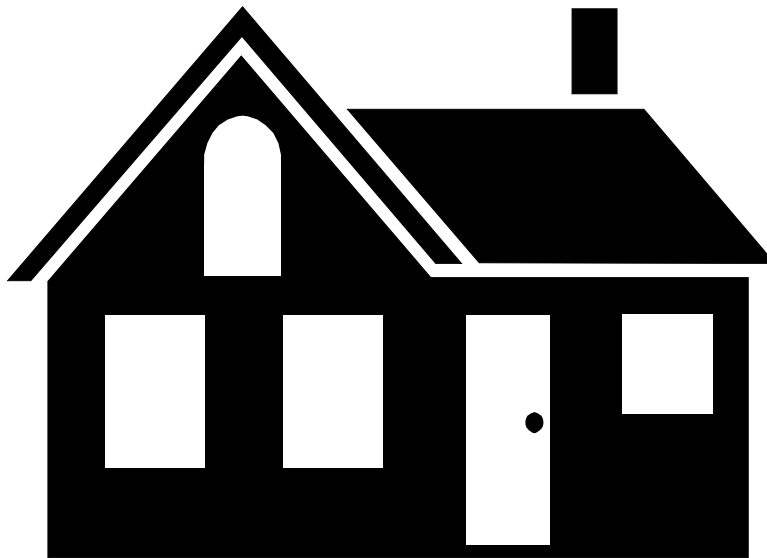# Board of Governors of the Federal Reserve System

Home Mortgage Disclosure Act

Federal Reserve Board, 20th & Constitution Avenue, NW, Stop # 502, Washington, DC 20551 - (202) 452-2016

2000/2001 HMDA EDITS

QUICK REFERENCE TO UNDERSTANDING HMDA EDITS

HMDA edits are divided into three types: Syntactical, Validity, and Quality. Each edit questions specific reported data that should be thoroughly checked in order to ensure the data are reported accurately. These edits are defined as follows:

1. **Syntactical** (S) -   The applications will not be loaded to the FFIEC database. <u>If</u> they should be included on the FFIEC database, the data <u>must</u> be corrected. Some examples are incorrect activity year used in your submission; or initial LAR data (T2 record) already on file, which indicates that a LAR with a duplicate loan application number was submitted.

    S001-S006 are for agency use only.

2. **Validity** (V) -   The specified data are reported incorrectly and <u>must</u> be corrected. The most common example is incorrect census tract/BNAs.

3. **Quality** (Q) -   The data in question do not agree with an expected standard (value). Review for correctness and change <u>only</u> if erroneous data has been reported.   An example is reported income that is less than or equal to $9 thousand.

In addition, any data containing validity edits that are not corrected will result in an erroneous disclosure statement. Loan applications with syntactical edits, if not corrected, will not be represented on the disclosure statement at all. Data with quality edits, if not corrected when inaccurate, will cause an incorrect disclosure statement.

2000/2001 HMDA EDIT CHANGES:

➢ **NEW EDIT**

V385   Checks for denial reasons if action taken = 3 and agency code = 1 or 4

➢ **MODIFY EDIT TEST**

<u>**EDIT**</u>

V355   Edit test modified to check denial reasons when agency code = 2, 3, 5, or 7
                            or agency code = 1 or 4 and action taken not = 3.

➢ **CLARIFY EDIT TEST**

<u>**EDIT**</u>

S100   Editorial change made to edit test to reflect that the activity year must = year being
                            processed (e.g., if data reflects 2000 HMDA information, the activity year equals 2000;
                            if it reflects 2001 HMDA information, the activity year equals 2001).

EXPLANATION OF VALIDITY EDITS 285, 295, & 300

Regulation C (Home Mortgage Disclosure Act) has been recently amended to require financial institutions reporting NA in the MSA to either enter NA or to enter correct geographic information in the other three property location fields (state, county, census tract-BNA[1]) of the HMDA-LAR for the property in question. The reported geographic data will be verified for its validity. Previously, geographic information was only verified when an MSA was identified on the HMDA-LAR.

