



Home Mortgage Disclosure Act

- I. Existing Rule
 - a. Purpose
 - b. Requirements
- II. New Rule
 - a. When
 - b. What

A GUIDE TO

HMDA Reporting Getting It Right!



Federal Financial Institutions
Examination Council

LOAN/APPLICATION REGISTER Page ____ of ____

Name of Reporting Institution _____

City, State, ZIP _____

All columns (except Reasons for Denial) must be completed for each entry. See the instru

Application or
Loan Information

Application or
Loan Number

Date
Application
Received
(mm/dd/ccyy)

Example of Loan Originated Following Preapproval

L B - 6 8 7 4 3 9

01/15/2012

Example of Preapproval Request Denied

5 6 7 8 9 0 4 3 2 1 1 2 3 4 0 9 8 7 6 5

06/01/2012

Example of Application Denied

5 6 7 8 9 0 4 3 2 1 1 2 3 4 0 9 8 7 6 5

03/20/2012

A GUIDE TO

HMDA Reporting Getting It Right!

Edition effective January 1, 2013 (for HMDA submissions due March 1, 2014 or later)

This edition of the *Guide* is the comprehensive edition for use with 2013 calendar year data (due March 1, 2014). Appendices include the Consumer Financial Protection Bureau's Regulation C (Home Mortgage Disclosure); the Instructions for Completion of the HMDA Loan/Application Register (LAR); the commentary to Regulation C; the Home Mortgage Disclosure Act; state and county codes, together with metropolitan statistical area (MSA) and metropolitan division (MD) numbers; contact information for the federal supervisory agencies; and the HMDA poster.

April 2013

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Foreword

A Guide to HMDA Reporting: Getting It Right! will assist you in complying with the Home Mortgage Disclosure Act as implemented by The Consumer Financial Protection Bureau's Regulation C, 12 C.F.R. part 1003 (Regulation C). The *Guide* was written to address the needs of financial institution managers and employees responsible for HMDA compliance.

The *Guide* was developed by the member agencies of the Federal Financial Institutions Examination Council (FFIEC)—the Consumer Financial Protection Bureau (CFPB), the Office of the Comptroller of the Currency (OCC), the Federal Deposit Insurance Corporation (FDIC), the Board of Governors of the Federal Reserve System (Board), and the National Credit Union Administration (NCUA)—and the Department of Housing and Urban Development (HUD).

This edition of the *Guide* reflects several changes resulting from the Dodd-Frank Wall Street Reform and Consumer Protection Act (the Dodd-Frank Act). The Dodd-Frank Act transferred rulemaking authority under HMDA from the Board to the CFPB. In addition, the Dodd-Frank Act granted the CFPB supervisory and enforcement authority for entities under its jurisdiction. The Act also abolished the Office of Thrift Supervision. In December 2011, the CFPB restated the Board's implementing regulation, Regulation C, to 12 C.F.R. 1003 (76 Fed. Reg. 78465 (December 19, 2011)). The *Guide* has been updated to reflect these changes.

The *Introduction* reviews HMDA's purposes and data collection, reporting, and disclosure requirements. It also summarizes management's responsibilities. The remaining parts of the *Guide* describe in more detail:

- what information a covered institution must collect,

- how the information should be reported on the HMDA loan/application register, and

how the data will be disclosed to the public by the institution and the FFIEC.

- The FFIEC produces a public disclosure statement for every covered institution and for every metropolitan statistical area (MSA) and metropolitan division (MD). The disclosures and other HMDA data are available from the FFIEC, by accessing the FFIEC Internet site, **www.ffiec.gov/hmda**, or by sending an e-mail to **HMDAHELP@frb.gov**.

This *Guide* is a general statement of the requirements of HMDA and Regulation C, not a verbatim restatement of the law. To comply fully with HMDA, you must be familiar with

- Regulation C (reproduced in Appendix C to this *Guide*), including its Appendices A and B (reproduced in Appendices A and B to this *Guide*),
- the Commentary to Regulation C (reproduced in Appendix D to this *Guide*), and
- informal guidance the CFPB may issue from time to time on the web site of the FFIEC.

