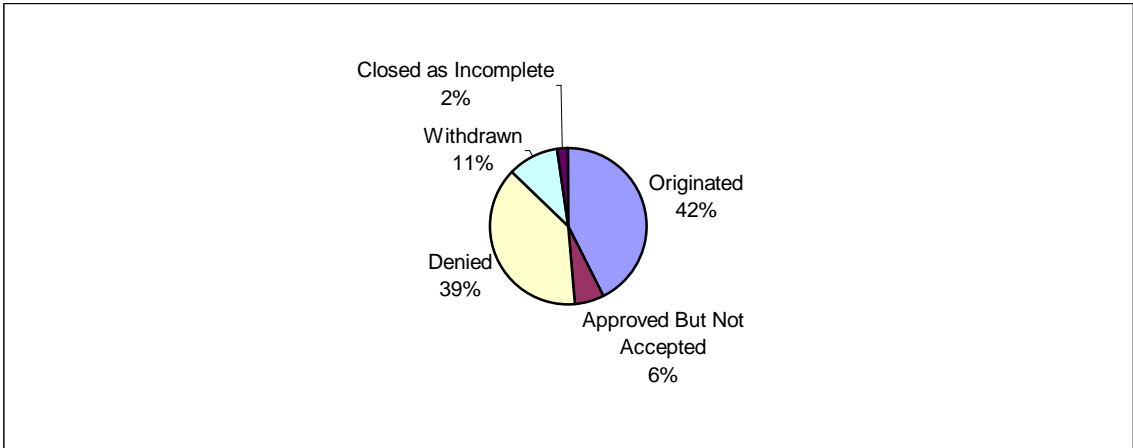
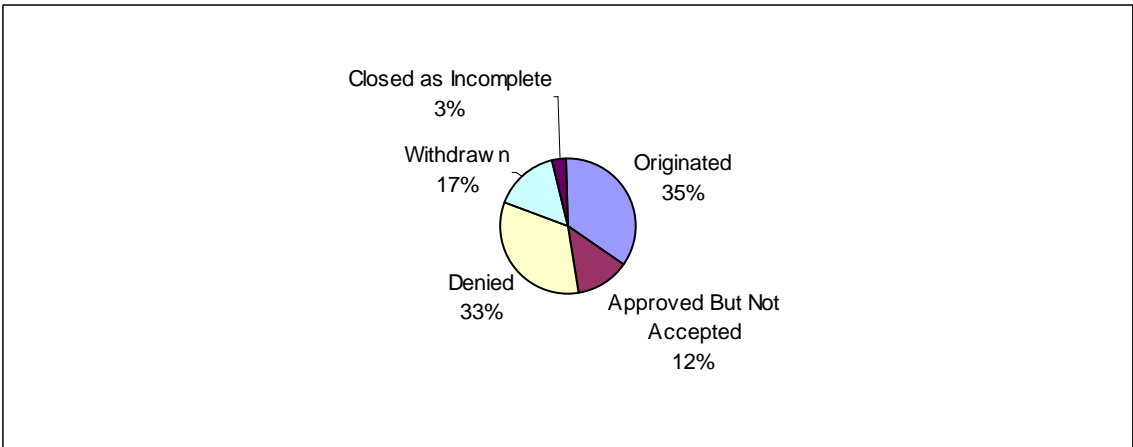


Figure 133: Unknown Race/Ethnicity Applicants Earning 80% to 99% of Median Income



100% to 119% of Median Income

For this income bracket, the majority of applications for refinance loans for Hispanics and whites were originated (55% and 70%, respectively). Applications for African Americans and “others” resulted in 45% and 48% being originated. The “others” faced the most denials (35%) when comparing across the race/ethnicity categories, but African Americans were not far behind, with 30% of their applications ending in denials. Figures 134, 135, 136, 137, and 138 provide the visual breakdowns for this income level.

Figure 134: African American Applicants Earning 100% to 119% of Median Income

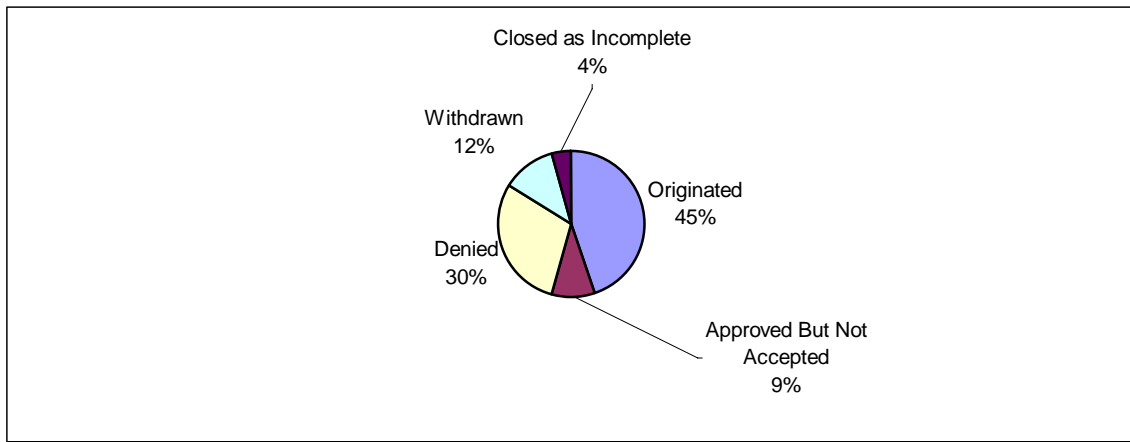


Figure 135: Hispanic Applicants Earning 100% to 119% of Median Income

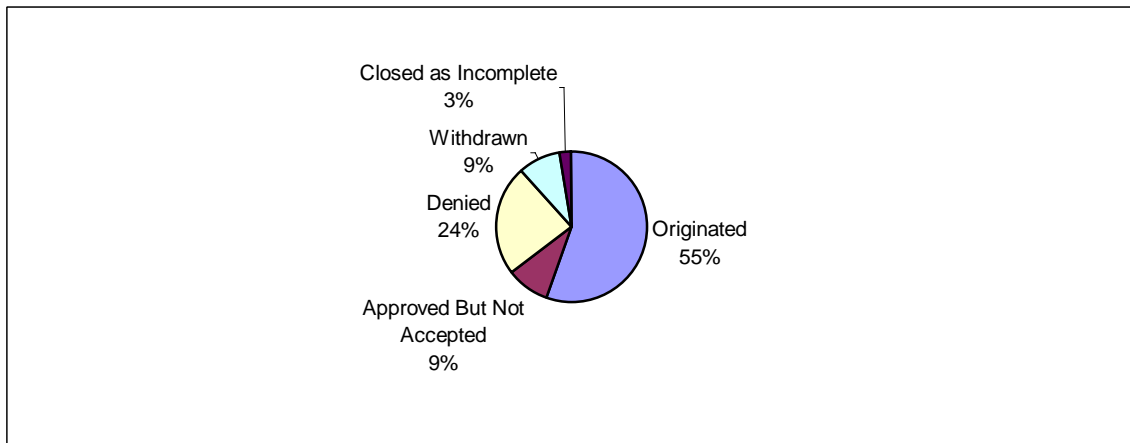


Figure 136: White Applicants Earning 100% to 119% of Median Income

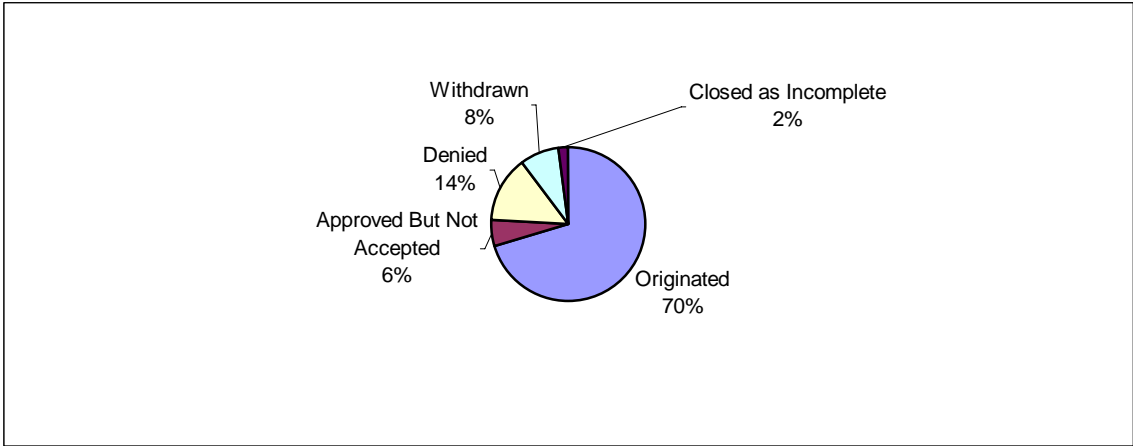


Figure 137: Other Race/Ethnicity Applicants Earning 100% to 119% of Median Income

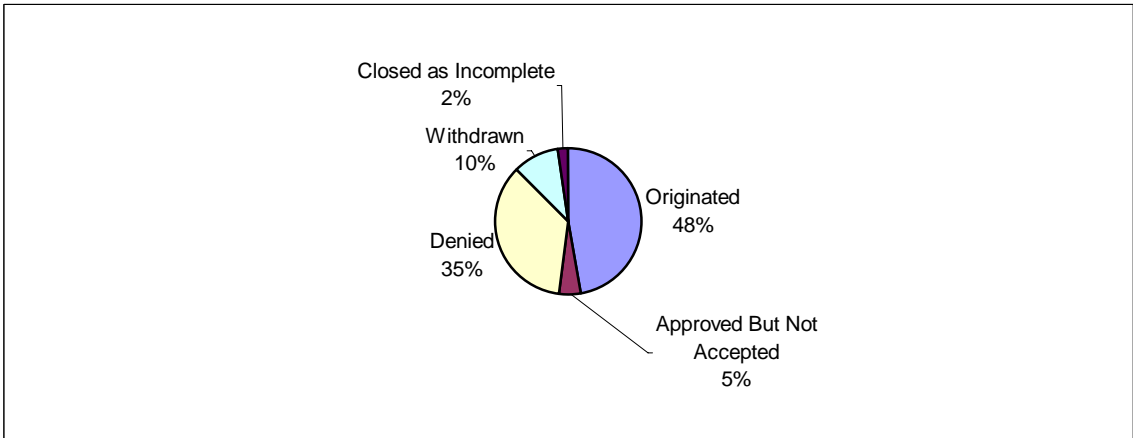
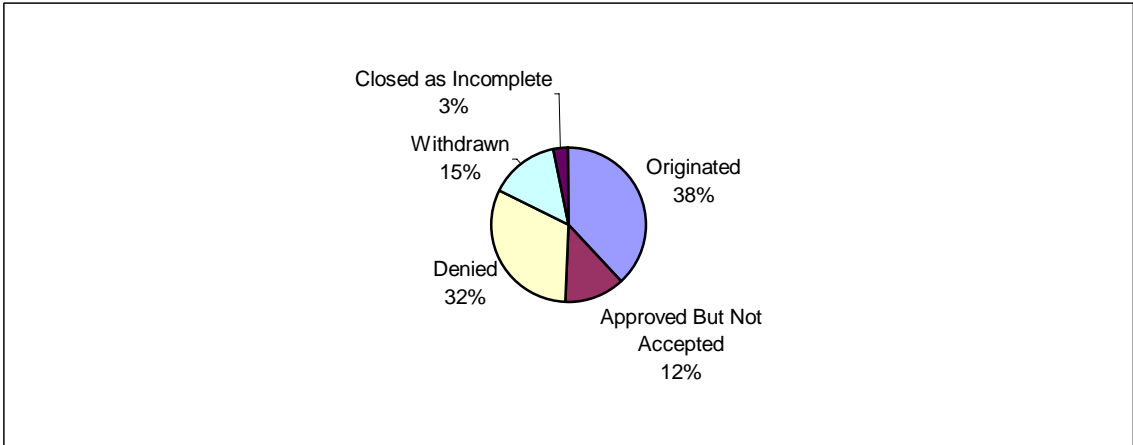


Figure 138: Unknown Race/Ethnicity Applicants Earning 100% to 119% of Median Income



120% or More of Median Income

For the highest income bracket, the majority of white, “other,” and African American applications resulted in the origination of the refinance loan applied for. African American and Hispanic applications received the largest percentages of denials (27% and 26%, respectively). Figures 139, 140, 141, 142, and 143 provide the visual breakdowns for this income level.

