

# **Board of Governors of the Federal Reserve System**

## **Home Mortgage Disclosure Act**

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Federal Reserve Board, 20<sup>th</sup> & Constitution Avenue, N.W., Stop #N502, Washington, DC 20551 - HMDAHELP@frb.gov



## **2013 HMDA EDITS**

**Consumer Financial Protection Bureau (CFPB)**  
**Federal Deposit Insurance Corporation (FDIC)**  
**Board of Governors of the Federal Reserve System (FRS)**  
**Department of Housing and Urban Development (HUD)**  
**National Credit Union Administration (NCUA)**  
**Office of the Comptroller of the Currency (OCC)**

# QUICK REFERENCE TO UNDERSTANDING HMDA EDITS

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

1. **Syntactical (S)** - The loan applications will not be loaded to the FFIEC database. If they should be included on the FFIEC database, the data must be corrected. Some examples are incorrect activity year used in your submission; or initial LAR data (T2 record) already on file, which indicates that a LAR with a duplicate loan application number was submitted.
2. **Validity (V)** - The specified data are reported incorrectly and must be corrected. The most common example is an incorrect census tract.
3. **Quality (Q)** - The data in question do not agree with an expected standard (value). Review for correctness and change only if erroneous data has been reported. An example is reported income that is less than or equal to \$9 thousand.

An institution is expected to submit valid and accurate HMDA data that have been checked using edits approved for the particular calendar year. Institutions with data submissions that have outstanding Syntactical or Validity edits will not receive a disclosure statement until all such edits have been corrected. Data with Quality edits, if not corrected when inaccurate, will cause an incorrect disclosure statement.

## 2013 HMDA EDIT CHANGES:

### ➤ NEW EDITS

#### Validity Edits

V108 (pg. 2) Parent name cannot equal institution name.

#### Macro Quality Edits

Q010 (pg. 14) The number of loan applications that report action taken type = 1 should be  $\geq 20\%$  of the total number of loan applications where action taken type = 1-6.

### ➤ DELETED EDITS

#### Loan Application Register

Q060 (pg. 9) Deleted. Captured in Q022 revision.

### ➤ REVISED EDITS

#### Transmittal Sheet

S100 (pg. 1) Edit test language modified to check for valid activity year.

Q033 (pg. 9) Removed agency code 5 from parameter.

#### Loan Application Register

Q002 (pg. 9) Adjustment to loan amount and edit parameter.

Q022 (pg. 9) Edit test modified to adjust edit tolerance.

Q024 (pg. 11) Adjustment to edit parameters.

#### Macro Quality Edits

Q011 (pg. 14) Edit test modified to adjust edit tolerance.

Q071 (pg. 15) Edit test modified to exclude institutions that do not sell loans to Ginnie Mae and adjusted edit tolerance.

Q072 (pg. 16) Edit test modified to exclude institutions that do not sell loans to Ginnie Mae and adjusted edit tolerance.

## EXPLANATION OF VALIDITY EDITS 285, 295, & 300

Regulation C (Home Mortgage Disclosure Act) requires financial institutions reporting NA in the metropolitan statistical area/metropolitan division (MSA/MD) field to either enter NA or to enter correct geographic information in the other three property location fields (state, county, census tract) of the HMDA-LAR for the property in question. The reported geographic data will be verified for its validity.

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

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

**Further Explanation:** When MSA/MD is NA or a valid metropolitan statistical area/metropolitan division number and the state (V285), state/county (V295), or state/county/census tract (V300) combinations are provided, there must be verification that the combinations are valid. Below are examples of the geographic combinations that may be used if it is valid for a respondent to report an MSA/MD as NA.

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

\*Though this example is an acceptable entry and will pass all validity edits (provided a valid numeric state code is entered), the preference is for the institution to provide a valid state/county combination or a valid state/county/census tract combination. In the majority of cases, an institution should be able to provide the state/county/census tract combination since every state and county has a code and the 2010 Census assigned census tract numbers to all areas.

\*\*For the State/County/Census Tract combination, a reported census tract will always be verified. This combination is used when the property is located in a Micropolitan Statistical Area and the institution meets all the reporting criteria and is thus required to report all mortgage lending activity. (NA will always be reported in the MSA/MD column because HMDA does not use Micropolitan Statistical Area numbers). In addition, where the county is classified as small it is acceptable for a lender to code census tracts on properties in small counties as NA on the HMDA-LAR form. (If MSA/MD is reported using the valid metropolitan statistical area or metropolitan division (as appropriate) number, then all other property fields must be coded with the valid state/county/census tract combination.)

\*\*\*This example is acceptable in specific cases. For instance, lenders may report NA in the property location fields associated with requests for preapprovals that are denied or if lenders opt to report preapprovals approved but not accepted. In addition, the NA combination can be reported on property located outside the metropolitan statistical area/metropolitan division in which an institution has a home or branch office, or outside any metropolitan statistical area/metropolitan division. **Note, however, that if you are a bank or savings association that is also required to report CRA data, you must fully geocode the property location on your HMDA data. NA is not valid except in those cases where the property is located in a Micropolitan Statistical Area or is not located in any Metropolitan or Micropolitan Statistical Area; and in those examples, NA would only be reported in the MSA/MD column and the appropriate state, county, and census tract numbers would be reported.**

Any combination of the property location reported when the MSA/MD is NA, other than those aforementioned, are incomplete; therefore, those combinations will not be valid.

## **EXPLANATION OF VALIDITY EDITS 285, 295, & 300 (continued)**

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





**LOAN/APPLICATION REGISTER CODE SHEET**

Use the following codes to complete the Loan/Application Register. All columns (except Reasons for Denial) must be completed for each entry. See the HMDA-LAR instructions in the HMDA Guide (page 10) for guidance regarding the proper use of each code listed below.