The *Guide* merely supplements, and does not substitute for, those sources. For further information about compliance, contact your federal HMDA Reporting agency (see Appendix G to this *Guide*).

The FFIEC welcomes suggestions for changes or additions that might make this *Guide* more helpful. Write to FFIEC, 3501 Fairfax Drive, Room B-7081a, Arlington, VA 22226.

Or send e-mail to **HMDAHELP@frb.gov**.

Introduction

Purposes of HMDA

The Home Mortgage Disclosure Act of 1975, as amended, requires many depository and nondepository lenders to collect and publicly disclose information about housing-related loans and applications for such loans, including several applicant/borrower characteristics. HMDA is implemented by the Consumer Financial Protection Bureau's Regulation C (12 C.F.R. Part 1003), which includes commentary (12 C.F.R. Part 1003 Supp. I).

The housing-loan data that lenders must disclose under HMDA:

- show whether financial institutions are serving the housing needs of their communities;
- assist public officials in distributing public-sector investment so as to attract private investment to areas where it is needed; and
- assist in identifying possible discriminatory lending patterns and enforcing antidiscrimination statutes.

HMDA does not prohibit any lending activity, nor is it intended to encourage unsound lending practices or the allocation of credit.

Data Collection, Reporting, and Disclosure in a Nutshell

As implemented by the Bureau's Regulation C, HMDA requires covered depository and nondepository institutions to collect and publicly disclose information about applications for, originations of, and purchases of home purchase loans, home improvement loans, and refinancings. Whether an institution is covered depends generally on its asset size, its location, and whether it is in the business of residential mortgage lending. The regulation's coverage criteria are illustrated in diagrams in the next chapter.

Who Must Report.

There are three categories of loans that must be reported: home purchase, home improvement, and refinancing. Each has a specific definition, which may vary from your institution's use of the term. You will find the definitions in the chapter **Data Reporting in General**. There you will also find a list of types of transactions that are not reportable under HMDA.

Every loan application, origination, and purchase that falls into one or more of the three categories must be reported. With some exceptions, for each transaction the lender reports data about:

- the loan, such as its type and amount;
- the property, such as its location and type;
- the disposition of the application, such as whether it was denied or resulted in an origination; and
- the applicant (namely, ethnicity, race, sex, and income).

That information must be recorded on a form known as the HMDA loan/application register (variously known as the HMDA-LAR, the LAR, or the register). A summary of the instructions for completing the LAR appears in the chapter **Completing the LAR Step by Step**.

Additional information essential to reporting property location appears in the chapter **Sources of Geographic Information (Geocoding Tools)**.

Introduction

An institution must transmit its LAR to the data processor (FFIEC), ordinarily in electronic form, and preferably by using the Submission via Web option or Internet e-mail with an encrypted file (HRID_Agency_Year.ENC) attachment. Instructions concerning transmittal can be found in **Submitting the LAR**. Every reporting institution must also disclose its LAR to the public after deleting information that might compromise consumer privacy. See **Disclosing the Data**.

The FFIEC, on behalf of the agencies, creates a series of tables from each institution's data. Every institution must make its tables available to the public. In addition, the FFIEC will prepare and release tables that aggregate all reporting institutions' data by metropolitan statistical area or metropolitan division. Those disclosures are discussed in more detail in **Disclosing the Data**.