Figure 139: African American Applicants Earning 120% or More of Median Income

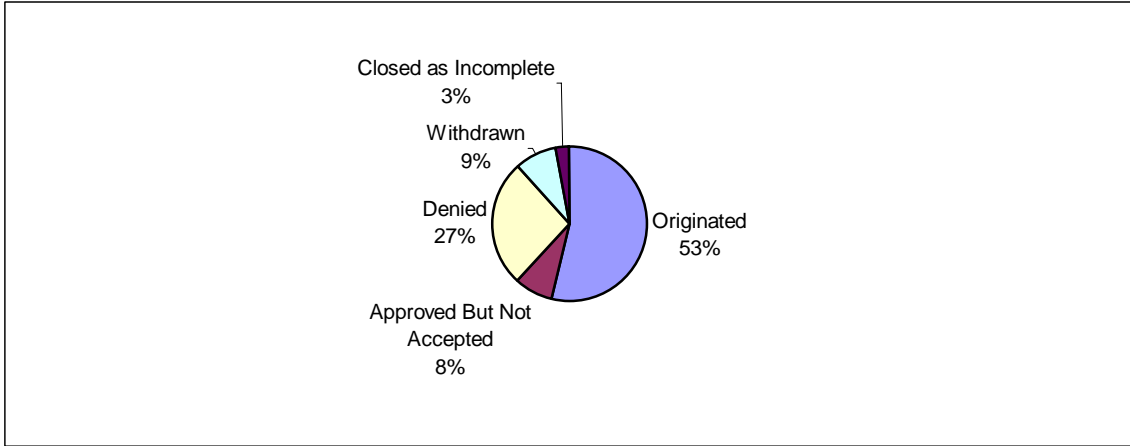


Figure 140: Hispanic Applicants Earning 120% or More of Median Income

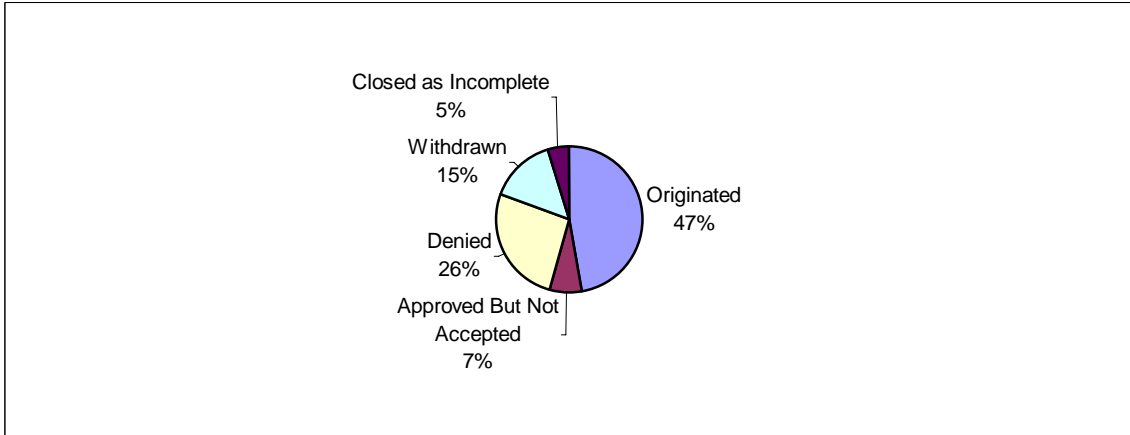


Figure 141: White Applicants Earning 120% or More of Median Income

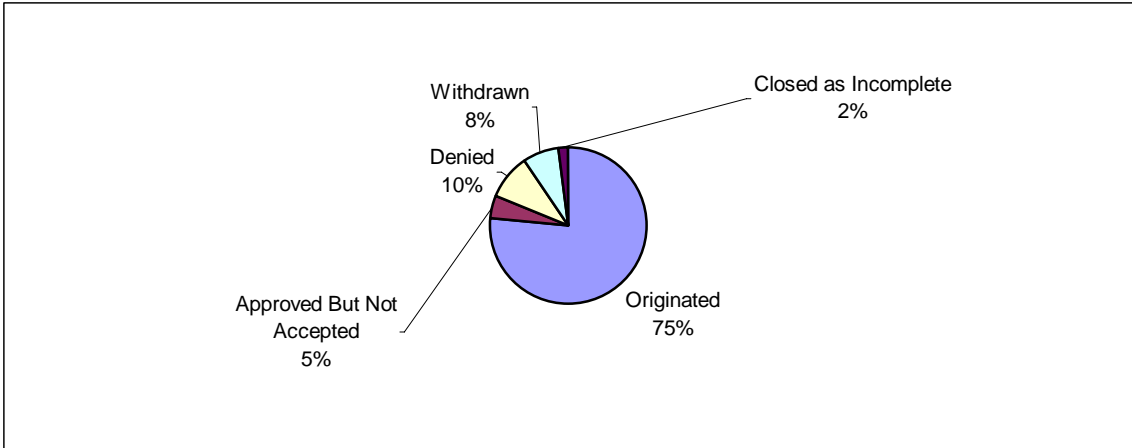


Figure 142: Other Race/Ethnicity Applicants Earning 120% or More of Median Income

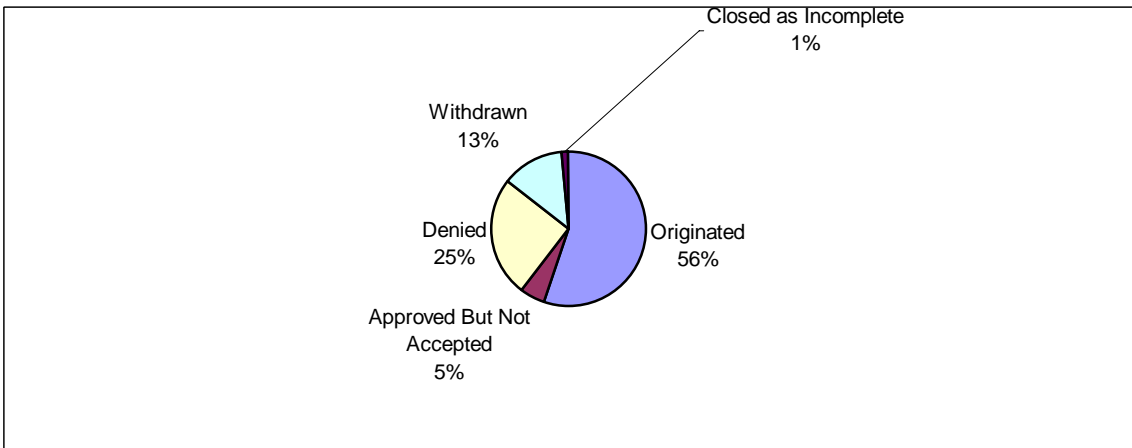
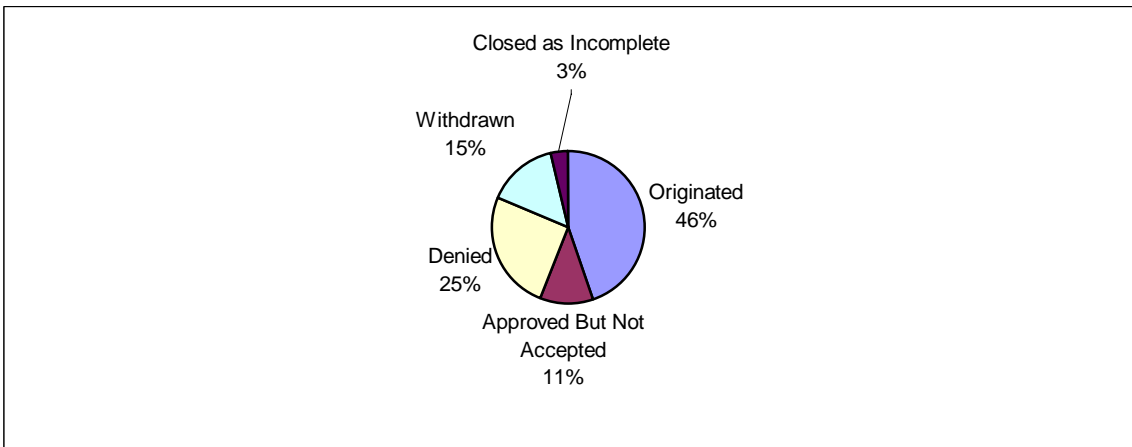


Figure 143: Unknown Race/Ethnicity Applicants Earning 120% or More of Median Income



Home Improvement Loans

Less than 50% of Median Income

Beginning with the lowest income bracket, for all race/ethnicity categories excluding whites, at least 50% of the home improvement loan application outcomes resulted in denials. Sixty-seven percent of African American applications, the largest outcome for that race, ended in this manner. White applicants again had the largest percentage of originations for this loan type when compared to all other race/ethnicity categories. Figures 144, 145, 146, 147, and 148 provide the visual breakdowns for this income level.