<p><b>Application or Loan Information</b></p> <p>Loan Type: (C)</p> <p>1 – Conventional (any loan other than FHA, VA, FSA, or RHS loans)                  2 -- FHA-insured (Federal Housing Administration)                  3 -- VA-guaranteed (Veterans Administration)                  4 – FSA/RHS-guaranteed (Farm Service Agency or Rural Housing Service)</p>	<p>Action Taken: (I)</p> <p>1 -- Loan originated                  2 -- Application approved but not accepted                  3 -- Application denied by financial institution                  4 -- Application withdrawn by applicant                  5 -- File closed for incompleteness                  6 -- Loan purchased by your institution                  7 -- Preapproval request denied by financial institution                  8 -- Preapproval request approved but not accepted (optional reporting)</p>	<p>Type of Purchaser: (V)</p> <p>0 --Loan was not originated or was not sold in calendar year                  1 – Fannie Mae                  2 – Ginnie Mae                  3 – Freddie Mac                  4 – Farmer Mac                  5 – Private securitization                  6 – Commercial bank, savings bank or savings association                  7 -- Life insurance company, credit union, mortgage bank, or finance company                  8 -- Affiliate institution                  9 -- Other type of purchaser</p>
<p>Property Type: (D)</p> <p>1 – One to four-family (other than manufactured housing)                  2 – Manufactured housing                  3 – Multifamily</p>	<p><b>Applicant Information</b></p> <p>Ethnicity: (O) (P)</p> <p>1 – Hispanic or Latino                  2 – Not Hispanic or Latino                  3 – Information not provided by applicant in mail, Internet, or telephone application (see App. A, I.D.2.)                  4 – Not applicable                  5 – No co-applicant</p>	<p>Reasons for Denial (optional reporting): (W)</p> <p>1 -- Debt-to-income ratio                  2 -- Employment history                  3 -- Credit history                  4 -- Collateral                  5 -- Insufficient cash (down payment, closing costs)                  6 -- Unverifiable information                  7 -- Credit application incomplete                  8 -- Mortgage insurance denied                  9 -- Other</p>
<p>Purpose of Loan: (E)</p> <p>1 -- Home purchase                  2 -- Home improvement                  3 – Refinancing</p>	<p>Race: (Q) (R)</p> <p>1 -- American Indian or Alaska Native                  2 -- Asian                  3 – Black or African American                  4 – Native Hawaiian or Other Pacific Islander                  5 -- White                  6 -- Information not provided by applicant in mail, Internet, or telephone application (see App. A, I.D.2.)                  7 – Not applicable                  8 – No co-applicant</p>	<p><b>Other Data</b></p> <p>HOEPA Status :                  (only for loans originated or purchased): (Y)</p> <p>1—HOEPA loan                  2—Not a HOEPA loan</p>
<p>Owner-Occupancy: (F)</p> <p>1 -- Owner-occupied as a principal dwelling                  2 -- Not owner-occupied                  3 -- Not applicable</p>	<p>Sex: (S) (T)</p> <p>1 -- Male                  2 -- Female                  3 -- Information not provided by applicant in mail, Internet, or telephone application (see App. A, I.D.2.)                  4 -- Not applicable                  5 – No co-applicant</p>	<p>Lien Status (only for applications and originations): (Z)</p> <p>1—Secured by a first lien                  2—Secured by a subordinate lien                  3—Not secured by a lien                  4—Not applicable (purchased loans)</p>
<p>Preapproval (home purchase loans only): (H)</p> <p>1 – Preapproval was requested                  2 – Preapproval was not requested                  3 – Not applicable</p>		

**VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
<b><u>Transmittal Sheet (TS) &amp; Loan/Application Register (LAR)</u></b>			
Record Identifier	S010	The first record identifier in the file must = 1 (TS). The second and all subsequent record identifiers must = 2 (LAR).	First record identifier does not = 1 (TS) or at least one subsequent record identifier after the first record does not = 2 (LAR)
Record Identifier	S011	The HMDA file must contain at least one loan/application record (record identifier = 2).	File does not contain at least one loan/application record (record identifier = 2)
Agency Code	S020	Agency code must = 1, 2, 3, 5, 7, 9. The agency that submits the data must be the same as the reported agency code.	Agency code not valid for agency sending data
Control Number	S025	Control number must = a valid respondent identifier/agency code combination for date processed.	Invalid respondent identifier/agency code combination or ID not on panel
Application/Loan Number	S040	Application/loan number must be unique.	Duplicate loan numbers reported; data already in file
<b><u>Transmittal Sheet (only)</u></b>			
Activity Year	S100	Activity year must = year being processed (= 2013).	Invalid activity year
Timestamp	S013	Timestamp must be later than timestamp on database.	Record timestamp is earlier than, or equal to, timestamp on database (format = ccyyymmddhhmm)
Timestamp	S028	Timestamp must be numeric and in ccyyymmddhhmm format.	Timestamp is missing or nonnumeric (format = ccyyymmddhhmm)
Respondent Mailing Address	V105	Respondent name, address, city, state, and zip code must not = blank.	Respondent name, address, city, state or zip code is missing