Management's Responsibilities

If your institution is required to comply with HMDA, management must ensure that:

- Procedures are in place for collecting and maintaining accurate data regarding each loan application, loan origination, and loan purchase—for home purchase loans, home-improvement loans, and refinancings.
- The individuals assigned responsibility for preparing and maintaining the data understand the regulatory requirements and are given the resources and tools needed to produce complete and accurate data.
- Appropriate record entries are made on the LAR within thirty calendar days after the end of the calendar quarter in which final action occurs (such as origination or purchase of a loan, or denial or withdrawal of an application). For loans sold, the type of purchaser may be added later.
- An officer of the institution monitors the collection of the loan/application data during the course of the year for compliance with the reporting instructions and reviews the accuracy of the data submitted to FFIEC, as the institution's data processor, at year-end.
- The loan/application data are submitted annually on time (by March 1 following the calendar year of the data), and the institution responds promptly to any questions that may arise during processing of the data submitted.

Administrative sanctions. Given the importance of accurate and timely submission of HMDA data, a violation of the reporting requirements may subject the reporting institution to administrative sanctions, including the imposition of civil money penalties, where applicable.

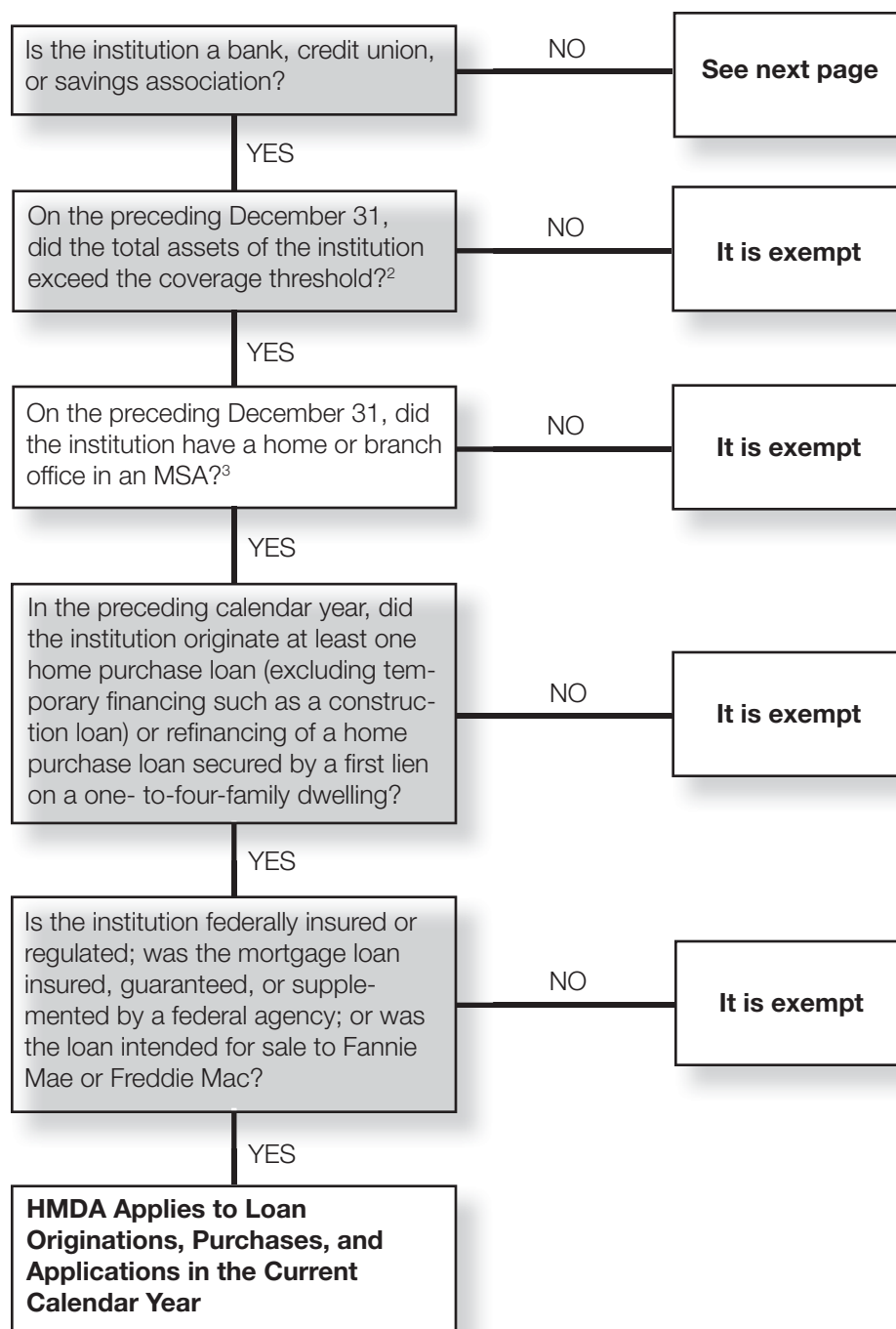
Who Must Report

Coverage Criteria for Depository Institutions

Coverage Criteria

Whether a depository institution or non-depository institution¹ is covered depends on its size, the extent of its business in an MSA, and whether it is in the business of

residential mortgage lending. The precise coverage criteria, set out in the definition of “financial institution” in § 1003.2 of Regulation C, are illustrated by the following diagrams.