Figure 144: African American Applicants Earning Less Than 50% of Median Income

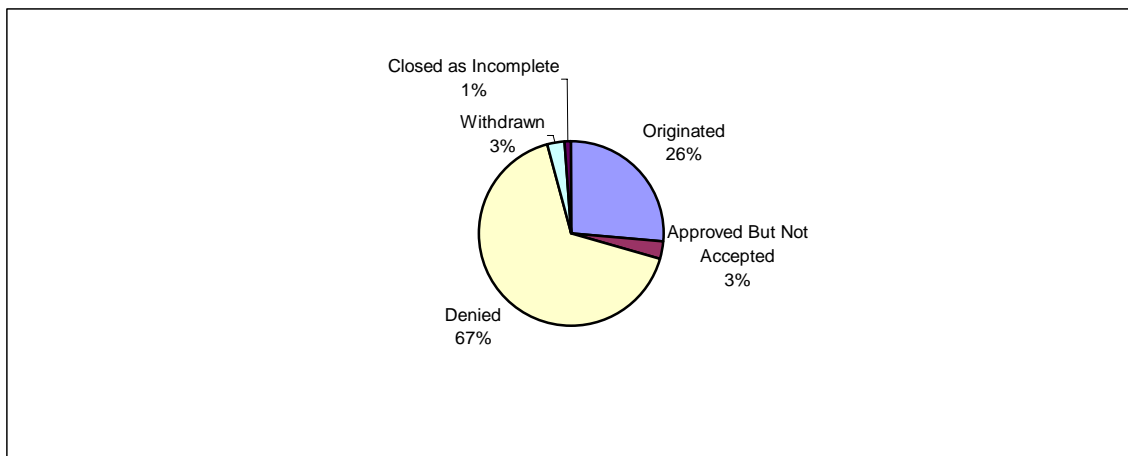


Figure 145: Hispanic Applicants Earning Less Than 50% of Median Income

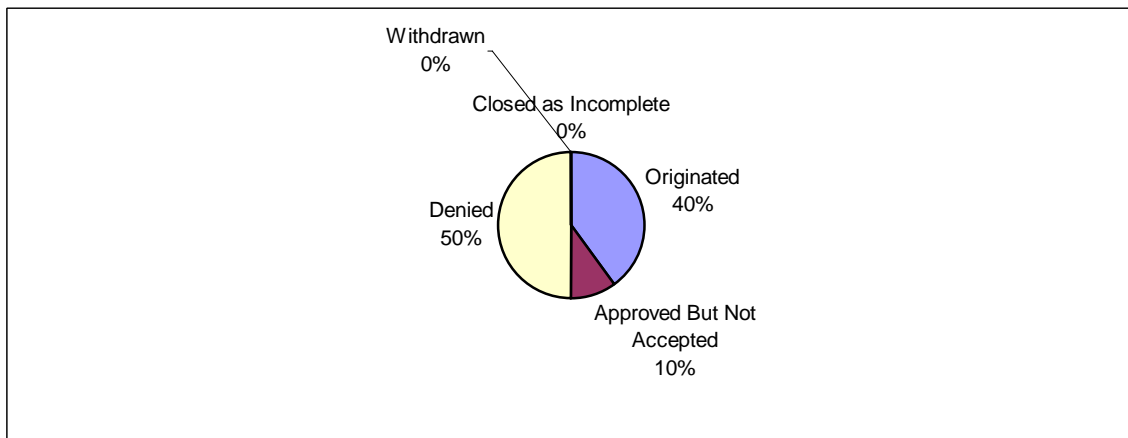


Figure 146: White Applicants Earning Less Than 50% of Median Income

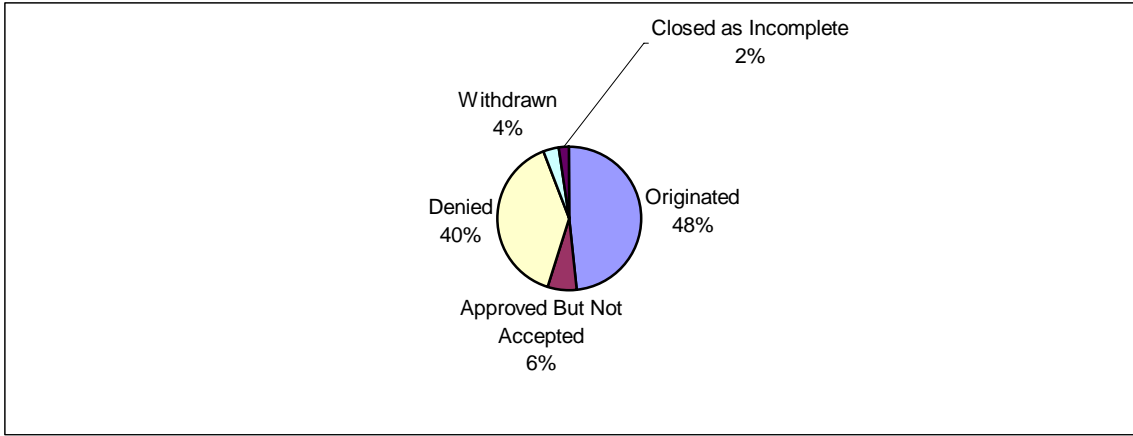


Figure 147: Other Race/Ethnicity Applicants Earning Less Than 50% of Median Income

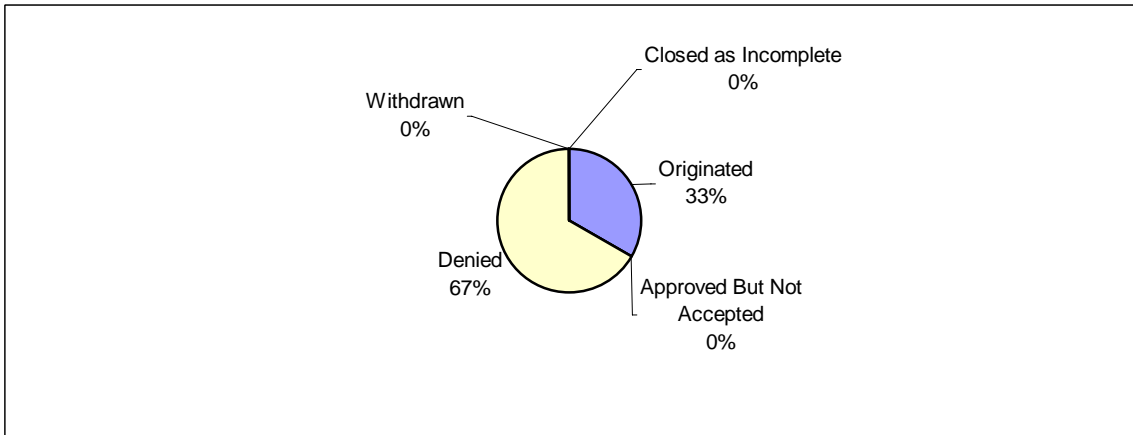
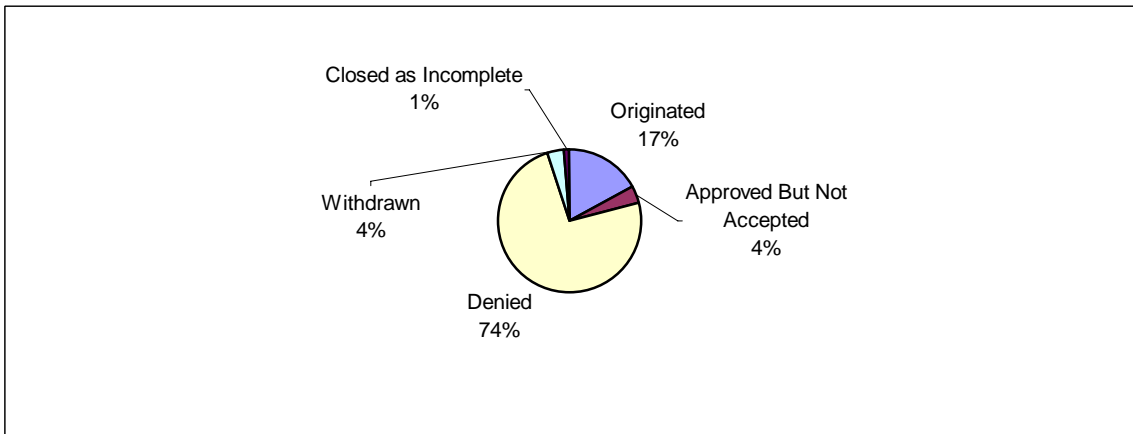


Figure 148: Unknown Race/Ethnicity Applicants Earning Less Than 50% of Median Income



50% to 79% of Median Income

For the income bracket including applicants earning 50% to 79% of the median income, Hispanic applications resulted in the most originations (70%) when compared to the other race/ethnic groups. Those applicants falling into the “other” category as well as African Americans received the most denials (66% and 53%, respectively). Figures 149, 150, 151, 152, and 153 provide the visual breakdowns for this income level.