Purpose:

Validity edits 285 and 295 were added to the HMDA Edits to comply with Regulation C. These edits are intended to verify the validity of the property location information when the MSA field is reported as NA or a numeric code.

Validity edit 300 was modified to verify the validity of the census tract/BNA for the state/county combination reported regardless of what is reported in the MSA field.

Further Explanation:

When MSA is NA or a valid FIPS code and the state (V285), state/county (V295), or state/county/census tract-BNA (V300) combinations are provided, there must be verification that the combinations are valid. Below are examples of the geographic combinations that may be used if it is valid for a respondent to report an MSA as NA.

NA/51/NA/NA*	- State
NA/51/059/NA	- State/County
NA/51/059/4154.00**	- State/County/Census Tract-BNA

*Though this example is an acceptable entry and will pass all validity edits (provided a valid numeric state code is entered), the preference is for the institution to provide a valid state and county combination. In the majority of cases, an institution should be able to provide this information since every state and county has a code.

**For the State/County/Census Tract-BNA combination, a reported Census Tract-BNA will always be verified. However, where the county is classified as small or untracted it is acceptable for a reporter to code census tracts or BNAs on properties in small or untracted counties as NA on the HMDA-LAR form. (If MSA is reported using the valid FIPS code, then all other property fields must be coded with the valid State/County/Census Tract-BNA combination.)

Any combination of the property location reported when the MSA is NA, other than those aforementioned, are incomplete; therefore, those combinations will not be valid. **Though any one of these combinations can be used, it is strongly suggested that CRA reporters who report HMDA fully geocode the property location.**

In comprehending the logic of these validity edits, it may be useful to begin at the census tract-BNA. If the census tract-BNA is reported by a lender, then the county and state MUST also be reported. If a county is reported, then a state MUST also be reported. A state may be reported by itself, with a county, or with a county and census tract. In reverse order, if an MSA equals NA, then the acceptable combinations are state only, state/county, or state/county/census tract-BNA.

If **CENSUS TRACT-BNA** is reported, then
↓
COUNTY must be reported, then
↓
STATE must be reported where
↓
MSA = NA

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[1]Block Numbering Areas (BNAs) are small statistical subdivisions of a county for grouping and numbering blocks in non-metropolitan counties where local census statistical area committees have not established census tracts. Counties that are delineated with BNAs are considered small or untracted counties and are not required to be reported. It is *acceptable* for a HMDA reporter to code census tracts or BNAs in small or untracted counties as "NA" on the HMDA-LAR form.

LOAN/APPLICATION REGISTER

Form FR HMDA-LAR

_____   _____   Reporter's Identification Number

Name of Reporting Institution   City, State, Zip

Agency Code

| _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | - | _ |

Application or Loan Information						Action Taken		Property Location				Applicant Information A = Applicant CA = Co-Applicant						
Application or Loan Number	Date Application Received (mm/dd/ccyy)	Type	Pur-pose	Owner Occu-pancy	Loan amount in thou-sands	Type	Date (mm/dd/ccyy)	Four-Digit MSA Number	Two-Digit State Code	Three-Digit County Code	Six-Digit Census Tract	Race or National Origin		Sex		Gross Annual Income in thou-sands	Type of Pur-chaser of Loan	Reasons for Denial (Optional)
												A	CA	A	CA			
Example of Loan Originated L B - 6 8 7 4 3 9	01/15/2000	2	1	1	00065	1	02/22/2000	8840	51	059	4 2 1 9 . 8 5	3	8	1	4	0024	7	
Example of Application Denied 0 1 2 3 4 5 6 7 9 9 8 7 6 5 4 3 2 1 0	03/20/2000	1	1	1	00125	3	04/30/2000	0450	01	015	0 0 2 1 . 0 0	5	4	2	1	0055	0	4 1 5
(A)	**(B)**	**(C)**	**(D)**	**(E)**	**(F)**	**(G)**	**(H)**	**(I)**	**(J)**	**(K)**	**(L)**	**(M)**	**(N)**	**(O)**	**(P)**	**(Q)**	**(R)**	**(S)**

All columns (except Reasons for Denial) must be completed for each entry. See the HMDA-LAR instructions for explanations regarding the proper use of each code listed below.