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Respondent State Code	V140	Respondent state code must equal a valid postal code abbreviation (i.e., AL for Alabama).	Respondent state code is an invalid postal code
Respondent Zip Code	V145	Respondent zip code format must be NNNNN or NNNNN-NNNN and left justified.	Respondent zip code is an invalid format
Respondent E-mail Address	V155	A valid e-mail address for the institution must be provided and must be in the format of username@exampldomain.topleveldomain. The e-mail address shall not contain any spaces and must contain only one @ symbol. The e-mail address shall not contain "@.", ".@" and ".." character strings.	E-mail address for institution is missing or is an invalid format. The e-mail address can only contain one @ symbol and must be in a format such as username@institutionname.topleveldomain. The e-mail address cannot contain "@.", ".@" or "..". For formatting purposes, institutionname represents the institution's domain and .topleveldomain represents .com, .org, .tv, .net, .info, .name, etc. For example, hmdasubmitter@axbyczbank.com.
Parent Name	V108	If parent name is reported, then parent name cannot equal institution name.	Parent name = institution name
Parent Mailing Address	V110	If respondent is a mortgage banking subsidiary (MBS) or a nondepository institution that has an affiliation with a depository institution, then parent name of the MBS or the depository institution that the nondepository institution is affiliated with along with the address, city, state and zip code must not = blank.	Parent name, address, city, state, or zip code is missing
Parent State Code	V111	If parent state code is reported, then the postal code abbreviation must be valid (i.e., AL for Alabama).	Parent state code is an invalid postal code
Parent Zip Code	V112	If parent zip code is reported, then the format must be NNNNN or NNNNN-NNNN and left justified.	Parent zip code is an invalid format
Institution Name	V150	Institution Name cannot equal Contact Name.	Institution name = Contact Name
Contact Name	V115	Name of contact person must not = blank.	Name of contact person is missing
Contact Telephone Number	V120	Contact person telephone number must be in NNN-NNN-NNNN format and not blank.	Telephone number for contact person not in valid format or is missing
Fax Number	V135	Fax Number must be in NNN-NNN-NNNN format and not = blank.	Fax Number not in valid format or is missing

**VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
<b><u>Loan/Application Register (only)</u></b>			
Application/Loan Number (Column A)	S205	Application/Loan number must not = blank or all zeros.	Application/Loan number not in valid format or is missing
Date Application Received (Column B)	V210	Date application received must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively or equal NA. CCYY must be numeric and CC (century) must equal 19 or 20.	Application Month, day, year and/or century not valid
Date Application Received (Column B)	V215	If Action taken type = 6, then date application received must = NA.	Loan was purchased; therefore application date must equal NA
Loan Type (Column C)	V220	Loan type must = 1, 2, 3, or 4.	Loan type is missing or is not in range 1-4
Property Type (Column D)	V400	Property type must = 1, 2, or 3.	Property type is missing or is not in range 1-3
Loan Purpose (Column E)	V225	Loan purpose must = 1, 2, or 3.	Loan purpose is missing or is not in range 1-3
Loan Purpose (Column E)	V410	If lien status = 3, then loan purpose must = 2.	Lien status = 3; therefore loan purpose must = 2
Occupancy (Column F)	V230	Occupancy must = 1, 2, or 3.	Occupancy is missing or does not equal 1, 2, or 3
Loan Amount (Column G)	V250	Loan amount must be numeric and > zero.	Loan amount is not numeric or not > 0
Preapproval (Column H)	V415	Preapproval must = 1, 2, or 3.	Preapproval is missing or is not in range 1-3
Preapproval (Column H)	V425	If loan purpose = 1 and action taken type = 6, then preapproval must = 3.	Loan purpose = 1 and action taken type = 6; therefore preapproval must = 3

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Preapproval (Column H)	V430	If loan purpose = 2 or 3, then preapproval must = 3.	Loan purpose = 2 or 3 and preapproval is missing or does not = 3
Preapproval (Column H)	V435	If action taken type = 7 or 8, then preapproval must = 1.	Action taken type = 7 or 8 and preapproval is missing or does not = 1
Action Taken - Type (Column I)	V255	Action taken type must = 1, 2, 3, 4, 5, 6, 7, or 8.	Action taken type is missing or not in range 1-8
Action Taken - Type (Column I)	V260	If reasons for denial are in the range 1-9, then action taken type must = 3 or 7.	Application or preapproval not denied, but denial reasons given
Action Taken - Type (Column I)	V262	If date application received = NA, then action taken type must = 6.	Date application received = NA; therefore action taken type must = 6
Action Taken - Type (Column I)	V440	If preapproval = 1, then action taken type must = 1-5, 7 or 8.	Preapproval = 1 and action taken type is missing or does not = 1-5, 7 or 8
Action Taken - Type (Column I)	V445	If preapproval = 2, then action taken type must = 1-5.	Preapproval = 2 and action taken type is missing or does not = 1-5
Action Taken - Type (Column I)	V447	If preapproval = 3, then action taken type must = 1-6.	Preapproval = 3 and action taken type is missing or does not = 1-6
Action Taken - Date (Column J)	V265	Action taken date must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively. CCYY must be numeric.	Action taken date is invalid format and/or date
Action Taken - Date (Column J)	S270	Century (CC) and Year (YY) of action taken date must = activity century/year (CCYY) for period being processed.	Century and/or year for action taken date does not match activity century/year
Action Taken - Date (Column J)	V275	If date application received does not = NA, then action taken date must be $\geq$ date application received.	Action taken date is earlier than application date
MSA/MD Number (Column K)	V280	MSA/MD must = a valid Metropolitan Statistical Area or Metropolitan Division (if appropriate) code for period being processed or NA.	MSA/MD number does not = a valid Metropolitan Statistical Area/Metropolitan Division code or NA, or is missing
State Code (Column L)	V285	State must = a valid FIPS code or (NA where MSA/MD = NA).	State does not = a valid state code or (state equals NA and MSA/MD not NA)