Figure 149: African American Applicants Earning 50% to 79% of Median Income

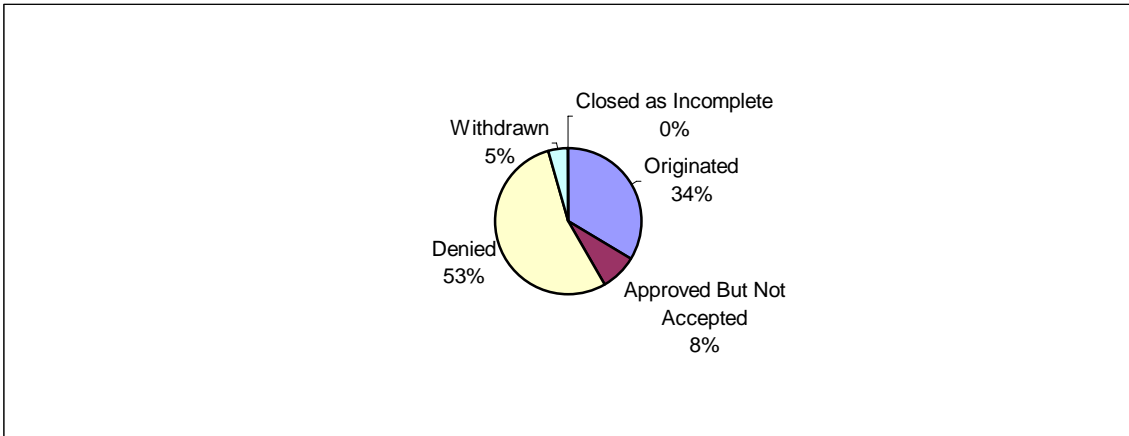


Figure 150: Hispanic Applicants Earning 50% to 79% of Median Income

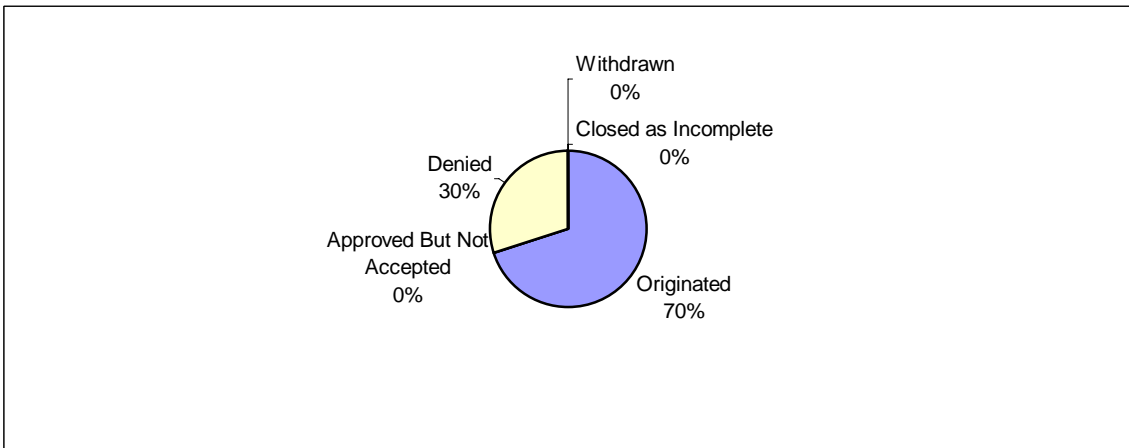


Figure 151: White Applicants Earning 50% to 79% of Median Income

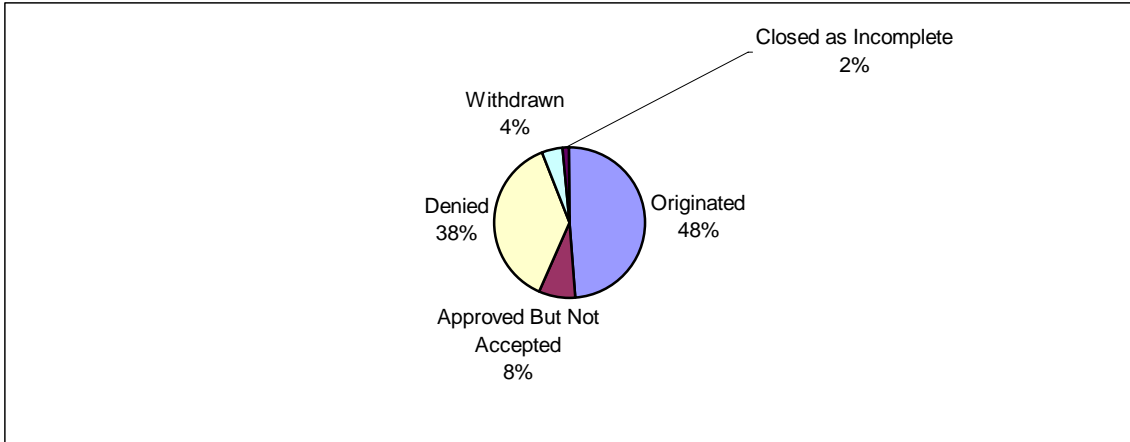


Figure 152: Other Race/Ethnicity Applicants Earning 50% to 79% of Median Income

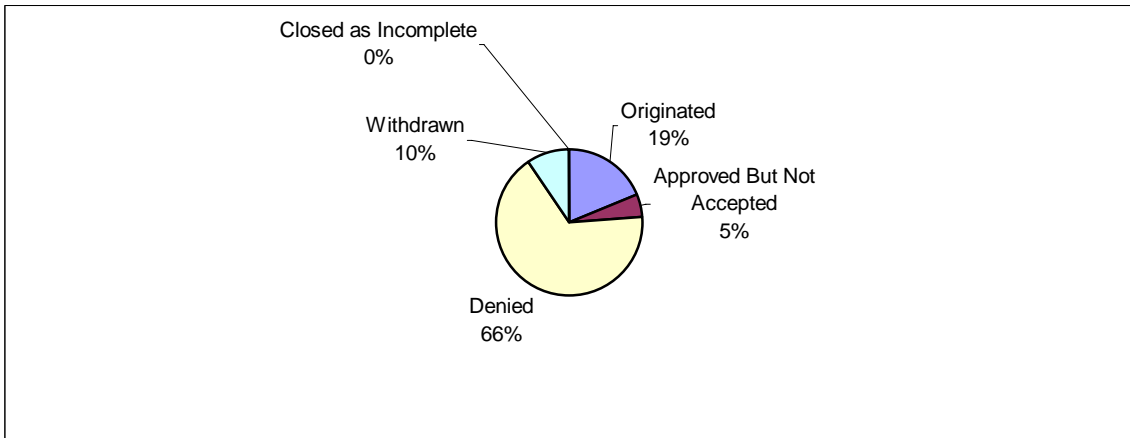
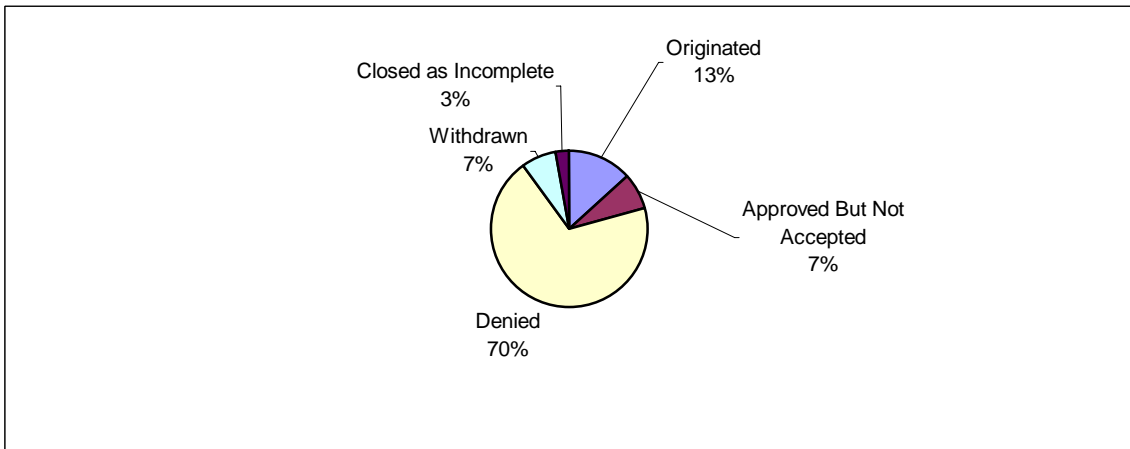


Figure 153: Unknown Race/Ethnicity Applicants Earning 50% to 79% of Median Income



80% to 99% of Median Income

For the next income bracket, white applicants saw the most home improvement loan originations (55%), with Hispanic and African American applicants following. Those in the “other” category saw the least, with only 8% of their loan applications ending in origination. As for denials, Hispanic applicants face the most with 60%, with “others” and African Americans following. White applicants had the least, with 31% of applications for this loan type denied. Figures 154, 155, 156, 157, and 158 provide the visual breakdowns for this income level.

Figure 154: African American Applicants Earning 80% to 99% of Median Income

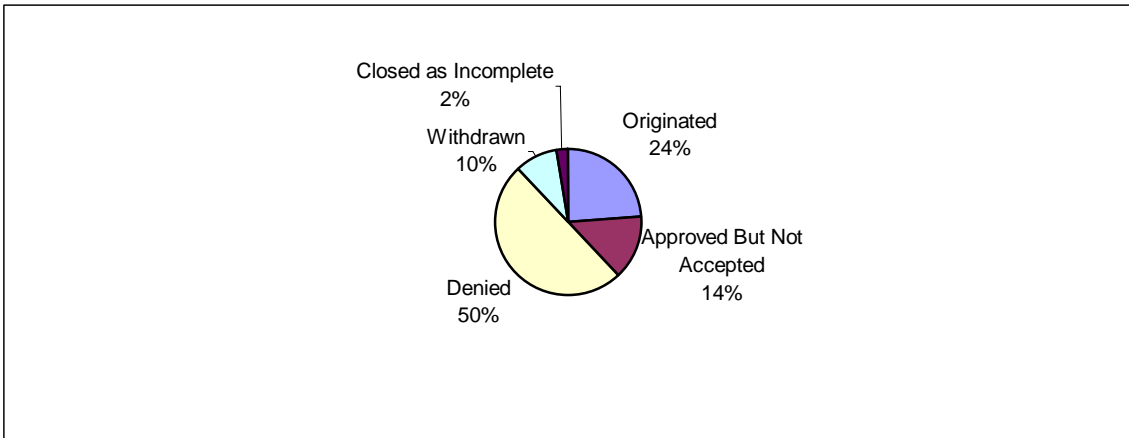


Figure 155: Hispanic Applicants Earning 80% to 99% of Median Income

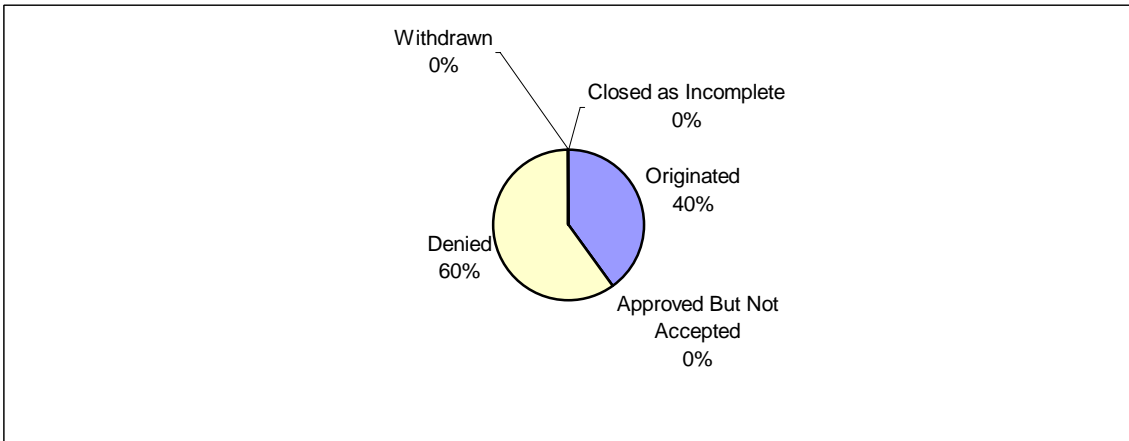


Figure 156: White Applicants Earning 80% to 99% of Median Income

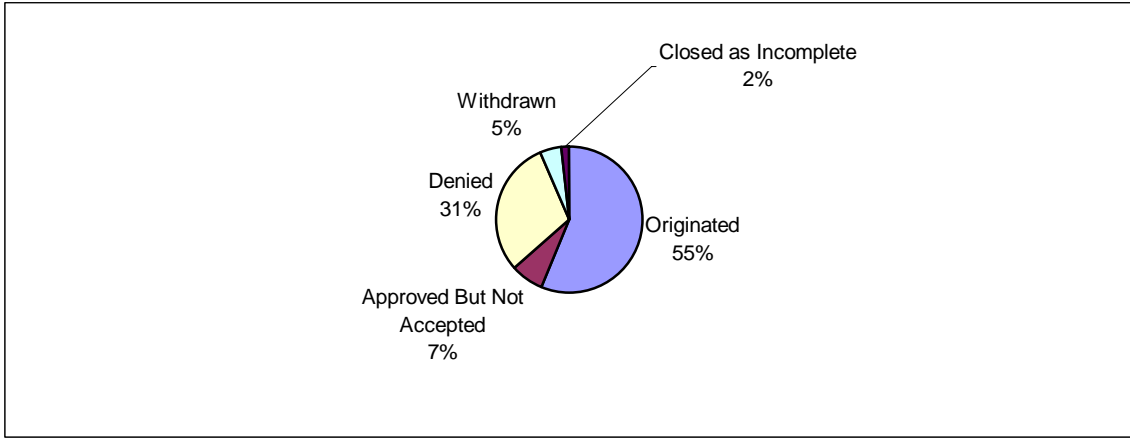


Figure 157: Other Race/Ethnicity Applicants Earning 80% to 99% of Median Income

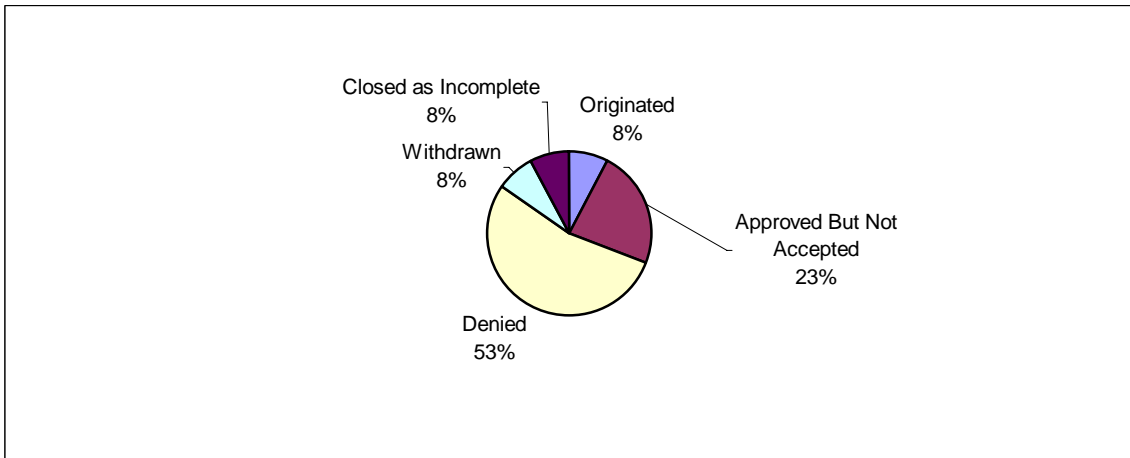
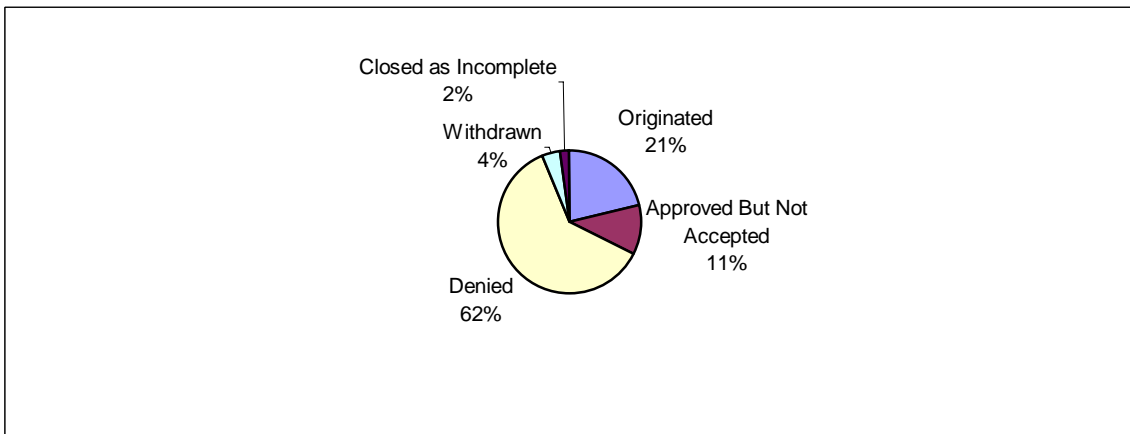


Figure 158: Unknown Race/Ethnicity Applicants Earning 80% to 99% of Median Income



100% to 119% of Median Income

For those earning 100% to 119% of the median income, white applicants again had the most home improvement loan originations (53%). African Americans followed, faring better than Hispanics and “others,” who saw only 20% of their applications result in origination. Comparing the amounts of denials, “others” and Hispanics received the most (60%), while white applicants saw the least (27%). Figures 159, 160, 161, 162, and 163 provide the visual breakdowns for this income level.