Application or Loan Information

Type: **(C)**

1 -- Conventional (any loan other than FHA, VA, FSA, or RHS loans)
2 -- FHA-insured (Federal Housing Administration)
3 -- VA-guaranteed (Veterans Administration)
4 – FSA/RHS-guaranteed (Farm Service Agency or Rural Housing Service)

Purpose: **(D)**

1 -- Home purchase (one-to-four family)
2 -- Home improvement (one-to-four family)
3 -- Refinancing (home purchase or home improvement, one-to-four family)
4 -- Multifamily dwelling (home purchase, home improvement, and refinancings)

Owner-Occupancy: **(E)**

1 -- Owner-occupied as a principal dwelling
2 -- Not owner occupied
3 -- Not applicable

Action Taken: (G)

1 -- Loan originated
2 -- Application approved but not accepted
3 -- Application denied by financial institution
4 -- Application withdrawn by applicant
5 -- File closed for incompleteness
6 -- Loan purchased by your institution

Applicant Information

Race or National Origin: **(M) (N)**

1 -- American Indian or Alaskan Native
2 -- Asian or Pacific Islander
3 -- Black
4 -- Hispanic
5 -- White
6 -- Other
7 -- Information not provided by applicant in mail or telephone application
8 -- Not applicable

Sex: **(O) (P)**

1 -- Male
2 -- Female
3 -- Information not provided by applicant in mail or telephone application
4 -- Not applicable

Type of Purchaser (R)

0 -- Loan was not originated or was not sold in calendar year covered by register
1 -- FNMA (Federal National Mortgage Association)
2 -- GNMA (Government National Mortgage Association)
3 -- FHLMC (Federal Home Loan Mortgage Corporation)
4 -- FAMC (Federal Agricultural Mortgage Corporation)
5 -- Commercial bank
6 -- Savings bank or savings association
7 -- Life insurance company
8 -- Affiliate institution
9 -- Other type of purchaser

Reasons for Denial (optional) (S)

1 -- Debt-to-income ratio
2 -- Employment history
3 -- Credit history
4 -- Collateral
5 -- Insufficient cash (downpayment, closing costs)
6 -- Unverifiable information
7 -- Credit application incomplete
8 -- Mortgage insurance denied
9 -- Other

SYNTACTICAL & VALIDITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER

EDCK	Transaction Item(s)	Edit Test	Error Explanation
File Description: For Agency Use Only			
S001	Series Identifier	Series identifier must = HMDA.	Series identifier does not equal HMDA
S002	File Status Indicator	File status indicator must be equal to P for production or T for test.	Invalid File Status: Not P (Production) or T (Test)
S003	Record Identifier	Record identifier must = 0.	Record identifier does not equal zero
S004	Source Identifier	Source identifier must = 1, 3, 4, 5, 7, or 9	Source identifier does not equal 1, 3-5, 7, or 9
S005	Transmission Timestamp	Transmission timestamp must be numeric.	Transmission timestamp is missing or non-numeric
S006	Year of Data	Year of data must be numeric/CCYY format.	Year of data not numeric or in CCYY format

EDCK	Transaction Item(s)	Edit Test	Error Explanation
Transmittal Sheet & Loan/Application Register (LAR)			
S010	Record Identifier	Record identifier must = 1 (transmittal) or 2 (LAR).	Record identifier does not equal 1 (transmittal) or 2 (LAR)
S013	Timestamp	Timestamp must be later than timestamp on database.	Record timestamp is earlier than, or equal to, timestamp on database (format = ccyymmddhhmm)
S020	Agency Code	Agency code must = 1, 2, 3, 4, 5, 7. The agency that submits the data must be the same as the reported agency code.	Agency code not valid for agency sending data
S025	Control Number	Control number must = a valid Respondent Identifier/Agency Code combination for date processed.	Invalid Respondent Identifier/Agency code combination or ID not on panel
S028	Timestamp	Timestamp must be numeric.	Timestamp is missing or nonnumeric (format = ccyymmddhhmm)
S030	Transaction Code	Transaction code must = 1, 2, 3, or 4	Transaction code not in range 1-4
S035	Transaction code-T1 (Delete)	Transaction code must = 1 whenever data are being deleted.	Invalid transaction code (1); no data on file to delete
S040	Transaction code-T2 (Initial Transmission)	Transaction code must = 2 whenever initial data are being transmitted.	Invalid transaction code (2); initial data already on file
S045	Transaction code-T3 (Correct/Revise)	Transaction code must = 3 whenever data are being corrected or revised.	Invalid transaction code (3); no initial data on file to revise

