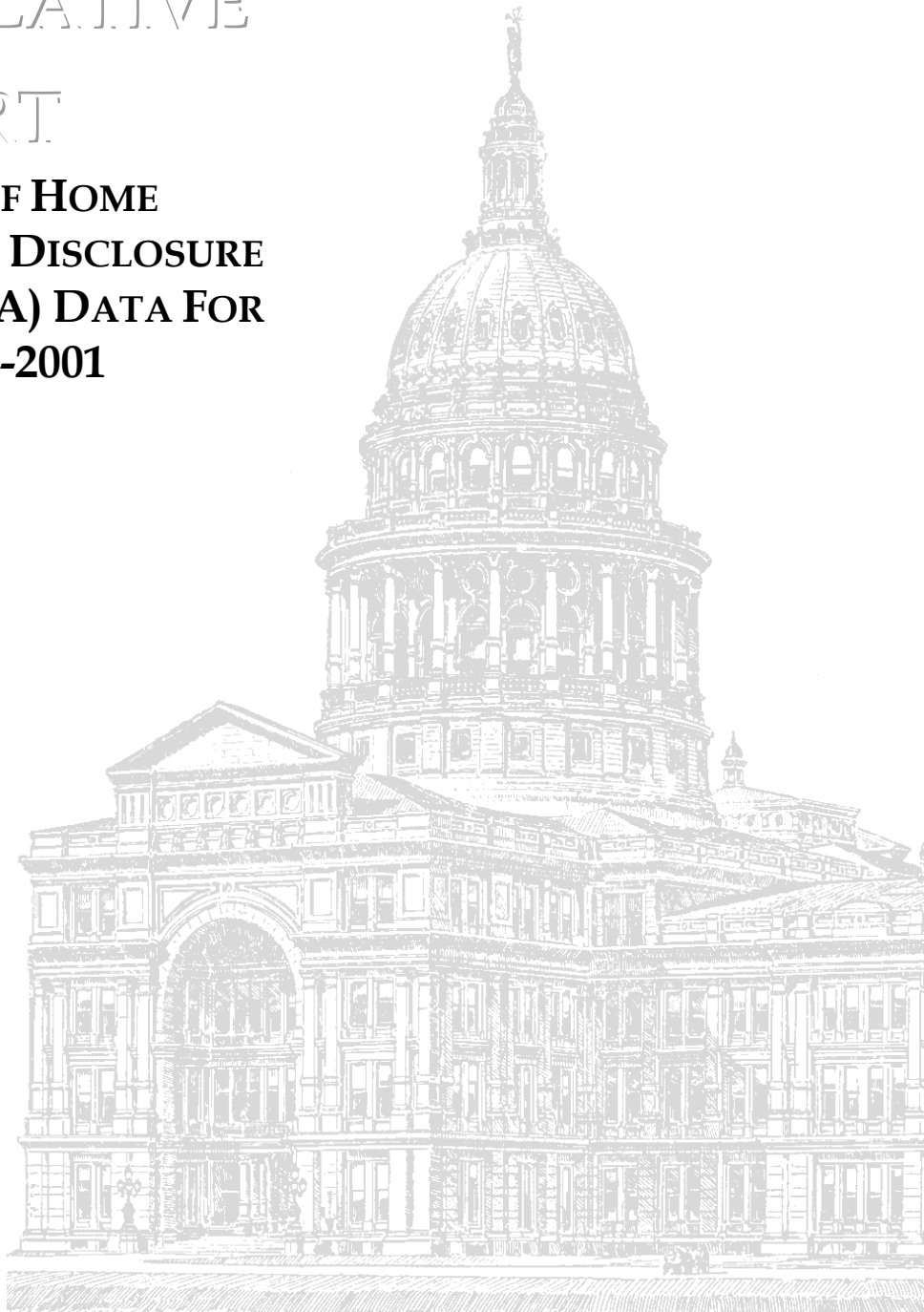


LEGISLATIVE REPORT

ANALYSIS OF HOME MORTGAGE DISCLOSURE ACT (HMDA) DATA FOR TEXAS, 1999-2001



REPORT PREPARED FOR
THE FINANCE COMMISSION OF TEXAS AND
THE OFFICE OF CONSUMER CREDIT COMMISSIONER
BY THE TEXAS LEGISLATIVE COUNCIL
APRIL 11, 2003

Analysis of Home Mortgage Disclosure Act (HMDA) Data for Texas, 1999-2001

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Analysis of Home Mortgage Disclosure Act (HMDA) Data for Texas, 1999-2001

Summary Findings

An analysis of the HMDA data shows that the 1999-2001 period in Texas was characterized by an explosion in home refinancing, a slight decline in home purchase loan applications, sharp declines in manufactured home loans, and increases in loan approval rates by gender and by race and ethnicity.

Loan applications for owner-occupied housing increased from about one million in 1999 to nearly 1.2 million in 2001, for an overall increase of about 15 percent. From 1999 to 2001, the number of loan applications for home purchases declined by five percent; the number of loan applications for home refinancing increased by nearly 70 percent. In 1999, home purchase applications accounted for 59 percent of all loan applications, but by 2001, home purchase applications represented only 49 percent of all applications. Approximately 86 percent of loan applications were for conventional loans.

The total dollar amount of home purchase loan applications increased from \$52.1 billion to \$57.3 billion, while the total amount of refinancing applications more than doubled, increasing from \$23 billion to \$50 billion. In 2001, the average loan application amount for home purchases was \$98,000; the average application amount for refinancings was \$102,000.

From 1999 to 2001, loan applications to prime lenders increased by 27 percent; loan applications to HUD-identified subprime and manufactured home lenders declined by five percent. Subprime and manufactured home lenders' share of Texas loan applications declined from 37 percent to 31 percent from 1999 to 2001. This decline in the broad subprime segment was fueled by a dramatic drop in loan applications to manufactured home lenders, which overwhelmed the otherwise respectable growth in subprime loan applications.

The number of subprime and manufactured home lenders doing business in Texas declined during the 1999-2001 period. Although subprime lenders were most active in the refinancing market throughout the period, their share of the refinancing market also declined during the period. This lower subprime share is a result of declining interest rates during the period.

In relative terms, subprime activity was concentrated in rural counties. In 2001, the subprime and manufactured home lender share of the rural loan market was 48 percent, while their share of the metro market was 29 percent. In the 10 largest counties in the state, subprime and manufactured home lenders' market share was only 26 percent, well below their statewide share of 31 percent.

Overall loan application approval rates increased from 60 percent in 1999 to 63 percent in 2001; loan denial rates fell from 27 percent to 23 percent. In 2001, the average dollar amount of *approved* home purchase loans was \$107,000; the average dollar amount of *approved* home refinancing loans was \$114,000.

Residential loan approvals for both home purchase and refinancing loans increased for almost all groups during the 1999-2001 period. The Asian/Pacific Islander group had the highest approval rates of all groups, including whites, throughout the period. However, loan approval rates for whites and Asian/Pacific Islanders remained well above those for blacks, Hispanics, and Native Americans for both conventional and agency-insured loans. These disparities persisted over the three-year period by gender, by metro and nonmetro location, and by income group.

All race and ethnic groups experienced consistently higher loan approval rates from prime lenders than from subprime lenders. The disparities in loan approval rates between whites and blacks and between whites and Hispanics were greater for prime lenders than for subprime lenders.

Introduction

This report has three purposes: (1) to characterize the mortgage lending market in Texas; (2) to examine the demographic characteristics of Texas loan applicants; and (3) to analyze the approval and denial patterns of prime and subprime lenders with respect to these characteristics. The data used in this report are HMDA (Home Mortgage Disclosure Act) data for the calendar years 1999, 2000, and 2001 and the HUD (U.S. Department of Housing and Urban Development) definition of “subprime lender.”

This report is organized into five main sections. The first section discusses HMDA data. The second section contains a discussion of the numbers of loan applications by loan purpose (e.g., home purchase, refinancing) and by loan type (conventional, insured) during the 1999-2001 period. The third section provides an overview of loan approvals and denials by race and ethnicity and by loan purpose and loan type.

The fourth section consists of a discussion of prime and subprime activity by loan purpose and loan type, and by race, ethnicity, gender, and income group. (Manufactured home lenders are included in the broad subprime segment unless otherwise noted.) This section also contains a description of differences in prime and subprime lender loan application approval and denial rates by loan purpose and type and applicant race, gender, and income. It concludes with a discussion of prime and subprime activity in various regions of the state.

The fifth and final section of this report provides a brief comparison of loan approval rates and market share by lender type in Texas, California, Florida, and New York. These four states are the largest in the U.S. in terms of population.

The body of this report contains summary data charts and graphs. Detailed tables from which the summary data are drawn are provided in Appendix A. Appendix B contains a listing of subprime lenders and manufactured home lenders that did business in Texas during the 1999-2001 period.

The loan application totals shown in various charts and tables will differ considerably from table to table due to missing codes and information in the HMDA data. For example, loan application totals by gender or by race and ethnicity are considerably less than statewide loan application totals because gender and race were not reported on thousands of loan applications. Loan application totals may also differ because the “other race” and “race not available” categories have been excluded from many of the tables showing loan activity by race and ethnicity.

I. Overview of HMDA Data

HMDA data consist of de-identified information gathered from residential loan applications that are received by financial institutions and reported annually to the Federal Financial Institutions Examination Council (FFIEC).¹ In general, an institution subject to HMDA reporting requirements must report for each loan application:

- the loan purpose: home purchase, home improvement, or refinancing;
- loan type: conventional or government agency-insured;²
- the loan amount;
- the state, census tract, and metro location of the subject property;
- whether the subject property is to be owner-occupied;
- the race, gender, and annual income of the applicant(s); and
- the action taken on the application.³

For action taken, an institution must report one of the following actions for each application:⁴

- application approved and funded by the institution;
- application approved but not accepted by the applicant(s);
- application withdrawn by applicant(s);
- application denied by the institution; or
- file closed for incompleteness.

HMDA data can be quite useful in identifying overall market trends in residential financing and in determining general residential mortgage market shares of reporting institutions. However, HMDA data do not include all residential loan applications because numerous institutions are exempt from HMDA reporting requirements.⁵ In general, *depository institutions* with assets of \$31 million or less are exempt from HMDA reporting requirements. In addition, they are exempt if they made no first-lien home purchase or refinancing loans in the report year. *Nondepository institutions* are exempt if they have assets of \$10 million or less and closed fewer than 100 residential loans in a calendar year. A nondepository institution is also exempt if the dollar value of its home purchase and refinancing loans represented less than 10 percent of the total dollar volume of its loan activity in the prior year. A much more detailed discussion of threshold criteria for HMDA reporting is available in the FFIEC publication “A Guide To HMDA Reporting: Getting It Right!”⁶

The primary focus of this report is to analyze various demographic groups who apply for loans to purchase, improve, or refinance a primary residence. Consequently, many loan applications reported in the HMDA data for 1999, 2000, and 2001 were excluded from the data used for this report since they were not relevant to individual home buyers or homeowners. Loan applications were excluded if they were for non-owner-occupied dwellings, were for multifamily dwellings, or had a missing code for the year or action taken. And finally, loans that were *purchased* by institutions were also excluded from the analysis.

It is also important to note that HMDA data do not provide verifiable empirical information about the extent of predatory lending practices in the state because key information—such as credit scores, interest rates, total fees, and payment and prepayment terms—is not included. Statements in this report of differences and trends are descriptive. In addition, statements concerning approval and denial rates by race and ethnicity do not include the “other race” and “race not provided/not applicable” categories.

II. Loan Applications, by Loan Purpose and Loan Type, 1999-2001

Loan applications are not the same as loan approvals, which are discussed in Section III. Loan application data are presented in this section because they provide a rough indication of the consumer demand for residential financing.

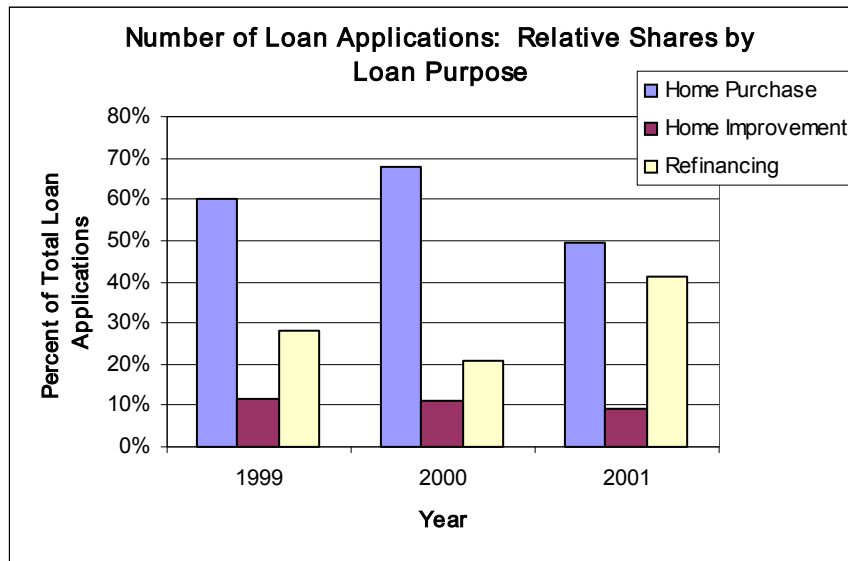
A. Number of Loan Applications by Loan Purpose and Loan Type

1. Loan Purpose. Loan applications for owner-occupied dwellings increased from 1,022,752 in 1999 to 1,178,776 in 2001, a 15 percent increase. Although most loan applications were for home purchases, the significance of home purchase loans declined markedly during the three-year period. This was due to a five percent decline in home purchase loan applications and dramatic growth in refinancing loan applications, which increased by 69 percent during the period. By 2001, loan applications for refinancing represented 41 percent of total loan applications, up from 28 percent in 1999.

The decline in the total number of loan applications between 1999 and 2000 was due primarily to a decline in refinancing applications, which was caused by relatively high interest rates. This decline was also mirrored in the national aggregates of HMDA data.

The number of applications for *home improvement* loans declined slightly during the 1999-2001 period. However, home improvement loans are not a significant market segment. They represented about only 10 percent of total loan applications during the three-year period.

The graph and chart below show the number of loan applications by loan purpose and the relative shares of each over the three-year period.



**Number of Loan Applications,
by Loan Purpose**

Loan Purpose	1999	2000	2001	Percent Change
Home Purchase	612,802	632,546	581,508	-5%
Home Improvement	121,270	104,932	108,742	-10%
Refinancing	288,680	194,897	488,526	69%
Totals	1,022,752	932,375	1,178,776	15%

2. Loan Type. The majority of loan applications were for conventional loans. (A conventional loan is defined to be any loan other than an agency-insured loan.) Only about 14 percent of loan applications were for some type of agency-insured loans. These shares stayed fairly constant during the three-year period.

Approximately three out of every four agency-insured loans were Federal Housing Administration (FHA) loans.

In 2001, 79 percent of home purchase loan applications were for conventional financing. Over 90 percent of refinancing and home improvement loan applications were for conventional financing.

Number of Loan Applications

Loan Type	1999	2000	2001	Percent Change
Conventional	876,433	805,036	1,014,256	16%
FHA-insured	109,605	102,209	123,892	13%
VA-insured	35,841	24,403	39,675	11%
FmHA-insured	873	727	953	9%
Totals	1,022,752	932,375	1,178,776	15%

2001

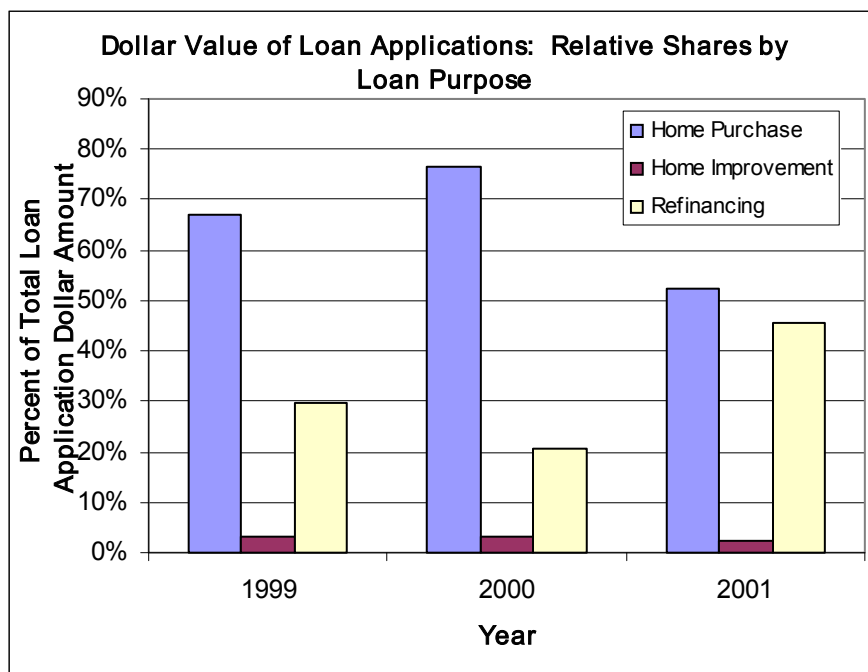
Loan Purpose	Total Loan Applications	Percent Conventional	Percent Agency Insured
Home Purchase	581,508	79%	21%
Refinancing	488,526	92%	8%
Home Improvement	108,742	99.6%	0.4%
Total	1,178,776		

B. Dollar Value of Loan Applications

Analysis of the dollar volume of loan applications also shows a dramatic increase in loan refinancings during the 1999-2001 period. The total dollar value of refinancing loan applications more than doubled, increasing from \$23 billion in 1999 to nearly \$50 billion in 2001. The total dollar volume of home purchase applications increased modestly from \$52 billion in 1999 to \$57 billion in 2001. The chart and graph below show the dollar volume of loan applications by loan purpose for each year of the 1999-2001 period.

From 1999 to 2001, the average dollar amount of home purchase loan applications increased from \$85,000 to \$98,000, while the average dollar amount of refinancing loan applications increased from \$80,000 to \$102,000.

As noted earlier, home improvement loans were not a significant market segment. They constituted only about two to three percent of the total dollar amount of loan applications, considerably less than their 10 percent share of loan applications during the period. The average dollar amount of home improvement loan applications increased from \$21,000 in 1999 to \$22,000 in 2001.



**Dollar Value of Loan Applications
(million dollars)**

Loan Purpose	1999	2000	2001	Percent Change
Home Purchase	\$52,062	\$56,832	\$57,276	10%
Home Improvement	2,527	2,310	2,427	-4%
Refinancing	22,973	15,176	49,716	116%
Totals	\$77,562	\$74,317	\$109,419	41%

III. Loan Approvals and Loan Denials, 1999-2001

A. HMDA Definitions of Approvals and Denials

As noted above, the data in the prior section relate to *loan applications*, not *loan approvals*. However, not all loan applications to financial institutions are approved. Three types of lender responses to loan applications are shown in charts and tables in this report: application approved, application denied, and other. These are summarized from the five types of lender responses discussed earlier in Section I.

The category of approved applications is fairly straightforward. It consists of applications that were approved and funded, along with applications that were approved but not accepted by the applicant.

The category of denied applications is somewhat more complicated. It consists of applications that were turned down by the financial institution *plus* applications for which applicants either turned down or failed to respond to an institution's counteroffer. In addition, the "denied" category may contain duplicate denials. For example, assume an individual applies for a residential loan at four different companies, is denied at three companies, and is approved at the fourth company.

Under HMDA regulations, these transactions would be reported as a loan denial by each of the first three companies and a loan approval by the fourth. HMDA data would then contain four transactions for this individual: three denials and one approval.⁷

Since HMDA data do not contain any identifying data for individuals, it is not possible to determine how many, if any, loan denial duplicates are in the HMDA data. It is also not possible to conclude unequivocally that loan denial means inability to obtain loans. It is possible to determine from the data that some demographic groups have higher denial rates than others, but it is not possible to determine whether these individuals were unable to ultimately obtain loans.

The “other” category consists of applications that were withdrawn by the applicant *before* a credit decision was made and application files that were closed for incompleteness. A file would be reported as closed for incompleteness if an applicant failed to respond to an institution’s request for additional information within a specified period.

Some of the charts in the sections that follow show approval and denial rates. These will not add to 100 percent because of the “other” category. The percent attributable to the “other” category is not shown in any chart because it adds little to the analysis. The percent attributable to this category can be easily determined by subtracting the sum of the approval and denial rates from 100.

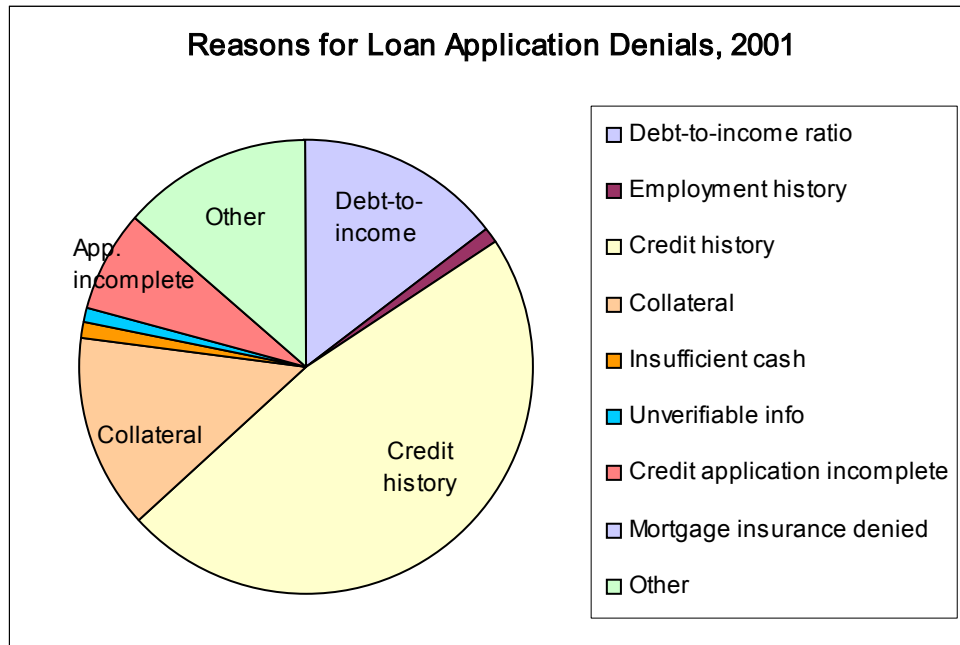
B. Reasons for Loan Application Denials

HMDA regulations allow, but do not require, an institution to enter reasons for denying an application. Up to three reasons can be reported for each loan application denial: debt-to-income ratio, employment history, credit history, insufficient collateral, insufficient cash, unverifiable information, incomplete credit application, mortgage insurance denied, and other.

Since HMDA regulations do not require an institution to enter reasons for denial, many chose not to do so. In 2001, institutions reported a reason for denial for about two out of every three denials. The table below shows the number of denials for each denial reason. Credit history, debt-to-income ratio, and insufficient collateral were the primary reasons for denials.

Primary Reasons for Denial of Loan Applications, 2001		
Reason	Number of Denials	Percent of Denials
Debt-to-Income Ratio	24,595	14.6%
Employment History	2,184	1.3%
Credit History	79,391	47.1%
Insufficient Collateral	23,479	13.9%
Insufficient Cash	1,766	1.0%
Unverifiable Information	1,915	1.1%
Credit Application Incomplete	12,049	7.2%
Mortgage Insurance Denied	138	0.1%
Other	22,997	13.6%
	168,514	

Note: In 2001, loan application denials totaled 270,694. Denial reasons were reported for only 168,514 denials.



C. Loan Approval and Denial Rates by Loan Purpose and Loan Type

For 2001, only about 63 percent of the loan applications were ultimately approved; 23 percent were denied. The rest were withdrawn or not completed. The 63 percent approval rate was an increase over the 60 percent approval rate in 1999. Loan denials decreased from 27 percent in 1999 to 23 percent in 2001. The chart below shows approval and denial rates for all three years.

All Loan Applications			
All Applicants			
	1999	2000	2001
Total Applications	1,022,752	932,375	1,178,776
Number Approved	615,196	554,499	744,604
Percent Approved	60%	60%	63%
Number Denied	280,394	262,055	270,694
Percent Denied	27%	28%	23%

Note: Approval and denial numbers and percentages do not add to the totals because of the “other” category, which is not shown here.

Loan approval and denial rates varied by loan purpose, as shown in the chart below. Approval rates for home purchase loan applications were the highest throughout the 1999-2001 period. Denials were greatest for home improvement loans.

**All Loan Applications
All Applicants**

	1999	2000	2001
Total Applications			
Home Purchase	612,802	632,546	581,508
Refinancing	288,680	194,897	488,526
Home Improvement	121,270	104,932	108,742
	1,022,752	932,375	1,178,776
Applications Approved			
Home Purchase Number	385,283	403,066	400,408
Home Purchase Percent	63%	64%	69%
Refinancing Number	161,965	90,135	284,030
Refinancing Percent	56%	46%	58%
Home Improvement Number	67,948	61,298	60,166
Home Improvement Percent	56%	58%	55%
Applications Denied			
Home Purchase Number	175,433	170,620	122,228
Home Purchase Percent	29%	27%	21%
Refinancing Number	58,078	52,155	108,128
Refinancing Percent	20%	27%	22%
Home Improvement Number	46,883	39,280	40,338
Home Improvement Percent	39%	37%	37%

Note: Approval and denial numbers and percentages do not add to the totals because of the “other” category, which is not shown here.