Figure 159: African American Applicants Earning 100% to 119% of Median Income

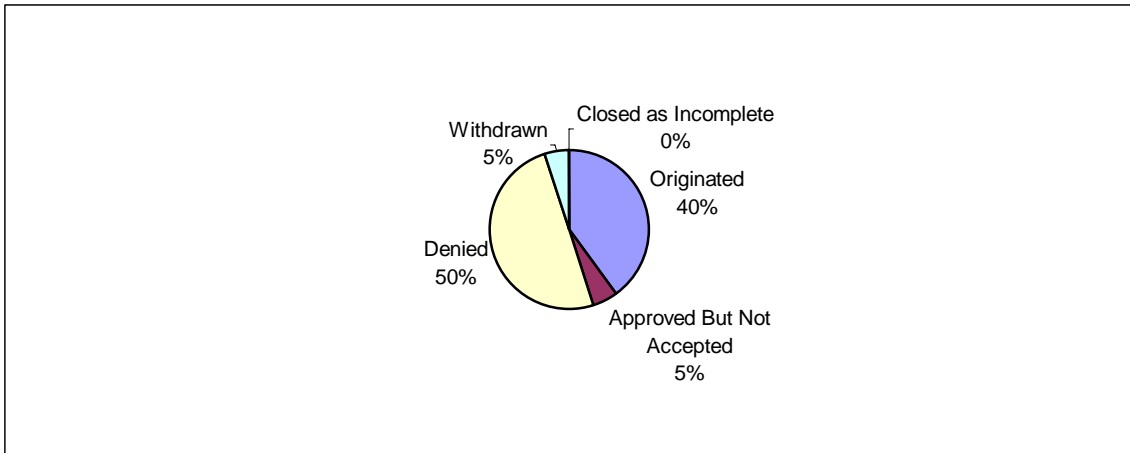


Figure 160: Hispanic Applicants Earning 100% to 119% of Median Income

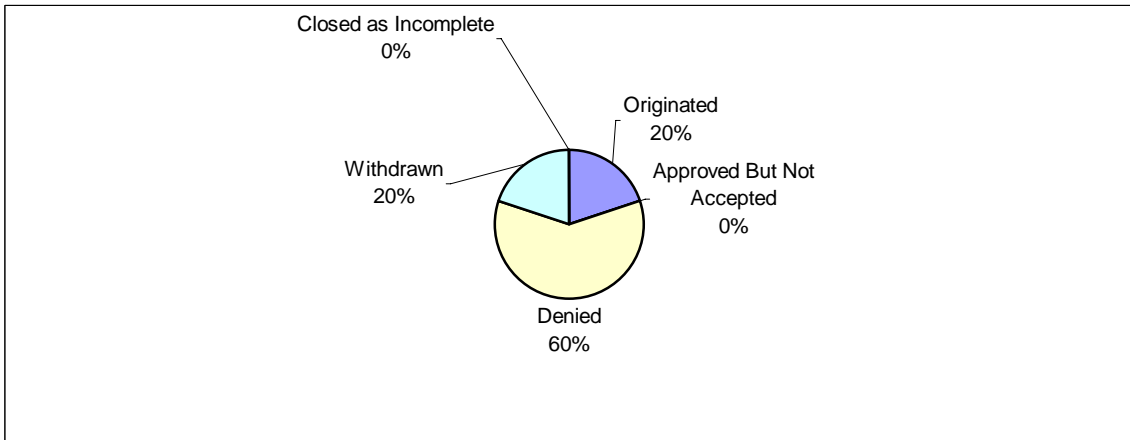


Figure 161: White Applicants Earning 100% to 119% of Median Income

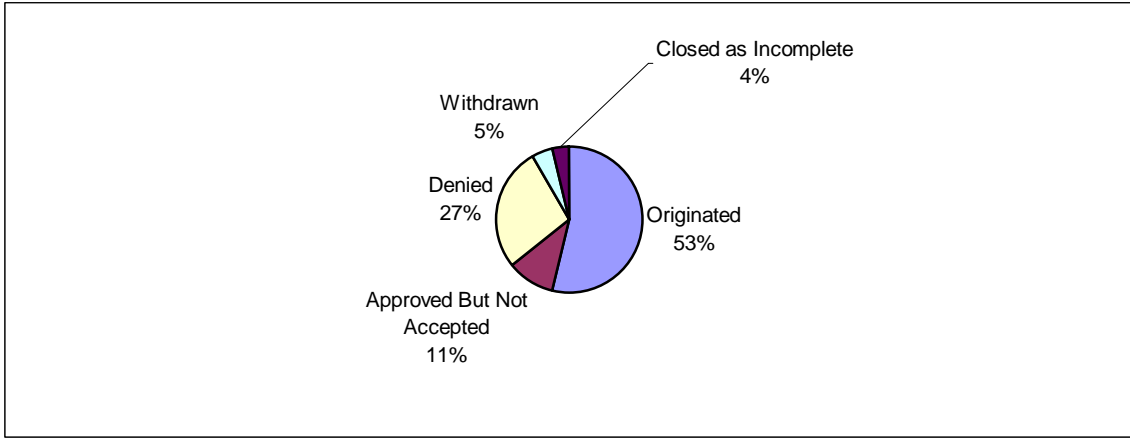


Figure 162: Other Race/Ethnicity Applicants Earning 100% to 119% of Median Income

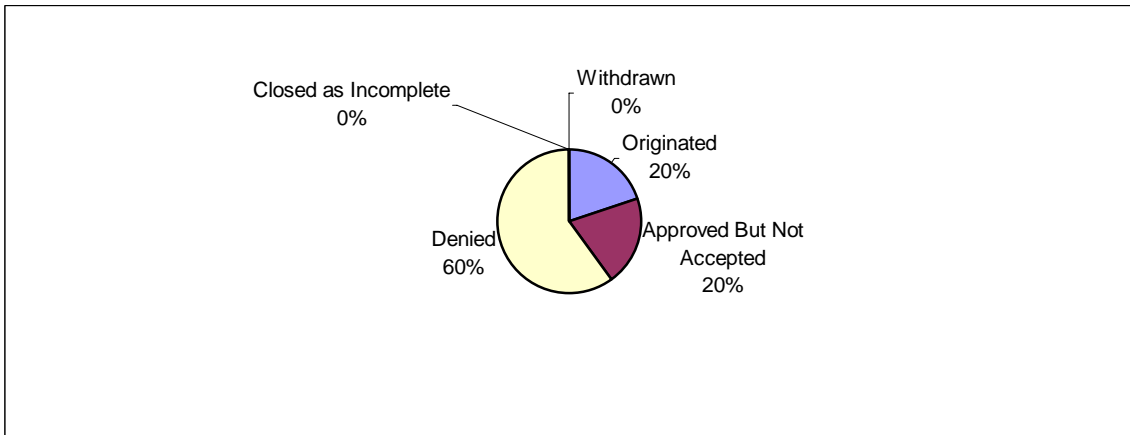
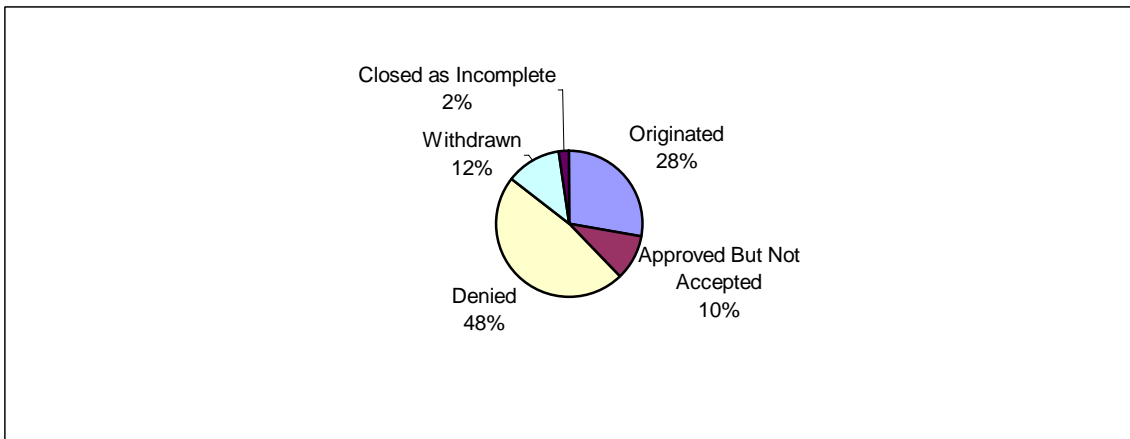


Figure 163: Unknown Race/Ethnicity Applicants Earning 100% to 119% of Median Income



120% or More of Median Income

For the highest income bracket white applicants again saw the most home improvement loan originations (62%). This race/ethnicity category was the only one to see a majority of applications end in this manner. African Americans and “others” followed (45% and 29%, respectively), but Hispanic applicants saw the least originations (25%). As for denials, African Americans saw the most for this loan type, with a majority of applications ending in denial. “Others” and whites saw the least. Figures 164, 165, 166, 167, and 168 provide the visual breakdowns for this income level.