EDCK	Transaction Item(s)	Edit Test	Error Explanation
Transmittal Sheet Only			
S100	Activity Year	Activity Year must = year being processed (e.g., if data reflects 2000 HMDA information, the activity year equals 2000; if it reflects 2001 HMDAinformation, the activity year equals 2001).	Invalid Activity Year
V105	Respondent Mailing Address	Respondent name, address, city, state, and zip must not be blank.	Respondent name, address, city, state or zip is missing
V115	Contact Name	Name of contact person must not be blank.	Name of contact person is missing
V120	Contact Telephone Number	Contact person telephone number must be in NNN-NNN-NNNN format and not blank.	Telephone number for contact person not in valid format or is missing
V125	Tax Identification (ID) Number	Tax ID number must be in NN-NNNNNNN format and not = (99-9999999 or 00-0000000 or blank).	Tax ID number not in valid format or is missing
V130	# of Loan Applications	The number of loan applications received in this transmission file per respondent does not equal the total number of loan applications reported in this respondent's transmission or the total number of loan application records in this submission is missing for the transmittal sheet.	Loan applications received in this transmission are missing or not equal to the total number of loan applications reported in this transmission
V135	Fax Number	Fax Number must be in NNN-NNN-NNNN format and not = blank.	Fax Number not in valid format or is missing
V140	Respondent State Code	State code must be equal to a valid postal code abbreviation (i.e., AL for Alabama, or AK for Alaska, etc.	State code not valid postal code or is missing
V145	Respondent Zip Code	Zip code must be in NNNNN format left justified or NNNNN-NNNN.	Zip code not in valid format or is missing

EDCK	Transaction Item(s)	Edit Test	Error Explanation
Loan/Application Register (only)			
V200	Record Identifier	If record identifier = "2", then record identifier "1" must be in this transmission file for the same respondent.	LAR received; Transmittal Sheet not received
S205	Application/Loan Number (Column A)	Application/Loan number must not be blank.	Application/Loan number missing
V210	Date Application Received (Column B)	Date application received must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively or equal NA. CCYY must be numeric.	Application Month, day, year and/or century not valid
V215	Date Application Received (Column B)	If Action taken type = 6, then date application received must = NA.	Loan was purchased; therefore application date must equal NA
V220	Loan Type (Column C)	Loan type must = 1, 2, 3, or 4.	Loan type is missing or is not in range 1-4
V225	Loan Purpose (Column D)	Loan purpose must = 1, 2, 3, or 4.	Loan purpose is missing or is not in range 1-4
V230	Occupancy (Column E)	Occupancy must = 1, 2, or 3.	Occupancy is missing or does not equal 1, 2, or 3
V250	Loan Amount (Column F)	Loan amount must be numeric and > zero.	Loan amount is not numeric or not > 0
V255	Action Taken - Type (Column G)	Action taken type must = 1, 2, 3, 4, 5, or 6.	Action taken type is missing or not in range 1-6