**D. Loan Approval and Denial Rates by Race and Ethnicity and by
Loan Purpose and Loan Type**

Loan approvals and denials varied dramatically across all race and ethnic groups during the 1999-2001 period. (All race and ethnic data used in this report pertain to the primary applicant.) Data in the chart below show that loan approval rates for almost all groups increased during the period, while loan denial rates fell. The Native American group is the only group that did not experience an increase in loan approval rates. Approval rates for both whites and Asian/Pacific Islanders remained well above those for blacks, Hispanics, and Native Americans throughout the period, as shown in the chart below.

**Loan Applications By
Race/Ethnicity**

	1999	2000	2001
White Applicant Total	564,225	469,537	567,999
Percent Approved	66%	68%	75%
Percent Denied	24%	22%	16%
Black Applicant Total	79,213	72,240	71,926
Percent Approved	48%	50%	55%
Percent Denied	35%	33%	30%
Hispanic Applicant Total	186,278	173,693	184,199
Percent Approved	53%	55%	61%
Percent Denied	35%	34%	28%
Asian/PI* Applicant Total	22,093	21,939	32,203
Percent Approved	72%	74%	77%
Percent Denied	15%	13%	12%
Native American Applicant Total	5,354	4,699	4,364
Percent Approved	60%	54%	59%
Percent Denied	26%	31%	22%

* PI means Pacific Islander.

Note: Approval and denial percentages do not add to 100% because of the "other" category, which is not shown here. Totals for each year (not shown here) will not add to the totals shown in the prior chart because race/ethnicity is not reported on all loan applications.

In 2001, the average amount of *approved* loans by race and ethnicity was:⁸

White: \$113,000

Black: \$93,000

Hispanic: \$75,000

Asian/Pacific Islander: \$124,000

Native American: \$104,000

The average amount of *denied* loans by race and ethnicity was:

White: \$73,000

Black: \$69,000

Hispanic: \$51,000

Asian/Pacific Islander: \$98,000

Native American: \$73,000

The two charts below show approval rates for home purchase loans and refinancing loans by loan type (conventional, agency-insured) and by race/ethnic groups.

Approval Rates, Home Purchase Loan Applications			
	1999	2000	2001
Conventional Loans			
White	64%	67%	74%
Black	44%	46%	51%
Hispanic	47%	51%	57%
Asian/PI	77%	77%	78%
Native American	61%	53%	59%
Totals, Conventional Home Purchase Loans	59%	60%	66%
Agency-Insured Loans			
White	84%	81%	85%
Black	75%	74%	76%
Hispanic	78%	77%	80%
Asian/PI	79%	79%	80%
Native American	73%	75%	70%
Totals, Agency-Insured Home Purchase Loans	80%	78%	80%
Totals, All Home Purchase Applications	63%	64%	69%

**Approval Rates, Home
Refinancing Loan Applications**

	1999	2000	2001
Conventional Loans			
White	63%	56%	73%
Black	38%	36%	45%
Hispanic	48%	46%	57%
Asian/PI	57%	53%	76%
Native American	51%	40%	55%
Totals, Conventional Refinancing Loans	54%	46%	56%
Agency-Insured Loans			
White	75%	76%	83%
Black	70%	73%	79%
Hispanic	71%	71%	79%
Asian/PI	69%	65%	77%
Native American	59%	75%	75%
Totals, Agency-Insured Refinancing Loans	72%	71%	80%
Totals, All Refinancing Applications	56%	46%	58%

In general, approval rates for all racial/ethnic groups were considerably higher for agency-insured loans than for conventional loans throughout the period. However, the agency-insured segment of the home loan market in Texas is relatively small. Of the 1,178,776 loan applications for owner-occupied housing in Texas for 2001, only 164,520—14 percent of the total—were for agency-insured loans.

Usage of agency-insured loans varied across groups. In 2001, about 22 percent of the loan applications of blacks and Hispanics were for agency-insured loans; 14 percent of the loan applications of whites were for agency-insured loans. Agency-insured loans are slightly more expensive than comparable conventional loans because of the funding fees and insurance premiums, which are paid by the borrower.

Approval rates for whites remained above those for blacks, Hispanics, and Native Americans for both conventional and agency-insured loans. The approval rate disparity among whites and blacks and Hispanics was much greater for conventional home purchase loans than for agency-insured loans. For conventional home purchase loans, the white-black approval rate disparity increased from 20 percentage points in 1999 (64 percent minus 44 percent) to 23 percentage points in 2001 (74 percent minus 51 percent). For agency-insured loans, the white-black approval rate disparity remained at 9 percentage points for both years.

The primary reason for denial for each race and ethnic group was credit history, which, according to HMDA definitions, can cover a variety of specific circumstances, such as limited credit experience, delinquent past or present credit obligations, foreclosure, bankruptcy, garnishment, collection action, and insufficient or unacceptable credit references. The second most important reason for nearly all groups was debt-to-income ratio, which means that an applicant's income is inadequate for the amount of credit requested. For Native Americans, insufficient collateral was a slightly more important reason for denial than debt-to-income ratio.

Table A-1 in Appendix A contains detailed data pertaining to numbers of loan applications and approval/denial rates for whites, blacks, Hispanics, Asian/Pacific Islanders, and Native Americans by year, loan purpose (home purchase, refinancing, home improvement), and type of loan (conventional, agency-insured).

IV. Prime Lending and Subprime Lending Activity in Texas, 1999-2001

This section consists of a comparison of prime and subprime loan applications and is divided into five subsections. The first subsection defines prime and subprime lender in general and introduces the HUD list of subprime lenders. The second subsection provides an overview of the relative shares of prime and subprime lenders by loan purpose and by lender type. The third subsection discusses prime and subprime usage by race and ethnicity and by gender. The fourth contains a summary of prime and subprime approval and denial rates by race and ethnicity, by gender, and by income group. The fifth and final subsection provides an overview of prime and subprime activity in several substate areas. Manufactured home lenders are included in the subprime segment unless otherwise noted.

A. Who Is a Subprime Lender?

The *prime market* consists of individuals with excellent credit records and lenders who make loans to these prime borrowers. Generally, the interest rate charged to prime borrowers reflects a reasonable return to capital within the context of the investment opportunities available to the lender at a particular time.

The *subprime market* consists of individuals who have less-than-perfect credit records due to past bankruptcies, late payments, or a generally poor record in managing debt. An individual's impaired credit record may also be attributable to carrying too much credit card debt and having an irregular employment history. *Subprime lenders* are lenders who loan money to individuals in this market segment. In general, subprime loans carry higher interest rates to compensate lenders for assuming the higher risk of lending to subprime borrowers. Therefore, a subprime interest rate consists of two components: a reasonable return to capital (charged to all borrowers) and a risk premium whose size corresponds to the risk of not being repaid.

The HMDA data do not indicate whether a loan is a subprime loan or whether a financial institution is a subprime lender. One way to identify subprime lenders in the HMDA data is to link the financial institutions in the HMDA data with the list of subprime and manufactured home lenders developed by the U.S. Department of Housing and Urban Development (HUD).⁹ This combined database can then be used to analyze the loan and demographic characteristics of applications submitted to lenders in the subprime segment.

The main shortcoming of using HUD data to identify subprime lenders is the assumption that all loans reported by subprime lenders are *ipso facto* subprime loans. This assumption is not entirely correct, because market sectors are not so clearly delineated. HUD has noted that "most subprime lenders also originate prime loans," and a "number of . . . prime lenders originate a significant

number of subprime . . . loans.”¹⁰ However, since there are no comprehensive, publicly available data for Texas concerning prime and subprime loans and loan applications, the HUD list of subprime lenders is the only way to identify the subprime segment.

HUD developed its lists of subprime and manufactured home lenders for the 1999-2001 period as follows. For each of these years, HUD reviewed HMDA data and industry trade publications to develop a list of potential subprime lenders.¹¹ HUD then contacted the lenders to determine if they specialized in subprime loans for the year in question. Most lenders identified themselves as either a subprime, manufactured home, or prime lender. In cases where a lender offered all three kinds of loans (prime, subprime, and manufactured home loans), HUD identified a lender as a subprime or manufactured home lender if at least 50 percent of its conventional originations were subprime or manufactured home loans. Acquisitions and activities of subsidiaries can also determine whether a lender is on the HUD subprime list.¹²

HUD cautions that it neither endorses the lenders on its lists nor suggests that they engage in predatory lending practices.

Appendix B in this report contains the names of the HUD-identified financial institutions in the subprime segment that reported loan applications in Texas in 1999, 2000, or 2001. It is important to note that HUD did not identify these institutions as subprime lenders doing business in Texas. HUD compiled its annual lists of subprime and manufactured home lenders on the basis of national data.

The data pertaining to subprime lending in the following sections are derived from the HMDA data reported by the HUD-identified subprime lenders during each year of the 1999-2001 period. All loans reported by a subprime or manufactured home lender are assumed to be subprime or manufactured home loans, respectively; all loans reported by a prime lender are assumed to be prime loans. A prime lender is defined to be any lender not on the HUD list.

B. Overview of Prime and Subprime Activity in Texas

The broad subprime industry in Texas, which includes the manufactured home lender segment, is dominated by larger firms. In 2001, the three largest subprime lenders (Ameriquest, Conseco, and Household)¹³ in Texas received about 25 percent of all loan applications, while the 10 largest¹⁴ received nearly 60 percent of all loan applications. This is also true for loan applications when measured in terms of dollar amounts. The number of subprime lenders doing business in Texas declined from 141 in 1999, to 116 in 2000, and to 108 in 2001.

1. Number and Dollar Value of Loan Applications, by Lender Type. During the 1999-2001 period, the number of applications to prime lenders increased by 27 percent; the number submitted to subprime lenders increased by 35 percent, and the number submitted to manufactured home lenders declined by 38 percent. Overall, the total submitted to subprime and manufactured home lenders declined by 5 percent.

When measured in terms of the dollar value of loan applications, prime lending activity grew more than did subprime activity. The total dollar amounts requested on loan applications to prime lenders increased by nearly 52 percent, while the dollar amounts of loans to subprime lenders increased by 46 percent. The dollar value of loan applications to manufactured home lenders fell by 35 percent.

The average dollar amount of loan applications to prime lenders increased from \$89,000 to \$106,000 from 1999 to 2001. For subprime lenders, the average dollar amount increased from \$67,000 to \$73,000, and the average dollar amount for manufactured home lenders increased from \$42,000 to \$44,000.

Number of Loan Applications

Applications to:	1999	2000	2001	Percent Change
Prime Lenders	640,027	551,961	814,394	27.2%
Subprime Lenders	173,972	186,150	234,380	34.7%
Manufactured Home Lenders	208,753	194,264	130,000	-37.7%
Total, Subprime & Manu. Home Lenders	382,725	380,414	364,380	-4.8%
All Applications	1,022,752	932,375	1,178,774	15.3%
Number of Subprime & Manu. Home Lenders Doing Business in Texas	141	116	108	-23.4%

Dollar Value of Loan Applications (million dollars)

\$ Value of Applications to:	1999	2000	2001	Percent Change
Prime Lenders	\$57,030,182	\$53,348,447	\$86,608,900	51.9%
Subprime Lenders	\$11,680,285	\$12,900,700	\$17,045,258	45.9%
Manufactured Home Lenders	\$8,851,532	\$8,068,005	\$5,764,725	-34.9%
Total, Subprime & Manu. Home Lenders	\$20,531,817	\$20,968,705	\$22,809,983	11.1%
All Applications	\$77,561,999	\$74,317,152	\$109,418,883	41.1%

2. Prime, Subprime, and Manufactured Home Lender Market Shares. The chart below shows the market shares of prime, subprime, and manufactured home lenders by loan purpose and by loan type for the 1999-2001 period. Prime lenders maintained their dominance of the market for home purchase, improvement, and refinancing loans, as well as the market for agency-insured loans throughout the period. Prime lenders received over half of all loan applications throughout the period, but subprime lenders were active in all market segments. In 2001, the subprime market share was greatest in refinancing loans, with 30 percent of all loan applications, and least in agency-insured loans, with less than 2 percent overall.

Manufactured home lenders were most active in the conventional home purchase market, although their market share declined dramatically over the three-year period.

Loan Purpose	1999			2000			2001		
	Percent Prime	Percent Subprime	Percent Manu. Home	Percent Prime	Percent Subprime	Percent Manu. Home	Percent Prime	Percent Subprime	Percent Manu. Home
Home Purchase	61%	7%	32%	61%	11%	28%	70%	11%	19%
Home Improvement	79%	16%	5%	78%	16%	7%	74%	22%	4%
Refinancing	58%	39%	3%	42%	52%	6%	66%	30%	3%
Totals	63%	17%	20%	59%	20%	21%	69%	20%	11%

Loan Type	1999			2000			2001		
	Percent Prime	Percent Subprime	Percent Manu. Home	Percent Prime	Percent Subprime	Percent Manu. Home	Percent Prime	Percent Subprime	Percent Manu. Home
Conventional	57%	20%	24%	54%	23%	23%	64%	23%	13%
FHA-insured	98%	2%	0%	88%	3%	9%	97%	2%	1%
VA-insured	99%	1%	0%	99%	1%	0%	99%	1%	0%
FmHA-insured	91%	9%	0%	98%	2%	0%	87%	13%	0%
Totals	63%	17%	20%	59%	20%	21%	69%	20%	11%

C. Who Uses Prime and Subprime Lenders?

Use of prime, subprime, and manufactured home lender by race and ethnic group, by gender, and by income group varied dramatically throughout the three-year period.

1. Prime, Subprime, and Manufactured Home Loan Applications, by Race and Ethnicity. Whites and Asian/Pacific Islanders were the major users of prime lenders in 2001. As shown in the chart below, 79 percent of loan applications from whites and 92 percent of applications from Asian/Pacific Islanders went to prime lenders. Blacks were the major users of subprime lenders; Hispanics were the major users of manufactured home lenders. Asian/Pacific Islanders were the least likely to use subprime and manufactured home lenders.

Loan Applications, 2001

	Total Applications	Percent Prime	Percent Subprime	Percent Manu. Home
White	567,999	79%	12%	9%
Black	71,926	60%	30%	10%
Hispanic	184,199	70%	17%	13%
Asian/PI	32,203	92%	7%	1%
Native American	4,364	72%	18%	10%
Other Race	12,596	83%	12%	5%
Not Available	305,489	49%	35%	16%
	1,178,776			

Table A-2 in Appendix A shows the percentage of loan applications to the three lender types by race and ethnicity for all three years. The data show that nearly all groups have dramatically curtailed their usage of manufactured home lenders over the period and increased their usage of prime lenders. Whites, blacks, Hispanics, and Native Americans increased their usage of prime lenders by at least 10 percentage points over the period. Whites and Hispanics slightly increased their usage of subprime lenders; blacks slightly decreased their usage of subprime lenders. (See Table A-2.)

2. Prime, Subprime, and Manufactured Home Loan Applications, by Gender. Males used prime lenders more than females. In 2001, 79 percent of loan applications with a male as a primary applicant went to prime lenders; 66 percent with a female as a primary applicant went to prime lenders. Both males and females increased their usage of prime lenders over the three-year period and sharply curtailed their usage of manufactured home lenders. (See Table A-3 in Appendix A.)

Gender of Primary Applicant	Total Applications	Percent Prime	Percent Subprime	Percent Manu. Home
Male	677,355	79%	13%	8%
Female	244,321	66%	21%	13%
Not Available/ Not Applicable	257,100	46%	37%	17%
	1,178,776			

As shown in Table A-4 in Appendix A, males in all race and ethnic groups used prime lenders more frequently than did females. In nearly all groups, the differential between males and females was about 10 percentage points in 2001.

In relative terms, black females and Hispanic females were major users of subprime and manufactured home lenders. In 2001, 45 percent of loan applications with a black female as the primary applicant were submitted to subprime and manufactured home lenders. (See Table A-4 in Appendix A.) The comparable percentage for Hispanic females was 37 percent; for white females, 30 percent.

D. Approval and Denial Rates of Prime, Subprime, and Manufactured Home Lenders

Overall, prime lenders approved a much larger percentage of all loan applications than did subprime or manufactured home lenders. In 2001, prime lenders received 69 percent of all loan applications, subprime lenders received 20 percent, and manufactured home lenders received 11 percent. Of the total of 744,604 loan applications approved in 2001, prime lenders approved 82 percent of the total, subprime lenders approved 12 percent of the total, and manufactured home lenders approved 6 percent.

Prime lenders also approved a much larger percentage of conventional home purchase loan applications. In 2001, prime lenders received 63 percent of all conventional home purchase applications, subprime lenders received 13 percent, and manufactured home lenders received 24 percent. Of the total approved of 302,153, prime lenders approved 78 percent, subprime lenders approved 9 percent, and manufactured home lenders approved 13 percent.

The chart below shows approval rates of prime, subprime, and manufactured home lenders for all loan applications, conventional home purchase applications, and conventional refinancing applications. Prime lenders had the highest loan application approval rates in all three years. With the exception of 1999, subprime lenders had higher approval rates than manufactured home lenders. Subprime and manufactured home approval rates were below 50 percent in all categories throughout the period. The sole exception was the subprime home purchase approval rate in 1999.

Approvals, All Loan Applications

	Percent Approved		
	1999	2000	2001
Prime Lenders	74%	76%	75%
Subprime Lenders	40%	40%	37%
Manufactured Home Lenders	35%	33%	35%
All Loan Applications, All Lenders	60%	59%	63%

Approvals of Conventional Home Purchase Applications

	Percent Approved		
	1999	2000	2001
Prime Lenders	78%	80%	81%
Subprime Lenders	51%	49%	47%
Manufactured Home Lenders	35%	31%	36%
Conventional Home Purchase Loans, All Lenders	59%	60%	66%

Approvals of Conventional Home Refinancing Applications

	Percent Approved		
	1999	2000	2001
Prime Lenders	71%	66%	71%
Subprime Lenders	34%	32%	30%
Manufactured Home Lenders	41%	31%	25%
Conventional Home Refinancing Loans, All Lenders	54%	46%	56%

The sections and charts below contain information about approval and denial rates by race and ethnicity, gender, and income group. Considerably more detail is available in referenced tables in Appendix A.

1. Approval and Denial Rates for Conventional Home Purchase Loans, by Race and Ethnicity. The summary charts below show approval and denial rates of prime lenders, subprime lenders, and manufactured home lenders for *conventional home purchase loans* by race/ethnicity for each year of the 1999-2001 period.

In 2001, prime lenders approved 82 percent of all conventional home purchase loan applications. Subprime lenders approved only 47 percent, and manufactured home lenders approved only 36 percent. This pattern prevailed across race and ethnic groups. All race and ethnic groups experienced higher loan application approval rates from prime lenders than subprime and manufactured home lenders in both 2000 and 2001. In 1999, only Native Americans had higher approval rates from subprime lenders than from prime lenders.

Whites, who often had the highest loan approval rates after Asian/Pacific Islanders, had high approval rates from prime lenders (85 percent in 2001), but relatively low approval rates from subprime lenders (55 percent) and manufactured home lenders (40 percent). The approval rates of blacks, Hispanics, and Native Americans from *prime lenders* were also consistently higher than their approval rates from *subprime and manufactured home lenders* throughout the period.

PRIME LENDERS						
Conventional Financing						
	Percent Approved			Percent Denied		
	1999	2000	2001	1999	2000	2001
Home Purchases						
White	82%	84%	85%	10%	8%	7%
Black	64%	67%	69%	25%	21%	19%
Hispanic	68%	72%	73%	22%	18%	16%
Asian/PI	79%	80%	80%	10%	9%	8%
Native American	74%	73%	72%	15%	12%	10%
Totals	78%	80%	81%	13%	10%	9%

Note: Approval and denial percentages do not add to 100% because of the “other” category, which is not shown here.

SUBPRIME LENDERS						
Conventional Financing						
	Percent Approved			Percent Denied		
	1999	2000	2001	1999	2000	2001
Home Purchases						
White	57%	55%	55%	22%	29%	29%
Black	52%	45%	43%	26%	31%	34%
Hispanic	52%	49%	47%	24%	34%	36%
Asian/PI	61%	52%	53%	18%	30%	26%
Native American	82%	55%	41%	10%	31%	37%
Totals	51%	49%	47%	24%	30%	32%

Note: Approval and denial percentages do not add to 100% because of the “other” category, which is not shown here.

MANUFACTURED HOME LENDERS						
Conventional Financing						
	Percent Approved			Percent Denied		
	1999	2000	2001	1999	2000	2001
Home Purchases						
White	38%	35%	40%	60%	62%	57%
Black	26%	25%	31%	72%	72%	67%
Hispanic	32%	30%	34%	66%	68%	63%
Asian/PI	43%	38%	39%	52%	60%	58%
Native American	31%	31%	33%	67%	66%	65%
Totals	35%	31%	36%	63%	66%	62%

Note: Approval and denial percentages do not add to 100% because of the “other” category, which is not shown here.

Table A-5 in Appendix A contains detailed data showing loan application numbers and approval and denial rates among race and ethnic groups by loan type (conventional, agency-insured) and loan purpose (home purchase, refinancing, home improvement) for prime, subprime, and manufactured home lenders.

2. Approval and Denial Rates for Conventional Home Purchase Loans, by Gender. The summary chart below shows approval rates of prime lenders, subprime lenders, and manufactured home lenders for *conventional home purchase loans* by gender for each year of the 1999-2001 period. Loan approval rates for males were slightly higher than female approval rates for all lender types for all years.

The overall loan approval rate (shown as “Totals” in the chart below) is roughly 10 percentage points higher for males than for females throughout the period. This difference is much higher than the male-female approval rate differences by lender type, which are only about two-three percentage points. Since females use subprime lenders more than do males, the larger number of female subprime and manufactured home lender loans has a greater impact on the totals than on the individual categories.

Conventional Financing						
	Percent Approved: MALES			Percent Approved: FEMALES		
	1999	2000	2001	1999	2000	2001
Home Purchases						
Prime	79%	81%	82%	75%	79%	80%
Subprime	55%	52%	51%	53%	49%	48%
Manufactured Home	36%	33%	38%	34%	31%	35%
Totals	62%	65%	70%	52%	55%	62%

Table A-6 in Appendix A shows approval and denial rates by gender and lender type for all loans during the 1999-2001 period. Males experienced higher loan application approval rates than females for all lender types. As shown in Table A-7, this pattern held for male and female approval rates across all race and ethnic groups for all lender types.

3. Approval and Denial Rates for Home Purchase and Refinancing Loans, by Race and Ethnicity and Income Group. Loan application approval and denial rates also varied by race and ethnicity within broad income groups. The following chart shows approval and denial rates for *home purchase* loan applications, by race/ethnicity, and lender type, within four income groups for 2001. Both conventional and agency-insured loans are included in the data. The income groups were defined on the basis of quartiles of the applicant income data in the HMDA data for 2001.¹⁵ The Asian/Pacific Islander and Native American groups were excluded from the table below because they had very few loan applications to manufactured home lenders.

Table A-8 in Appendix A contains considerably more detail and includes loan approval and denial data for home purchase and refinancing applications by race and ethnicity within each income group.

Disposition of Home Purchase Loan Applications, 2001						
Applicant Income	Percent Approved			Percent Denied		
	Prime Lenders	Subprime Lenders	Manu. Home Lenders	Prime Lenders	Subprime Lenders	Manu. Home Lenders
More than \$87,000						
White	87%	64%	52%	5%	18%	42%
Black	75%	47%	29%	13%	28%	70%
Hispanic	81%	53%	41%	9%	22%	55%
Totals	86%	60%	49%	6%	20%	46%
\$57,000-\$87,000						
White	87%	59%	47%	6%	22%	49%
Black	75%	48%	37%	13%	27%	58%
Hispanic	80%	54%	41%	10%	24%	55%
Totals	84%	56%	45%	7%	23%	51%
\$37,000-\$56,000						
White	85%	55%	44%	7%	30%	52%
Black	74%	47%	34%	14%	31%	64%
Hispanic	78%	50%	40%	11%	32%	57%
Totals	82%	52%	42%	9%	31%	54%
Less than \$37,000						
White	80%	47%	37%	11%	45%	61%
Black	67%	37%	29%	19%	46%	69%
Hispanic	72%	43%	32%	16%	45%	66%
Totals	75%	44%	34%	14%	45%	64%

E. Prime and Subprime Activity in Substate Areas: Differences Among Counties, Regions, and Metro Areas

1. Counties and Regions. In general, prime lenders' shares of various substate residential loan markets increased from 1999 to 2001, while manufactured home lenders' share declined sharply. There were, however, substantial differences among prime, subprime, and manufactured home shares of the residential loan market in various substate areas. The charts below for 1999 and 2001 show the percent of total loan applications reported by prime, subprime, and manufactured home lenders in metro¹⁶ and nonmetro counties, along with border and coastal counties.¹⁷

Map 1 on the next page identifies Texas metro counties.

The largest difference between prime and subprime shares of the residential loan market was between metro and nonmetro counties. In 1999, 65 percent of loan applications in metro areas were submitted to prime lenders, but in nonmetro counties, only 39 percent of loan applications were submitted to prime lenders. Manufactured home lenders received 44 percent of all loan applications in nonmetro counties in 1999. By 2001, subprime and manufactured home lenders were still major players in the nonmetro markets, but their dominance had declined from 61 percent to 48 percent.

The chart for 2001 shows a sharp decline in the relative importance of manufactured home loan applications and increases in the relative shares of both prime and subprime lenders across all substate areas. In 2001, prime lenders had the largest share of the home loan market in metro counties, with 72 percent of loan applications. They also had over 60 percent of loan applications in both border counties¹⁸ and coastal counties.¹⁹ The market shares of subprime lenders—excluding manufactured home lenders—were greatest in rural counties, with 26 percent of all loan applications, and in border counties, with 27 percent.