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MSA/MD, State, County Codes (Columns K, L, and M)	V290	If MSA/MD does not = NA, then MSA/MD, state, and county codes must = a valid combination.	MSA/MD, state, and county codes do not = a valid combination
State/County Codes (Columns L and M)	V295	State and county must = a valid combination or (county = NA where MSA/MD = NA).	State/county does not equal a valid combination or (county equals NA and MSA/MD not NA)
Census Tract (Column N)	V300	Census tract must = a valid census tract number for the MSA/MD, state, county combination or (NA if county is classified as small) or (where MSA/MD = NA the census tract must = a valid census tract for the state/county combination or NA). Valid census tract format must be NNNN.NN or NA, left justified.	Census tract not in valid format or is missing, does not equal NA, or does not equal a valid census tract number
Applicant Ethnicity (Column O)	V450	Applicant ethnicity must = 1, 2, 3, or 4.	Applicant ethnicity is missing or not in range 1-4
Co-Applicant Ethnicity (Column P)	V460	Co-Applicant ethnicity must = 1, 2, 3, 4, or 5.	Co-Applicant ethnicity is missing or not in range 1-5
Co-Applicant Ethnicity (Column P)	V463	Co-Applicant ethnicity does not = 5; however, co-applicant race field 1 = 8 and/or co-applicant sex = 5.	If no co-applicant, co-applicant ethnicity/race/sex combination invalid
Applicant Race (Column Q)	V455	If applicant ethnicity = 1, 2 or 3 then the first applicant race field must not = 7.	Applicant ethnicity = 1, 2 or 3; therefore first applicant race invalid
Co-Applicant Race (Column R)	V465	If co-applicant ethnicity = 1, 2 or 3 then the first co-applicant race field must not = 7 or 8.	Co-applicant ethnicity = 1, 2 or 3; therefore first co-applicant race invalid
Applicant Race (Column Q)	V310	Applicant race field 1 must = 1, 2, 3, 4, 5, 6, or 7.	Applicant race field 1 is missing or is not in range 1-7
Applicant Race (Column Q)	V470	If applicant race = 1-5 in applicant race field 1, then all other applicant race fields must = blank or 1-5.	Applicant race fields 2 - 5 are not blank or in range 1-5
Applicant Race (Column Q)	V475	If applicant race = 6 or 7 in applicant race field 1, then all other applicant race fields must = blank.	Applicant race field 1 = 6 or 7; therefore all other applicant race fields must = blank
Applicant Race (Column Q)	V480	Applicant race must not be the same (i.e. 1,1; 1,1,2; 1,2,3,4,1), when more than one applicant race is designated.	Applicant race is the same

**VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
Co-Applicant Race (Column R)	V315	Co-Applicant race field 1 must = 1, 2, 3, 4, 5, 6, 7, or 8.	Co-Applicant race field 1 is missing or is not in range 1-8
Co-Applicant Race (Column R)	V317	Co-Applicant race field 1 does not = 8; however, co-applicant ethnicity and/or co-applicant sex = 5.	If no co-applicant, co-applicant race/sex/ethnicity combination invalid
Co-Applicant Race (Column R)	V485	If co-applicant race = 1-5 in co-applicant race field 1, then all other co-applicant race fields must = blank or 1-5.	Co-Applicant race fields 2-5 are not blank or in range 1-5
Co-Applicant Race (Column R)	V490	If co-applicant race = 6, 7, or 8 in co-applicant race field 1, then all other co-applicant race fields must = blank.	Co-Applicant race field 1 = 6, 7, or 8; therefore all other co-applicant race fields must = blank
Co-Applicant Race (Column R)	V495	Co-Applicant race must not be the same (i.e. 1,1; 1,1,2; 1,2,3,4,1), when more than one co-applicant race is designated.	Co-Applicant race is the same
Applicant Sex (Column S)	V320	Applicant sex must = 1, 2, 3, or 4.	Applicant sex is missing or is not in range 1-4
Co-Applicant Sex (Column T)	V325	Co-Applicant sex must = 1, 2, 3, 4, or 5.	Co-Applicant sex is missing or not in range 1-5
Co-Applicant Sex (Column T)	V326	Co-Applicant sex does not = 5; however, co-applicant ethnicity = 5 and/or co-applicant race field 1 = 8.	If no co-applicant, co-applicant sex/ethnicity/race combination invalid
Income (Column U)	V330	Income must be numeric and > 0, or equal NA.	Income is zero, missing, negative or, if non-numeric, does not equal NA
Income (Column U)	V335	If property type = 3, then income must = NA.	Property type = 3; therefore income must = NA
Type of Purchaser (Column V)	V340	Type of purchaser must = 0, 1, 2, 3, 4, 5, 6, 7, 8, or 9.	Type of purchaser must be in range 0-9
Type of Purchaser (Column V)	V347	If type of purchaser = 1, 2, 3, 4, 5, 6, 7, 8, or 9, then action taken type must be 1 or 6.	Type of purchaser in range 1-9; therefore action taken should equal 1 or 6

**VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
Type of Purchaser (Column V)	V375	If type of purchaser = 2, then loan type must = 2, 3, or 4.	Purchaser type = 2 and loan type does not equal 2, 3, or 4
Reasons for Denial (Column W)	V355	If (agency code = 2, 3, 5, 7, or 9) or (agency code = 1 and action taken not = 3 or 7), then reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9, or blank.	Reasons for denial are not blank or in range 1-9
Reasons for Denial (Column W)	V360	Responses for reasons for denial must not be the same (i.e. 1,1; 1,1,2; 1,2,2;.....).	Reasons for denial are the same
Reasons for Denial (Column W)	V385	If agency code = 1 and action taken = 3 or 7, then at least one reason for denial must be provided and must = 1, 2, 3, 4, 5, 6, 7, 8, or 9. Other reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9 or blank.	For action taken = 3 or 7, at least one reason for denial not given, or reason for denial given not in range 1-9
Rate Spread (Column X)	V500	Rate spread must be in the NN.NN format, must not = blank, and if NA, left justified.	Rate spread is not in valid format or is missing
Rate Spread (Column X)	V505	If action taken type = 2-8, then rate spread must = NA.	Action taken type = 2-8; therefore rate spread must = NA
Rate Spread (Column X)	V570	If lien status = 1, then rate spread must be $\geq 1.5\%$ and $\leq 99.99\%$ or NA.	Lien status = 1; therefore rate spread must be in range $\geq 1.5\%$ and $\leq 99.99\%$ or NA
Rate Spread (Column X)	V575	If lien status = 2, then rate spread must be $> 3.5\%$ and $\leq 99.99\%$ or NA.	Lien status = 2; therefore rate spread must be in range $\geq 3.5\%$ and $\leq 99.99\%$ or NA
Rate Spread (Column X)	V520	If lien status = 3, then rate spread must = NA.	Lien status = 3; therefore rate spread must = NA
HOEPA Status (Column Y)	V540	If action taken type = 2-5, 7, or 8, HOEPA status must = 2.	Action taken type = 2-5, 7, or 8; therefore HOEPA status must = 2
HOEPA Status (Column Y)	V525	HOEPA status must = 1 or 2.	HOEPA status is missing or does not = 1 or 2
HOEPA Status (Column Y)	V530	If loan purpose = 1, then HOEPA status must = 2.	Loan purpose = 1; therefore HOEPA status must = 2

**VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
HOEPA Status (Column Y)	V545	If lien status = 3, then HOEPA status must = 2.	Lien status = 3; therefore HOEPA status must = 2
Lien Status (Column Z)	V550	Lien status must = 1, 2, 3, or 4.	Lien status is missing or not in range 1-4
Lien Status (Column Z)	V555	If loan purpose = 1 or 3, then lien status must = 1, 2, or 4.	Loan purpose = 1 or 3; therefore lien status must = 1, 2, or 4
Lien Status (Column Z)	V560	If action taken type = 1-5, 7 or 8, then lien status must = 1, 2, or 3.	Action taken type = 1-5, 7 or 8; therefore lien status must = 1, 2, or 3
Lien Status (Column Z)	V565	If action taken type = 6, then lien status must = 4.	Action taken type = 6; therefore lien status must = 4

**QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT**

<b><u>Transaction Item(s)</u></b>	<b><u>EDCK</u></b>	<b><u>Edit Test</u></b>	<b><u>Error Explanation</u></b>
<b><u>Transmittal Sheet (only)</u></b>			
Parent Mailing Address	Q033	If respondent is a bank, savings association, or independent mortgage company, and if any parent company exists, then parent name, address, city, state and zip code should not = blank.	Parent name, address, city, state, or zip code is missing
Institution Mailing Address	Q020	Institution address should not = parent address.	Institution address equals parent address
Tax Identification (ID) Number	Q012	The reported Tax ID number on the transmittal sheet of your HMDA data file does not match the Tax ID number reported in the previous calendar year submission.	Tax ID number on TS does not match the Tax ID number reported in the previous calendar year submission
# of Loan Applications	Q130	The number of loan/application records received in this transmission file per respondent does not = the total number of loan/application records reported in this respondent's transmission or the total number of loan/application records in this submission is missing from the transmittal sheet.	Loan/application records received in this transmission are missing or not = to the total number of loan/application records reported in this transmission
<b><u>Loan Application Register (only)</u></b>			
Date Application Received (Column B)	Q022	Date application received should =activity year or (activity year minus 1 or activity year minus 2).	Date application received is not in activity year or (activity year minus 1 or activity year minus 2); Verify
Loan Type (Column C)	Q035	If purchaser type = 1 or 3, then loan type should = 1.	Purchaser type = 1 or 3; therefore loan type should = 1; Verify
Loan Amount (Column G)	Q001	If loan amount and income are numeric and > 0 and the loan amount is ≥ \$1,000 (\$1 million), then loan amount should be < 5 times the income.	Loan amount reported is ≥ five times the income; Verify
Loan Amount (Column G)	Q002	If property type =1 and income ≤ \$200 thousand, then loan amount should be < \$2 million.	Income is ≤ \$200 thousand and loan amount reported is ≥ \$2 million; Verify