EDCK	Transaction Item(s)	Edit Test	Error Explanation
V260	Action Taken - Type (Column G)	If reasons for denial are in the range 1-9, then action taken type must = 3.	Application not denied but denial reasons given
V262	Action Taken - Type (Column G)	If date application received = NA, then action taken type must = 6.	Date application received = NA; therefore action taken type must equal 6
V265	Action Taken - Date (Column H)	Action taken date must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively. CCYY must be numeric.	Action Taken date is invalid format and/or date
S270	Action Taken - Date (Column H)	Century (CC) and Year (YY) of action taken date must = activity century/year (CCYY) for period being processed.	Century and/or Year for action taken date does not match activity century/year
V275	Action Taken - Date (Column H)	If date application received does not = NA then action taken date must be ≥ date application received.	Action taken date is earlier than application date
V280	MSA Number (Column I)	MSA must = a valid MSA FIPS code for period being processed or NA.	MSA number does not equal a valid FIPS code or NA, or is missing
V285	State Code (Column J)	State must equal a valid FIPS code or (NA where MSA = NA).	State does not equal a valid state code or (State equals NA and MSA not NA)
V290	MSA/State/County Codes (Columns I, J, and K)	If MSA does not = NA; then MSA, state, and county codes must = a valid combination.	MSA, state, and county codes do not equal a valid combination
V295	State/County Codes (Columns J and K)	State and county must equal a valid combination or (county = NA where MSA = NA).	State/county does not equal a valid combination or (county equals NA and MSA not NA)

EDCK	Transaction Item(s)	Edit Test	Error Explanation
V300	Census Tract-BNA (Column L)	Census tract-BNA must = a valid census tract-BNA number for the MSA/state/county combination or (NA if county is classified as small or untracted and a valid census tract or BNA number has not been identified) or (where MSA = NA the census tract-BNA must = a valid census tract or BNA number for the state/county combination or NA). Valid Census Tract-BNA format must be NNNN.NN or NA, left justified.	Census tract-BNA not in valid format or is missing, does not equal NA, or does not equal a valid census tract or BNA number for the property location
V310	Applicant Race (Column M)	Applicant race must = 1, 2, 3, 4, 5, 6, 7, or 8.	Applicant race is missing or is not in range 1-8
V315	Co-Applicant Race (Column N)	Co-applicant race must = 1, 2, 3, 4, 5, 6, 7, or 8.	Co-Applicant race is missing or is not in range 1-8
V320	Applicant Sex (Column O)	Applicant sex must = 1, 2, 3, or 4.	Applicant sex is missing or is not in range 1-4
V325	Co-Applicant Sex (Column P)	Co-applicant sex must = 1, 2, 3, or 4.	Co-Applicant sex is missing or is not in range 1-4
V330	Income (Column Q)	Income must be numeric and > 0, or equal NA.	Income is zero, missing, negative or, if non-numeric, does not equal NA
V335	Income (Column Q)	If loan purpose = 4, then income must = NA.	Multifamily dwelling; therefore income should equal NA
V340	Type of Purchaser (Column R)	Type of purchaser must = 0, 1, 2, 3, 4, 5, 6, 7, 8, or 9.	Type of purchaser must be in the 0-9 range
V347	Type of Purchaser (Column R)	If type of purchaser = 1, 2, 3, 4, 5, 6, 7, 8, or 9, then action taken type must be 1 or 6.	Type of purchaser in range 1-9; therefore action taken should equal 1 or 6

EDCK	Transaction Item(s)	Edit Test	Error Explanation
V355	Reasons for Denial (Column S)	If (agency code = 2, 3, 5, or 7) or (agency code = 1 or 4 and action taken not = 3), then reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9, or blank.	Reasons for denial are not blank or in range 1 through 9
V360	Reasons for Denial (Column S)	Responses for reasons for denial must not be the same (i.e. 1,1; 1,1,2; 1,2,2;...........).	Reasons for denial are the same
V375	Type of Purchaser (Column R)	If type of purchaser = 2, then loan type must = 2, 3, or 4.	Purchaser type = 2 and loan type does not equal 2, 3, or 4
V380	Date Application Received (Column B)	Date application received must be > (activity year minus 5).	Application not received within the last five years
V385	Reasons for Denial (Column S)	If agency code = 1 or 4 and action taken = 3, then at least one reason for denial must be provided and must = 1, 2, 3, 4, 5, 6, 7, 8, or 9. Other reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9 or blank.	For action taken = 3, at least one reason for denial not given, or reason for denial given not in range 1 through 9

Special Notes pertaining to Quality Edits for Home Mortgage Disclosure Act data.