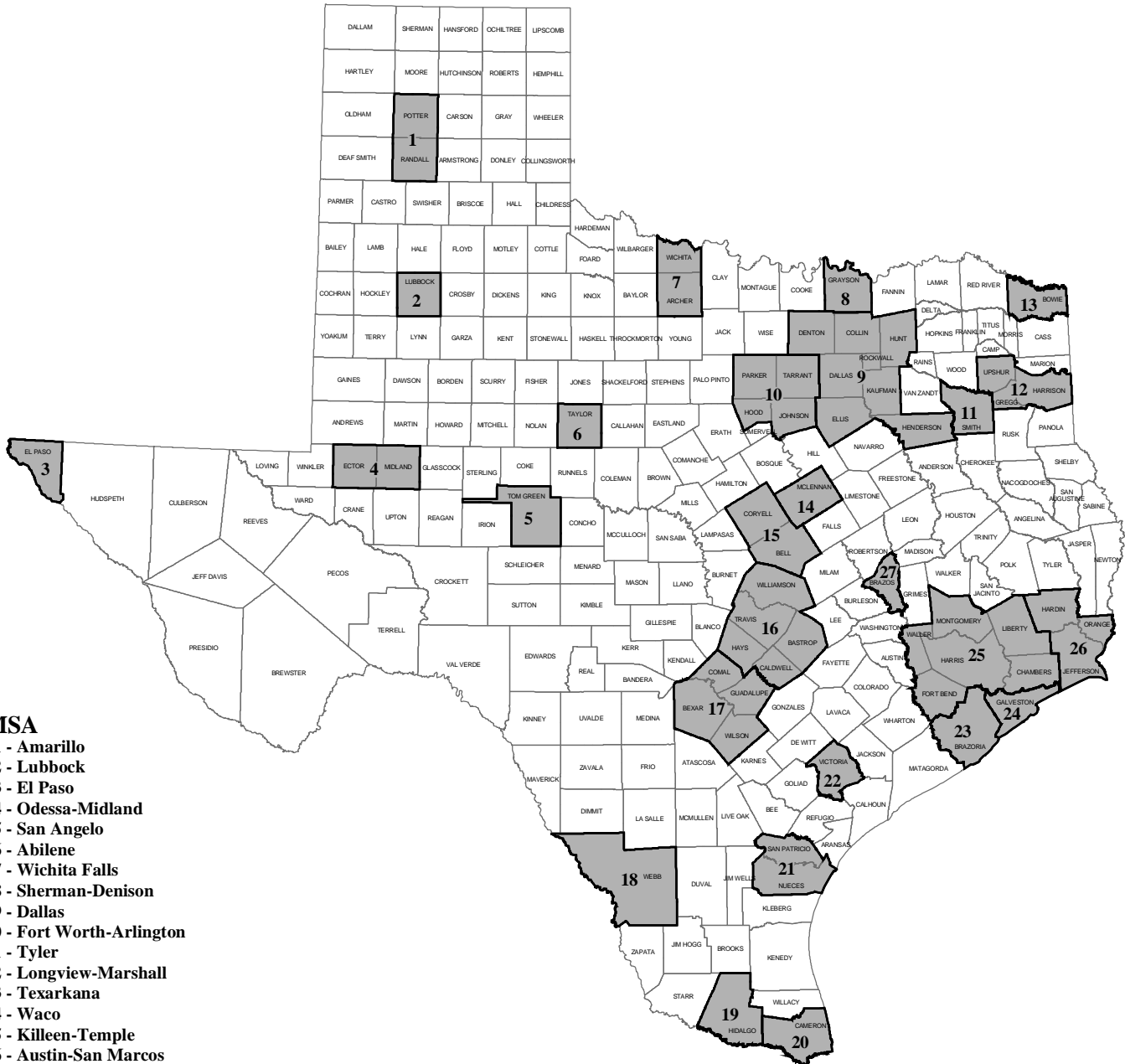
Map 2 shows combined subprime and manufactured home loan applications as a percent of all loan applications by county in 2001.

Map 2 was derived from the data in Table A-9 in Appendix A. This table shows the number of prime, subprime, and manufactured home loan applications in each county in 2001, along with the percentage of each type in the total number of applications.

Maps 3, 4, and 5 on the following pages show the number of prime, subprime, and manufactured home loan applications, respectively, per 10,000 population, by county for 2001.

MAP 1

Metropolitan Statistical Areas (MSA) Texas



MSA

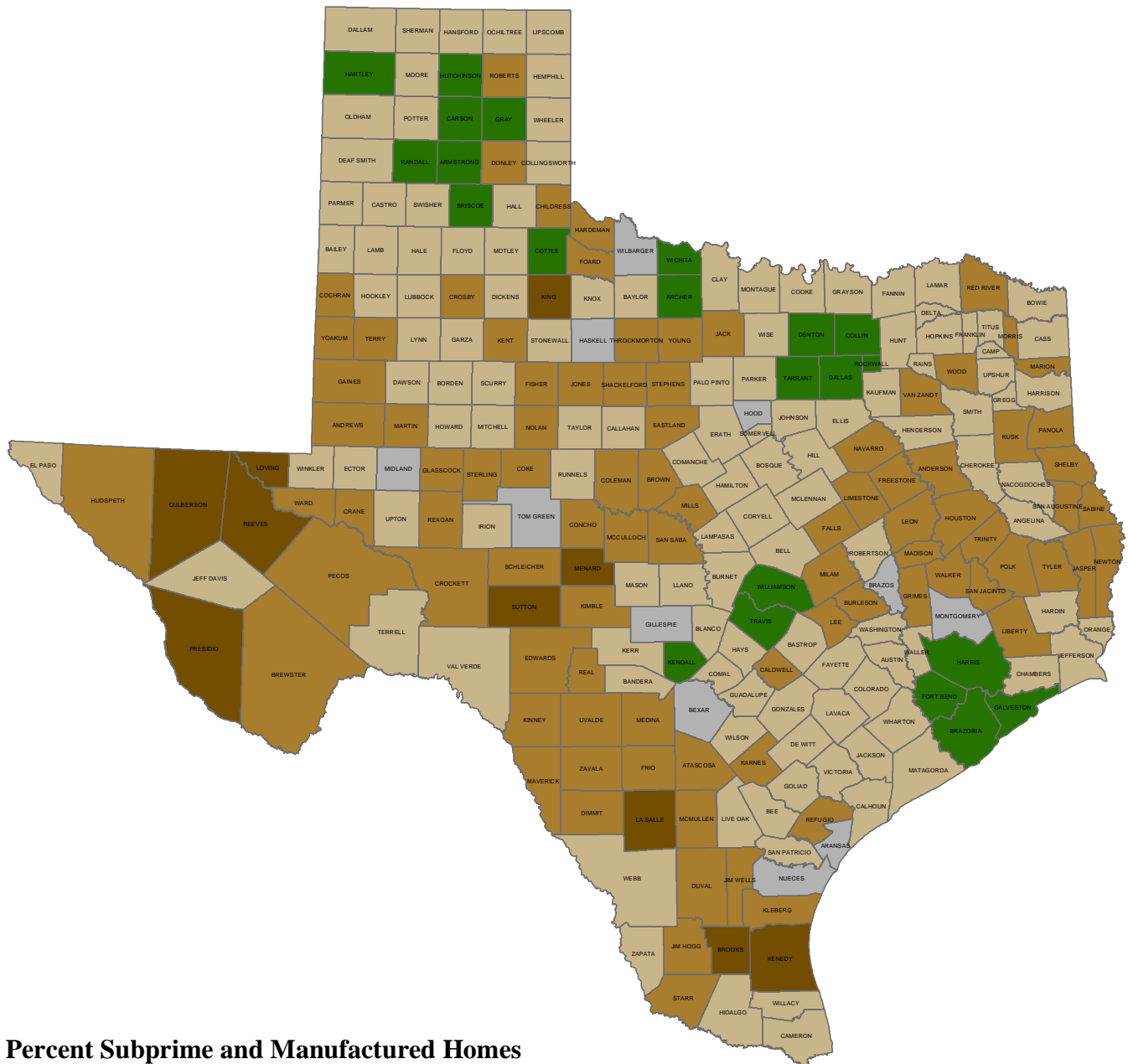
- 1 - Amarillo
- 2 - Lubbock
- 3 - El Paso
- 4 - Odessa-Midland
- 5 - San Angelo
- 6 - Abilene
- 7 - Wichita Falls
- 8 - Sherman-Denison
- 9 - Dallas
- 10 - Fort Worth-Arlington
- 11 - Tyler
- 12 - Longview-Marshall
- 13 - Texarkana
- 14 - Waco
- 15 - Killeen-Temple
- 16 - Austin-San Marcos
- 17 - San Antonio
- 18 - Laredo
- 19 - McAllen-Edinburg-Mission
- 20 - Brownsville-Harlingen-San Benito
- 21 - Corpus Christi
- 22 - Victoria
- 23 - Brazoria
- 24 - Galveston-Texas City
- 25 - Houston
- 26 - Beaumont-Port Arthur
- 27 - Bryan-College Station

Texas Legislative Council
02Apr03
Source: OMB 1999

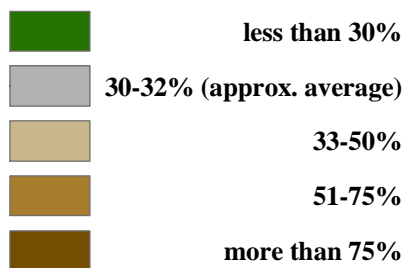
MAP 2

Percent of Loan Applications to Subprime and Manufactured Home Lenders, 2001

(State Average: 31 percent)



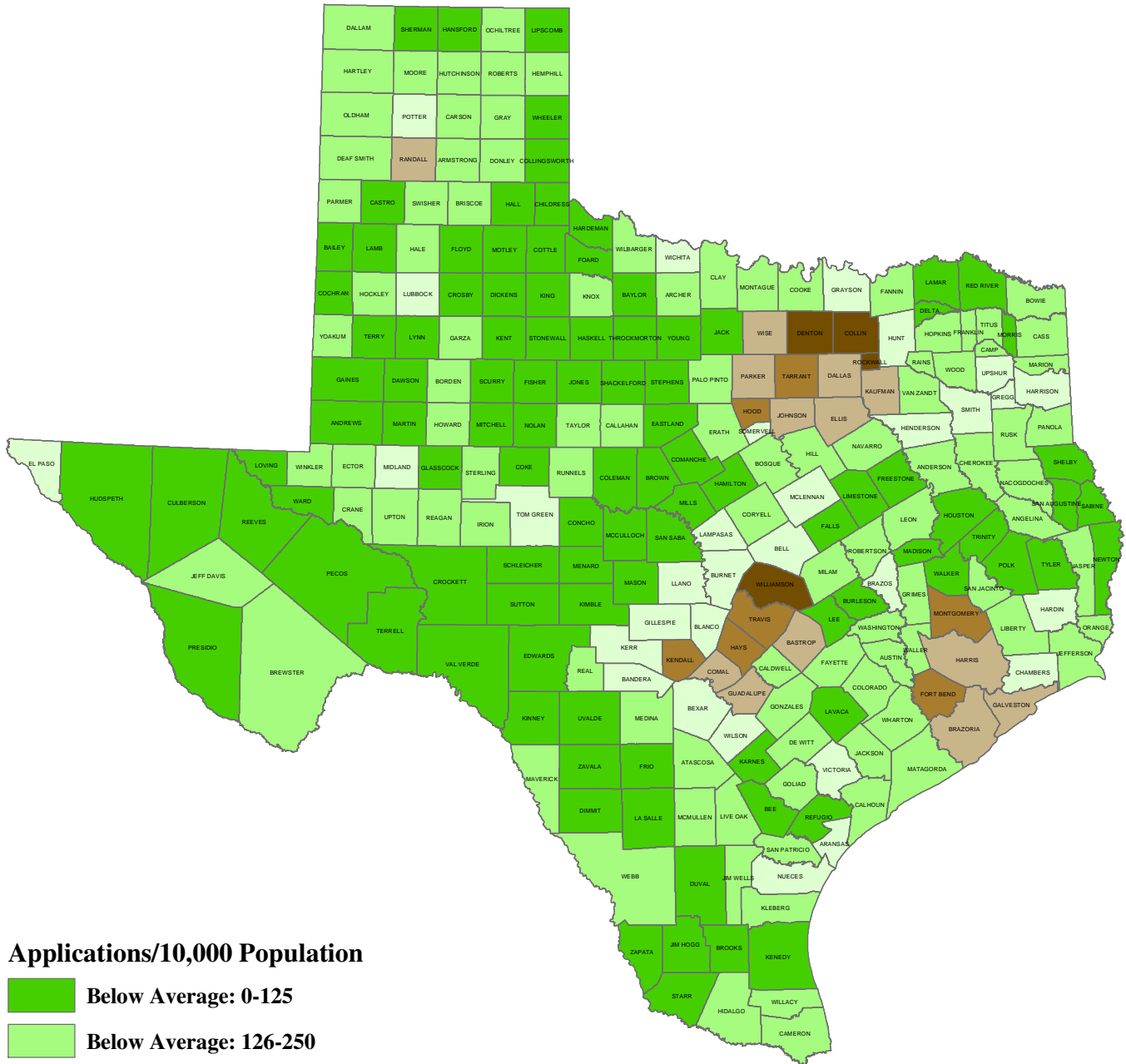
Percent Subprime and Manufactured Homes



Texas Legislative Council
02Apr03
Source: HMDA, HUD, TLC

MAP 3 REVISED

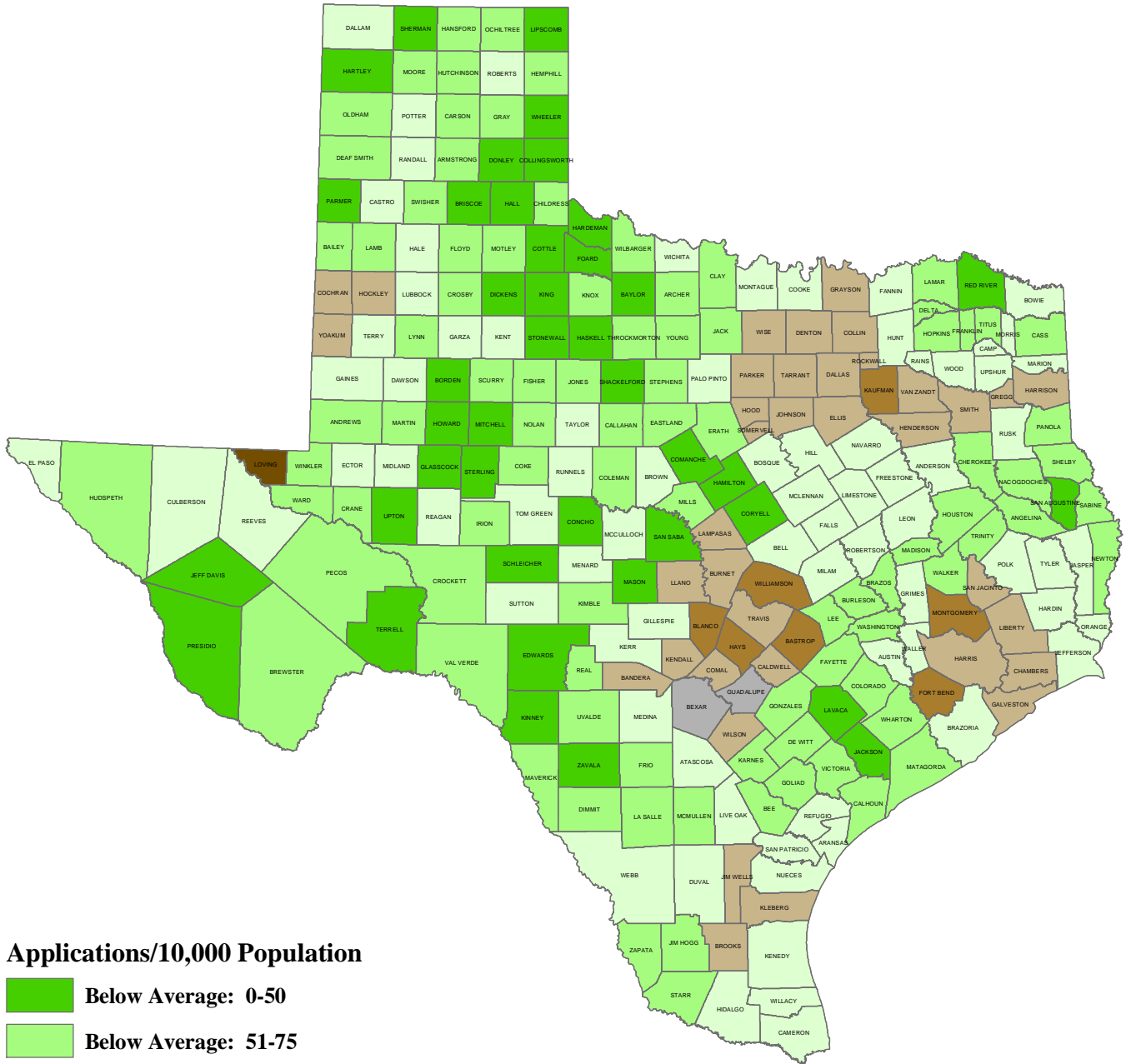
Number of Loan Applications to Prime Lenders per 10,000 Population, 2001



Texas Legislative Council
22Apr03
Source: HMDA, HUD, TLC

MAP 4

Number of Loan Applications to Subprime Lenders per 10,000 Population, 2001



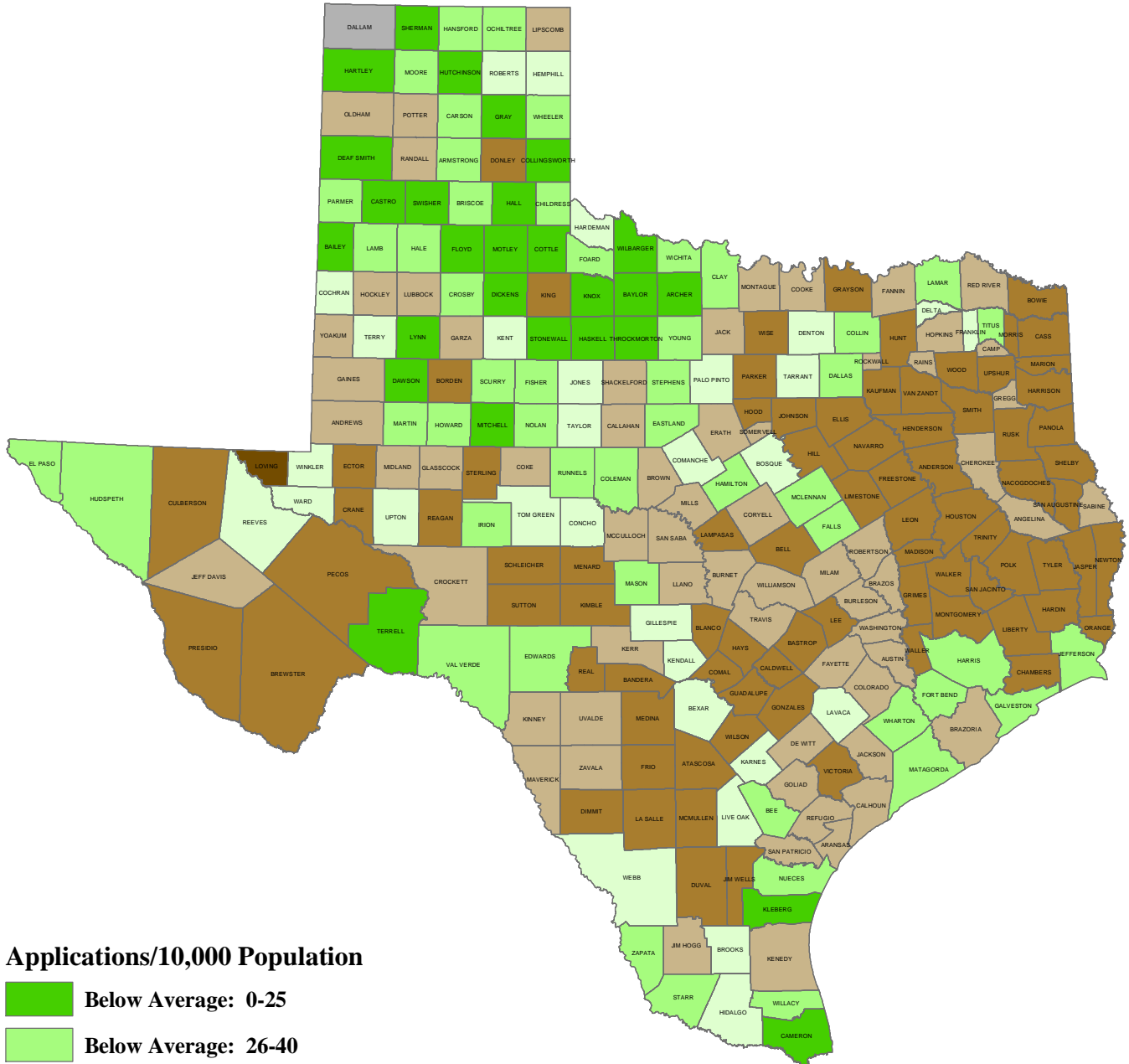
Applications/10,000 Population

- Below Average: 0-50
- Below Average: 51-75
- Below Average: 76-108
- State Average: 109
- Above Average: 110-150
- Above Average: 151-200
- Above Average: 200+

Texas Legislative Council
02Apr03
Source: HMDA, HUD, TLC

MAP 5

Number of Loan Applications to Manufactured Home Lenders per 10,000 Population, 2001



Texas Legislative Council
02Apr03
Source: HMDA, HUD, TLC

1999

Substate Area (number of counties in area)	Total Loan Applications	Percent Prime	Percent Subprime	Percent Manu. Home
Metro Counties (58)	909,003	65%	17%	18%
Nonmetro Counties (196)	107,206	39%	17%	44%
Metro Core Counties (28)	661,952	66%	18%	16%
Metro Suburban Counties (30)	247,051	64%	13%	23%
Nonmetro Counties (196)	107,206	39%	17%	44%
Border Counties (14)	64,295	57%	18%	25%
Coastal Counties (10)	49,391	62%	20%	17%
Rest of State (230)	902,523	63%	17%	20%

2001

Substate Area (number of counties in area)	Total Loan Applications	Percent Prime	Percent Subprime	Percent Manu. Home
Metro Counties (58)	1,061,313	72%	20%	9%
Nonmetro Counties (196)	95,414	52%	26%	22%
Metro Core Counties (28)	759,416	71%	21%	8%
Metro Suburban Counties (30)	301,896	73%	16%	10%
Nonmetro Counties (196)	95,414	52%	26%	22%
Border Counties (14)	66,858	62%	27%	12%
Coastal Counties (10)	54,846	69%	22%	9%
Rest of State (230)	1,035,022	71%	20%	10%

2. Metro Areas. Prime and subprime lenders' overall share of the Texas residential mortgage market also varied markedly by metro area. Table A-10 in Appendix A shows market shares of prime, subprime, and manufactured home lenders in metro areas.

As noted earlier, prime lenders received 69 percent of all loan applications in Texas in 2001. In metro counties, however, prime lenders had a slightly larger share of the market, at 72 percent, although there was substantial variation in prime lenders' market shares by metro area. In 2001, prime lenders had the lowest market shares in the Longview-Marshall (59 percent), McAllen-Edinburg-Mission (59 percent), Texarkana (59 percent), Odessa-Midland (60 percent), and Tyler (60 percent) metro areas. Prime lenders had the greatest market shares in the Dallas (76 percent prime), Fort Worth-Arlington (75 percent prime), and Austin-San Marcos (74 percent prime) metro areas. (See Table A-10.)

Table A-11 shows the approval and denial rates in metro versus nonmetro areas, by lender type and by race and ethnicity. In 2001, loan application approval rates of prime lenders were higher for all race and ethnic groups in metro counties. (See Table A-11.) Prime lender loan approval rates for blacks were 68 percent in metro areas and only 56 percent in nonmetro areas. Comparable percentages for Hispanics were 71 percent in metro areas and 63 percent in nonmetro areas. For whites, the prime lender metro approval percentage was 83 percent, while the nonmetro approval percentage was 78 percent.

Over half (about 191,611) of the 364,380 loan applications submitted to subprime lenders and manufactured home lenders in 2001 came from 10 metro *counties*. (A metro county is not the same as a metro area. See footnote 16.) Within these 10 counties, the total number of subprime applications represented about 26 percent of the total number of loan applications reported in those counties, which was below the state average of 31 percent.

2001 HMDA Data

County	Number of Loan Applications to:			Total Applications in County	Total Subprime As % of Total Applications
	Manu. Home	Other Subprime	Total Subprime		
Harris	11,051	40,023	51,074	187,059	27%
Dallas	6,640	27,865	34,505	126,256	27%
Tarrant	6,393	17,058	23,451	101,288	23%
Bexar	6,711	15,453	22,164	71,692	31%
Travis	5,478	10,867	16,345	64,365	25%
El Paso	2,486	7,233	9,719	27,313	36%
Denton	2,372	6,624	8,996	46,744	19%
Montgomery	3,889	4,886	8,775	27,437	32%
Collin	1,531	6,834	8,365	59,372	14%
Fort Bend	1,288	6,929	8,217	34,412	24%
Totals	47,839	143,772	191,611	745,938	26%
State Totals	130,000	234,380	364,380	1,178,774	31%

V. Loan Activity in Texas, California, Florida, and New York, 1999-2001

In terms of 2000 population, the largest states in the U.S. are California, Texas, New York, and Florida. This section provides a brief comparison of loan approval rates and market share by lender type in Texas and these other three states.