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Loan Amount (Column G)	Q003	If loan type = 2 and property type = 1 or 2, then loan amount should be ≤ \$729 (\$729 thousand).	Loan type = 2 and loan amount > \$729 (\$729 thousand); Verify
Loan Amount (Column G)	Q004	If loan type = 3 and property type = 1 or 2, then loan amount should be ≤ \$729 (\$729 thousand).	Loan type = 3 and loan amount > \$729 (\$729 thousand); Verify
Loan Amount (Column G)	Q005	If type of purchaser = 1-4, and property type = 1 or 2, then loan amount should be ≤ \$729 (\$729 thousand).	Type of purchaser = 1-4, and property type = 1 or 2 and loan amount > \$729 (\$729 thousand); Verify
Loan Amount (Column G)	Q013	If property type = 3, then loan amount should be in the range of \$100 thousand and \$10 million.	Loan amount is not within the expected range of \$100 thousand and \$10 million; Verify
Loan Amount (Column G)	Q036	If property type = 2, then loan amount should be ≤ \$150 (\$150 thousand).	Property type = 2 and loan amount reported is > \$150 (\$150 thousand); Verify
Loan Amount (Column G)	Q037	If lien status = 2, then loan amount should be ≤ \$250 (\$250 thousand).	Lien status = 2 and loan amount reported is > \$250 (\$250 thousand); Verify
Loan Amount (Column G)	Q038	If lien status = 3, then loan amount should be ≤ \$100 (\$100 thousand).	Lien status = 3 and loan amount reported is > \$100 (\$100 thousand); Verify
Loan Amount (Column G)	Q025	If loan purpose = 1 and property type = 1, then loan amount should be > \$10 thousand.	Loan amount is numeric and ≤ \$10 thousand; Verify
Action Taken Date (Column J)	Q032	If action taken type = 1, then action taken date should not equal the date application received.	Loan is originated and action taken date = date application received; Verify
Applicant Ethnicity, Race, Sex (Columns O, Q, S)	Q026	If action taken type = 1-5, 7, or 8, and (application date ≥ 20040101 and not = NA), then applicant ethnicity, race and/or sex should not = 4, 7, or 4, respectively.	Applicant ethnicity, race and/or sex = 4, 7, or 4, respectively; Verify
Co-Applicant Ethnicity, Race, Sex (Columns P, R, T)	Q068	If action taken type = 1-5, 7 or 8 (application date ≥ 20040101 and not = NA), and applicant ethnicity, race and sex = 4,7,4, respectively, and co-applicant ethnicity, race and sex = 4,7,4, respectively, and there is no co-applicant, then co-applicant ethnicity, race, and sex should = 5,8,5, respectively.	Applicant ethnicity, race and/or sex = 4, 7, 4, respectively, and co-applicant ethnicity, race and sex = 4, 7, 4, respectively; Verify

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Income (Column U)	Q014	If income is numeric, then income should be < \$2 million.	Income is numeric and ≥ to \$2 million; Verify
Income (Column U)	Q024	If action taken type = 1, and income and loan amount are numeric, and loan amount is ≥ 5 times income, then income should be > \$ 9 thousand.	Action taken type = 1, loan amount is ≥ 5 times income, and income is numeric and ≤ \$9 thousand; Verify
Income (Column U)	Q027	If action taken type = 1-5, 7 or 8, and property type = 1 or 2, then applicant income should not = NA.	Income = NA; Verify
Income (Column U)	Q067	If applicant ethnicity, race and sex = 4, 7, and 4, respectively, and co-applicant ethnicity, race and sex = 4, 7, and 4 or 5, 8, and 5, respectively, then applicant income should = NA.	Income is numeric; Verify
Rate Spread (Column X)	Q039	If HOEPA status = 1 and action taken type = 1, then rate spread should not = NA.	HOEPA status = 1 and action taken type =1, therefore rate spread should not = NA; Verify
Rate Spread (Column X)	Q040	If purchaser type = 1-4 and lien status = 1 or 2, then rate spread should be ≤ 10% or NA.	Purchaser type = 1-4 and lien status = 1 or 2; therefore rate spread should be ≤ 10% or NA; Verify
Rate Spread (Column X)	Q061	If agency = 5, property type = 1, lien status = 1 and action taken type = 1, rate spread should be ≤ 5% or NA.	Agency = 5, property type = 1, lien status = 1 and action taken type = 1; therefore, rate spread should be ≤ 5% or NA; Verify
Rate Spread (Column X)	Q066	If rate spread does not = NA, then rate spread should be < 13%.	Rate spread does not = NA; therefore rate spread should be < 13%; Verify
HOEPA (Column Y)	Q044	If agency = 1, 2, 3, 7 or 9, action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread > 8%, then HOEPA status should = 1.	Agency = 1-3, 7 or 9, action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread > 8%; therefore HOEPA status should = 1; Verify
HOEPA (Column Y)	Q045	If agency = 1, 2, 3, 7 or 9, action taken type = 1, loan purpose = 2 or 3, lien status = 2, and rate spread > 10%, then HOEPA status should = 1.	Agency = 1-3, 7 or 9, action taken type =1, loan purpose = 2 or 3, lien status = 2, and rate spread > 10%; therefore HOEPA status should = 1; Verify
HOEPA (Column Y)	Q050	If agency = 5, HOEPA status should not = 1.	Agency = 5 and HOEPA status = 1; Verify
HOEPA (Column Y)	Q051	If applicant ethnicity, race and sex = 4, 7, and 4, respectively, HOEPA status should not = 1.	Applicant ethnicity, race and sex = 4, 7, and 4, respectively and HOEPA status = 1; Verify
HOEPA (Column Y)	Q052	If property type = 3, HOEPA status should not = 1.	Property type = 3 and HOEPA status = 1; Verify

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HOEPA (Column Y)	Q064	If purchaser type = 1 or 3, HOEPA status should not = 1.	Purchaser type = 1 or 3 and HOEPA status = 1; Verify
Property Type (Column D)	Q059	If loan type = 3 or 4, then property type should not = 3.	Loan type = 3 or 4 and property type = 3; Verify
MSA/MD,State,County, Census Tract (Columns K, L, M, N)	Q029	If the reported state/county combination (when county is small and reported tract equals NA), or state/county/census tract combination is valid then the MSA/MD should not = NA.	MSA/MD = NA and state/county (when county is small and tract equals NA), or state/county/census tract is a valid combination and is located completely in an MSA/MD
MSA/MD,State,County, Census Tract (Columns K, L, M, N)	Q049	If action taken type = 7 or 8, then MSA/MD, state, county, census tract should equal NA.	Action taken type = 7 or 8; therefore, MSA/MD, state, county, census tract should = NA; Verify
MSA/MD Number (Column K)	<b>Q595@</b>	If action taken type = 1-5, 7, or 8, then MSA/MD must = a corresponding respondent, MSA/MD combination on respondent panel, or NA.	MSA/MD not on respondent panel