Figure 164: African American Applicants Earning 120% or More of Median Income

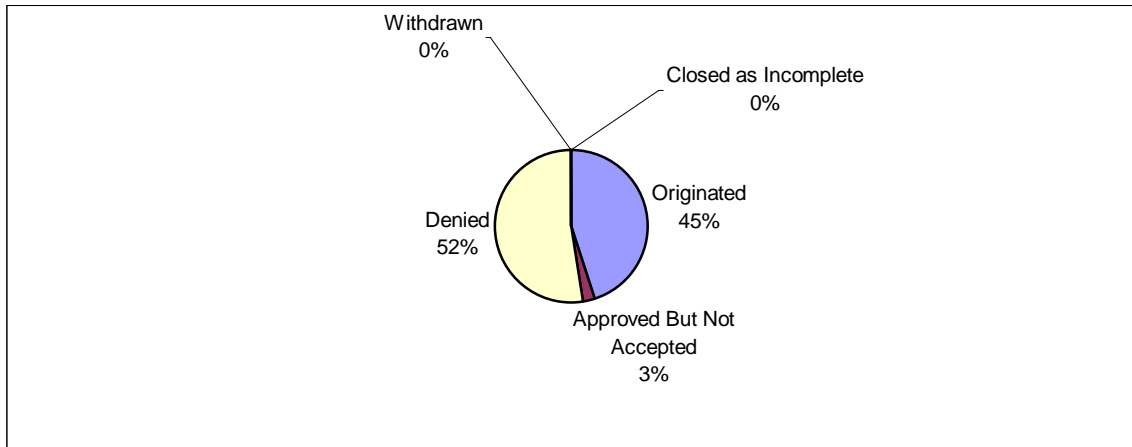


Figure 165: Hispanic Applicants Earning 120% or More of Median Income

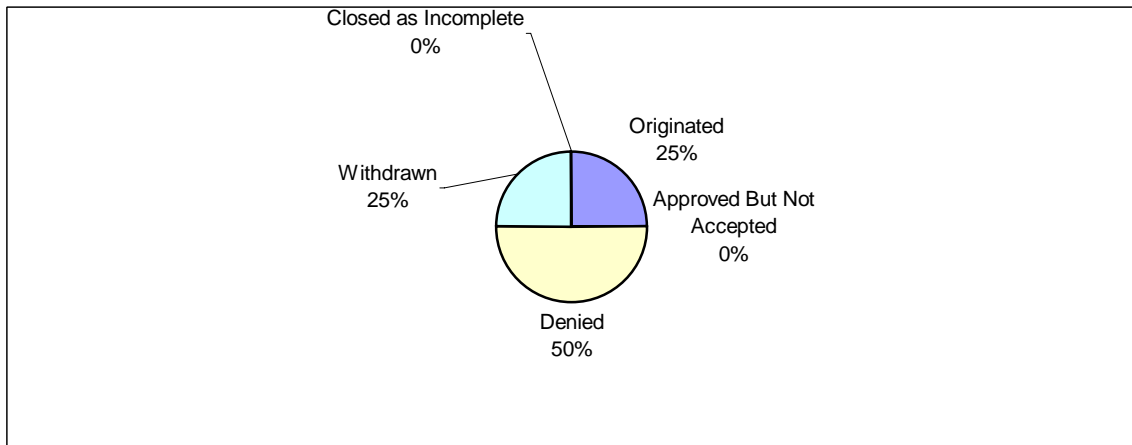


Figure 166: White Applicants Earning 120% or More of Median Income

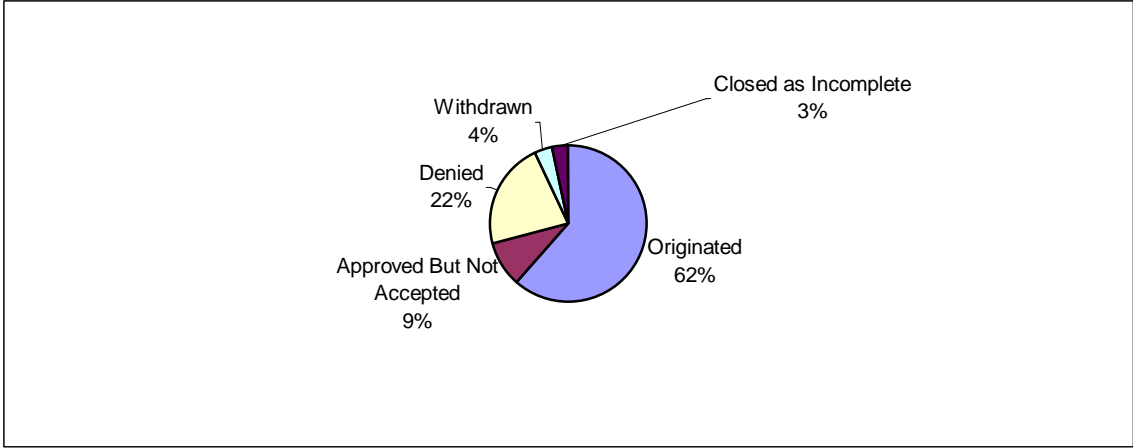


Figure 167: Other Race/Ethnicity Applicants Earning 120% or More of Median Income

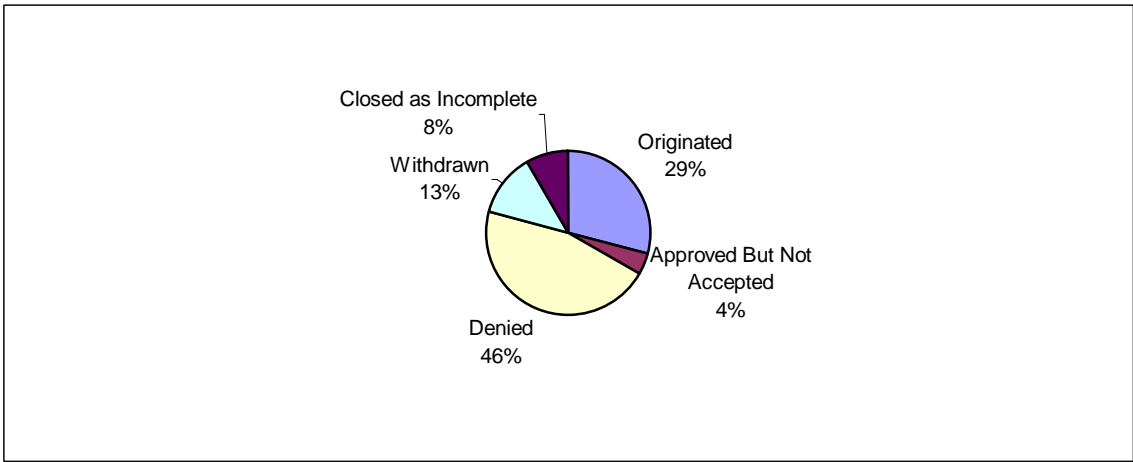
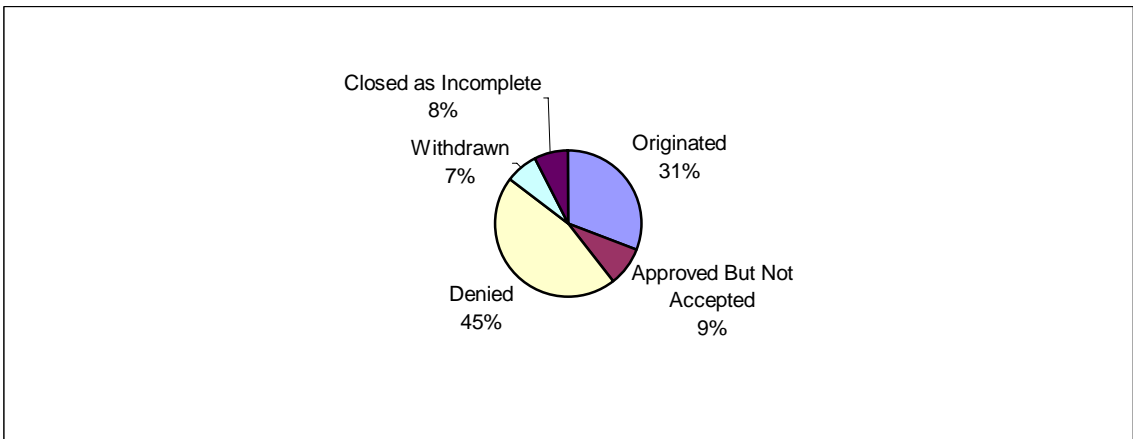


Figure 168: Unknown Race/Ethnicity Applicants Earning 120% or More of Median Income



Loan Application Outcomes by Gender

The following section breaks down the outcomes of applications by loan type and gender of the applicant. As noted in the introduction, the term joint is used to refer to couples who apply for loans together.

Guaranteed Home-Purchase Loans

When comparing genders by breakdown of loan type, for guaranteed home-purchase loans, males and females had approximately the same percentage of loans both originated and denied (70% versus 69%, 17% versus 16%, respectively). Jointly-filed guaranteed home-purchase loan applicants had the most success with 73% of the applications ending in origination and only 12% being denied. Figures 169, 170, 171, and 172 provide the visual breakdowns of this loan type by gender.