A. Loan Approval and Denial Rates

In terms of overall loan application approval and denial rates, the Texas experience was similar to that of California, Florida, and New York throughout the 1999-2001 period. As shown in the chart below, loan approval rates in Texas were slightly below those in California but slightly above those in Florida and New York.

This loan approval pattern also held for refinancing loans. Approval rates for refinancing loans in Texas were below those in California but above those in Florida and New York. For home purchase loans, however, the Texas pattern diverged from those in the other three states. Home purchase loan approval rates in Texas were well below those in California, Florida, and New York during the period.

In Texas, 86 percent of loan applications were for conventional financing throughout the three-year period. In the three other states, conventional financing had a larger share of the market. With the exception of 1999, the conventional share of loan applications was over 90 percent. In California, 92 percent of loan applications were for conventional financing in 2001; in Florida, 90 percent; and in New York, 94 percent.

All Loan Applications			
	1999	2000	2001
Percent Approved			
Texas	60%	59%	63%
California	64%	62%	67%
Florida	59%	56%	61%
New York	60%	54%	59%
Percent Denied			
Texas	27%	28%	23%
California	20%	22%	17%
Florida	26%	28%	25%
New York	23%	28%	23%
Home Purchase Loan Applications			
	1999	2000	2001
Percent Approved			
Texas	63%	64%	69%
California	73%	73%	76%
Florida	70%	70%	75%
New York	74%	71%	76%
Percent Denied			
Texas	29%	27%	21%
California	14%	15%	13%
Florida	20%	20%	16%
New York	17%	20%	15%

Refinancing Loan Applications

	1999	2000	2001
Percent Approved			
Texas	56%	46%	58%
California	58%	50%	65%
Florida	49%	37%	53%
New York	51%	36%	52%
Percent Denied			
Texas	20%	27%	22%
California	22%	28%	17%
Florida	28%	36%	28%
New York	24%	33%	25%

B. Loan Approval and Denial Rates by Race and Ethnicity

Loan application approval rates by race and ethnicity for Texas, California, Florida, and New York for 2001 are shown in the chart below. Approval rates for whites and Asian/Pacific Islanders in Texas were about the same as those for whites and Asian/Pacific Islanders in the other three states. However, approval rates for blacks, Hispanics, and Native Americans were lower in Texas than in the other three states.

All Loan Applications, 2001

	White	Black	Hispanic	Asian/PI	Native American
Percent Approved					
Texas	75%	55%	61%	77%	59%
California	77%	60%	66%	76%	65%
Florida	75%	57%	69%	73%	64%
New York	75%	59%	65%	77%	62%
Percent Denied					
Texas	16%	30%	28%	12%	22%
California	12%	23%	19%	12%	18%
Florida	16%	31%	21%	17%	23%
New York	15%	25%	21%	14%	25%

C. Prime and Subprime Lender Shares

As noted earlier, the total subprime and manufactured home lender share of loan applications in Texas declined from 37 percent in 1999 to 31 percent in 2001. The other three states also experienced a decline in the total subprime and manufactured home share of the market over the period. In California, the total subprime and manufactured home share declined from 27 to 24 percent; in Florida, from 38 to 30 percent; and in New York, from 38 to 27 percent. Although a general pattern

of decline in the broad subprime and manufactured home lender market characterized all four states during the period, the reasons for the decline were different between Texas and the other three states.

The decline in the total subprime and manufactured home share in Texas was driven entirely by the decline in the market share of manufactured home lenders, which dropped from 20 percent to 11 percent. Since the manufactured home lender share of the market was considerably greater in Texas than in California, Florida, or New York, the sharp decline in manufactured home loan applications had a much greater impact in Texas than in the three other states. The decline in the manufactured home lender share in the three other states did not have nearly as large an impact since this segment of the market was much smaller.

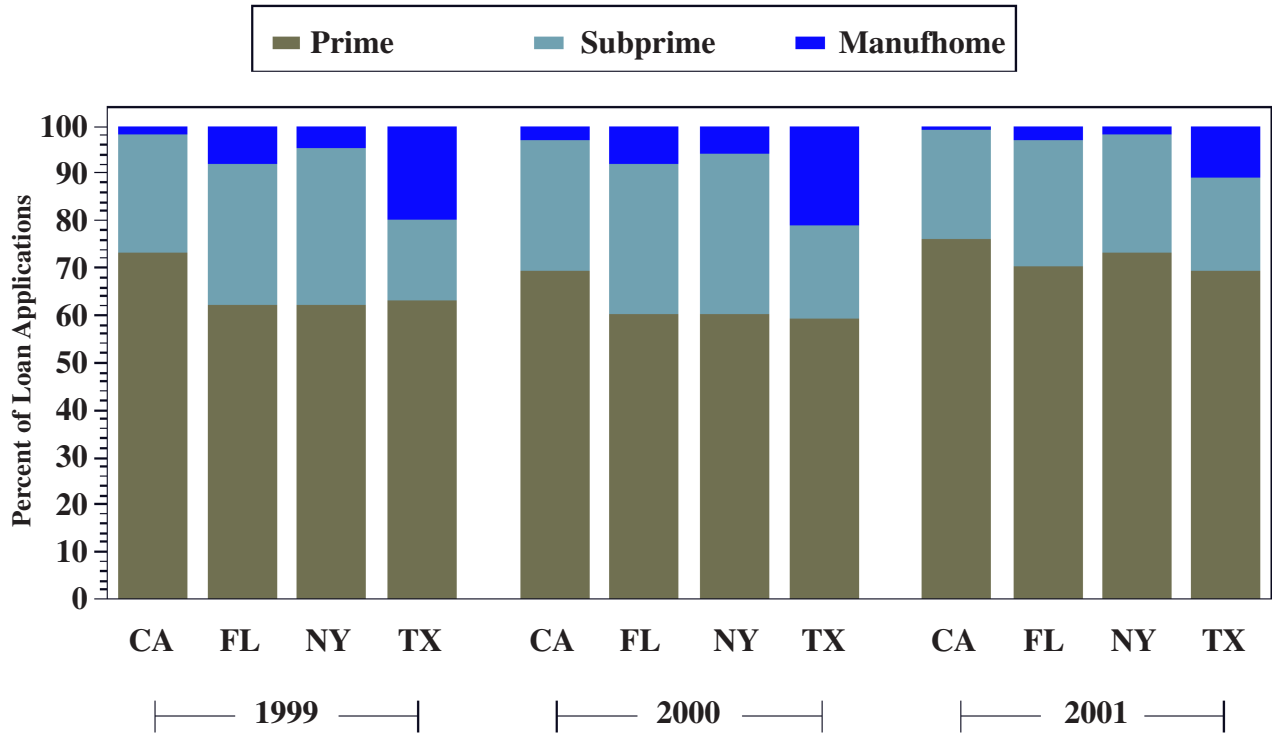
The subprime (excluding manufactured) share of loan applications actually *increased* in Texas, from 17 percent in 1999 to 20 percent in 2000 and 2001. In each of the other three states, the subprime share of loan applications also *increased* from 1999 to 2000, but *declined* from 2000 to 2001, as shown in the chart below.

The graph following the chart illustrates market shares, by lender type, in each of the four states in each year of the 1999-2001 period.

**Market Shares, by Lender Type
All Loan Applications**

	1999	2000	2001
Percent Prime			
Texas	63%	59%	69%
California	73%	69%	76%
Florida	62%	60%	70%
New York	63%	60%	73%
Percent Subprime			
Texas	17%	20%	20%
California	25%	29%	23%
Florida	30%	32%	27%
New York	33%	34%	25%
Percent Manufactured Home			
Texas	20%	21%	11%
California	2%	3%	1%
Florida	8%	8%	3%
New York	5%	6%	3%
Total, Subprime & Manu. Home			
Texas	37%	41%	31%
California	27%	32%	24%
Florida	38%	40%	30%
New York	38%	40%	27%

Prime, Subprime, and Manufactured Home Lender Shares of Total Loan Applications in California, Florida, New York and Texas, 1999-2001



Endnotes

¹ The FFIEC is a federal interagency body that prescribes uniform principles, standards, and report forms for the federal examination of financial institutions by the Federal Reserve System, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Office of the Comptroller of the Currency, and the Office of Thrift Supervision. The FFIEC is also empowered to make recommendations to promote uniformity in the supervision of financial institutions. More information about the FFIEC is available on its website at <http://www.ffiec.gov/>.

² Agency-insured loans are loans insured by one of three government agencies: the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Farmers Home Administration (FmHA). The FmHA has been replaced by the Farm Service Agency and the Rural Housing Service.

³ Other information is also reported for each loan application, such as the name of the reporting institution, the regulatory agency, and whether a loan was purchased. Readers interested in greater detail should consult the FFIEC publication “A Guide to HMDA Reporting: Getting It Right!” which is available on the Internet at <http://www.ffiec.gov/hmda/guide.htm>.

⁴ An institution that purchases a loan must report the loan as a purchased loan under action taken. Purchased loans are excluded from all data in this report.

⁵ HMDA regulations specifically exclude several kinds of residential loans. Loans secured by residential property for nonresidential purposes, such as vacations, college tuition, or business purposes, are not reported. In addition, loans on unimproved land and temporary financing loans, such as construction loans, are not reported.

⁶ This publication is available on the FFIEC website at <http://www.ffiec.gov/hmda/guide.htm>.

⁷ FFIEC, “A Guide to HMDA Reporting: Getting It Right!” p. D-2. Available on the Internet at <http://www.ffiec.gov/hmda/guide.htm>.

⁸ These averages were calculated without excluding any data with edit flags. Exclusion of data with edit flags does not change any average significantly.

⁹ These lists are available on the HUD website at <http://www.huduser.org/datasets/manu.html>.

¹⁰ “HUD Subprime and Manufactured Home Lender List, II. Methodology, Caveats.” Available on the Internet at <http://www.huduser.org/datasets/manu.html>.

¹¹ “HUD Subprime and Manufactured Home Lender List, II. Methodology.” Available on the Internet at <http://www.huduser.org/datasets/manu.html>.

¹² For example, Chase Manhattan Bank USA was added to the subprime lists for 2000 and 2001 because of its acquisition of Advanta, a subprime lender.

¹³ This derivation was based on public data available in the 2001 HMDA data for Texas.

¹⁴ The remaining seven were Centex, Bombardier, Citifinancial, Chase Manhattan, Oakwood, Sebring, and CIT Group. This derivation was based on public data available in the 2001 HMDA data for Texas.

¹⁵ Loan applications with applicant incomes less than or equal to \$9,000 or more than or equal to \$1 million were eliminated from the data before defining the quartiles. This was done in accordance with recommended HMDA edit checks. No other data were eliminated from any other tables due to HMDA edit flags.

¹⁶ Metropolitan statistical areas (MSAs) are defined by the federal Office of Management and Budget. MSAs are large population centers and surrounding communities that are linked economically to the centers. Outside of New England, MSAs are made up of counties. The term metropolitan county, or metro county, refers to a county that is a component of an MSA. Texas has 27 MSAs, which together contain 58 metro counties. All other counties are defined to be nonmetro counties.

¹⁷ Aggregations of loan applications by substate areas, such as metro areas and counties, are derived from codes pertaining to the location of the property to which a loan related. There are exceptions. Home purchase loans secured by a dwelling other than the one being purchased are treated differently. In these cases, the location codes are reported for the property in which a security interest is being taken.

¹⁸ There are various definitions of “border county.” The 14 border counties defined for this study are Brewster, Cameron, El Paso, Hidalgo, Hudspeth, Jeff Davis, Kinney, Maverick, Presidio, Starr, Terrell, Val Verde, Webb, and Zapata. These were selected solely on the basis of their adjacency to the Mexican border.

¹⁹ The 10 coastal counties defined for the purposes of this study are Aransas, Brazoria, Calhoun, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, and Willacy. These counties are adjacent to the Gulf of Mexico. Cameron County is grouped with the border counties.

Appendix A. Data Tables

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Appendix B. HUD Subprime and Manufactured Home Lenders

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TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Home Purchase	Application Approved	White	194,711	63.7	190,031	67.1	183,836	73.5
		Black	15,409	44.3	15,654	46.2	13,858	51.2
		Hispanic	42,809	46.9	44,898	50.5	42,987	57.0
		Asian/PI	11,142	76.6	13,049	77.0	14,021	77.9
		Native American	1,858	61.1	1,545	53.1	1,141	58.6
		TOTAL	265,929	59.2	265,177	62.3	255,843	68.7
		Application Denied	APPLICANT RACE					
	White		90,850	29.7	72,099	25.5	46,522	18.6
	Black		16,113	46.3	14,094	41.6	9,651	35.7
	Hispanic		42,178	46.2	36,902	41.5	25,364	33.6
	Asian/PI		1,726	11.9	1,945	11.5	1,810	10.1
	Native American		970	31.9	1,083	37.2	500	25.7
	TOTAL		151,837	33.8	126,123	29.6	83,847	22.5
	Other	APPLICANT RACE						
		White	20,184	6.6	21,021	7.4	19,688	7.9
		Black	3,284	9.4	4,112	12.1	3,562	13.2
		Hispanic	6,254	6.9	7,114	8.0	7,119	9.4
		Asian/PI	1,673	11.5	1,952	11.5	2,171	12.1
		Native American	215	7.1	281	9.7	305	15.7
		TOTAL	31,610	7.0	34,480	8.1	32,845	8.8

(Continued)

TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Refinancing	Application Approved	White	78,619	62.9	43,644	56.2	142,033	72.7
		Black	7,442	37.8	5,951	35.9	9,965	44.6
		Hispanic	17,282	48.3	13,849	46.4	29,546	57.4
		Asian/PI	2,437	56.5	1,309	52.8	8,435	75.8
		Native American	544	50.7	336	39.7	794	54.5
		TOTAL	106,324	57.2	65,089	51.1	190,773	67.7
		Application Denied	APPLICANT RACE					
	White		20,915	16.7	15,715	20.2	30,134	15.4
	Black		5,136	26.1	4,376	26.4	7,492	33.6
	Hispanic		8,478	23.7	8,029	26.9	15,127	29.4
	Asian/PI		890	20.6	558	22.5	1,541	13.9
	Native American		206	19.2	175	20.7	327	22.4
	TOTAL		35,625	19.2	28,853	22.6	54,621	19.4
	Other	APPLICANT RACE						
		White	25,401	20.3	18,308	23.6	23,275	11.9
		Black	7,093	36.1	6,264	37.8	4,865	21.8
		Hispanic	10,047	28.1	7,940	26.6	6,776	13.2
		Asian/PI	984	22.8	611	24.7	1,147	10.3
		Native American	324	30.2	336	39.7	336	23.1
		TOTAL	43,849	23.6	33,459	26.3	36,399	12.9

(Continued)

TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Home improvement	Application Approved	White	39,148	68.1	33,636	71.9	29,588	70.0
		Black	3,794	43.5	3,472	48.0	2,156	43.6
		Hispanic	11,916	50.0	10,934	52.1	8,499	49.9
		Asian/PI	735	58.6	601	63.9	606	61.4
		Native American	257	58.4	234	61.7	168	59.6
		TOTAL	55,850	60.9	48,877	64.1	41,017	62.6
	Application Denied	APPLICANT RACE						
		White	16,024	27.9	11,556	24.7	11,182	26.5
		Black	4,559	52.3	3,531	48.8	2,645	53.5
		Hispanic	10,869	45.6	9,396	44.8	7,890	46.3
		Asian/PI	414	33.0	301	32.0	339	34.3
		Native American	147	33.4	128	33.8	100	35.5
	TOTAL	32,013	34.9	24,912	32.6	22,156	33.8	
	Other	APPLICANT RACE						
		White	2,332	4.1	1,566	3.3	1,472	3.5
		Black	371	4.3	229	3.2	141	2.9
		Hispanic	1,029	4.3	665	3.2	658	3.9
		Asian/PI	105	8.4	39	4.1	42	4.3
		Native American	36	8.2	17	4.5	14	5.0
	TOTAL	3,873	4.2	2,516	3.3	2,327	3.6	
	TOTAL			726,910	100.0	629,486	100.0	719,828	100.0

TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Home Purchase	Application Approved	White	49,246	83.5	48,165	81.0	49,097	85.1
		Black	9,339	74.6	10,366	74.1	9,670	75.8
		Hispanic	23,745	78.3	25,548	77.4	26,629	79.5
		Asian/PI	1,307	79.4	1,217	79.2	1,292	80.2
		Native American	437	73.3	403	74.6	346	69.6
		TOTAL	84,074	80.8	85,699	79.0	87,034	82.0
	Application Denied	APPLICANT RACE						
		White	4,014	6.8	5,345	9.0	3,161	5.5
		Black	1,647	13.2	1,948	13.9	1,495	11.7
		Hispanic	3,119	10.3	3,966	12.0	2,979	8.9
		Asian/PI	137	8.3	111	7.2	87	5.4
		Native American	48	8.1	54	10.0	37	7.4
	TOTAL	8,965	8.6	11,424	10.5	7,759	7.3	
	Other	APPLICANT RACE						
		White	5,724	9.7	5,976	10.0	5,461	9.5
		Black	1,532	12.2	1,670	11.9	1,588	12.5
		Hispanic	3,462	11.4	3,485	10.6	3,908	11.7
		Asian/PI	202	12.3	209	13.6	232	14.4
Native American		111	18.6	83	15.4	114	22.9	
TOTAL	11,031	10.6	11,423	10.5	11,303	10.7		

(Continued)

TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Refinancing	Application Approved	White	11,782	75.3	1,550	76.3	18,583	83.3
		Black	2,111	69.5	371	73.2	3,776	78.7
		Hispanic	3,015	70.6	560	70.5	5,214	79.0
		Asian/PI	217	68.7	20	64.5	368	77.3
		Native American	110	59.1	15	75.0	135	75.4
		TOTAL	17,235	73.5	2,516	74.3	28,076	81.7
		Application Denied	APPLICANT RACE					
	White		875	5.6	184	9.1	1,018	4.6
	Black		227	7.5	61	12.0	367	7.6
	Hispanic		288	6.7	97	12.2	444	6.7
	Asian/PI		22	7.0	4	12.9	34	7.1
	Native American		19	10.2	1	5.0	8	4.5
	TOTAL		1,431	6.1	347	10.3	1,871	5.4
	Other	APPLICANT RACE						
		White	2,988	19.1	298	14.7	2,702	12.1
		Black	701	23.1	75	14.8	658	13.7
		Hispanic	965	22.6	137	17.3	943	14.3
		Asian/PI	77	24.4	7	22.6	74	15.5
		Native American	57	30.6	4	20.0	36	20.1
		TOTAL	4,788	20.4	521	15.4	4,413	12.8

(Continued)

TABLE A-1
Loan Application Approvals and Denials, by Loan Type,
Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Home improvement	Application Approved	White	915	64.8	352	79.5	222	89.9
		Black	160	35.2	36	54.5	23	62.2
		Hispanic	350	42.6	125	72.3	99	85.3
		Asian/PI	18	72.0	5	83.3	4	100.0
		Native American	7	46.7	4	100.0	3	100.0
		TOTAL	1,450	53.1	522	75.4	351	86.2
	Application Denied	APPLICANT RACE						
		White	473	33.5	79	17.8	20	8.1
		Black	288	63.3	28	42.4	12	32.4
		Hispanic	444	54.0	46	26.6	14	12.1
		Asian/PI	7	28.0	1	16.7	.	.
		Native American	7	46.7	.	.	.	.
	TOTAL	1,219	44.7	154	22.3	46	11.3	
	Other	APPLICANT RACE						
		White	24	1.7	12	2.7	5	2.0
		Black	7	1.5	2	3.0	2	5.4
		Hispanic	28	3.4	2	1.2	3	2.6
		Native American	1	6.7	.	.	.	.
TOTAL		60	2.2	16	2.3	10	2.5	
TOTAL			130,253	100.0	112,622	100.0	140,863	100.0

TABLE A-2
Loan Applications, by Race/Ethnicity and Lender Type

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
White	Prime lender	383,826	68.0	313,586	66.8	450,716	79.4
	Subprime lender	59,382	10.5	67,077	14.3	68,624	12.1
	Manufactured home lender	121,017	21.4	88,874	18.9	48,659	8.6
	TOTAL	564,225	100.0	469,537	100.0	567,999	100.0
Black	LENDER TYPE						
	Prime lender	39,605	50.0	35,049	48.5	43,319	60.2
	Subprime lender	23,767	30.0	24,306	33.6	21,486	29.9
	Manufactured home lender	15,841	20.0	12,885	17.8	7,121	9.9
	TOTAL	79,213	100.0	72,240	100.0	71,926	100.0
Hispanic	LENDER TYPE						
	Prime lender	105,330	56.5	98,259	56.6	128,947	70.0
	Subprime lender	30,544	16.4	34,327	19.8	31,467	17.1
	Manufactured home lender	50,404	27.1	41,107	23.7	23,785	12.9
	TOTAL	186,278	100.0	173,693	100.0	184,199	100.0
Asian/PI	LENDER TYPE						
	Prime lender	19,253	87.1	19,451	88.7	29,492	91.6
	Subprime lender	2,230	10.1	1,985	9.0	2,371	7.4
	Manufactured home lender	610	2.8	503	2.3	340	1.1
	TOTAL	22,093	100.0	21,939	100.0	32,203	100.0
Native American	LENDER TYPE						
	Prime lender	2,870	53.6	2,382	50.7	3,139	71.9
	Subprime lender	1,401	26.2	1,051	22.4	806	18.5

(Continued)

TABLE A-2
Loan Applications, by Race/Ethnicity and Lender Type

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
Native American	Manufactured home lender	1,083	20.2	1,266	26.9	419	9.6
	TOTAL	5,354	100.0	4,699	100.0	4,364	100.0

TABLE A-3
Loan Applications, by Gender and Lender Type

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT GENDER:	LENDER TYPE						
Male	Prime lender	445,807	67.2	374,210	65.9	533,528	78.8
	Subprime lender	90,659	13.7	95,704	16.8	88,602	13.1
	Manufactured home lender	126,485	19.1	98,103	17.3	55,225	8.2
	TOTAL	662,951	100.0	568,017	100.0	677,355	100.0
Female	LENDER TYPE						
	Prime lender	128,554	54.5	117,533	53.9	161,090	65.9
	Subprime lender	38,982	16.5	43,427	19.9	51,173	20.9
	Manufactured home lender	68,318	29.0	57,107	26.2	32,058	13.1
	TOTAL	235,854	100.0	218,067	100.0	244,321	100.0
TOTAL		898,805	100.0	786,084	100.0	921,676	100.0

TABLE A-4
Loan Applications, by Gender, Race/Ethnicity
and Lender Type

APPLICANT GENDER: Male		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
White	Prime lender	302,537	71.4	243,203	70.2	352,041	82.5
	Subprime lender	43,146	10.2	47,517	13.7	44,289	10.4
	Manufactured home lender	78,084	18.4	55,825	16.1	30,559	7.2
	TOTAL	423,767	100.0	346,545	100.0	426,889	100.0
Black	LENDER TYPE						
	Prime lender	24,678	53.9	21,039	51.0	26,568	64.0
	Subprime lender	13,446	29.4	13,915	33.7	11,421	27.5
	Manufactured home lender	7,632	16.7	6,307	15.3	3,538	8.5
	TOTAL	45,756	100.0	41,261	100.0	41,527	100.0
Hispanic	LENDER TYPE						
	Prime lender	81,728	58.9	75,133	59.1	98,749	72.7
	Subprime lender	22,314	16.1	24,622	19.4	20,936	15.4
	Manufactured home lender	34,793	25.1	27,405	21.6	16,071	11.8
	TOTAL	138,835	100.0	127,160	100.0	135,756	100.0
Asian/PI	LENDER TYPE						
	Prime lender	15,008	89.3	14,868	90.0	22,615	93.1
	Subprime lender	1,427	8.5	1,372	8.3	1,482	6.1
	Manufactured home lender	362	2.2	289	1.7	192	0.8
	TOTAL	16,797	100.0	16,529	100.0	24,289	100.0
Native American	LENDER TYPE						
	Prime lender	2,127	55.4	1,647	53.2	2,369	76.4
	Subprime lender	1,073	27.9	710	22.9	484	15.6

TABLE A-4
Loan Applications, by Gender, Race/Ethnicity
and Lender Type

APPLICANT GENDER: Male		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
Native American	Manufactured home lender	639	16.6	737	23.8	246	7.9
	TOTAL	3,839	100.0	3,094	100.0	3,099	100.0
TOTAL		628,994	100.0	534,589	100.0	631,560	100.0

TABLE A-4
Loan Applications, by Gender, Race/Ethnicity
and Lender Type

APPLICANT GENDER: Female		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
White	Prime lender	80,432	58.1	69,945	57.7	98,090	70.1
	Subprime lender	15,988	11.6	19,340	16.0	24,122	17.2
	Manufactured home lender	41,980	30.3	31,962	26.4	17,766	12.7
	TOTAL	138,400	100.0	121,247	100.0	139,978	100.0
Black	LENDER TYPE						
	Prime lender	14,749	44.9	13,951	45.6	16,648	55.3
	Subprime lender	10,027	30.5	10,229	33.4	9,923	33.0
	Manufactured home lender	8,048	24.5	6,417	21.0	3,536	11.7
	TOTAL	32,824	100.0	30,597	100.0	30,107	100.0
Hispanic	LENDER TYPE						
	Prime lender	23,399	50.2	23,016	50.1	29,941	62.6
	Subprime lender	8,088	17.3	9,608	20.9	10,409	21.8
	Manufactured home lender	15,143	32.5	13,272	28.9	7,507	15.7
	TOTAL	46,630	100.0	45,896	100.0	47,857	100.0
Asian/PI	LENDER TYPE						
	Prime lender	4,199	81.6	4,534	85.1	6,800	87.1
	Subprime lender	706	13.7	602	11.3	873	11.2
	Manufactured home lender	238	4.6	193	3.6	133	1.7
	TOTAL	5,143	100.0	5,329	100.0	7,806	100.0
Native American	LENDER TYPE						
	Prime lender	719	49.1	711	46.7	762	61.5
	Subprime lender	313	21.4	329	21.6	309	24.9