**@NOTE: This edit is not applied to mortgage banking subsidiaries or independent mortgage companies. Their Metropolitan Statistical Areas or Metropolitan Divisions (if appropriate) will be determined at the end of the cycle based on the data reported. For depository institutions, this edit will produce the Q595 report but will not be counted in any error statistics.**

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<b><u>The Macro Quality Edit Report contains the following edits and is generated by the FFIEC</u></b>			
Property Type (Column D)	Q015	If property type = 3, then the total number of these loan applications should be < 10% of all loan applications or < 10% of the total <u>dollar</u> amount of all loan applications reported.	Multifamily loan applications is ≥ 10% of total loan applications and/or ≥ 10% of the total dollar amount of the loan applications
Property Type (Column D)	Q031	If property type = 3, then the total number of multifamily applications should be < 200.	Number of reported multifamily applications is ≥ 200; Verify
Loan Purpose (Column E)	Q006	If the total number of loan applications with loan purpose = 1 and action taken type = 1 is > 25, then the total number of these loan applications should be ≤ 95% of the total number of home purchase loan applications.	Total number of home purchase loan applications with an action code of 1 is > 95% of the total number of home purchase loan applications
Preapproval (Column H)	Q047	If preapproval = 1, and action taken type = 4, then the total number of these loans should be ≤ 10% of the total number of loan applications.	Total number of loan applications with a preapproval = 1 and action taken type = 4 is > 10% of the total number of loan applications
Preapproval (Column H)	Q048	If preapproval = 1, and action taken type = 5, then the total number of these loans should be ≤ 5% of the total number of loan applications.	Total number of loan applications with a preapproval = 1 and action taken type = 5 is > 5% of the total number of loan applications
Action Taken - Type (Column I)	Q007	If action taken type = 2, then the total number of these loans should be ≤ 15% of the total number of loan applications.	Total number of loan applications with an action code of 2 is > 15% of the total number of loan applications
Action Taken - Type (Column I)	Q008	If action taken type = 4, then the total number of these loans should be ≤ 30% of the total number of loan applications.	Total number of loan applications with an action code of 4 is > 30% of the total number of loan applications
Action Taken - Type (Column I)	Q009	If action taken type = 5, then the total number of these loans should be ≤ 15% of the total number of loan applications.	Total number of loan applications with an action code of 5 is > 15% of the total number of loan applications

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Action Taken – Type (Column I)	Q010	The number of loan applications that report action taken type = 1 should be $\geq 20\%$ of the total number of loan applications where action taken type = 1-6.	Total number of loan applications with an action code of 1 is $< 20\%$ of the total number of loan applications where action taken type = 1-6.
MSA/MD (Column K)	Q023	The number of loan applications that report MSA/MD = NA should be $\leq 30\%$ of the total number of loan applications.	The number of applications reporting MSA/MD = NA are $> 30\%$ of the total number of loan applications
Total Number of Loan Applications	Q011	If current or previous year's total number of applications is $\geq 500$ , then the current year should be within (+ or -) $20\%$ of the previous year's total.	Total number of loan applications for current year not within (+ or -) $20\%$ of the previous year's total
Total Number of Loan Applications	Q016	The number of loan applications that report income $< \$10,000$ should be $\leq 20\%$ of total loan applications.	Total number of loan applications that reported income $< \$10,000$ is $> 20\%$ of total loan applications
HOEPA (Column Y)	Q053	If agency = 5, action taken type = 1 and HOEPA status = 1, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans.	The number of loans where agency = 5, action taken type = 1 and HOEPA status = 1 is $> 1\%$ of the total number of originated loans
HOEPA (Column Y)	Q054	If agency = 5, action taken type = 6 and HOEPA status = 1, then the total number of these loans should be $\leq 1\%$ of the total number of purchased loans.	The number of loans where agency = 5, action taken type = 6 and HOEPA status = 1 is $> 1\%$ of the total number of purchased loans
HOEPA (Column Y)	Q062	If action taken type = 1, HOEPA status = 1, lien status = 1 and type of purchaser = 1, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans.	The number of loans where action taken type = 1, HOEPA status = 1, lien status = 1, and type of purchaser = 1 is $> 1\%$ of the total number of originated loans
HOEPA (Column Y)	Q063	If action taken type = 1, HOEPA status = 1, lien status = 1 and type of purchaser = 3, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans.	The number of loans where action taken type = 1, HOEPA status = 1, lien status = 1, and type of purchaser = 3 is $> 1\%$ of the total number of originated loans
HOEPA (Column Y)	Q065	If HOEPA status = 1, then the total number of HOEPA loans should be $< 200$ .	The number of loans where HOEPA = 1 is $\geq 200$
Rate Spread (Column X)	Q055	If HOEPA status = 1, action taken = 1 and rate spread $\geq 5\%$ and not = NA, then the total number of these loans should be $\leq 5\%$ of the total number of originated loans.	The number of loans where HOEPA status = 1, action taken = 1 and rate spread $\geq 5\%$ and not = NA is $> 5\%$ of the total number of originated loans