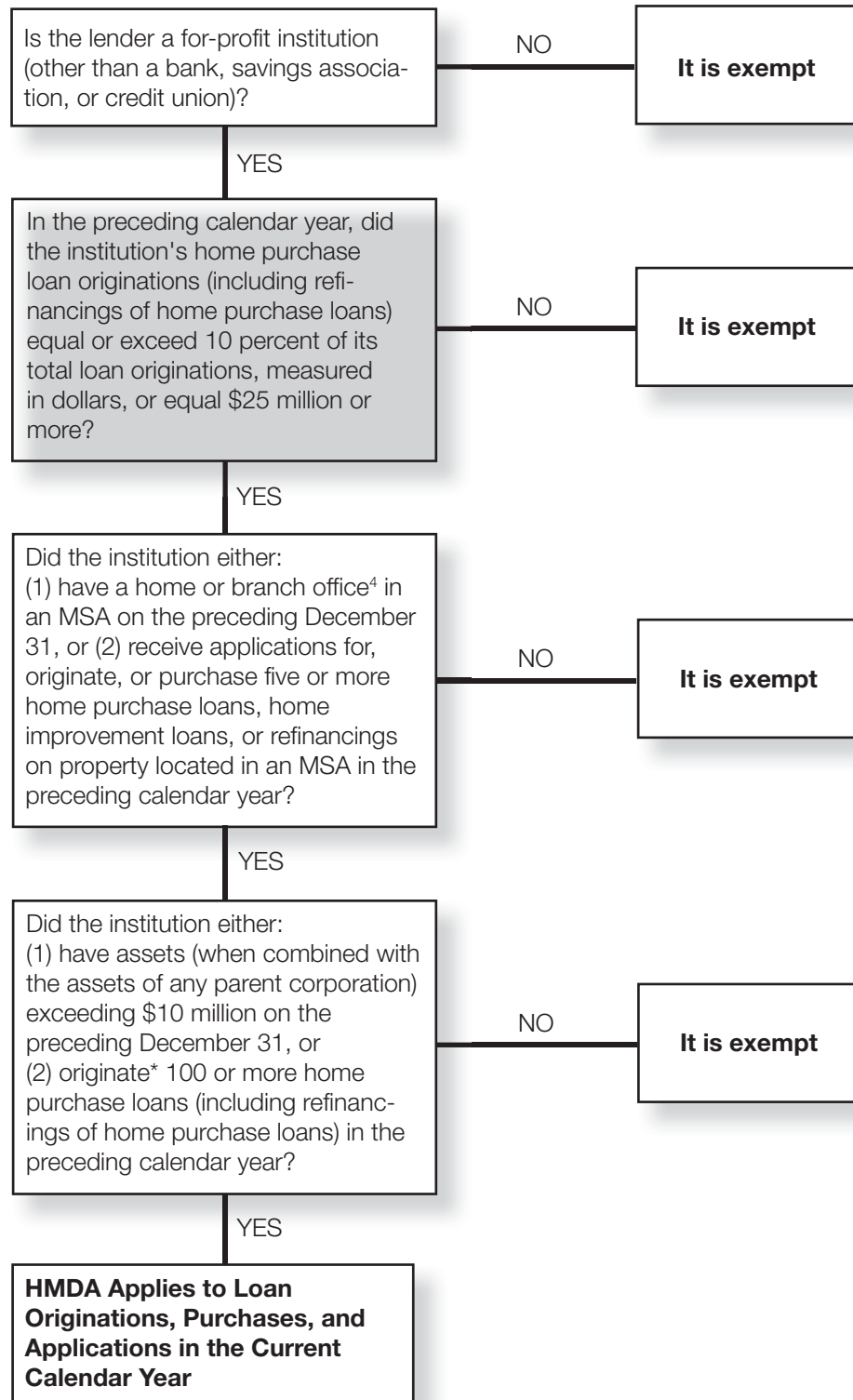


¹ Unless context suggest otherwise, the *Guide* uses the term “depository institutions” to apply to banks and savings associations (as those terms are defined in the Federal Deposit Insurance Act) and credit unions that make federally related mortgage loans, and the term “nondepository institutions” to apply to other mortgage lending institutions. These common usages differ from section 303 of HMDA, which generally defines all of these institutions as “depository institutions.”

² Every December, the Consumer Financial Protection Bureau will announce the threshold for the following year in the *Federal Register*. The asset threshold may change from year to year based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers.

³ See the next subchapter for the definition of a “branch office.”

Coverage Criteria for Other Mortgage Lending Institutions



* See comment 1003.2 (Financial institution)-4, Appendix D of this *Guide*.

⁴ See the next subchapter for the definition of a “branch office.”

Who Must Report

Definition of a “Branch Office”

The term “branch office” appears in the coverage criteria for both depository and nondepository institutions. The term refers to offices of your institution, not to offices of affiliates or of other parties such as loan brokers. As defined in Regulation C § 1003.2, the term “branch office” has different meanings for depository institutions and for nondepository institutions.

For a bank or other depository institution, branch office means an office approved as a branch by a supervisory agency (except that a branch office of a credit union is any office where member accounts are established or loans are made, whether or not the office has been approved as a branch by a federal or state supervisory agency). The term does not include other offices where the institution merely takes loan applications, nor does it include automated teller machines (ATMs).