TABLE A-4
Loan Applications, by Gender, Race/Ethnicity
and Lender Type

APPLICANT GENDER: Female		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE						
Native American	Manufactured home lender	433	29.6	481	31.6	168	13.6
	TOTAL	1,465	100.0	1,521	100.0	1,239	100.0
TOTAL		224,462	100.0	204,590	100.0	226,987	100.0

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Home Purchase	Application Approved	White	142,434	81.8	145,665	84.2	150,303	85.1
			Black	7,621	63.5	8,309	66.7	8,241	68.5
			Hispanic	23,227	68.4	27,281	72.0	29,582	72.8
			Asian/PI	10,383	79.1	12,371	79.7	13,291	80.3
			Native American	874	74.2	908	73.2	878	71.8
			TOTAL	184,539	78.7	194,534	81.0	202,295	81.9
			Application Denied	APPLICANT RACE					
		White		17,775	10.2	13,509	7.8	12,213	6.9
		Black		2,981	24.9	2,660	21.3	2,233	18.6
		Hispanic		7,408	21.8	6,827	18.0	6,499	16.0
		Asian/PI		1,268	9.7	1,384	8.9	1,335	8.1
		Native American		174	14.8	154	12.4	119	9.7
		TOTAL		29,606	12.6	24,534	10.2	22,399	9.1
		Other	APPLICANT RACE						
	White		13,989	8.0	13,863	8.0	14,057	8.0	
	Black		1,392	11.6	1,492	12.0	1,557	12.9	
	Hispanic		3,325	9.8	3,774	10.0	4,569	11.2	
	Asian/PI		1,478	11.3	1,759	11.3	1,916	11.6	
	Native American		130	11.0	178	14.4	225	18.4	
	TOTAL		20,314	8.7	21,066	8.8	22,324	9.0	

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Refinancing	Application Approved	White	66,047	76.1	32,466	73.0	126,564	81.8
			Black	3,374	55.0	2,391	56.6	6,063	62.5
			Hispanic	11,217	64.5	8,270	62.7	22,652	68.2
			Asian/PI	2,143	68.5	1,060	66.8	8,022	80.6
			Native American	397	70.0	216	64.7	647	66.1
			TOTAL	83,178	73.0	44,403	69.6	163,948	78.6
			Application Denied	APPLICANT RACE					
		White	13,969	16.1	8,882	20.0	16,884	10.9	
		Black	2,301	37.5	1,570	37.2	2,747	28.3	
		Hispanic	4,927	28.3	4,129	31.3	8,416	25.3	
		Asian/PI	646	20.7	404	25.4	1,193	12.0	
		Native American	112	19.8	87	26.0	175	17.9	
		TOTAL	21,955	19.3	15,072	23.6	29,415	14.1	
		Other	APPLICANT RACE						
	White	6,757	7.8	3,105	7.0	11,218	7.3		
	Black	464	7.6	263	6.2	896	9.2		
	Hispanic	1,240	7.1	783	5.9	2,151	6.5		
	Asian/PI	339	10.8	124	7.8	741	7.4		
	Native American	58	10.2	31	9.3	157	16.0		
	TOTAL	8,858	7.8	4,306	6.8	15,163	7.3		

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Home improvement	Applica-tion Approved	White	34,494	72.4	30,067	74.0	28,655	70.5
			Black	2,566	45.3	2,375	47.7	1,861	42.7
			Hispanic	10,073	52.6	8,804	53.4	7,870	49.8
			Asian/PI	659	63.7	533	64.7	575	62.0
			Native American	212	62.9	190	61.5	164	60.1
			TOTAL	48,004	65.0	41,969	66.4	39,125	63.1
			Applica-tion Denied	APPLICANT RACE					
		White	11,367	23.8	9,334	23.0	10,693	26.3	
		Black	2,933	51.8	2,523	50.6	2,409	55.2	
		Hispanic	8,375	43.7	7,250	44.0	7,439	47.1	
		Asian/PI	323	31.2	262	31.8	323	34.8	
		Native American	104	30.9	109	35.3	96	35.2	
		TOTAL	23,102	31.3	19,478	30.8	20,960	33.8	
		Other	APPLICANT RACE						
	White	1,808	3.8	1,239	3.0	1,294	3.2		
	Black	163	2.9	85	1.7	91	2.1		
	Hispanic	718	3.7	433	2.6	494	3.1		
	Asian/PI	52	5.0	29	3.5	30	3.2		
	Native American	21	6.2	10	3.2	13	4.8		
	TOTAL	2,762	3.7	1,796	2.8	1,922	3.1		

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR						
				1999		2000		2001		
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE							
Subprime lender	Home Purchase	Application Approved	White	8,667	56.5	15,913	55.0	14,852	54.8	
			Black	3,837	52.3	4,457	45.2	3,521	43.1	
			Hispanic	3,883	52.0	6,340	48.9	5,394	46.6	
			Asian/PI	505	61.3	514	51.6	606	52.9	
			Native American	648	81.6	264	54.9	129	41.0	
			TOTAL	17,540	55.2	27,488	51.6	24,502	50.7	
		Application Denied	APPLICANT RACE							
			White	3,345	21.8	8,359	28.9	7,977	29.5	
			Black	1,919	26.2	3,099	31.5	2,797	34.2	
			Hispanic	1,815	24.3	4,380	33.8	4,218	36.5	
			Asian/PI	150	18.2	301	30.2	292	25.5	
			Native American	79	9.9	148	30.8	115	36.5	
	TOTAL	7,308	23.0	16,287	30.6	15,399	31.9			
	Other	APPLICANT RACE								
		White	3,323	21.7	4,667	16.1	4,257	15.7		
		Black	1,577	21.5	2,294	23.3	1,854	22.7		
		Hispanic	1,768	23.7	2,247	17.3	1,959	16.9		
		Asian/PI	169	20.5	182	18.3	247	21.6		
		Native American	67	8.4	69	14.3	71	22.5		
		TOTAL	6,904	21.7	9,459	17.8	8,388	17.4		

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Refinancing	Application Approved	White	12,013	32.3	11,063	33.6	14,973	37.7
			Black	4,057	30.1	3,554	28.8	3,876	30.9
			Hispanic	6,002	32.8	5,567	33.6	6,825	37.8
			Asian/PI	293	24.8	249	28.0	412	35.4
			Native American	143	28.5	120	23.4	145	30.7
			TOTAL	22,508	31.9	20,553	32.5	26,231	36.5
		Application Denied	APPLICANT RACE						
			White	6,539	17.6	6,628	20.2	12,681	31.9
			Black	2,800	20.8	2,793	22.6	4,708	37.5
			Hispanic	3,484	19.1	3,872	23.3	6,599	36.6
			Asian/PI	244	20.6	154	17.3	346	29.7
			Native American	93	18.5	87	17.0	149	31.5
		TOTAL	13,160	18.6	13,534	21.4	24,483	34.0	
		Other	APPLICANT RACE						
			White	18,631	50.1	15,196	46.2	12,038	30.3
			Black	6,626	49.1	6,000	48.6	3,969	31.6
			Hispanic	8,797	48.1	7,149	43.1	4,616	25.6
			Asian/PI	645	54.6	487	54.7	406	34.9
			Native American	266	53.0	305	59.6	179	37.8
		TOTAL	34,965	49.5	29,137	46.1	21,208	29.5	

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Home improvement	Application Approved	White	3,115	51.0	2,783	59.9	460	54.5
			Black	1,134	41.1	997	50.9	226	53.1
			Hispanic	1,682	39.9	1,974	47.4	525	51.3
			Asian/PI	67	33.7	52	59.1	18	45.0
			Native American	43	44.8	36	64.3	2	50.0
			TOTAL	6,041	45.2	5,842	53.6	1,231	52.7
		Application Denied	APPLICANT RACE						
			White	2,470	40.4	1,540	33.2	226	26.8
			Black	1,415	51.3	821	41.9	153	35.9
			Hispanic	2,220	52.7	1,960	47.1	338	33.0
			Asian/PI	79	39.7	26	29.5	11	27.5
			Native American	38	39.6	13	23.2	1	25.0
	TOTAL	6,222	46.5	4,360	40.0	729	31.2		
	Other	APPLICANT RACE							
		White	523	8.6	320	6.9	158	18.7	
		Black	208	7.5	141	7.2	47	11.0	
		Hispanic	311	7.4	228	5.5	160	15.6	
		Asian/PI	53	26.6	10	11.4	11	27.5	
		Native American	15	15.6	7	12.5	1	25.0	
		TOTAL	1,110	8.3	706	6.5	377	16.1	

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Home Purchase	Application Approved	White	43,610	37.5	28,453	35.1	18,681	40.3
			Black	3,951	25.5	2,888	25.0	2,096	30.5
			Hispanic	15,699	31.5	11,277	29.6	8,011	34.5
			Asian/PI	254	43.2	164	37.7	124	39.4
			Native American	336	31.4	373	31.4	134	32.8
			TOTAL	63,850	34.9	43,155	32.6	29,046	37.6
			Application Denied	APPLICANT RACE					
		White	69,730	60.0	50,231	61.9	26,332	56.8	
		Black	11,213	72.4	8,335	72.2	4,621	67.3	
		Hispanic	32,955	66.2	25,695	67.5	14,647	63.0	
		Asian/PI	308	52.4	260	59.8	183	58.1	
		Native American	717	66.9	781	65.7	266	65.0	
		TOTAL	114,923	62.7	85,302	64.4	46,049	59.6	
		Other	APPLICANT RACE						
	White	2,872	2.5	2,491	3.1	1,374	3.0		
	Black	315	2.0	326	2.8	151	2.2		
	Hispanic	1,161	2.3	1,093	2.9	591	2.5		
	Asian/PI	26	4.4	11	2.5	8	2.5		
	Native American	18	1.7	34	2.9	9	2.2		
	TOTAL	4,392	2.4	3,955	3.0	2,133	2.8		

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Refinancing	Application Approved	White	559	57.1	115	35.2	496	45.8
			Black	11	22.4	6	30.0	26	41.3
			Hispanic	63	45.0	12	25.0	69	36.3
			Asian/PI	1	100.0	.	.	1	33.3
			Native American	4	80.0	.	.	2	40.0
			TOTAL	638	54.3	133	33.6	594	44.2
		Application Denied	APPLICANT RACE						
			White	407	41.6	205	62.7	569	52.5
			Black	35	71.4	13	65.0	37	58.7
			Hispanic	67	47.9	28	58.3	112	58.9
			Asian/PI	.	.	.	.	2	66.7
			Native American	1	20.0	1	100.0	3	60.0
		TOTAL	510	43.4	247	62.4	723	53.8	
		Other	APPLICANT RACE						
	White		13	1.3	7	2.1	19	1.8	
	Black		3	6.1	1	5.0	.	.	
	Hispanic		10	7.1	8	16.7	9	4.7	
	TOTAL		26	2.2	16	4.0	28	2.1	
	Home improvement	Application Approved	APPLICANT RACE						
			White	1,539	41.3	786	53.3	473	62.6
			Black	94	30.8	100	34.5	69	44.5

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Conventional				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Home improvement	Application Approved	Hispanic	161	37.0	156	45.1	104	47.1
			Asian/PI	9	42.9	16	55.2	13	68.4
			Native American	2	28.6	8	57.1	2	40.0
			TOTAL	1,805	40.2	1,066	49.5	661	57.2
		Application Denied	APPLICANT RACE						
			White	2,187	58.7	682	46.2	263	34.8
			Black	211	69.2	187	64.5	83	53.5
			Hispanic	274	63.0	186	53.8	113	51.1
			Asian/PI	12	57.1	13	44.8	5	26.3
			Native American	5	71.4	6	42.9	3	60.0
	TOTAL	2,689	59.8	1,074	49.9	467	40.4		
	Other	APPLICANT RACE							
		White	1	0.0	7	0.5	20	2.6	
		Black	.	.	3	1.0	3	1.9	
		Hispanic	.	.	4	1.2	4	1.8	
		Asian/PI	.	.	.	.	1	5.3	
		TOTAL	1	0.0	14	0.6	28	2.4	
	TOTAL				726,910	100.0	629,486	100.0	719,828	100.0

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Home Purchase	Application Approved	White	49,015	83.6	44,711	84.3	48,067	85.1
			Black	9,286	74.7	9,822	76.6	9,448	75.8
			Hispanic	23,450	78.4	23,812	79.9	25,971	79.5
			Asian/PI	1,297	79.3	1,190	79.8	1,281	80.3
			Native American	436	73.3	364	76.6	337	69.3
			TOTAL	83,484	80.9	79,899	81.9	85,104	82.1
			Application Denied	APPLICANT RACE					
		White		3,932	6.7	3,073	5.8	3,079	5.5
		Black		1,634	13.1	1,433	11.2	1,452	11.7
		Hispanic		3,078	10.3	2,776	9.3	2,915	8.9
		Asian/PI		136	8.3	96	6.4	86	5.4
		Native American		48	8.1	34	7.2	37	7.6
		TOTAL		8,828	8.6	7,412	7.6	7,569	7.3
		Other	APPLICANT RACE						
			White	5,680	9.7	5,255	9.9	5,339	9.5
			Black	1,515	12.2	1,563	12.2	1,557	12.5
			Hispanic	3,375	11.3	3,196	10.7	3,800	11.6
			Asian/PI	202	12.4	205	13.7	228	14.3
			Native American	111	18.7	77	16.2	112	23.0
			TOTAL	10,883	10.5	10,296	10.5	11,036	10.6

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Refinancing	Application Approved	White	11,628	75.9	1,522	76.5	18,418	83.3
			Black	2,090	70.3	366	73.2	3,715	78.6
			Hispanic	2,964	71.8	538	71.3	5,110	78.9
			Asian/PI	216	69.9	19	67.9	362	77.4
			Native American	108	59.7	15	75.0	132	75.0
			TOTAL	17,006	74.2	2,460	74.7	27,737	81.7
			Application Denied	APPLICANT RACE					
		White		867	5.7	181	9.1	1,009	4.6
		Black		223	7.5	60	12.0	362	7.7
		Hispanic		285	6.9	92	12.2	441	6.8
		Asian/PI		22	7.1	4	14.3	33	7.1
		Native American		18	9.9	1	5.0	8	4.5
		TOTAL		1,415	6.2	338	10.3	1,853	5.5
		Other	APPLICANT RACE						
			White	2,820	18.4	287	14.4	2,680	12.1
			Black	660	22.2	74	14.8	651	13.8
			Hispanic	882	21.4	125	16.6	928	14.3
			Asian/PI	71	23.0	5	17.9	73	15.6
			Native American	55	30.4	4	20.0	36	20.5
			TOTAL	4,488	19.6	495	15.0	4,368	12.9

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR							
				1999		2000		2001			
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE		
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE								
Prime lender	Home improvement	Application Approved	White	785	63.1	341	79.9	219	90.1		
			Black	119	29.6	36	57.1	22	61.1		
			Hispanic	327	41.6	123	72.8	94	85.5		
			Asian/PI	13	72.2	5	83.3	3	100.0		
			Native American	6	50.0	4	100.0	3	100.0		
			TOTAL	1,250	50.8	509	76.1	341	86.3		
			Application Denied	APPLICANT RACE							
		White	440	35.4	74	17.3	19	7.8			
		Black	278	69.2	25	39.7	12	33.3			
		Hispanic	431	54.8	44	26.0	14	12.7			
		Asian/PI	5	27.8	1	16.7	.	.			
		Native American	5	41.7	.	.	.	.
		TOTAL	1,159	47.1	144	21.5	45	11.4			
		Other	APPLICANT RACE								
		White	19	1.5	12	2.8	5	2.1			
		Black	5	1.2	2	3.2	2	5.6			
		Hispanic	28	3.6	2	1.2	2	1.8			
		Native American	1	8.3	.	.	.	.
		TOTAL	53	2.2	16	2.4	9	2.3			
		Subprime lender	Home Purchase	Application Approved	APPLICANT RACE						
					White	220	76.4	470	84.1	709	88.1

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Home Purchase	Application Approved	Black	53	63.9	93	66.4	198	75.9
			Hispanic	294	71.0	468	82.1	583	82.7
			Asian/PI	10	90.9	7	100.0	9	69.2
			Native American	1	100.0	2	100.0	9	81.8
			TOTAL	578	72.5	1,040	81.4	1,508	84.0
		Application Denied	APPLICANT RACE						
			White	27	9.4	26	4.7	24	3.0
			Black	13	15.7	11	7.9	36	13.8
			Hispanic	33	8.0	36	6.3	36	5.1
			Asian/PI	1	9.1	.	.	1	7.7
			TOTAL	74	9.3	73	5.7	97	5.4
	Other	APPLICANT RACE							
		White	41	14.2	63	11.3	72	8.9	
		Black	17	20.5	36	25.7	27	10.3	
		Hispanic	87	21.0	66	11.6	86	12.2	
		Asian/PI	.	.	.	.	3	23.1	
		Native American	.	.	.	.	2	18.2	
		TOTAL	145	18.2	165	12.9	190	10.6	
	Refinancing	Application Approved	APPLICANT RACE						
			White	154	46.7	26	74.3	164	85.0
			Black	21	31.8	5	71.4	61	83.6

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Refinancing	Application Approved	Hispanic	51	37.2	20	55.6	104	85.2
			Asian/PI	1	14.3	1	33.3	6	75.0
			Native American	2	40.0	.	.	3	100.0
			TOTAL	229	42.0	52	64.2	338	84.7
		Application Denied	APPLICANT RACE						
			White	8	2.4	1	2.9	8	4.1
			Black	4	6.1	1	14.3	5	6.8
			Hispanic	3	2.2	4	11.1	3	2.5
			Asian/PI	.	.	.	.	1	12.5
			Native American	1	20.0	.	.	.	.
			TOTAL	16	2.9	6	7.4	17	4.3
		Other	APPLICANT RACE						
			White	168	50.9	8	22.9	21	10.9
	Black		41	62.1	1	14.3	7	9.6	
	Hispanic		83	60.6	12	33.3	15	12.3	
	Asian/PI		6	85.7	2	66.7	1	12.5	
	Native American		2	40.0	.	.	.	.
	TOTAL		300	55.0	23	28.4	44	11.0	
	Home improvement	Application Approved	APPLICANT RACE						
			White	111	80.4	11	78.6	3	75.0
			Black	35	77.8	.	.	1	100.0

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Home improvement	Application Approved	Hispanic	20	64.5	2	50.0	5	83.3
			Asian/PI	5	71.4	.	.	1	100.0
			Native American	1	33.3	.	.	.	.
			TOTAL	172	76.8	13	61.9	10	83.3
		Application Denied	APPLICANT RACE						
			White	22	15.9	3	21.4	1	25.0
			Black	8	17.8	3	100.0	.	.
			Hispanic	11	35.5	2	50.0	.	.
			Asian/PI	2	28.6	.	.	.	.
			Native American	2	66.7	.	.	.	.
	TOTAL	45	20.1	8	38.1	1	8.3		
	Other	APPLICANT RACE							
		White	5	3.6	.	.	.	.
		Black	2	4.4	.	.	.	.
		Hispanic	.	.	.	.	1	16.7	
		TOTAL	7	3.1	.	.	1	8.3	
	Manufactured home lender	Home Purchase	Application Approved	APPLICANT RACE					
White				11	15.9	2,984	50.7	321	74.8
Black				.	.	451	44.0	24	68.6
Hispanic				1	11.1	1,268	47.9	75	60.0
Asian/PI				.	.	20	51.3	2	66.7

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR						
				1999		2000		2001		
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE							
Manufactured home lender	Home Purchase	Application Approved	Native American	.	.	37	58.7	.	.	
			TOTAL	12	15.4	4,760	49.3	422	71.3	
		Application Denied	APPLICANT RACE							
			White	55	79.7	2,246	38.1	58	13.5	
			Black	.	.	504	49.1	7	20.0	
			Hispanic	8	88.9	1,154	43.6	28	22.4	
			Asian/PI	.	.	15	38.5	.	.	
			Native American	.	.	20	31.7	.	.	
			TOTAL	63	80.8	3,939	40.8	93	15.7	
	Other	APPLICANT RACE								
		White	3	4.3	658	11.2	50	11.7		
		Black	.	.	71	6.9	4	11.4		
		Hispanic	.	.	223	8.4	22	17.6		
		Asian/PI	.	.	4	10.3	1	33.3		
		Native American	.	.	6	9.5	.	.		
		TOTAL	3	3.8	962	10.0	77	13.0		
	Refinancing	Application Approved	APPLICANT RACE							
White			.	.	2	28.6	1	33.3		
Hispanic			.	.	2	66.7	.	.		
TOTAL			.	.	4	40.0	1	33.3		

(Continued)

TABLE A-5
Loan Application Approvals and Denials, by Loan Type,
Lender Type, Loan Purpose, and Race/Ethnicity

LOAN TYPE: Agency-insured				YEAR					
				1999		2000		2001	
				# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Refinancing	Application Denied	White	.	.	2	28.6	1	33.3
			Hispanic	.	.	1	33.3	.	.
			TOTAL	.	.	3	30.0	1	33.3
		Other	APPLICANT RACE						
			White	.	.	3	42.9	1	33.3
			TOTAL	.	.	3	30.0	1	33.3
	Home improvement	Application Approved	APPLICANT RACE						
			White	19	63.3	.	.	.	.
			Black	6	75.0	.	.	.	.
			Hispanic	3	60.0	.	.	.	.
			TOTAL	28	65.1	.	.	.	.
		Application Denied	APPLICANT RACE						
			White	11	36.7	2	100.0	.	.
			Black	2	25.0	.	.	.	.
Hispanic			2	40.0	.	.	.	.
TOTAL			15	34.9	2	100.0	.	.	
TOTAL				130,253	100.0	112,622	100.0	140,863	100.0

TABLE A-6
Loan Application Approvals and Denials
by Gender and Lender Type

APPLICANT GENDER: Male		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
Subprime	ACTION TAKEN						
Prime lender	Application Approved	341,982	76.7	292,349	78.1	424,732	79.6
	Application Denied	63,594	14.3	49,337	13.2	61,085	11.4
	Other	40,231	9.0	32,524	8.7	47,711	8.9
	TOTAL	445,807	100.0	374,210	100.0	533,528	100.0
Subprime lender	ACTION TAKEN						
	Application Approved	37,134	41.0	41,356	43.2	40,513	45.7
	Application Denied	20,142	22.2	24,869	26.0	26,234	29.6
	Other	33,383	36.8	29,479	30.8	21,855	24.7
	TOTAL	90,659	100.0	95,704	100.0	88,602	100.0
Manufactured home lender	ACTION TAKEN						
	Application Approved	45,573	36.0	33,889	34.5	21,685	39.3
	Application Denied	77,931	61.6	60,841	62.0	31,947	57.8
	Other	2,981	2.4	3,373	3.4	1,593	2.9
	TOTAL	126,485	100.0	98,103	100.0	55,225	100.0
TOTAL		662,951	100.0	568,017	100.0	677,355	100.0

TABLE A-6
Loan Application Approvals and Denials
by Gender and Lender Type

APPLICANT GENDER: Female		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
Subprime	ACTION TAKEN						
Prime lender	Application Approved	91,831	71.4	86,980	74.0	121,399	75.4
	Application Denied	25,636	19.9	20,679	17.6	25,283	15.7
	Other	11,087	8.6	9,874	8.4	14,408	8.9
	TOTAL	128,554	100.0	117,533	100.0	161,090	100.0
Subprime lender	ACTION TAKEN						
	Application Approved	15,591	40.0	18,512	42.6	19,047	37.2
	Application Denied	9,560	24.5	12,602	29.0	19,843	38.8
	Other	13,831	35.5	12,313	28.4	12,283	24.0
	TOTAL	38,982	100.0	43,427	100.0	51,173	100.0
Manufactured home lender	ACTION TAKEN						
	Application Approved	23,019	33.7	18,594	32.6	11,464	35.8
	Application Denied	43,810	64.1	36,819	64.5	19,835	61.9
	Other	1,489	2.2	1,694	3.0	759	2.4
	TOTAL	68,318	100.0	57,107	100.0	32,058	100.0
TOTAL		235,854	100.0	218,067	100.0	244,321	100.0

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Male			YEAR						
			1999		2000		2001		
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	
APPLICANT RACE	LENDER TYPE	ACTION TAKEN							
White	Prime lender	Application Approved	242,586	80.2	199,315	82.0	293,115	83.3	
		Application Denied	35,277	11.7	25,272	10.4	31,872	9.1	
		Other	24,674	8.2	18,616	7.7	27,054	7.7	
		TOTAL	302,537	100.0	243,203	100.0	352,041	100.0	
	Subprime lender	ACTION TAKEN							
		Application Approved	17,663	40.9	21,511	45.3	21,709	49.0	
		Application Denied	8,909	20.6	11,252	23.7	11,681	26.4	
		Other	16,574	38.4	14,754	31.0	10,899	24.6	
		TOTAL	43,146	100.0	47,517	100.0	44,289	100.0	
	Manufactured home lender	ACTION TAKEN							
		Application Approved	30,008	38.4	20,701	37.1	12,935	42.3	
		Application Denied	46,168	59.1	33,027	59.2	16,627	54.4	
		Other	1,908	2.4	2,097	3.8	997	3.3	
		TOTAL	78,084	100.0	55,825	100.0	30,559	100.0	
	Black	Prime lender	ACTION TAKEN						
			Application Approved	15,958	64.7	14,193	67.5	18,322	69.0
			Application Denied	5,931	24.0	4,701	22.3	5,324	20.0
			Other	2,789	11.3	2,145	10.2	2,922	11.0
			TOTAL	24,678	100.0	21,039	100.0	26,568	100.0