The quality edits that are enumerated in the remaining portion of the edit table are separated into two report categories distinguished as follows:

--   Edit Report

An edit report represents a respondent's individual edit report that is generated and sent to the reporter immediately after their HMDA data are received and loaded to the FFIEC HMDA database. The edit report could contain syntactical, validity, and quality edits.   The edit report is run on the data as it is being loaded into the database. As such, it represents an incremental picture of your data as it is arriving.

--   End-of Cycle Reports

End-of-Cycle reports that contain one or several quality edits are generated near the end of the processing cycle after all data from a respondent have been received.

It is important that all data for the specified respondent, region, or agency be received and uploaded prior to running end-of-cycle reports since comparisons with previous year's data, or with all the current year's reported data, are fundamental outputs of these reports.

One of the end-of-cycle reports is known as the Macro Quality Edit Report and contains quality edits Q006-Q009, Q011, Q015, Q016, and Q023. Three other reports identify possible reporting errors dealing with quality edits Q028, Q029, and Q030.

On behalf of the FFIEC, the Federal Reserve System stores the HMDA data and maintains the database for all the respondents of the FFIEC member agencies (OCC, FRB, FDIC, NCUA, and OTS) and HUD who participate in the collection and reporting of HMDA data. Subsequently, Federal Reserve Board staff generate the separate macro level, end-of-cycle reports. In the majority of cases they review the results and complete any necessary calls to respondents to resolve the outstanding issues of the reports. However, they may also elicit the help of other agency staff in completing the review and resolution tasks.

QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER

EDCK	Transaction Item(s)	Edit Test	Error Explanation
Q001	Loan Amount (Column F)	If loan amount and income are numeric and > 0 and the loan amount is ≥ 1,000 ($1 million), then loan amount should be < 5 times the income.	Loan amount exceeds five times the income
Q002	Loan Amount (Column F)	Loan amount should be < $1 million	Loan amount reported is greater than or equal to $1 million
Q003	Loan Type (Column C)	If loan type = 2 and loan purpose = 1, 2, or 3, then loan amount should be ≤ 300 ($300 thousand).	Loan type = 2 and loan amount greater than 300 ($300 thousand)
Q004	Loan Type (Column C)	If loan type = 3 and loan purpose = 1, 2, or 3, then loan amount should be ≤ 300 ($300 thousand).	Loan type = 3 and loan amount greater than 300 ($300 thousand)
Q005	Loan Type (Column C)	If type of purchaser = 1 or 3 and loan purpose = 1, 2, or 3, and loan type = 1 and action type = 1 or 6, then loan amount should be ≤ 400 ($400 thousand).	Type of purchaser = 1 or 3 and loan amount greater than 400 ($400 thousand)
Q013	Loan Purpose (Column D)	If loan purpose = 4, then loan amount should be in the range of $100 thousand and $10 million.	Loan amount is not within the expected range of $100 thousand and $10 million
Q014	Income (Column Q)	If income is numeric, then income should be < $1 million.	Income is numeric and greater than or equal to $1 million

EDCK	Transaction Item(s)	Edit Test	Error Explanation
Q022	Date Application Received (Column B)	If date application received is > (activity year minus 5), then date application received should =activity year or (activity year minus 1).	Date application received is not in activity year or (activity yr minus 1)
Q024	Income (Column Q)	If income is numeric, then income should be > $9 thousand.	Income reported is numeric and less than or equal to $9 thousand
Q025	Loan Purpose (Column D)	If loan purpose = 1, then loan amount should be > $10 thousand.	Loan purpose equals 1 (home purchase) and loan amount is less than or equal to $10 thousand
Q026	Asset Size	If assets are >$30 million and (action taken type = 1, 2, 3, 4, 5 and loan purpose = 1 or 2), then applicant race and/or applicant sex should not = 8 or 4, respectively.	Race and/or sex equals 8 or 4, respectively
Q027	Asset Size	If assets are >$30 million and (action taken type = 1, 2, 3, 4, 5 and loan purpose = 1 or 2), then income should not = NA.	Income equals NA
Q595@@	MSA Number (Column I)	If Action taken type = 1, 2, 3, 4, 5 then MSA must equal a corresponding respondent/MSA combination on respondent panel, or NA.	MSA not on respondent panel