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Rate Spread (Column X)	Q061	If property type = 1, lien status = 1, action taken type = 1 and rate spread > 5% and not = NA, then the total number of these loans should be ≤ 1% of the total number of originated loans.	The number of loans where property type = 1, lien status = 1, action taken type = 1 and rate spread > 5% and not = NA is > 1% of the total number of originated loans
Action Taken – Type (Column I)	Q056	If the total number of conventional home purchase loan applications is ≥ 50, then the total number of denied conventional home purchase loans should be ≤ 70%.	The total number of conventional home purchase loan applications is ≥ 50 and the total number of denied conventional home purchase loans is > 70%
Action Taken – Type (Column I)	Q057	If the total number of loan applications is ≥ 50, then the total number of denied loan applications should be > zero.	The total number of loan applications is ≥ 50 and the total number of denied loans = zero
Action Taken – Type (Column I)	Q058	If the total number of loan applications where preapproval = 1 is ≥ 1000, then the total number of preapproval requests denied (action taken = 7) should be > zero.	The total number of loan applications where preapproval = 1 is ≥ 1000 and the total number of preapproval requests denied = zero
Type of Purchaser (Column V)	Q070	If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 1; and if the percentage of these loans that are sold to Fannie Mae or Freddie Mac in the current year is less than the percentage of the same type of loans sold to Fannie Mae or Freddie Mac in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is >= 10,000, then the percentage of these loans sold to Fannie Mae or Freddie Mac for the current year should be > 20%.	Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 1. If the percentage of these loans that are sold to Fannie Mae or Freddie Mac in the current year is less than the percentage of the same category of loans sold to Fannie Mae or Freddie Mac in the prior year, then the percentage difference between the two years should be less than 10%; <b>or</b> if the number of these loans for the current year is >= 10,000, then the percentage of these loans sold to Fannie Mae or Freddie Mac for the current year should be > 20%. Please verify type of purchaser field is correct.
Type of Purchaser (Column V)	Q071	If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 2; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is >= 2, 500, then the percentage of these loans sold to Ginnie Mae for the current year should be > 30%.	Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 2. If the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same category of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; <b>or</b> if the number of these loans for the current year is >= 2,500, then the percentage of these loans sold to Ginnie Mae for the current year should be > 30%. Please verify type of purchaser field is correct.

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Type of Purchaser (Column V)	Q072	If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 3; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is >= 2,000, then the percentage of these loans sold to Ginnie Mae for the current year should be > 30%.	Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 3. If the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same category of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; <b>or</b> if the number of these loans for the current year is >= 2,000, then the percentage of these loans sold to Ginnie Mae for the current year should be > 30%. Please verify type of purchaser field is correct.
Type of Purchaser (Column V)	Q073	If 250 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be > 20%.	Action taken type = 1 or 6, loan purpose = 1, property type = 1 or 2, loan type = 2 or 3. If 250 or greater of these loans are reported in the current year, then of these loans, the percentage sold should be > 20%
Type of Purchaser (Column V)	Q074	If 250 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be > 20%.	Action taken type = 1 or 6, loan purpose = 3, property type = 1 or 2, loan type = 2 or 3. If 250 or greater of these loans are reported in the current year, then of these loans, the percentage sold should be > 20%
Type of Purchaser (Column V)	Q075	If 750 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%.	Action taken type = 1 or 6, loan purpose = 1, property type = 1 or 2. If 750 or greater loans of these loans are reported in the current year, then of these loans, the difference in the percentage of loans that are sold in the current year and the percentage of loans sold in the prior year should be less than (+ or -) 20%. Percent of government backed home purchases = # home purchase loans where loan type = 2 or 3 / # home purchase loans for the current year or previous year

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Type of Purchaser (Column V)	Q076	If 750 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%.	Action taken type = 1 or 6, loan purpose = 3, property type = 1 or 2. If 750 or greater loans of these loans are reported in the current year, then of these loans, the difference in the percentage of loans that are sold in the current year and the percentage of loans sold in the prior year should be less than (+ or -) 20%. Percent of government backed home refinancings = # refinancing loans where loan type = 2 or 3 / # refinancing loans for the current year or previous year
Action Taken – Type (Column I)	Q080	If action taken = 1, 2 or 3, property type = 1 or 2, and applicant ethnicity = 3 or 4, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5.	The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and applicant ethnicity = 3 or 4 is > 50% of the total number of loans where action taken = 1-5
Action Taken – Type (Column I)	Q081	If action taken = 1, 2 or 3, property type = 1 or 2, and first applicant race field = 6 or 7, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5.	The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and first applicant race field = 6 or 7 is > 50% of the total number of loans where action taken = 1-5
Action Taken – Type (Column I)	Q082	If action taken = 1, 2 or 3, property type = 1 or 2, and applicant sex = 3 or 4, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5.	The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and applicant sex = 3 or 4 is > 50% of the total number of loans where action taken = 1-5
Action Taken – Type (Column I)	Q083	If action taken = 1, 2 or 3, property type = 1 or 2, and (applicant ethnicity = 3 or 4) and (first applicant race field = 6 or 7) and (applicant sex = 3 or 4), then the total number of these loans should be ≤ 20% of the total number of loans where action taken = 1-5.	The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and (applicant ethnicity = 3 or 4) and (first applicant race field = 6 or 7) and (applicant sex = 3 or 4) is > 20% of the total number of loans where action taken = 1-5
<b><u>Quality Edit Q030 is generated by the FFIEC and is included with the micro edits for each appropriate loan</u></b>			
MSA/MD,State,County, Census Tract (Columns K, L, M, N)	Q030	If action taken type = 1, 2, 3, 4, 5, or 6; and if the HMDA respondent is a nondepository institution (a for-profit entity), or is a bank or savings institution who reports CRA data, then MSA/MD, state, county, census tract should equal a valid combination and not NA.	MSA/MD, state, county, census tract should not = NA