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Male			YEAR						
			1999		2000		2001		
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	
APPLICANT RACE	LENDER TYPE	ACTION TAKEN							
Black	Subprime lender	Application Approved	5,197	38.7	5,175	37.2	4,295	37.6	
		Application Denied	3,334	24.8	3,691	26.5	3,854	33.7	
		Other	4,915	36.6	5,049	36.3	3,272	28.6	
		TOTAL	13,446	100.0	13,915	100.0	11,421	100.0	
	Manufactured home lender	ACTION TAKEN							
		Application Approved	2,107	27.6	1,798	28.5	1,123	31.7	
		Application Denied	5,361	70.2	4,301	68.2	2,316	65.5	
		Other	164	2.1	208	3.3	99	2.8	
		TOTAL	7,632	100.0	6,307	100.0	3,538	100.0	
	Hispanic	Prime lender	ACTION TAKEN						
			Application Approved	56,468	69.1	53,305	70.9	71,112	72.0
			Application Denied	17,670	21.6	15,366	20.5	18,438	18.7
			Other	7,590	9.3	6,462	8.6	9,199	9.3
			TOTAL	81,728	100.0	75,133	100.0	98,749	100.0
Subprime lender		ACTION TAKEN							
		Application Approved	8,798	39.4	10,299	41.8	9,534	45.5	
		Application Denied	5,361	24.0	7,147	29.0	6,797	32.5	
		Other	8,155	36.5	7,176	29.1	4,605	22.0	
		TOTAL	22,314	100.0	24,622	100.0	20,936	100.0	

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Male			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
Hispanic	Manufactured home lender	Application Approved	11,251	32.3	8,645	31.5	5,811	36.2
		Application Denied	22,700	65.2	17,832	65.1	9,831	61.2
		Other	842	2.4	928	3.4	429	2.7
		TOTAL	34,793	100.0	27,405	100.0	16,071	100.0
Asian/PI	Prime lender	ACTION TAKEN						
		Application Approved	11,603	77.3	11,714	78.8	18,177	80.4
		Application Denied	1,751	11.7	1,504	10.1	2,125	9.4
		Other	1,654	11.0	1,650	11.1	2,313	10.2
		TOTAL	15,008	100.0	14,868	100.0	22,615	100.0
	Subprime lender	ACTION TAKEN						
		Application Approved	563	39.5	549	40.0	714	48.2
		Application Denied	271	19.0	329	24.0	365	24.6
		Other	593	41.6	494	36.0	403	27.2
		TOTAL	1,427	100.0	1,372	100.0	1,482	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	156	43.1	115	39.8	88	45.8
		Application Denied	189	52.2	162	56.1	96	50.0
		Other	17	4.7	12	4.2	8	4.2
TOTAL		362	100.0	289	100.0	192	100.0	

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Male			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
Native American	Prime lender	Application Approved	1,515	71.2	1,196	72.6	1,631	68.8
		Application Denied	319	15.0	230	14.0	282	11.9
		Other	293	13.8	221	13.4	456	19.2
		TOTAL	2,127	100.0	1,647	100.0	2,369	100.0
	Subprime lender	ACTION TAKEN						
		Application Approved	688	64.1	286	40.3	177	36.6
		Application Denied	139	13.0	157	22.1	153	31.6
		Other	246	22.9	267	37.6	154	31.8
		TOTAL	1,073	100.0	710	100.0	484	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	204	31.9	246	33.4	88	35.8
		Application Denied	423	66.2	462	62.7	154	62.6
		Other	12	1.9	29	3.9	4	1.6
		TOTAL	639	100.0	737	100.0	246	100.0

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Female			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
White	Prime lender	Application Approved	61,256	76.2	55,121	78.8	78,658	80.2
		Application Denied	12,819	15.9	9,718	13.9	11,971	12.2
		Other	6,357	7.9	5,106	7.3	7,461	7.6
		TOTAL	80,432	100.0	69,945	100.0	98,090	100.0
	Subprime lender	ACTION TAKEN						
		Application Approved	6,519	40.8	8,627	44.6	9,326	38.7
		Application Denied	3,441	21.5	5,247	27.1	9,194	38.1
		Other	6,028	37.7	5,466	28.3	5,602	23.2
		TOTAL	15,988	100.0	19,340	100.0	24,122	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	15,462	36.8	11,260	35.2	6,932	39.0
		Application Denied	25,544	60.8	19,651	61.5	10,375	58.4
		Other	974	2.3	1,051	3.3	459	2.6
		TOTAL	41,980	100.0	31,962	100.0	17,766	100.0
	Black	Prime lender	ACTION TAKEN					
Application Approved			9,013	61.1	9,073	65.0	10,979	65.9
Application Denied			4,337	29.4	3,547	25.4	3,864	23.2
Other			1,399	9.5	1,331	9.5	1,805	10.8
TOTAL			14,749	100.0	13,951	100.0	16,648	100.0

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Female			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
Black	Subprime lender	Application Approved	3,858	38.5	3,880	37.9	3,542	35.7
		Application Denied	2,747	27.4	2,969	29.0	3,799	38.3
		Other	3,422	34.1	3,380	33.0	2,582	26.0
		TOTAL	10,027	100.0	10,229	100.0	9,923	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	1,936	24.1	1,616	25.2	1,080	30.5
		Application Denied	5,959	74.0	4,610	71.8	2,399	67.8
		Other	153	1.9	191	3.0	57	1.6
		TOTAL	8,048	100.0	6,417	100.0	3,536	100.0
	Hispanic	Prime lender	ACTION TAKEN					
Application Approved			14,686	62.8	15,460	67.2	19,968	66.7
Application Denied			6,743	28.8	5,726	24.9	7,256	24.2
Other			1,970	8.4	1,830	8.0	2,717	9.1
TOTAL			23,399	100.0	23,016	100.0	29,941	100.0
Subprime lender		ACTION TAKEN						
		Application Approved	3,084	38.1	4,027	41.9	3,849	37.0
		Application Denied	2,167	26.8	3,083	32.1	4,351	41.8
		Other	2,837	35.1	2,498	26.0	2,209	21.2
		TOTAL	8,088	100.0	9,608	100.0	10,409	100.0

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Female			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
Hispanic	Manufactured home lender	Application Approved	4,567	30.2	3,971	29.9	2,399	32.0
		Application Denied	10,250	67.7	8,904	67.1	4,919	65.5
		Other	326	2.2	397	3.0	189	2.5
		TOTAL	15,143	100.0	13,272	100.0	7,507	100.0
Asian/PI	Prime lender	ACTION TAKEN						
		Application Approved	3,079	73.3	3,426	75.6	5,306	78.0
		Application Denied	638	15.2	639	14.1	837	12.3
		Other	482	11.5	469	10.3	657	9.7
		TOTAL	4,199	100.0	4,534	100.0	6,800	100.0
	Subprime lender	ACTION TAKEN						
		Application Approved	309	43.8	270	44.9	331	37.9
		Application Denied	151	21.4	150	24.9	283	32.4
		Other	246	34.8	182	30.2	259	29.7
		TOTAL	706	100.0	602	100.0	873	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	103	43.3	77	39.9	47	35.3
		Application Denied	126	52.9	113	58.5	84	63.2
		Other	9	3.8	3	1.6	2	1.5
TOTAL		238	100.0	193	100.0	133	100.0	

(Continued)

TABLE A-7
Loan Application Approvals and Denials,
by Gender, Race/Ethnicity, and Lender Type

APPLICANT GENDER: Female			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
APPLICANT RACE	LENDER TYPE	ACTION TAKEN						
Native American	Prime lender	Application Approved	501	69.7	482	67.8	527	69.2
		Application Denied	135	18.8	152	21.4	151	19.8
		Other	83	11.5	77	10.8	84	11.0
		TOTAL	719	100.0	711	100.0	762	100.0
	Subprime lender	ACTION TAKEN						
		Application Approved	141	45.0	129	39.2	108	35.0
		Application Denied	69	22.0	86	26.1	109	35.3
		Other	103	32.9	114	34.7	92	29.8
		TOTAL	313	100.0	329	100.0	309	100.0
	Manufactured home lender	ACTION TAKEN						
		Application Approved	136	31.4	150	31.2	48	28.6
		Application Denied	291	67.2	320	66.5	115	68.5
		Other	6	1.4	11	2.3	5	3.0
		TOTAL	433	100.0	481	100.0	168	100.0

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
more than \$87,000	Home Purchase	Application Approved	White	66,583	87.3
			Black	2,707	74.5
			Hispanic	5,159	80.7
			Asian/PI	4,625	82.4
			Native American	327	79.2
			TOTAL	79,401	86.0
		Application Denied	APPLICANT RACE		
			White	4,028	5.3
			Black	481	13.2
			Hispanic	575	9.0
			Asian/PI	383	6.8
			Native American	39	9.4
		TOTAL	5,506	6.0	
		Other	APPLICANT RACE		
			White	5,687	7.5
			Black	446	12.3
			Hispanic	657	10.3
			Asian/PI	605	10.8
	Native American		47	11.4	
	TOTAL	7,442	8.1		

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
more than \$87,000	Refinancing	Application Approved	White	56,927	85.5	
			Black	1,840	70.6	
			Hispanic	4,175	77.3	
			Asian/PI	3,332	83.5	
			Native American	258	78.4	
			TOTAL	66,532	84.3	
		Application Denied	APPLICANT RACE			
			White	5,332	8.0	
			Black	521	20.0	
			Hispanic	813	15.0	
			Asian/PI	374	9.4	
			Native American	42	12.8	
			TOTAL	7,082	9.0	
		Other	APPLICANT RACE			
			White	4,289	6.4	
			Black	246	9.4	
			Hispanic	416	7.7	
			Asian/PI	286	7.2	
			Native American	29	8.8	
TOTAL	5,266		6.7			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
\$57,000-\$87,000	Home Purchase	Application Approved	White	60,543	86.6
			Black	5,106	75.0
			Hispanic	10,956	79.9
			Asian/PI	4,744	80.9
			Native American	354	77.5
			TOTAL	81,703	84.4
			Application Denied	APPLICANT RACE	
		White	3,924	5.6	
		Black	871	12.8	
		Hispanic	1,311	9.6	
		Asian/PI	428	7.3	
		Native American	35	7.7	
		TOTAL	6,569	6.8	
		Other	APPLICANT RACE		
		White	5,477	7.8	
		Black	830	12.2	
		Hispanic	1,442	10.5	
		Asian/PI	694	11.8	
		Native American	68	14.9	
		TOTAL	8,511	8.8	

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
\$57,000-\$87,000	Refinancing	Application Approved	White	35,661	82.9
			Black	1,934	65.4
			Hispanic	5,853	73.0
			Asian/PI	2,490	82.6
			Native American	197	74.1
			TOTAL	46,135	80.5
			Application Denied	APPLICANT RACE	
		White	4,564	10.6	
		Black	726	24.6	
		Hispanic	1,620	20.2	
		Asian/PI	327	10.9	
		Native American	50	18.8	
		TOTAL	7,287	12.7	
		Other	APPLICANT RACE		
		White	2,805	6.5	
		Black	295	10.0	
		Hispanic	550	6.9	
		Asian/PI	196	6.5	
		Native American	19	7.1	
		TOTAL	3,865	6.7	

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
\$37,000-\$56,000	Home Purchase	Application Approved	White	43,685	84.9	
			Black	5,817	74.2	
			Hispanic	17,171	77.8	
			Asian/PI	3,099	80.3	
			Native American	299	75.7	
			TOTAL	70,071	81.8	
		Application Denied	APPLICANT RACE			
			White	3,604	7.0	
			Black	1,102	14.1	
			Hispanic	2,426	11.0	
			Asian/PI	307	8.0	
			Native American	45	11.4	
			TOTAL	7,484	8.7	
		Other	APPLICANT RACE			
			White	4,164	8.1	
			Black	924	11.8	
			Hispanic	2,479	11.2	
			Asian/PI	455	11.8	
			Native American	51	12.9	
TOTAL	8,073		9.4			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
\$37,000-\$56,000	Refinancing	Application Approved	White	20,559	78.7	
			Black	1,574	62.7	
			Hispanic	6,674	68.7	
			Asian/PI	1,301	77.3	
			Native American	120	65.9	
			TOTAL	30,228	75.2	
		Application Denied	APPLICANT RACE			
			White	3,714	14.2	
			Black	710	28.3	
			Hispanic	2,455	25.3	
			Asian/PI	260	15.4	
			Native American	51	28.0	
			TOTAL	7,190	17.9	
		Other	APPLICANT RACE			
			White	1,860	7.1	
			Black	226	9.0	
			Hispanic	585	6.0	
			Asian/PI	123	7.3	
			Native American	11	6.0	
TOTAL	2,805		7.0			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
less than \$37,000	Home Purchase	Application Approved	White	22,891	79.9
			Black	3,725	67.4
			Hispanic	20,792	72.0
			Asian/PI	1,593	76.6
			Native American	197	71.1
			TOTAL	49,198	75.2
			Application Denied	APPLICANT RACE	
		White		3,165	11.1
		Black		1,023	18.5
		Hispanic		4,725	16.4
		Asian/PI		232	11.2
		Native American		26	9.4
		TOTAL		9,171	14.0
		Other	APPLICANT RACE		
			White	2,578	9.0
			Black	776	14.0
			Hispanic	3,350	11.6
			Asian/PI	254	12.2
			Native American	54	19.5
			TOTAL	7,012	10.7

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Prime lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
less than \$37,000	Refinancing	Application Approved	White	9,574	70.1		
			Black	1,000	51.0		
			Hispanic	5,987	59.8		
			Asian/PI	591	69.4		
			Native American	67	64.4		
			TOTAL	17,219	64.8		
		Application Denied	APPLICANT RACE				
			White	3,015	22.1		
			Black	809	41.3		
			Hispanic	3,442	34.4		
			Asian/PI	209	24.5		
			Native American	30	28.8		
			TOTAL	7,505	28.2		
		Other	APPLICANT RACE				
			White	1,072	7.8		
			Black	151	7.7		
			Hispanic	575	5.7		
			Asian/PI	52	6.1		
			Native American	7	6.7		
TOTAL	1,857		7.0				
TOTAL				543,112	100.0		

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
more than \$87,000	Home Purchase	Application Approved	White	3,641	63.5		
			Black	523	47.3		
			Hispanic	497	53.3		
			Asian/PI	196	66.9		
			Native American	17	34.7		
			TOTAL	4,874	60.1		
		Application Denied	APPLICANT RACE				
			White	1,008	17.6		
			Black	304	27.5		
			Hispanic	207	22.2		
			Asian/PI	48	16.4		
			Native American	20	40.8		
			TOTAL	1,587	19.6		
		Other	APPLICANT RACE				
			White	1,088	19.0		
			Black	278	25.2		
			Hispanic	228	24.5		
			Asian/PI	49	16.7		
			Native American	12	24.5		
TOTAL	1,655		20.4				

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
more than \$87,000	Refinancing	Application Approved	White	3,605	40.5	
			Black	486	33.1	
			Hispanic	624	40.2	
			Asian/PI	125	37.0	
			Native American	26	29.9	
			TOTAL	4,866	39.4	
		Application Denied	APPLICANT RACE			
			White	2,597	29.2	
			Black	515	35.1	
			Hispanic	524	33.8	
			Asian/PI	94	27.8	
			Native American	17	19.5	
			TOTAL	3,747	30.4	
		Other	APPLICANT RACE			
			White	2,696	30.3	
			Black	467	31.8	
			Hispanic	404	26.0	
			Asian/PI	119	35.2	
			Native American	44	50.6	
TOTAL	3,730		30.2			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
\$57,000-\$87,000	Home Purchase	Application Approved	White	3,993	59.4
			Black	1,032	47.8
			Hispanic	1,136	54.2
			Asian/PI	157	49.4
			Native American	32	48.5
			TOTAL	6,350	55.9
			Application Denied	APPLICANT RACE	
		White	1,467	21.8	
		Black	573	26.5	
		Hispanic	494	23.6	
		Asian/PI	67	21.1	
		Native American	16	24.2	
		TOTAL	2,617	23.0	
		Other	APPLICANT RACE		
		White	1,262	18.8	
		Black	554	25.7	
		Hispanic	465	22.2	
		Asian/PI	94	29.6	
		Native American	18	27.3	
		TOTAL	2,393	21.1	

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
\$57,000-\$87,000	Refinancing	Application Approved	White	4,249	38.9		
			Black	975	32.7		
			Hispanic	1,465	40.4		
			Asian/PI	120	34.5		
			Native American	44	40.4		
			TOTAL	6,853	38.1		
		Application Denied	APPLICANT RACE				
			White	3,350	30.7		
			Black	1,041	34.9		
			Hispanic	1,188	32.8		
			Asian/PI	110	31.6		
			Native American	31	28.4		
			TOTAL	5,720	31.8		
		Other	APPLICANT RACE				
			White	3,318	30.4		
			Black	969	32.5		
			Hispanic	974	26.9		
			Asian/PI	118	33.9		
			Native American	34	31.2		
TOTAL	5,413		30.1				

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
\$37,000-\$56,000	Home Purchase	Application Approved	White	3,947	54.7	
			Black	1,195	46.6	
			Hispanic	1,842	50.4	
			Asian/PI	111	46.8	
			Native American	42	40.8	
			TOTAL	7,137	51.8	
		Application Denied	APPLICANT RACE			
			White	2,150	29.8	
			Black	799	31.2	
			Hispanic	1,175	32.2	
			Asian/PI	75	31.6	
			Native American	39	37.9	
			TOTAL	4,238	30.8	
		Other	APPLICANT RACE			
			White	1,114	15.4	
			Black	570	22.2	
			Hispanic	637	17.4	
			Asian/PI	51	21.5	
			Native American	22	21.4	
TOTAL	2,394		17.4			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
\$37,000-\$56,000	Refinancing	Application Approved	White	4,041	40.2		
			Black	1,205	34.2		
			Hispanic	2,154	41.7		
			Asian/PI	101	39.3		
			Native American	40	33.3		
			TOTAL	7,541	39.5		
		Application Denied	APPLICANT RACE				
			White	3,099	30.9		
			Black	1,234	35.0		
			Hispanic	1,732	33.5		
			Asian/PI	70	27.2		
			Native American	37	30.8		
			TOTAL	6,172	32.3		
		Other	APPLICANT RACE				
			White	2,903	28.9		
			Black	1,082	30.7		
			Hispanic	1,282	24.8		
			Asian/PI	86	33.5		
			Native American	43	35.8		
TOTAL	5,396		28.2				

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR		
				2001		
				# LOAN APPLICATIONS	RATE	
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE			
less than \$37,000	Home Purchase	Application Approved	White	3,212	46.9	
			Black	834	36.6	
			Hispanic	2,047	43.3	
			Asian/PI	89	48.9	
			Native American	40	43.0	
			TOTAL	6,222	44.0	
		Application Denied	APPLICANT RACE			
			White	3,059	44.6	
			Black	1,033	45.3	
			Hispanic	2,136	45.2	
			Asian/PI	62	34.1	
			Native American	33	35.5	
			TOTAL	6,323	44.7	
		Other	APPLICANT RACE			
			White	584	8.5	
			Black	414	18.1	
			Hispanic	541	11.5	
			Asian/PI	31	17.0	
			Native American	20	21.5	
TOTAL	1,590		11.2			

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Subprime lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
less than \$37,000	Refinancing	Application Approved	White	2,944	34.5
			Black	1,207	29.4
			Hispanic	2,594	36.8
			Asian/PI	63	34.4
			Native American	35	25.5
			TOTAL	6,843	34.2
			Application Denied	APPLICANT RACE	
		White		3,030	35.5
		Black		1,650	40.1
		Hispanic		2,759	39.2
		Asian/PI		59	32.2
		Native American		56	40.9
		TOTAL		7,554	37.7
		Other	APPLICANT RACE		
			White	2,563	30.0
			Black	1,254	30.5
			Hispanic	1,690	24.0
			Asian/PI	61	33.3
			Native American	46	33.6
			TOTAL	5,614	28.1
		TOTAL				116,829	100.0

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
more than \$87,000	Home Purchase	Application Approved	White	931	52.4
			Black	27	28.7
			Hispanic	139	40.5
			Asian/PI	2	22.2
			Native American	1	12.5
			TOTAL	1,100	49.3
		Application Denied	APPLICANT RACE		
			White	745	41.9
			Black	66	70.2
			Hispanic	189	55.1
			Asian/PI	7	77.8
			Native American	7	87.5
		TOTAL	1,014	45.5	
		Other	APPLICANT RACE		
			White	101	5.7
			Black	1	1.1
			Hispanic	15	4.4
		TOTAL	117	5.2	
	Refinancing	Application Approved	APPLICANT RACE		
			White	36	50.0
			Black	4	66.7

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
more than \$87,000	Refinancing	Application Approved	Hispanic	1	25.0
			TOTAL	41	50.0
		Application Denied	APPLICANT RACE		
			White	32	44.4
			Black	2	33.3
			Hispanic	3	75.0
			TOTAL	37	45.1
			Other	APPLICANT RACE	
		White	4	5.6	
		TOTAL	4	4.9	
\$57,000-\$87,000	Home Purchase	Application Approved	APPLICANT RACE		
			White	2,965	46.5
			Black	193	37.4
			Hispanic	710	41.0
			Asian/PI	17	48.6
			Native American	19	43.2
			TOTAL	3,904	44.9
		Application Denied	APPLICANT RACE		
			White	3,123	49.0
			Black	300	58.1
	Hispanic	950	54.9		

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
\$57,000-\$87,000	Home Purchase	Application Denied	Asian/PI	17	48.6
			Native American	25	56.8
			TOTAL	4,415	50.7
		Other	APPLICANT RACE		
			White	289	4.5
			Black	23	4.5
			Hispanic	70	4.0
			Asian/PI	1	2.9
			TOTAL	383	4.4
	Refinancing	Application Approved	APPLICANT RACE		
			White	111	52.6
			Black	5	50.0
			Hispanic	5	25.0
			TOTAL	121	49.8
		Application Denied	APPLICANT RACE		
White			95	45.0	
Black			5	50.0	
Hispanic			12	60.0	
	Asian/PI	1	100.0		
	Native American	1	100.0		
	TOTAL	114	46.9		

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
\$57,000-\$87,000	Refinancing	Other	White	5	2.4
			Hispanic	3	15.0
			TOTAL	8	3.3
\$37,000-\$56,000	Home Purchase	Application Approved	APPLICANT RACE		
			White	6,016	44.3
			Black	586	33.5
			Hispanic	2,426	40.0
			Asian/PI	29	40.3
			Native American	46	35.9
			TOTAL	9,103	42.2
			Application Denied	APPLICANT RACE	
		White		7,081	52.2
		Black		1,111	63.6
		Hispanic		3,437	56.7
		Asian/PI		41	56.9
		Native American		77	60.2
		TOTAL		11,747	54.4
		Other	APPLICANT RACE		
			White	469	3.5
			Black	51	2.9
			Hispanic	198	3.3

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
\$37,000-\$56,000	Home Purchase	Other	Asian/PI	2	2.8		
			Native American	5	3.9		
			TOTAL	725	3.4		
	Refinancing	Application Approved		APPLICANT RACE			
				White	109	48.7	
				Black	5	41.7	
				Hispanic	15	41.7	
				Native American	1	50.0	
				TOTAL	130	47.4	
		Application Denied			APPLICANT RACE		
					White	110	49.1
					Black	7	58.3
					Hispanic	16	44.4
					Native American	1	50.0
					TOTAL	134	48.9
Other			APPLICANT RACE				
			White	5	2.2		
			Hispanic	5	13.9		
			TOTAL	10	3.6		

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR	
				2001	
				# LOAN APPLICATIONS	RATE
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE		
less than \$37,000	Home Purchase	Application Approved	White	9,025	36.5
			Black	1,300	29.0
			Hispanic	4,782	31.7
			Asian/PI	78	39.0
			Native American	68	30.4
			TOTAL	15,253	34.1
		Application Denied	APPLICANT RACE		
			White	15,163	61.3
			Black	3,104	69.2
			Hispanic	9,997	66.2
			Asian/PI	116	58.0
			Native American	152	67.9
	TOTAL	28,532	63.8		
	Other	APPLICANT RACE			
		White	549	2.2	
		Black	79	1.8	
		Hispanic	324	2.1	
		Asian/PI	6	3.0	
		Native American	4	1.8	
	TOTAL	962	2.1		

(Continued)

TABLE A-8
Loan Application Approvals and Denials, by Lender Type,
Applicant Income, Loan Purpose, and Race/Ethnicity