For other types of institutions, such as mortgage companies, branch office refers to any office that takes applications from the public for home purchase loans, home improvement loans, or refinancings. Each of those institutions also is considered to have a branch office in any MSA or Metropolitan Division (MD) where in the preceding year the institution received applications for, originated, or purchased five or more loans for home purchase, home improvement or refinancing related to property located in that MSA (or MD)—whether or not the institution had a physical office there. As a result, a nondepository lender not covered by HMDA in the current calendar year must keep sufficient geographic records of lending in the current calendar year to determine whether it is covered in the following year.

Mergers and Acquisitions

When a merger or an acquisition of a branch takes place, questions often arise about how and when to report HMDA data. The five scenarios described below should answer many questions. You can refer other questions to your federal HMDA reporting agency for resolution.

- Two institutions merge, producing a successor institution whose assets exceed the asset threshold for coverage. Both were previously exempt because of asset size. The successor institution’s first HMDA data collection will be for the calendar year following the year of the merger. No data collection is required for the year of the merger.
- Two institutions merge, one covered and one exempt. The covered institution is the surviving institution. For the year of the merger, data collection for loan applications, originations, and purchases is required for the covered institution’s transactions, but is optional for transactions handled in offices of the previously exempt institution.
- Two institutions merge, one covered and one exempt. The exempt institution is the surviving institution, or a new institution is formed. Data collection for loan applications, originations, and purchases is required for transactions of the covered institution that take place prior to the merger. Data collection is optional for transactions taking place after the merger date.
- Two covered institutions merge. The surviving or resulting institution must report complete data for the year in which the merger occurred; the institution has the option of filing a consolidated report or separate reports for that year.