@@NOTE: This edit is not applied to mortgage banking subsidiaries. Their MSAs will be determined at the end of the cycle based on the data reported. For depository institutions, this edit will produce the Q595 report but will not be counted in any error statistics.

END-OF-CYCLE MACRO QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER

EDCK	Transaction Item(s)	Edit Test	Error Explanation
For FFIEC Use Only; the Macro Quality Edit Report contains the following eight edits and is generated by the FFIEC			
Q006	Loan Purpose (Column D)	If loan purpose = 1, and action taken type = 1, then the total number of these loans should be ≤ 95% of the total number of home purchase loan applications.	Total number of home purchase loan applications with an action code of 1 is > 95% of the total number of home purchase loan applications
Q007	Action Taken - Type (Column G)	If action taken type = 2, then the total number of these loans should be ≤ 15% of the total number of loan applications.	Total number of loan applications with an action code of 2 is > 15% of the total number of loan applications
Q008	Action Taken - Type (Column G)	If action taken type = 4, then the total number of these loans should be ≤ 30% of the total number of loan applications.	Total number of loan applications with an action code of 4 is > 30% of the total number of loan applications
Q009	Action Taken - Type (Column G)	If action taken type = 5, then the total number of these loans should be ≤ 15% of the total number of loan applications.	Total number of loan applications with an action code of 5 is > 15% of the total number of loan applications
Q011	Total Number of Applications	If current or previous year's total number of applications is ≥ 500, then the current year should be within (+ or -) 25% of the previous year's total.	Total number of loan applications for current year not within (+ or -) 25% of the previous year's total
Q015	Loan Purpose (Column D)	If loan purpose = 4, then the total number of these loans should be < 10% of all loan applications or < 10% of the total <u>dollar</u> amount of all loan applications reported.	Multi-family loan applications should not be ≥ 10% of total loan applications or ≥ 10% of the total dollar amount of the loan applications
Q016	Total number of loan applications	The number of loan applications that report income < $10,000 should be ≤ 25% of total loan applications.	Total number of loan applications that reported income < $10,000 is > 25% of total loan applications
Q023	MSA (Column I)	The number of loan applications that report MSA = NA should be ≤ 30% of the total number of loan applications.	The number of applications reporting MSA = NA are > 30% of the total number of loan applications

END-OF-CYCLE MACRO QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER

EDCK	Transaction Item(s)	Edit Test	Error Explanation
For FFIEC Use Only; separate reports for each quality edit are generated by the FFIEC			
Q028	Type of Purchaser (Column R)	If ≥ 500 loans are reported with action taken type = 1 or 6, and loan purpose = 1 or 3, then the difference in the percentage of these loans that are sold in the current year when compared to the percentage of the same category of loans sold in the prior year should be < 15%.	The difference in the percentage of loans sold in the current year when compared to the percentage of loans sold in the prior year is ≥ 15%
Q029@	MSA/State/County/Census Tract (Columns I, J, K, and L)	If the reported state/county combination is valid (and the county is not a small county) and the state/county combination is located entirely in an MSA that is identified on the respondent's panel, the MSA and census tract should not equal NA.	MSA and/or census tract-BNA equals NA and state/county or state/county/census tract-BNA is valid combination and is located completely in an MSA
Q030	MSA/State/County/Census Tract (Columns I, J, K, and L)	If the HMDA respondent is a nondepository institution (a for-profit entity) or depository institution who has assets > $250 million and thus is a reporter of CRA data, then MSA/state/county/census tract-BNA should equal a valid combination.	MSA/state/county/census tract-BNA should not equal NA

@NOTE: This edit does not apply for split counties.