LENDER TYPE Manufactured home lender				YEAR			
				2001			
				# LOAN APPLICATIONS	RATE		
APPLICANT INCOME	LOAN PURPOSE	ACTION TAKEN	APPLICANT RACE				
less than \$37,000	Refinancing	Application Approved	White	240	41.6		
			Black	12	34.3		
			Hispanic	48	36.9		
			Asian/PI	1	50.0		
			Native American	1	50.0		
			TOTAL	302	40.5		
		Application Denied	APPLICANT RACE				
			White	332	57.5		
			Black	23	65.7		
			Hispanic	81	62.3		
			Asian/PI	1	50.0		
			Native American	1	50.0		
		Other	APPLICANT RACE				
			White	5	0.9		
			Hispanic	1	0.8		
			TOTAL	6	0.8		
		TOTAL				78,600	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Anderson	792	45.1	442	25.2	522	29.7	1,756	100.0
Andrews	157	46.6	97	28.8	83	24.6	337	100.0
Angelina	1,239	53.5	508	21.9	568	24.5	2,315	100.0
Aransas	723	69.3	195	18.7	125	12.0	1,043	100.0
Archer	217	73.3	58	19.6	21	7.1	296	100.0
Armstrong	53	75.7	11	15.7	6	8.6	70	100.0
Atascosa	613	38.0	410	25.4	590	36.6	1,613	100.0
Austin	577	57.8	243	24.3	179	17.9	999	100.0
Bailey	75	57.3	42	32.1	14	10.7	131	100.0
Bandera	568	57.1	270	27.2	156	15.7	994	100.0
Bastrop	2,507	56.7	1,059	24.0	852	19.3	4,418	100.0
Baylor	30	55.6	18	33.3	6	11.1	54	100.0
Bee	327	51.6	197	31.1	110	17.4	634	100.0
Bell	7,584	65.1	2,119	18.2	1,952	16.7	11,655	100.0
Bexar	49,528	69.1	15,453	21.6	6,711	9.4	71,692	100.0
Blanco	275	53.0	141	27.2	103	19.8	519	100.0
Borden	11	52.4	3	14.3	7	33.3	21	100.0
Bosque	435	67.3	136	21.1	75	11.6	646	100.0
Bowie	2,210	58.8	739	19.7	809	21.5	3,758	100.0
Brazoria	10,486	72.0	2,630	18.1	1,449	9.9	14,565	100.0
Brazos	4,529	70.2	864	13.4	1,058	16.4	6,451	100.0
Brewster	115	43.9	64	24.4	83	31.7	262	100.0
Briscoe	29	72.5	4	10.0	7	17.5	40	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Brooks	39	22.5	98	56.6	36	20.8	173	100.0
Brown	394	41.4	353	37.1	205	21.5	952	100.0
Burleson	193	47.2	109	26.7	107	26.2	409	100.0
Burnet	1,263	63.7	467	23.5	254	12.8	1,984	100.0
Caldwell	807	43.6	457	24.7	586	31.7	1,850	100.0
Calhoun	310	56.4	110	20.0	130	23.6	550	100.0
Callahan	206	56.1	83	22.6	78	21.3	367	100.0
Cameron	6,564	64.6	2,897	28.5	702	6.9	10,163	100.0
Camp	285	62.4	101	22.1	71	15.5	457	100.0
Carson	155	74.2	35	16.7	19	9.1	209	100.0
Cass	529	53.8	224	22.8	231	23.5	984	100.0
Castro	99	56.3	62	35.2	15	8.5	176	100.0
Chambers	1,019	62.5	301	18.5	310	19.0	1,630	100.0
Cherokee	747	55.2	321	23.7	285	21.1	1,353	100.0
Childress	55	44.7	39	31.7	29	23.6	123	100.0
Clay	185	61.9	81	27.1	33	11.0	299	100.0
Cochran	31	35.2	41	46.6	16	18.2	88	100.0
Coke	39	44.8	21	24.1	27	31.0	87	100.0
Coleman	70	41.9	61	36.5	36	21.6	167	100.0
Collin	51,007	85.9	6,834	11.5	1,531	2.6	59,372	100.0
Collingsworth	19	59.4	7	21.9	6	18.8	32	100.0
Colorado	261	51.4	132	26.0	115	22.6	508	100.0
Comal	3,921	66.4	1,145	19.4	841	14.2	5,907	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Comanche	139	50.5	69	25.1	67	24.4	275	100.0
Concho	30	48.4	16	25.8	16	25.8	62	100.0
Cooke	884	60.1	360	24.5	226	15.4	1,470	100.0
Coryell	1,351	63.2	376	17.6	412	19.3	2,139	100.0
Cottle	12	75.0	3	18.8	1	6.3	16	100.0
Crane	60	47.6	24	19.0	42	33.3	126	100.0
Crockett	39	44.3	23	26.1	26	29.5	88	100.0
Crosby	61	44.9	49	36.0	26	19.1	136	100.0
Culberson	13	19.1	25	36.8	30	44.1	68	100.0
Dallam	92	51.7	54	30.3	32	18.0	178	100.0
Dallas	91,751	72.7	27,865	22.1	6,640	5.3	126,256	100.0
Dawson	176	51.5	134	39.2	32	9.4	342	100.0
DeWitt	275	55.1	106	21.2	118	23.6	499	100.0
Deaf Smith	251	60.2	124	29.7	42	10.1	417	100.0
Delta	65	50.0	39	30.0	26	20.0	130	100.0
Denton	37,748	80.8	6,624	14.2	2,372	5.1	46,744	100.0
Dickens	25	64.1	8	20.5	6	15.4	39	100.0
Dimmit	96	42.1	55	24.1	77	33.8	228	100.0
Donley	66	41.3	13	8.1	81	50.6	160	100.0
Duval	113	34.2	103	31.2	114	34.5	330	100.0
Eastland	184	47.9	134	34.9	66	17.2	384	100.0
Ector	2,303	50.8	1,006	22.2	1,226	27.0	4,535	100.0
Edwards	9	40.9	5	22.7	8	36.4	22	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
El Paso	17,594	64.4	7,233	26.5	2,486	9.1	27,313	100.0
Ellis	5,659	67.2	1,545	18.3	1,220	14.5	8,424	100.0
Erath	575	60.3	171	17.9	207	21.7	953	100.0
Falls	149	39.7	154	41.1	72	19.2	375	100.0
Fannin	513	52.9	253	26.1	204	21.0	970	100.0
Fayette	373	54.8	141	20.7	167	24.5	681	100.0
Fisher	23	34.8	28	42.4	15	22.7	66	100.0
Floyd	81	55.9	50	34.5	14	9.7	145	100.0
Foard	11	45.8	7	29.2	6	25.0	24	100.0
Fort Bend	26,195	76.1	6,929	20.1	1,288	3.7	34,412	100.0
Franklin	176	61.5	70	24.5	40	14.0	286	100.0
Freestone	217	37.7	151	26.2	208	36.1	576	100.0
Frio	109	31.9	98	28.7	135	39.5	342	100.0
Gaines	177	46.7	118	31.1	84	22.2	379	100.0
Galveston	10,929	72.9	3,065	20.5	990	6.6	14,984	100.0
Garza	88	52.7	46	27.5	33	19.8	167	100.0
Gillespie	640	70.3	168	18.5	102	11.2	910	100.0
Glasscock	10	45.5	4	18.2	8	36.4	22	100.0
Goliad	94	52.8	39	21.9	45	25.3	178	100.0
Gonzales	360	58.6	102	16.6	152	24.8	614	100.0
Gray	456	74.0	124	20.1	36	5.8	616	100.0
Grayson	3,661	63.6	1,247	21.7	849	14.7	5,757	100.0
Gregg	3,096	60.6	1,234	24.1	781	15.3	5,111	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Grimes	313	39.6	252	31.9	226	28.6	791	100.0
Guadalupe	3,618	62.0	1,002	17.2	1,215	20.8	5,835	100.0
Hale	498	50.5	374	37.9	115	11.7	987	100.0
Hall	37	66.1	13	23.2	6	10.7	56	100.0
Hamilton	91	60.3	29	19.2	31	20.5	151	100.0
Hansford	65	56.5	34	29.6	16	13.9	115	100.0
Hardeman	35	47.3	15	20.3	24	32.4	74	100.0
Hardin	1,292	52.6	507	20.6	657	26.8	2,456	100.0
Harris	135,985	72.7	40,023	21.4	11,051	5.9	187,059	100.0
Harrison	1,624	54.6	724	24.4	625	21.0	2,973	100.0
Hartley	104	78.8	18	13.6	10	7.6	132	100.0
Haskell	74	69.2	22	20.6	11	10.3	107	100.0
Hays	6,045	65.9	1,616	17.6	1,507	16.4	9,168	100.0
Hemphill	42	54.5	21	27.3	14	18.2	77	100.0
Henderson	1,914	49.8	894	23.2	1,038	27.0	3,846	100.0
Hidalgo	10,910	58.6	4,925	26.4	2,791	15.0	18,626	100.0
Hill	760	55.1	348	25.2	272	19.7	1,380	100.0
Hockley	474	52.0	292	32.0	146	16.0	912	100.0
Hood	2,373	69.9	550	16.2	473	13.9	3,396	100.0
Hopkins	572	55.8	216	21.1	237	23.1	1,025	100.0
Houston	225	35.7	159	25.2	247	39.1	631	100.0
Howard	524	65.3	146	18.2	133	16.6	803	100.0
Hudspeth	15	31.9	20	42.6	12	25.5	47	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Hunt	2,268	56.6	844	21.0	898	22.4	4,010	100.0
Hutchinson	490	71.0	149	21.6	51	7.4	690	100.0
Irion	32	62.7	13	25.5	6	11.8	51	100.0
Jack	76	42.2	52	28.9	52	28.9	180	100.0
Jackson	186	53.1	69	19.7	95	27.1	350	100.0
Jasper	550	41.9	319	24.3	445	33.9	1,314	100.0
Jeff Davis	29	53.7	11	20.4	14	25.9	54	100.0
Jefferson	5,491	66.1	2,149	25.9	661	8.0	8,301	100.0
Jim Hogg	38	33.9	38	33.9	36	32.1	112	100.0
Jim Wells	815	48.3	486	28.8	385	22.8	1,686	100.0
Johnson	6,153	62.4	1,773	18.0	1,930	19.6	9,856	100.0
Jones	184	48.5	110	29.0	85	22.4	379	100.0
Karnes	113	42.3	81	30.3	73	27.3	267	100.0
Kaufman	3,326	59.0	1,140	20.2	1,174	20.8	5,640	100.0
Kendall	1,302	75.7	308	17.9	111	6.4	1,721	100.0
Kenedy	0	0	4	57.1	3	42.9	7	100.0
Kent	6	35.3	7	41.2	4	23.5	17	100.0
Kerr	1,405	67.3	392	18.8	290	13.9	2,087	100.0
Kimble	24	26.4	32	35.2	35	38.5	91	100.0
King	0	0	1	16.7	5	83.3	6	100.0
Kinney	21	41.2	9	17.6	21	41.2	51	100.0
Kleberg	440	48.7	384	42.5	79	8.7	903	100.0
Knox	55	67.1	21	25.6	6	7.3	82	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
La Salle	28	24.1	31	26.7	57	49.1	116	100.0
Lamar	523	55.9	254	27.1	159	17.0	936	100.0
Lamb	157	51.3	107	35.0	42	13.7	306	100.0
Lampasas	489	55.0	223	25.1	177	19.9	889	100.0
Lavaca	238	58.6	68	16.7	100	24.6	406	100.0
Lee	191	41.7	120	26.2	147	32.1	458	100.0
Leon	221	43.0	123	23.9	170	33.1	514	100.0
Liberty	1,357	39.8	864	25.4	1,186	34.8	3,407	100.0
Limestone	195	36.0	170	31.4	176	32.5	541	100.0
Lipscomb	31	55.4	8	14.3	17	30.4	56	100.0
Live Oak	203	55.9	97	26.7	63	17.4	363	100.0
Llano	585	64.5	195	21.5	127	14.0	907	100.0
Loving	0	0	6	46.2	7	53.8	13	100.0
Lubbock	6,936	66.0	2,052	19.5	1,524	14.5	10,512	100.0
Lynn	57	53.3	38	35.5	12	11.2	107	100.0
Madison	121	37.7	91	28.3	109	34.0	321	100.0
Marion	148	41.5	104	29.1	105	29.4	357	100.0
Martin	36	42.9	31	36.9	17	20.2	84	100.0
Mason	32	52.5	16	26.2	13	21.3	61	100.0
Matagorda	622	60.1	282	27.2	131	12.7	1,035	100.0
Maverick	669	48.5	362	26.3	348	25.2	1,379	100.0
McCulloch	61	36.3	62	36.9	45	26.8	168	100.0
McLennan	5,546	65.5	2,056	24.3	862	10.2	8,464	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
McMullen	15	48.4	6	19.4	10	32.3	31	100.0
Medina	583	39.7	372	25.3	514	35.0	1,469	100.0
Menard	6	12.2	20	40.8	23	46.9	49	100.0
Midland	3,295	67.5	920	18.9	665	13.6	4,880	100.0
Milam	341	48.1	193	27.2	175	24.7	709	100.0
Mills	30	30.9	33	34.0	34	35.1	97	100.0
Mitchell	60	53.6	33	29.5	19	17.0	112	100.0
Montague	362	54.3	201	30.1	104	15.6	667	100.0
Montgomery	18,662	68.0	4,886	17.8	3,889	14.2	27,437	100.0
Moore	353	64.5	131	23.9	63	11.5	547	100.0
Morris	134	38.1	112	31.8	106	30.1	352	100.0
Motley	14	60.9	8	34.8	1	4.3	23	100.0
Nacogdoches	1,045	57.6	306	16.9	463	25.5	1,814	100.0
Navarro	866	47.4	431	23.6	531	29.0	1,828	100.0
Newton	105	28.9	79	21.8	179	49.3	363	100.0
Nolan	135	43.8	116	37.7	57	18.5	308	100.0
Nueces	8,824	68.2	3,035	23.5	1,072	8.3	12,931	100.0
Ochiltree	116	56.0	56	27.1	35	16.9	207	100.0
Oldham	38	55.1	16	23.2	15	21.7	69	100.0
Orange	1,951	54.2	727	20.2	922	25.6	3,600	100.0
Palo Pinto	459	55.0	238	28.5	137	16.4	834	100.0
Panola	343	44.3	154	19.9	278	35.9	775	100.0
Parker	4,569	66.6	1,243	18.1	1,051	15.3	6,863	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Parmer	124	62.6	45	22.7	29	14.6	198	100.0
Pecos	97	28.3	120	35.0	126	36.7	343	100.0
Polk	380	32.7	333	28.6	450	38.7	1,163	100.0
Potter	3,150	64.7	993	20.4	726	14.9	4,869	100.0
Presidio	22	18.8	26	22.2	69	59.0	117	100.0
Rains	202	57.4	79	22.4	71	20.2	352	100.0
Randall	5,189	77.3	905	13.5	620	9.2	6,714	100.0
Reagan	62	48.4	29	22.7	37	28.9	128	100.0
Real	42	44.7	21	22.3	31	33.0	94	100.0
Red River	108	43.9	46	18.7	92	37.4	246	100.0
Reeves	45	22.3	97	48.0	60	29.7	202	100.0
Refugio	93	47.4	60	30.6	43	21.9	196	100.0
Roberts	11	47.8	8	34.8	4	17.4	23	100.0
Robertson	236	50.8	122	26.2	107	23.0	465	100.0
Rockwall	4,200	80.6	708	13.6	303	5.8	5,211	100.0
Runnels	154	53.8	94	32.9	38	13.3	286	100.0
Rusk	740	48.7	383	25.2	398	26.2	1,521	100.0
Sabine	115	49.4	53	22.7	65	27.9	233	100.0
San Augustine	96	44.2	44	20.3	77	35.5	217	100.0
San Jacinto	341	32.2	317	29.9	402	37.9	1,060	100.0
San Patricio	1,509	59.1	669	26.2	375	14.7	2,553	100.0
San Saba	44	38.3	28	24.3	43	37.4	115	100.0
Schleicher	28	41.2	13	19.1	27	39.7	68	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Scurry	143	51.8	88	31.9	45	16.3	276	100.0
Shackelford	24	41.4	16	27.6	18	31.0	58	100.0
Shelby	151	28.2	129	24.1	255	47.7	535	100.0
Sherman	19	55.9	8	23.5	7	20.6	34	100.0
Smith	5,830	60.0	2,171	22.3	1,721	17.7	9,722	100.0
Somervell	236	64.1	86	23.4	46	12.5	368	100.0
Starr	420	47.4	301	34.0	165	18.6	886	100.0
Stephens	53	37.6	59	41.8	29	20.6	141	100.0
Sterling	19	47.5	6	15.0	15	37.5	40	100.0
Stonewall	5	50.0	5	50.0	0	0	10	100.0
Sutton	26	22.0	39	33.1	53	44.9	118	100.0
Swisher	106	56.4	61	32.4	21	11.2	188	100.0
Tarrant	77,837	76.8	17,058	16.8	6,393	6.3	101,288	100.0
Taylor	2,845	63.1	1,082	24.0	585	13.0	4,512	100.0
Terrell	6	60.0	2	20.0	2	20.0	10	100.0
Terry	154	46.8	123	37.4	52	15.8	329	100.0
Throckmorton	15	48.4	13	41.9	3	9.7	31	100.0
Titus	453	62.4	174	24.0	99	13.6	726	100.0
Tom Green	2,931	67.7	874	20.2	525	12.1	4,330	100.0
Travis	48,020	74.6	10,868	16.9	5,478	8.5	64,366	100.0
Trinity	104	34.6	87	28.9	110	36.5	301	100.0
Tyler	258	39.4	170	26.0	227	34.7	655	100.0
Upshur	993	59.5	322	19.3	355	21.3	1,670	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

COUNTY NAME	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
Upton	43	56.6	16	21.1	17	22.4	76	100.0
Uvalde	253	42.6	150	25.3	191	32.2	594	100.0
Val Verde	459	49.6	326	35.2	141	15.2	926	100.0
Van Zandt	888	46.5	561	29.4	462	24.2	1,911	100.0
Victoria	2,211	63.2	589	16.8	697	19.9	3,497	100.0
Walker	771	47.5	360	22.2	492	30.3	1,623	100.0
Waller	803	52.8	351	23.1	367	24.1	1,521	100.0
Ward	110	48.9	70	31.1	45	20.0	225	100.0
Washington	691	63.6	212	19.5	184	16.9	1,087	100.0
Webb	4,290	63.6	1,626	24.1	831	12.3	6,747	100.0
Wharton	575	57.7	271	27.2	150	15.1	996	100.0
Wheeler	59	57.3	26	25.2	18	17.5	103	100.0
Wichita	3,467	70.8	1,074	21.9	353	7.2	4,894	100.0
Wilbarger	279	67.6	102	24.7	32	7.7	413	100.0
Willacy	291	55.2	169	32.1	67	12.7	527	100.0
Williamson	24,652	80.1	4,232	13.7	1,897	6.2	30,781	100.0
Wilson	1,056	54.3	383	19.7	507	26.1	1,946	100.0
Winkler	95	56.2	43	25.4	31	18.3	169	100.0
Wise	1,941	56.5	686	20.0	808	23.5	3,435	100.0
Wood	635	47.6	372	27.9	328	24.6	1,335	100.0
Yoakum	122	47.5	91	35.4	44	17.1	257	100.0
Young	155	48.3	112	34.9	54	16.8	321	100.0
Zapata	143	51.6	83	30.0	51	18.4	277	100.0

TABLE A-9
Prime, Subprime, and Manufactured Home Lender Market Shares, by County

	LENDER TYPE						TOTAL	
	Prime lender		Subprime lender		Manufactured home lender			
	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps	# Loan Applications	% of Total Loan Apps
COUNTY NAME								
Zavala	45	26.0	48	27.7	80	46.2	173	100.0
TOTAL	811,223	70.1	232,030	20.1	113,474	9.8	1,156,727	100.0

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Abilene	Prime lender	2,995	62.1	2,237	59.6	2,845	63.1
	Subprime lender	634	13.1	676	18.0	1,082	24.0
	Manufactured home lender	1,197	24.8	840	22.4	585	13.0
	TOTAL	4,826	100.0	3,753	100.0	4,512	100.0
Amarillo	LENDER TYPE						
	Prime lender	6,739	66.3	5,471	61.0	8,339	72.0
	Subprime lender	1,544	15.2	1,538	17.2	1,898	16.4
	Manufactured home lender	1,876	18.5	1,955	21.8	1,346	11.6
	TOTAL	10,159	100.0	8,964	100.0	11,583	100.0
Austin-San Marcos	LENDER TYPE						
	Prime lender	57,120	69.5	53,180	67.0	82,031	74.2
	Subprime lender	9,745	11.9	11,571	14.6	18,232	16.5
	Manufactured home lender	15,351	18.7	14,632	18.4	10,320	9.3
	TOTAL	82,216	100.0	79,383	100.0	110,583	100.0
Beaumont-Port Arthur	LENDER TYPE						
	Prime lender	7,823	55.5	6,517	48.5	8,734	60.8
	Subprime lender	2,656	18.8	3,710	27.6	3,383	23.6
	Manufactured home lender	3,623	25.7	3,202	23.8	2,240	15.6
	TOTAL	14,102	100.0	13,429	100.0	14,357	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Brazoria	Prime lender	8,242	64.9	6,868	61.5	10,486	72.0
	Subprime lender	1,913	15.1	2,049	18.3	2,630	18.1
	Manufactured home lender	2,550	20.1	2,251	20.2	1,449	9.9
	TOTAL	12,705	100.0	11,168	100.0	14,565	100.0
Brownsville-Harlingen-SB	LENDER TYPE						
	Prime lender	5,566	60.9	4,937	57.2	6,564	64.6
	Subprime lender	1,939	21.2	2,335	27.1	2,897	28.5
	Manufactured home lender	1,642	18.0	1,354	15.7	702	6.9
	TOTAL	9,147	100.0	8,626	100.0	10,163	100.0
Bryan-College Station	LENDER TYPE						
	Prime lender	3,697	61.1	3,012	58.1	4,529	70.2
	Subprime lender	613	10.1	706	13.6	864	13.4
	Manufactured home lender	1,740	28.8	1,463	28.2	1,058	16.4
	TOTAL	6,050	100.0	5,181	100.0	6,451	100.0
Corpus Christi	LENDER TYPE						
	Prime lender	8,727	58.8	7,123	59.5	10,333	66.7
	Subprime lender	3,125	21.1	2,946	24.6	3,704	23.9
	Manufactured home lender	2,989	20.1	1,902	15.9	1,447	9.3
	TOTAL	14,841	100.0	11,971	100.0	15,484	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Dallas	Prime lender	147,326	71.0	126,517	69.0	197,873	76.3
	Subprime lender	33,410	16.1	35,333	19.3	46,454	17.9
	Manufactured home lender	26,898	13.0	21,588	11.8	15,176	5.8
	TOTAL	207,634	100.0	183,438	100.0	259,503	100.0
El Paso	LENDER TYPE						
	Prime lender	15,174	62.7	12,492	59.4	17,594	64.4
	Subprime lender	5,028	20.8	5,184	24.7	7,233	26.5
	Manufactured home lender	4,005	16.5	3,341	15.9	2,486	9.1
	TOTAL	24,207	100.0	21,017	100.0	27,313	100.0
Fort Worth-Arlington	LENDER TYPE						
	Prime lender	68,040	67.6	60,369	67.4	90,932	74.9
	Subprime lender	15,594	15.5	15,894	17.7	20,624	17.0
	Manufactured home lender	17,053	16.9	13,295	14.8	9,847	8.1
	TOTAL	100,687	100.0	89,558	100.0	121,403	100.0
Galveston-Texas City	LENDER TYPE						
	Prime lender	8,602	66.3	7,777	67.1	10,929	72.9
	Subprime lender	2,726	21.0	2,501	21.6	3,065	20.5
	Manufactured home lender	1,651	12.7	1,315	11.3	990	6.6
	TOTAL	12,979	100.0	11,593	100.0	14,984	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Houston	Prime lender	141,914	65.3	125,316	64.1	184,021	72.0
	Subprime lender	43,640	20.1	43,943	22.5	53,354	20.9
	Manufactured home lender	31,607	14.6	26,192	13.4	18,091	7.1
	TOTAL	217,161	100.0	195,451	100.0	255,466	100.0
Killeen-Temple	LENDER TYPE						
	Prime lender	7,991	57.3	6,127	56.1	8,935	64.8
	Subprime lender	1,981	14.2	1,932	17.7	2,495	18.1
	Manufactured home lender	3,979	28.5	2,863	26.2	2,364	17.1
	TOTAL	13,951	100.0	10,922	100.0	13,794	100.0
Laredo	LENDER TYPE						
	Prime lender	3,127	42.3	2,951	45.7	4,290	63.6
	Subprime lender	1,080	14.6	1,472	22.8	1,626	24.1
	Manufactured home lender	3,180	43.0	2,034	31.5	831	12.3
	TOTAL	7,387	100.0	6,457	100.0	6,747	100.0
Longview-Marshall	LENDER TYPE						
	Prime lender	5,447	51.1	4,050	46.3	5,713	58.6
	Subprime lender	1,497	14.1	1,912	21.9	2,280	23.4
	Manufactured home lender	3,707	34.8	2,778	31.8	1,761	18.1
	TOTAL	10,651	100.0	8,740	100.0	9,754	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Lubbock	Prime lender	6,121	64.2	5,083	60.8	6,936	66.0
	Subprime lender	1,499	15.7	1,603	19.2	2,052	19.5
	Manufactured home lender	1,921	20.1	1,672	20.0	1,524	14.5
	TOTAL	9,541	100.0	8,358	100.0	10,512	100.0
McAllen-Edinburg-Mission	LENDER TYPE						
	Prime lender	10,446	56.9	8,516	52.0	10,910	58.6
	Subprime lender	2,954	16.1	3,475	21.2	4,925	26.4
	Manufactured home lender	4,967	27.0	4,377	26.7	2,791	15.0
	TOTAL	18,367	100.0	16,368	100.0	18,626	100.0
Odessa-Midland	LENDER TYPE						
	Prime lender	5,093	50.6	3,998	52.0	5,598	59.5
	Subprime lender	1,573	15.6	1,619	21.1	1,926	20.5
	Manufactured home lender	3,393	33.7	2,068	26.9	1,891	20.1
	TOTAL	10,059	100.0	7,685	100.0	9,415	100.0
San Angelo	LENDER TYPE						
	Prime lender	2,591	58.9	2,307	61.8	2,931	67.7
	Subprime lender	685	15.6	646	17.3	874	20.2
	Manufactured home lender	1,126	25.6	778	20.9	525	12.1
	TOTAL	4,402	100.0	3,731	100.0	4,330	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
San Antonio	Prime lender	49,827	61.2	40,599	59.1	58,123	68.1
	Subprime lender	14,697	18.1	15,496	22.5	17,983	21.1
	Manufactured home lender	16,866	20.7	12,658	18.4	9,274	10.9
	TOTAL	81,390	100.0	68,753	100.0	85,380	100.0
Sherman	LENDER TYPE						
	Prime lender	2,979	53.9	2,516	51.2	3,661	63.6
	Subprime lender	990	17.9	1,078	21.9	1,247	21.7
	Manufactured home lender	1,561	28.2	1,319	26.8	849	14.7
	TOTAL	5,530	100.0	4,913	100.0	5,757	100.0
Texarkana	LENDER TYPE						
	Prime lender	2,260	52.4	1,586	44.3	2,210	58.8
	Subprime lender	510	11.8	797	22.2	739	19.7
	Manufactured home lender	1,546	35.8	1,200	33.5	809	21.5
	TOTAL	4,316	100.0	3,583	100.0	3,758	100.0
Tyler	LENDER TYPE						
	Prime lender	4,692	49.9	3,949	48.3	5,830	60.0
	Subprime lender	1,390	14.8	1,688	20.7	2,171	22.3
	Manufactured home lender	3,320	35.3	2,535	31.0	1,721	17.7
	TOTAL	9,402	100.0	8,172	100.0	9,722	100.0