Figure 169: Guaranteed Loan Application Outcomes for Males

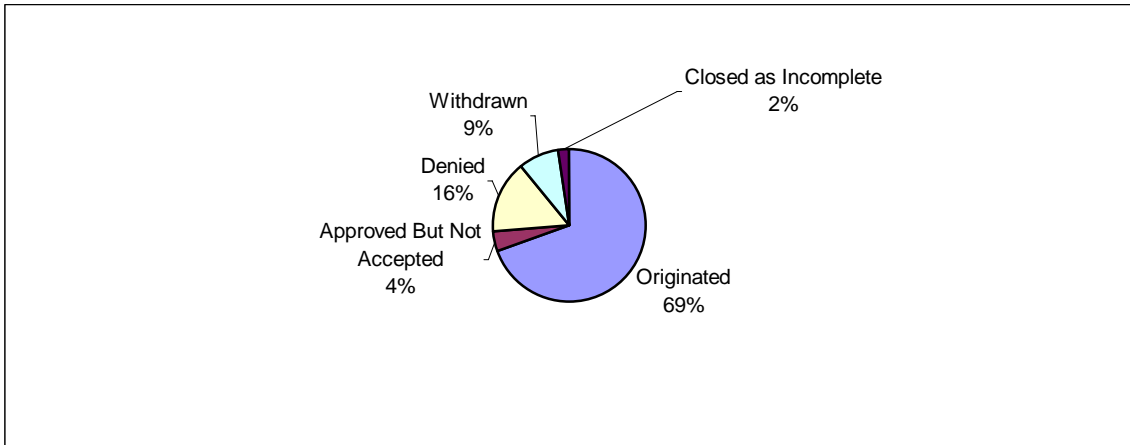


Figure 170: Guaranteed Loan Application Outcomes for Females

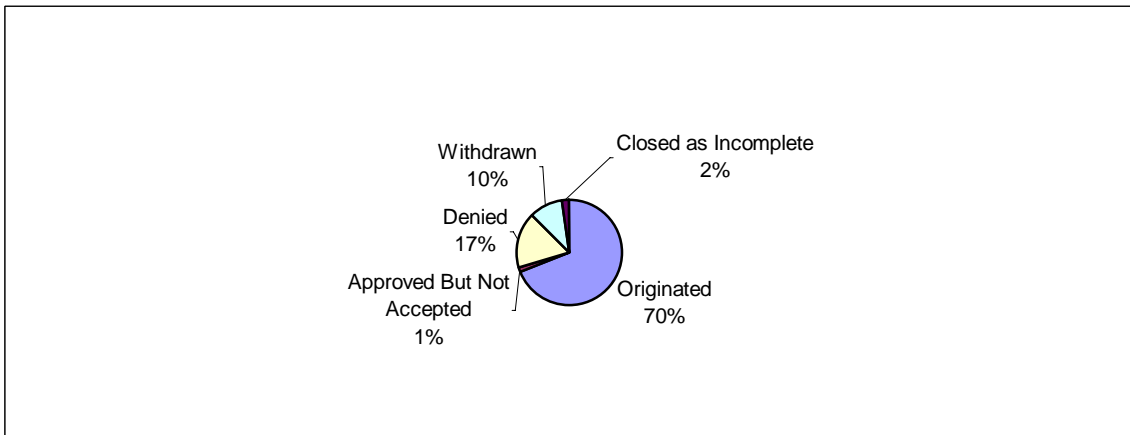


Figure 171: Guaranteed Loan Application Outcomes for Joint-Filers

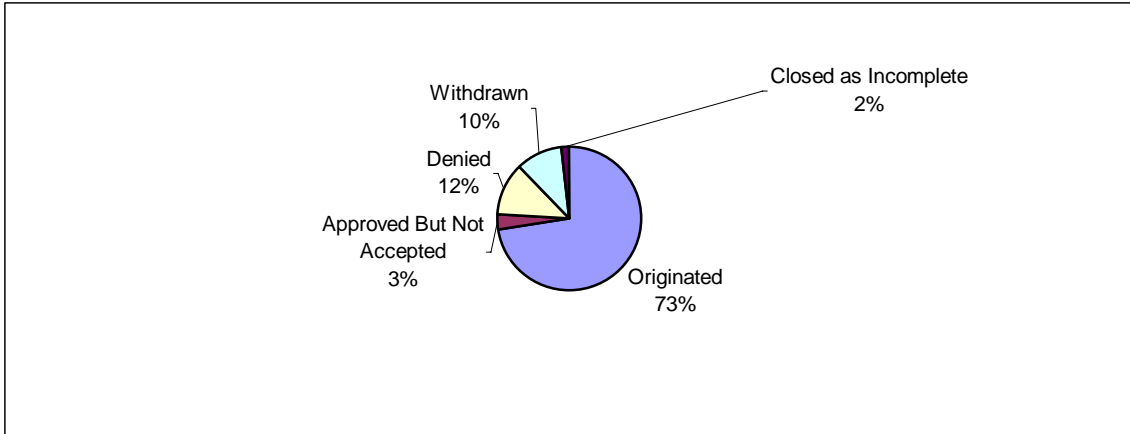
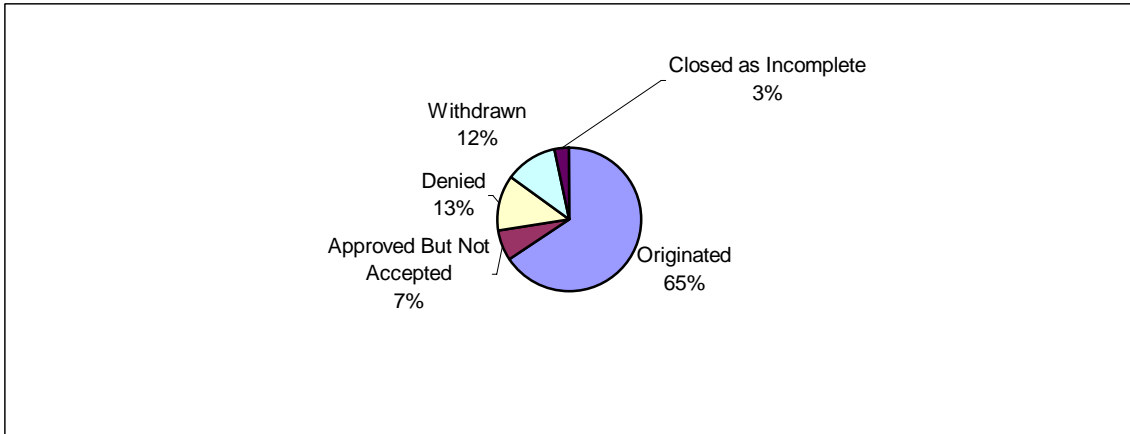


Figure 172: Guaranteed Loan Application Outcomes for Unknown Gender



Conventional Home-Purchase Loans

When looking at conventional home-purchase loans, jointly-filed applications were again originated the most, with 73% of applications being both approved and accepted. Comparing males and females, males saw slightly more originations (3%), and slightly fewer denials (3%). Figures 173, 174, 175, and 176 provide the visual breakdowns of this loan type by gender.

Figure 173: Conventional Loan Application Outcomes for Males

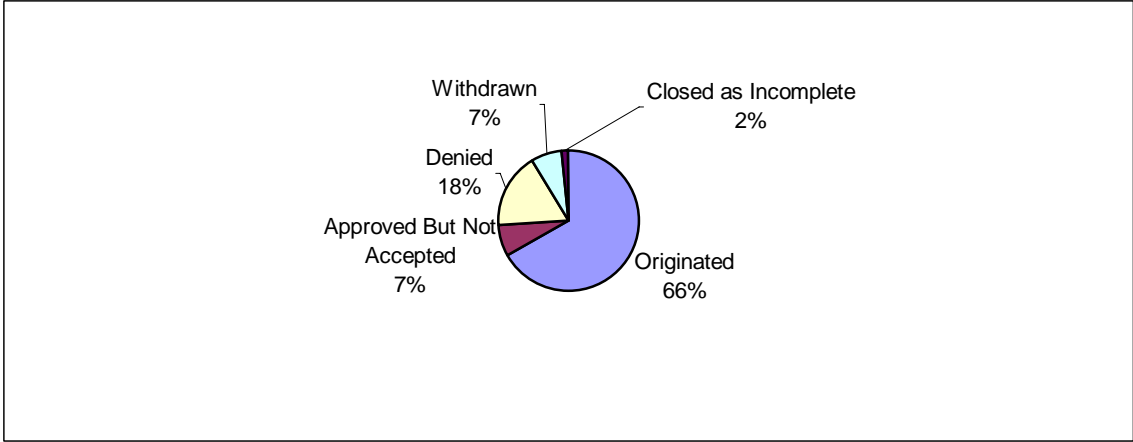


Figure 174: Conventional Loan Application Outcomes for Females

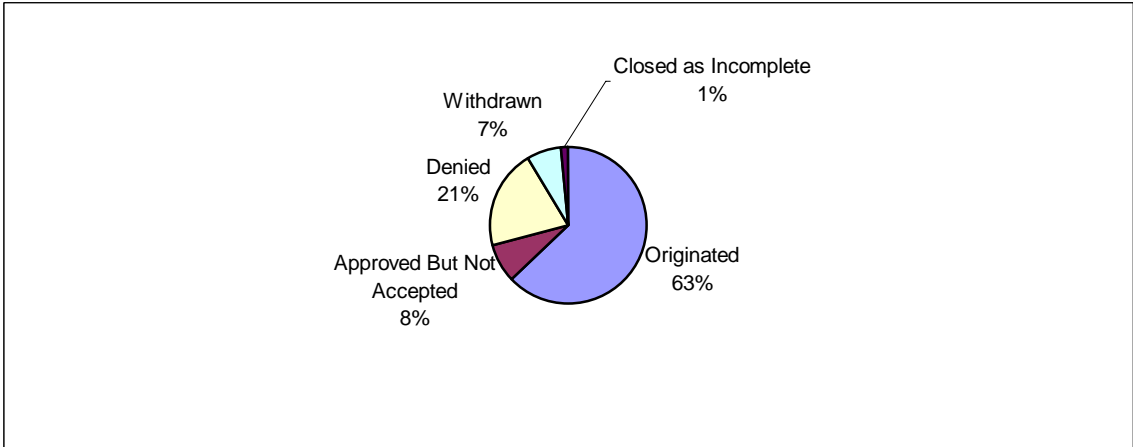


Figure 175: Conventional Loan Application Outcomes for Joint-Filers

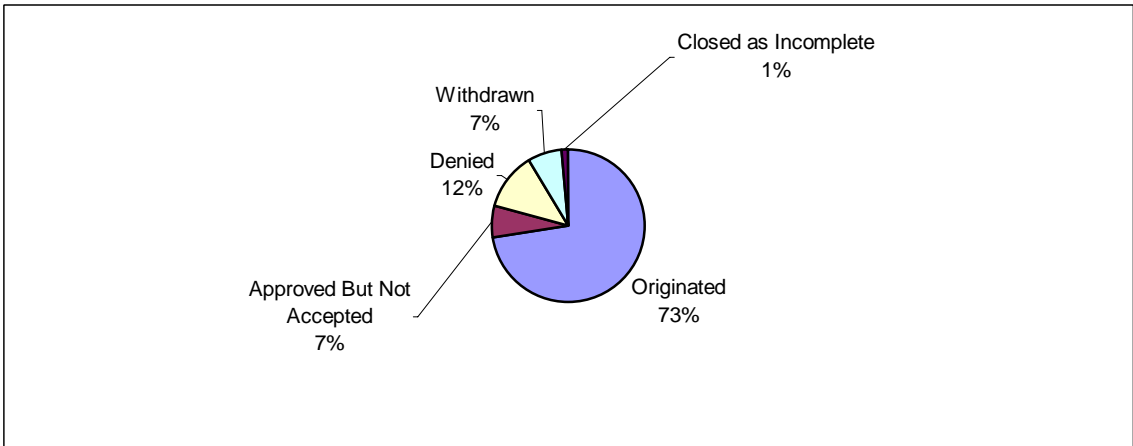
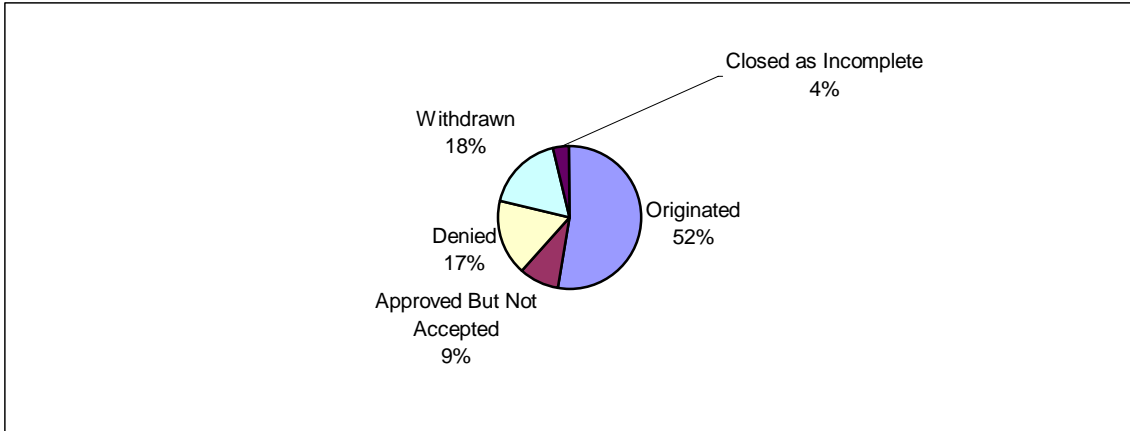


Figure 176: Conventional Loan Application Outcomes for Unknown Gender



Refinance Loans

When looking at outcomes for refinance loan applications, again, joint-filers experienced the greatest amount of originations (69%). Between males and females, both genders experienced approximately the same amount of refinance loan originations (60% versus 59%). Females received slightly more denials than males (about 2%). Figures 177, 178, 179, and 180 provide the visual breakdowns of this loan type by gender.