(Continued)

TABLE A-10
Prime, Subprime, and Manufactured Home Lender Market Shares,
by Metro Area

		YEAR					
		1999		2000		2001	
		# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
METRO AREA:	LENDER TYPE						
Victoria	Prime lender	2,066	53.6	1,576	56.4	2,211	63.2
	Subprime lender	485	12.6	519	18.6	589	16.8
	Manufactured home lender	1,305	33.8	700	25.0	697	19.9
	TOTAL	3,856	100.0	2,795	100.0	3,497	100.0
Waco	LENDER TYPE						
	Prime lender	4,913	60.2	3,870	56.9	5,546	65.5
	Subprime lender	1,388	17.0	1,716	25.2	2,056	24.3
	Manufactured home lender	1,854	22.7	1,211	17.8	862	10.2
	TOTAL	8,155	100.0	6,797	100.0	8,464	100.0
Wichita Falls	LENDER TYPE						
	Prime lender	3,434	65.0	2,563	63.9	3,684	71.0
	Subprime lender	919	17.4	933	23.3	1,132	21.8
	Manufactured home lender	929	17.6	514	12.8	374	7.2
	TOTAL	5,282	100.0	4,010	100.0	5,190	100.0
TOTAL	LENDER TYPE						
	Prime lender	592,952	65.2	511,507	63.6	761,788	71.8
	Subprime lender	154,215	17.0	163,272	20.3	207,515	19.6
	Manufactured home lender	161,836	17.8	130,037	16.2	92,010	8.7
	TOTAL	909,003	100.0	804,816	100.0	1,061,313	100.0

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL METRO COUNTIES (58 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Application Approved	White	283,368	80.1	236,182	81.8	347,608	83.0
		Black	24,388	64.6	22,507	67.1	28,626	68.2
		Hispanic	67,581	68.7	64,782	70.8	86,905	71.4
		Asian/PI	14,541	76.7	14,948	78.3	23,308	79.9
		Native American	1,933	71.9	1,593	72.0	2,018	68.7
		TOTAL	391,811	76.6	340,012	78.1	488,465	79.5
		Application Denied	APPLICANT RACE					
	White		42,330	12.0	30,847	10.7	38,891	9.3
	Black		9,416	24.9	7,699	22.9	8,699	20.7
	Hispanic		21,987	22.4	18,904	20.7	23,411	19.2
	Asian/PI		2,327	12.3	2,074	10.9	2,890	9.9
	Native American		408	15.2	338	15.3	394	13.4
	TOTAL		76,468	14.9	59,862	13.8	74,285	12.1
	Other	APPLICANT RACE						
		White	28,246	8.0	21,715	7.5	32,143	7.7
		Black	3,970	10.5	3,343	10.0	4,630	11.0
		Hispanic	8,738	8.9	7,823	8.5	11,445	9.4
		Asian/PI	2,097	11.1	2,077	10.9	2,960	10.2
		Native American	347	12.9	282	12.7	527	17.9
		TOTAL	43,398	8.5	35,240	8.1	51,705	8.4

(Continued)

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL METRO COUNTIES (58 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Application Approved	White	21,346	40.9	25,827	44.8	27,116	45.1
		Black	8,665	38.8	8,528	37.5	7,583	37.0
		Hispanic	10,846	39.1	12,849	41.8	12,347	42.9
		Asian/PI	852	39.7	802	41.6	1,034	44.6
		Native American	777	61.1	383	40.8	256	35.1
		TOTAL	42,486	40.2	48,389	42.5	48,336	43.0
		Application Denied	APPLICANT RACE					
	White		10,539	20.2	13,506	23.5	17,881	29.8
	Black		5,699	25.5	6,120	26.9	7,234	35.3
	Hispanic		6,783	24.5	8,951	29.1	10,015	34.8
	Asian/PI		449	20.9	457	23.7	626	27.0
	Native American		189	14.9	205	21.8	236	32.4
	TOTAL		23,659	22.4	29,239	25.7	35,992	32.0
	Other	APPLICANT RACE						
		White	20,337	38.9	18,260	31.7	15,069	25.1
		Black	7,993	35.8	8,094	35.6	5,698	27.8
		Hispanic	10,110	36.4	8,932	29.1	6,416	22.3
		Asian/PI	843	39.3	669	34.7	658	28.4
		Native American	305	24.0	351	37.4	237	32.5
		TOTAL	39,588	37.4	36,306	31.9	28,078	25.0

(Continued)

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL METRO COUNTIES (58 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Application Approved	White	35,073	37.8	23,197	41.4	15,269	44.8
		Black	2,768	25.9	2,271	31.7	1,651	34.9
		Hispanic	13,122	32.4	10,066	36.8	6,726	39.4
		Asian/PI	235	43.7	172	47.1	130	45.9
		Native American	281	31.6	317	36.7	119	37.7
		TOTAL	51,479	35.4	36,023	39.3	23,895	42.3
		Application Denied	APPLICANT RACE					
	White		55,553	59.8	31,311	55.9	17,675	51.8
	Black		7,696	72.0	4,724	65.9	2,956	62.5
	Hispanic		26,454	65.3	16,614	60.8	9,804	57.5
	Asian/PI		279	51.9	186	51.0	143	50.5
	Native American		592	66.6	524	60.6	190	60.1
	TOTAL		90,574	62.2	53,359	58.2	30,768	54.5
	Other	APPLICANT RACE						
		White	2,255	2.4	1,485	2.7	1,153	3.4
		Black	222	2.1	173	2.4	125	2.6
		Hispanic	959	2.4	668	2.4	530	3.1
		Asian/PI	24	4.5	7	1.9	10	3.5
		Native American	16	1.8	23	2.7	7	2.2
		TOTAL	3,476	2.4	2,356	2.6	1,825	3.2

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL NONMETRO COUNTIES (196 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Prime lender	Application Approved	White	20,058	72.6	17,413	76.6	23,792	77.6
		Black	602	40.9	673	56.7	651	55.6
		Hispanic	3,378	56.6	3,558	62.3	4,055	62.8
		Asian/PI	115	67.3	115	66.5	137	71.0
		Native American	96	57.1	98	64.9	134	71.3
		TOTAL	24,249	68.5	21,857	73.0	28,769	74.4
		Application Denied	APPLICANT RACE					
	White		5,551	20.1	3,722	16.4	4,666	15.2
	Black		786	53.4	441	37.2	426	36.4
	Hispanic		2,157	36.1	1,782	31.2	1,954	30.3
	Asian/PI		36	21.1	33	19.1	41	21.2
	Native American		50	29.8	41	27.2	39	20.7
	TOTAL		8,580	24.2	6,019	20.1	7,126	18.4
	Other	APPLICANT RACE						
		White	2,030	7.3	1,583	7.0	2,204	7.2
		Black	84	5.7	73	6.1	93	7.9
		Hispanic	433	7.3	374	6.5	445	6.9
		Asian/PI	20	11.7	25	14.5	15	7.8
		Native American	22	13.1	12	7.9	15	8.0
		TOTAL	2,589	7.3	2,067	6.9	2,772	7.2

(Continued)

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL NONMETRO COUNTIES (196 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Subprime lender	Application Approved	White	2,701	40.9	4,242	47.1	3,990	49.6
		Black	417	34.6	488	36.3	293	34.2
		Hispanic	1,018	39.1	1,420	42.6	1,071	42.7
		Asian/PI	23	31.9	14	37.8	17	44.7
		Native American	49	44.5	39	36.1	32	42.7
		TOTAL	4,208	39.7	6,203	44.9	5,403	46.9
		Application Denied	APPLICANT RACE					
	White		1,687	25.5	2,879	32.0	2,888	35.9
	Black		368	30.5	516	38.4	413	48.2
	Hispanic		712	27.3	1,196	35.9	1,110	44.3
	Asian/PI		24	33.3	15	40.5	19	50.0
	Native American		22	20.0	41	38.0	28	37.3
	TOTAL		2,813	26.5	4,647	33.6	4,458	38.7
	Other	APPLICANT RACE						
		White	2,217	33.6	1,879	20.9	1,174	14.6
		Black	420	34.9	340	25.3	151	17.6
		Hispanic	874	33.6	716	21.5	325	13.0
		Asian/PI	25	34.7	8	21.6	2	5.3
		Native American	39	35.5	28	25.9	15	20.0
		TOTAL	3,575	33.7	2,971	21.5	1,667	14.5

(Continued)

TABLE A-11
Loan Application Approvals and Denials, Metro/Nonmetro Totals,
by Lender Type and Race/Ethnicity

METRO STATUS: ALL NONMETRO COUNTIES (196 counties)			YEAR					
			1999		2000		2001	
			# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE	# LOAN APPLICATIONS	RATE
LENDER TYPE	ACTION TAKEN	APPLICANT RACE						
Manufactured home lender	Application Approved	White	10,645	37.9	6,728	42.1	3,615	46.5
		Black	1,289	25.1	887	29.1	454	33.3
		Hispanic	2,801	28.5	1,868	34.4	983	35.8
		Asian/PI	29	40.3	15	27.3	5	35.7
		Native American	61	31.6	76	40.6	15	32.6
		TOTAL	14,825	34.2	9,574	38.7	5,072	42.4
		Application Denied	APPLICANT RACE					
	White		16,799	59.8	8,872	55.5	3,873	49.8
	Black		3,757	73.1	2,074	68.1	878	64.5
	Hispanic		6,829	69.4	3,411	62.9	1,682	61.2
	Asian/PI		41	56.9	39	70.9	9	64.3
	Native American		130	67.4	105	56.1	30	65.2
	TOTAL		27,556	63.6	14,501	58.7	6,472	54.1
	Other	APPLICANT RACE						
		White	634	2.3	398	2.5	294	3.8
		Black	96	1.9	83	2.7	30	2.2
		Hispanic	212	2.2	146	2.7	84	3.1
		Asian/PI	2	2.8	1	1.8	0	0
		Native American	2	1.0	6	3.2	1	2.2
		TOTAL	946	2.2	634	2.6	409	3.4

TABLE B-1
Subprime and Manufactured Home Lenders Doing
Business in Texas, 1999-2001

Name	HUD Identifier*	Did Business in Texas in 1999?	Did Business in Texas in 2000?	Did Business in Texas in 2001?
21ST MORTGAGE CORP.	2	YES	YES	YES
4ADREAM.COM	1	YES	YES	NO
AAMES CAPITAL CORPORATION	1	YES	NO	NO
AAMES FUNDING CORPORATION	1	YES	YES	YES
ACCREDITED HOME LENDERS, INC.	1	YES	YES	YES
ACG FINANCIAL SERVICES IMC INC	1	YES	NO	NO
ADVANTA BK CORP	1	YES	YES	NO
ADVANTA CONDUIT SERVICES, INC.	1	YES	NO	NO
ADVANTA FINANCE CORP	1	YES	NO	NO
ADVANTA NB	1	YES	YES	YES
AEGIS MORTGAGE CORPORATION	1	NO	YES	YES
ALLIED MORTGAGE CAPITAL CORP	1	YES	YES	YES
ALLIED MORTGAGE CORPORATION	1	YES	YES	YES
ALTEGRA CREDIT COMPANY	1	YES	YES	YES
AMERICA'S MONEYLINE	1	YES	YES	YES
AMERICAN BENEFIT MORTGAGE, INC	1	YES	YES	YES
AMERICAN BUSINESS FINANCIAL	1	YES	YES	YES
AMERICAN HOME LOANS	1	YES	YES	YES
AMERICREDIT CORP OF CALIFORNIA	1	YES	YES	NO
AMERIQUEST MORTGAGE COMPANY	1	YES	YES	YES
AMERUS HOME EQUITY, INC.	1	YES	YES	NO
AMRESKO RESIDENTIAL MORTGAGE C	1	YES	NO	NO
AMWEST FINANCIAL, INC.	2	NO	NO	YES
ANSON FINANCIAL, INC.	1	YES	YES	NO
APPROVED FSB	1	YES	YES	YES
ASSOCIATES FIN. SERV. CO OF TX	1	NO	YES	NO
ASSOCIATES FINANCIAL SERVICES	1	YES	NO	NO
ASSOCIATES FIRST CAPITAL MORTG	1	NO	NO	YES
ASSOCIATES HOME EQUITY SERVICE	1	YES	NO	NO
ASSOCIATES HOUSING FINANCE	2	NO	YES	YES
AURORA LOAN SERVICES	1	YES	YES	YES
BALTIMORE AMER SVG BK FSB	1	NO	YES	YES
BANC ONE FINANCIAL SERVICES	1	YES	YES	NO
BENEFICIAL CORPORATION	1	NO	NO	YES
BNC MORTGAGE INC	1	YES	YES	YES
BOMAC MORTGAGE HOLDINGS	1	YES	YES	NO
BOMBARDIER CAPITAL INC.	2	NO	YES	YES
BRIDGE CAPITAL CORPORATION	1	NO	YES	YES
BUDGET FINANCE COMPANY	1	YES	NO	YES
CALIFORNIA LENDING GROUP	1	YES	NO	NO
CAPITAL PLUS FINANCIAL	1	YES	NO	NO
CAPSTONE MORTGAGE CORPORATION	1	YES	NO	NO
CENTEX HOME EQUITY COMPANY LLC	1	NO	NO	YES
CENTEX HOME EQUITY CORPORATION	1	YES	YES	NO
CENTURY FINANCIAL GROUP, INC.	1	YES	NO	NO
CFC MORTGAGE	1	YES	NO	NO
CHADWICK MORTGAGE, INC.	1	YES	YES	YES
CHARTER ONE CREDIT CORP	1	YES	YES	NO
CHASE MANHATTAN BK USA NA	1	NO	YES	YES
CIT GROUP/CONSUMER FNC TN	1	NO	YES	YES
CIT GROUP/SALES FINANCE	1	YES	YES	YES
CIT GROUP/SALES FINANCING	2	YES	YES	YES

* 1=subprime lender; 2=manufactured home lender

TABLE B-1
Subprime and Manufactured Home Lenders Doing
Business in Texas, 1999-2001

Name	HUD Identifier*	Did Business in Texas in 1999?	Did Business in Texas in 2000?	Did Business in Texas in 2001?
CITIFINANCIAL INC - SC	1	NO	YES	NO
CITIFINANCIAL EQUITY SER - OK	1	NO	YES	YES
CITIFINANCIAL INC - OHIO	1	NO	NO	YES
CITIFINANCIAL INC - TEXAS	1	YES	YES	YES
CITIFINANCIAL INC-MD	1	NO	NO	YES
CITIFINANCIAL MORTGAGE	1	NO	YES	YES
CITIFINANCIAL MORTGAGE, DELAWA	1	YES	YES	NO
CONCORDE ACCEPTANCE CORPORATIO	1	YES	YES	YES
CONSECO BK	2	YES	YES	YES
CONSECO FINANCE SERVICING CORP	2	YES	YES	YES
CONTIMORTGAGE CORPORATION	1	YES	YES	NO
COREWEST BANC	1	YES	NO	NO
COUNTRYPLACE MORTGAGE, LTD.	2	YES	YES	YES
CRESLEIGH FINANCIAL SERVICES	1	NO	YES	YES
CRESTPOINTE FINANCIAL CORP	2	YES	NO	NO
DECISION ONE MORTGAGE COMPANY	1	NO	NO	YES
DELTA FUNDING CORP	1	YES	YES	YES
DEUTSCHE FINANCIAL CAPITAL LLC	2	YES	NO	NO
DMR FINANCIAL SERVICES, INC.	1	YES	NO	NO
DOLLAR MORTGAGE CORPORATION	1	YES	YES	YES
EHOME CREDIT CORP.	1	YES	YES	YES
EMC MORTGAGE CORPORATION	1	YES	NO	NO
ENTRUST MORTGAGE	1	NO	NO	YES
EQUIFIRST CORP	1	NO	NO	YES
EQUIFIRST CORPORATION	1	YES	YES	NO
EQUITY ONE, INC	1	YES	YES	YES
EQUIVANTAGE INC.	1	YES	NO	NO
EXPRESS CAPITAL LENDING	1	YES	YES	YES
FIDELITY MORTGAGE	1	YES	NO	NO
FIELDSTONE MORTGAGE COMPANY	1	YES	YES	YES
FINANCE AMERICA, LLC	1	NO	YES	YES
FIRST CHOICE FUNDING, INC.	1	NO	NO	YES
FIRST CONSOLIDATED MORTGAGE	1	NO	YES	YES
FIRST FRANKLIN FNCL CO	1	YES	NO	NO
FIRST FRANKLIN FNCL CO	1	NO	YES	YES
FIRST GREENSBORO HOME EQUITY	1	YES	YES	YES
FIRST NATIONAL SECURITY	1	YES	NO	NO
FIRST NLC FINANCIAL SERVICES	1	NO	YES	YES
FIRST UNION NB OF DE	1	YES	YES	YES
FORWARD FINANCIAL	2	NO	YES	YES
FREMONT INV & LOAN	1	YES	YES	YES
FULL SPECTRUM LENDING, INC.	1	YES	YES	YES
GMFS, LLC	1	NO	YES	YES
GREAT WESTERN FINANCAL, INC.	1	NO	NO	YES
GREEN POINT MORTGAGE FUNDING	1	YES	YES	YES
GREENPOINT CREDIT LLC	2	YES	NO	NO
GREENPOINT CREDIT LLC	2	NO	YES	YES
HCL FINANCE, INC.	1	NO	YES	YES
HEARTLAND ENTERPRISES, INC.	1	NO	YES	NO
HMC FUNDING	1	YES	YES	NO
HOMEGOLD INC.	1	YES	YES	YES
HOMEOWNERS LOAN CORP	1	NO	YES	YES

* 1=subprime lender; 2=manufactured home lender

TABLE B-1
Subprime and Manufactured Home Lenders Doing
Business in Texas, 1999-2001

Name	HUD Identifier*	Did Business in Texas in 1999?	Did Business in Texas in 2000?	Did Business in Texas in 2001?
HOMESENSE FINANCIAL CORP	1	YES	NO	NO
HOMESTAR MORTGAGE SERVICES	1	NO	YES	YES
HOUSEHOLD BK FSB	1	YES	YES	YES
HOUSEHOLD FINANCE CORPORATION	1	NO	NO	YES
HS MORTGAGE ACCEPTANCE	1	YES	YES	YES
IMC MORTGAGE COMPANY	1	YES	YES	NO
IMPERIAL HOME LOANS, INC.	1	YES	NO	NO
JLM DIRECT FUNDING, LTD	1	NO	NO	YES
JOHN DEERE CREDIT MH RETAIL	2	YES	NO	NO
KPG FINANCIAL, LTD	1	YES	NO	NO
LAND/HOME FINANCIAL SERVICES	2	NO	YES	YES
LENDERS M.D., INC	1	YES	NO	NO
LIFE BANK	1	YES	YES	NO
LONG BEACH MORTGAGE COMPANY	1	YES	YES	YES
MBNA CONSUMER SVC	1	YES	NO	NO
MERITAGE MORTGAGE CORPORATION	1	YES	YES	YES
METWEST MORTGAGE SERVICES, INC	1	YES	YES	YES
MHFC, INC.	2	YES	NO	NO
MILA, INC.	1	YES	YES	YES
MLSG, INC.	1	YES	YES	YES
MOBILE CONSULTANTS INC	2	YES	YES	YES
MONEYCORP	1	YES	YES	YES
MOREEQUITY, INC. (DE)	1	YES	NO	NO
MORTGAGE AMERICA (IMC), INC.	1	YES	NO	NO
MORTGAGE LENDERS NETWORK USA	1	YES	YES	YES
MORTGAGE.COM	1	YES	NO	NO
NATION ONE MORTGAGE CO., INC.	1	YES	YES	YES
NATIONSCREDIT FINANCIAL SVES	1	YES	YES	YES
NCS MORTGAGE LENDING CO	1	NO	YES	NO
NCS MORTGAGE SERVICES LLC	1	YES	NO	NO
NEW CENTURY MORTGAGE CORP.	1	YES	YES	YES
NEW FREEDOM MORTGAGE CORP	1	YES	YES	YES
NF INVESTMENTS, INC.	1	YES	NO	NO
NORTHWOOD CREDIT INC.	1	YES	NO	NO
NOVASTAR MORTGAGE INC.	1	YES	YES	YES
OAKMONT MORTGAGE	1	NO	NO	YES
OAKWOOD ACCEPTANCE CORPORATION	2	YES	YES	YES
OCWEN FEDERAL BANK FSB	1	YES	NO	NO
OCWEN FINANCIAL SERVICES, INC.	1	YES	NO	NO
OPTION ONE MORTGAGE CORP.	1	YES	YES	YES
ORIGEN FINANCIAL, INC	2	YES	YES	YES
PAN AMERICAN BANK, FSB	1	YES	YES	NO
PARKWAY MORTGAGE	1	YES	YES	NO
PEOPLE'S CHOICE HOME LOAN, INC	1	NO	NO	YES
PINNFUND, USA	1	YES	YES	NO
PLATINUM CAPITAL GROUP	1	YES	NO	YES
PREFERRED FINANCIAL FUNDING, I	1	YES	NO	NO
PRIMESOURCE FINANCIAL, L.L.C.	1	YES	NO	NO
PROVIDENT BK	1	YES	NO	YES
PSP DIRECT	1	YES	NO	NO
PSP FINANCIAL SERVICES, INC.	1	NO	YES	NO
RESIDENTIAL MONEY CENTERS, INC	1	YES	YES	YES

* 1=subprime lender; 2=manufactured home lender

TABLE B-1
Subprime and Manufactured Home Lenders Doing
Business in Texas, 1999-2001

Name	HUD Identifier*	Did Business in Texas in 1999?	Did Business in Texas in 2000?	Did Business in Texas in 2001?
RESIDENTIAL MORTGAGE CORP IMC	1	YES	NO	NO
RESOURCE ONE CONSUMER DISCOUNT	1	YES	NO	NO
ROYAL MORTGAGEBANC	1	YES	YES	NO
SAXON MORTGAGE, INC.	1	YES	YES	YES
SEACOAST EQUITIES, INC.	1	YES	YES	NO
SEBRING CAPITAL CORPORATION	1	YES	YES	YES
SHASTA FINANCIAL SERVICES, INC	1	YES	NO	NO
SOUTH SHORE MORTGAGE, INC.	1	NO	YES	NO
SOUTH STAR FUNDING, LLC	1	NO	YES	YES
SOUTHTRUST BK NA	2	YES	NO	NO
SPECIALTY MORTGAGE CORPORATION	1	YES	YES	YES
SUMMIT MORTGAGE CORPORATION	1	YES	NO	NO
SUPERIOR BK FSB	1	YES	YES	YES
SUPERIOR FEDERAL BK	1	NO	NO	YES
THE ASSOCIATES	2	YES	NO	NO
THE MONEY CENTRE, INC.	1	YES	NO	NO
THE MONEY STORE	1	YES	YES	NO
TITLE WESTMORTGAGE INC	1	YES	YES	NO
TOWN & COUNTRY CREDIT CORP.	1	YES	YES	YES
TRANSAMERICA MORTGAGE COMPANY	1	YES	YES	NO
TRAVELERS B&T FSB	1	YES	YES	YES
UNICOR FUNDING, INC.	1	YES	YES	NO
UNITED COMPANIES FUNDING INCOR	1	YES	NO	NO
UNITED COMPANIES LENDING CORPO	1	YES	NO	NO
VANDERBILT MORTGAGE	2	YES	YES	YES
WELLS FARGO FNCL AMER	1	NO	YES	YES
WELLS FARGO FNCL NV 2	1	NO	NO	YES
WESTERN FNCL BK	1	YES	NO	YES
WESTMARK MORTGAGE CORPORATION	1	YES	NO	NO
WILMINGTON NATIONAL FINANCE	1	NO	NO	YES
WMC MORTGAGE CORP.	1	YES	YES	YES
WORLD WIDE FINANCIAL SERVICES	1	YES	YES	YES

* 1=subprime lender; 2=manufactured home lender