Figure 177: Refinance Loan Application Outcomes for Males

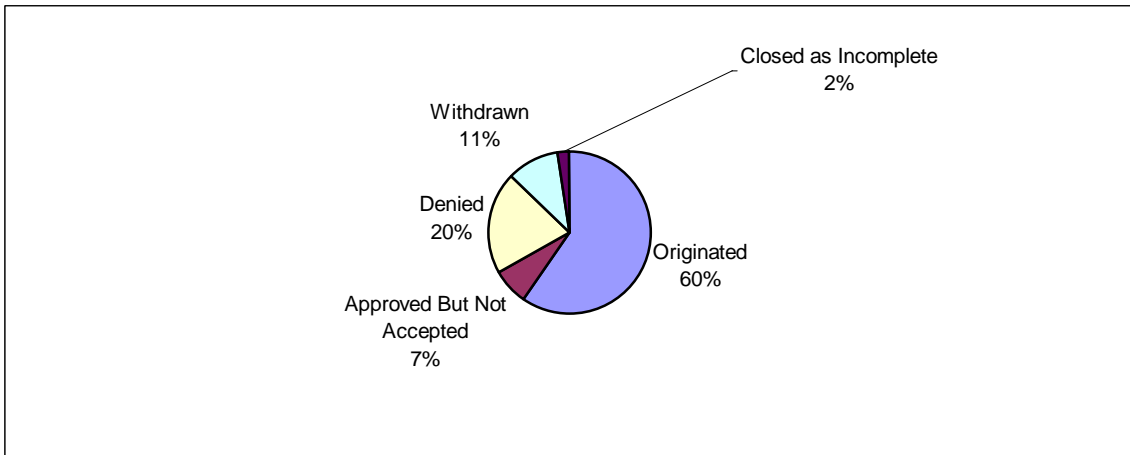


Figure 178: Refinance Loan Application Outcomes for Females

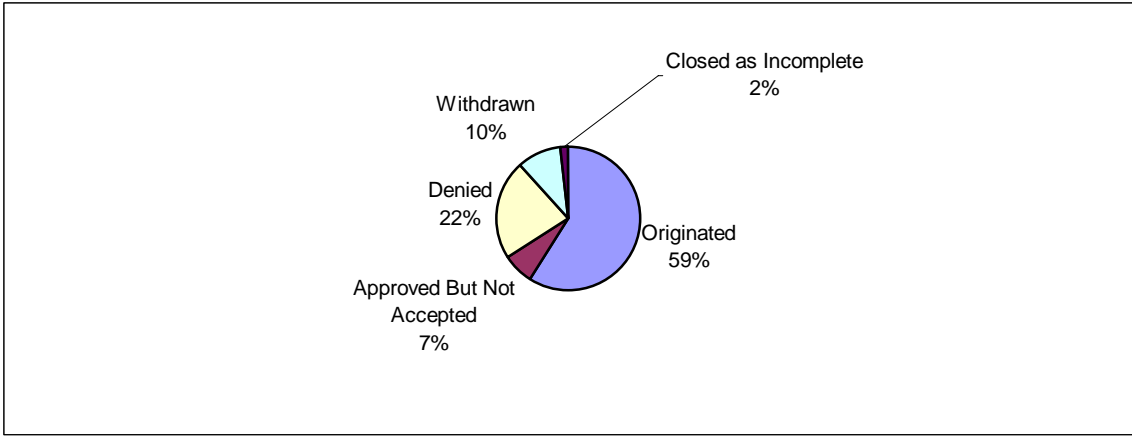


Figure 179: Refinance Loan Application Outcomes for Joint-Filers

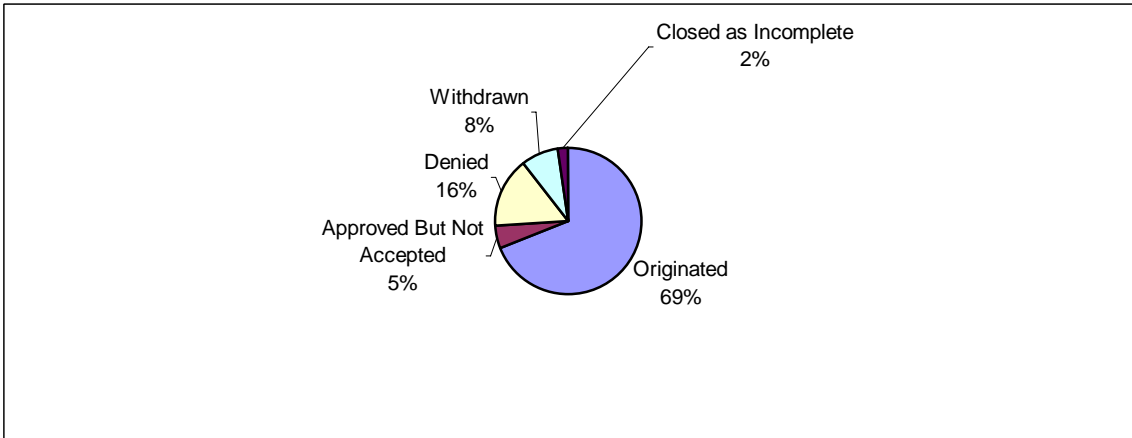
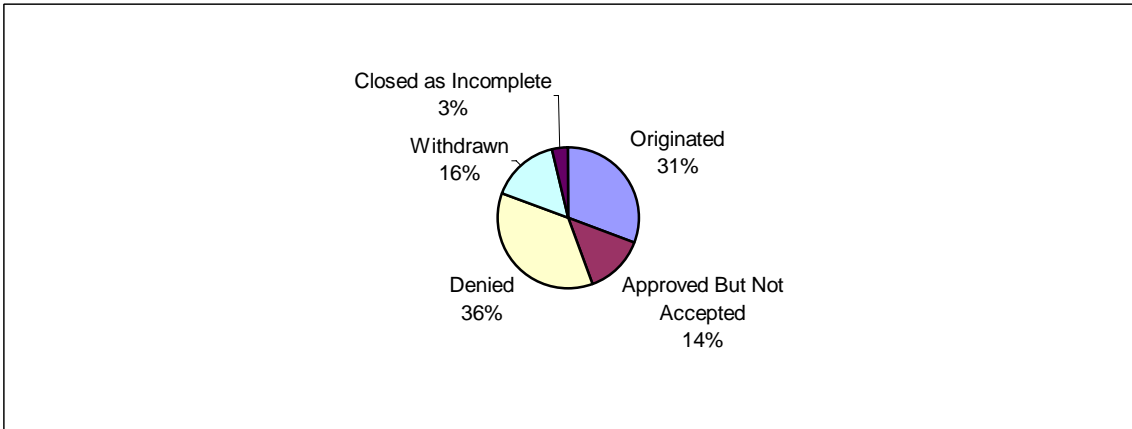


Figure 180: Refinance Loan Application Outcomes for Unknown Gender



Home Improvement Loans

When looking at home improvement loan applications, males received slightly more originations than females, by about 3%. Again, females were denied more than males, with the percentage for home improvement loans increasing to 6% more than males. However, joint-filers again had the best success rate, with 53% of those home improvement loan applications ending in origination. Figures 181, 182, 183, and 184 provide the visual breakdowns of this loan type by gender.

Figure 181: Home Improvement Loan Application Outcomes for Males

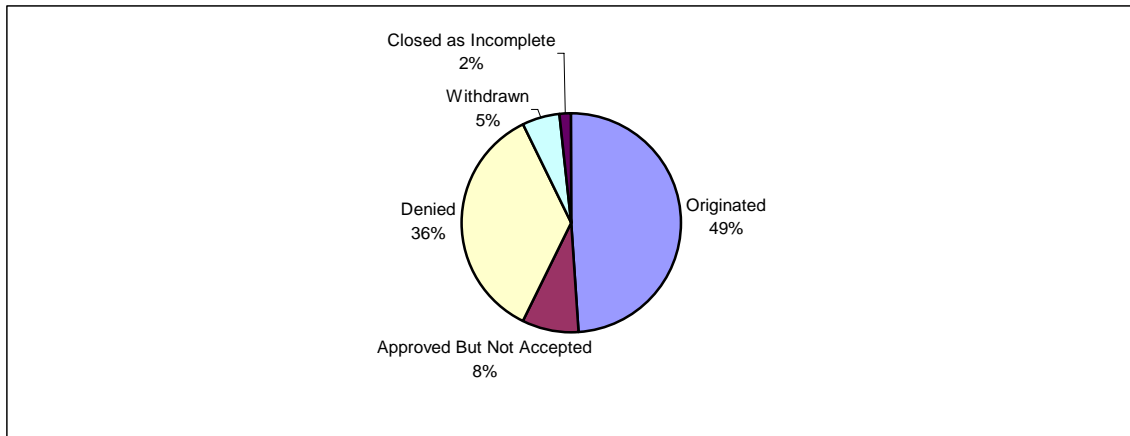


Figure 182: Home Improvement Loan Application Outcomes for Females

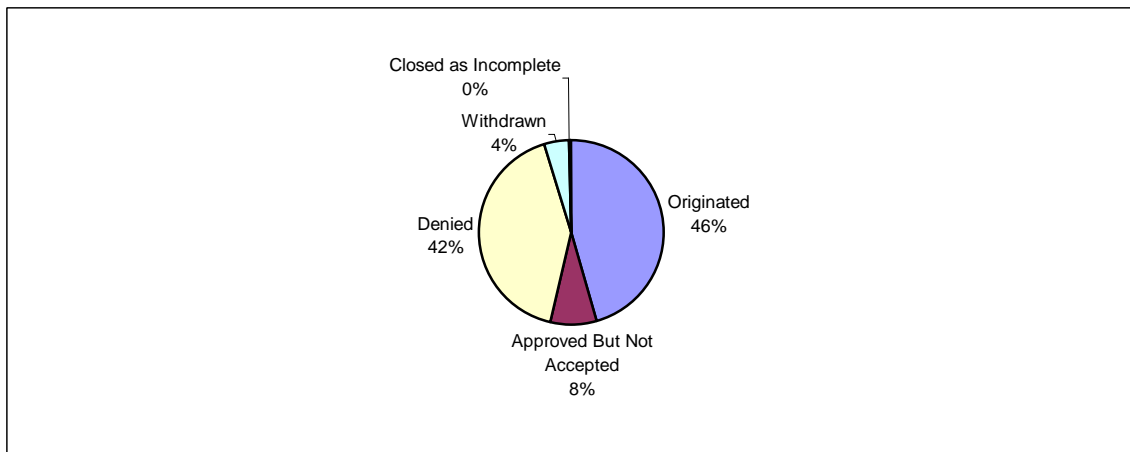


Figure 183: Home Improvement Loan Application Outcomes for Joint-Filers

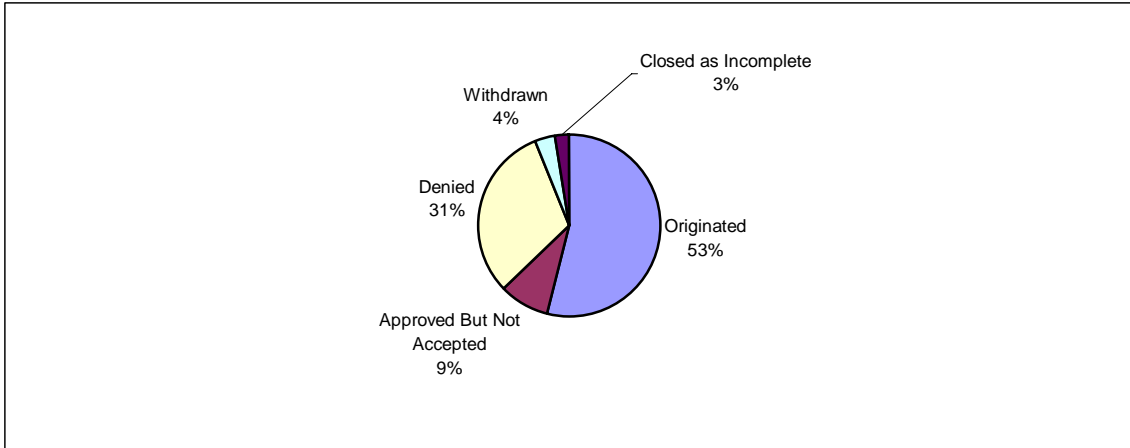
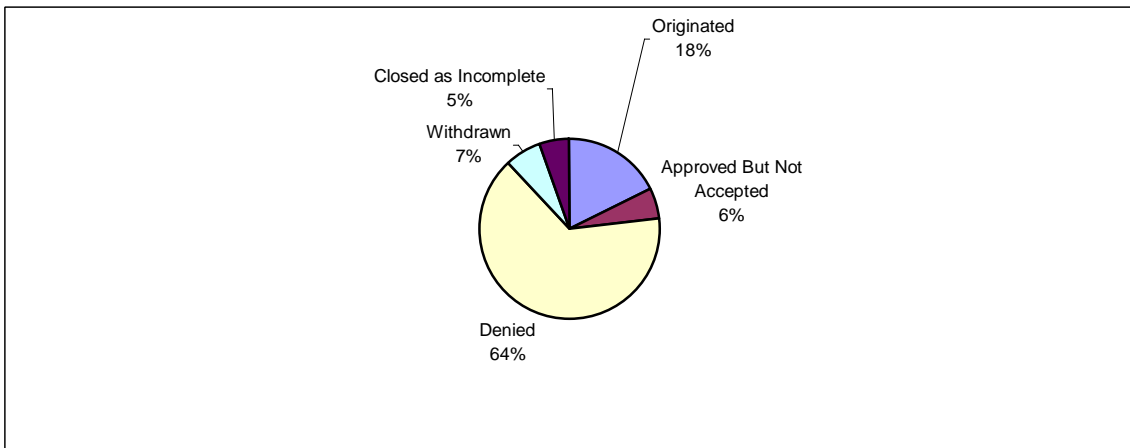


Figure 184: Home Improvement Loan Application Outcomes for Unknown Gender



Denial of Loans

The following section focuses primarily on denials, to explore and determine the greatest reasons for loan denial – overall, then broken down by specific loan type. There are many reasons for loan denial, and for the purpose of this report and use of HMDA data, they have been broken into the following 4 categories:

- Debt-to-income ratio – This is the ratio of the amount borrowed/owed versus the amount the individual actually earns in a given year. This can become a problem for loan applicants when the amount of money they intend to borrow exceeds the amount of money they earn annually.