Who Must Report

If the institutions reported under different agency codes before the merger, the reports for the year in which they merged and all subsequent reports must be submitted under the agency codes designated by the HMDA reporting agency of the surviving or resulting institution.

For guidance on the Respondent ID (RID) number and agency code to use for HMDA reports in merger situations, e-mail the details of the merger to **HMDAHELP@frb.gov**.

- A covered institution purchases HMDA-related loans in bulk from another entity (for example, from a failing institution). As neither a merger nor an acquisition of a branch is involved, the purchasing institution must report those loans as “purchased loans.”

Exemptions Based on State Law

State chartered institutions located in a state that has enacted a mortgage disclosure law may be granted an exemption from HMDA if they are subject to state law requirements that are substantially similar to federal requirements and there are adequate provisions for enforcement. Those institutions will submit the required information to their state supervisory agency. Institutions will be informed by their state supervisory agency when such an exemption has been granted.

Brokered or Correspondent Loans: Who Reports?

When a covered institution makes a loan through a third party such as a broker, the institution, rather than the third party, reports the loan if the institution makes the credit decision. Data on loan applications that do not result in an origination must also be reported by the entity that makes the credit decision. Consult comments 1003.1(c)-2 through -7 (Appendix D to this *Guide*) for more guidance.

Data Reporting In General

The Loan/Application Register (LAR)

HMDA requires covered institutions to compile and disclose on a calendar-year basis data about applications for, originations of, and purchases of home purchase loans, home improvement loans, and refinancings. Information about each application or loan, and about each applicant or borrower, is reported on a loan-by-loan, application-by-application basis on a loan/application register (LAR, or register). The LAR must be completed in accordance with Regulation C (Appendices A–C to this *Guide*) and the commentary (Appendix D to this *Guide*).

Appendix A to Regulation C (Appendix A to this *Guide*) prescribes the format of the LAR, including the fields' names, sizes, and order. An electronic copy of the LAR is available at www.ffiec.gov/hmda. You need not use the form that appears in the appendix, but your layout must follow its format. The regulation does not prescribe the order in which the loans appear on your register, and the loans need not be grouped by type or other variable.

A LAR for a given calendar year must contain all reportable applications that reached final action (e.g., origination of a loan, denial of an application) in that year, regardless in which year the application was submitted. The LAR should exclude applications that have not yet reached a final action; those applications should appear on the LAR for the calendar year in which they reach final action.

Separate or Combined Registers?

You may prefer to keep a separate register for each of the different categories of loans—or even separate registers at different branches. Keep in mind, however, that the application or loan identifiers must be *unique* within your institution. For example, if your report contains data from several branch offices, and each branch keeps its own register, assign codes or series of numbers to each branch to avoid duplication. Send all the registers for your institution to your processor (FFIEC) in a consolidated report or automated file annually by March 1 following the calendar year of the data. See page 24.

Quarterly updates. Regulation C requires a covered institution to record a transaction on the LAR within thirty calendar days after the end of the calendar quarter in which final action on the transaction is taken (such as origination or purchase of a loan, or denial of an application). Your regulator may require you to record the data more frequently than Regulation C requires.

Practical Tips for Quarterly Updates:

- If you use an outside servicer to geocode property locations, make appropriate arrangements to have geocoding completed on a timely basis.
- In some cases you may be able to wait until the loan transaction is complete to determine the census tract number (for example, from the appraisal report) and still meet the quarterly updating requirement. But keep in mind that census tract numbers are also required for loan applications that are denied or withdrawn.

Data Reporting in General

- For loans sold in a later quarter, the field for “type of purchaser” may be filled in later, after the sale.

Annual submission. By no later than March 1 following the calendar year of the loan data, an institution must send the LAR to FFIEC, as their data processor for the HMDA reporting agencies, preferably by using the Submission via Web option or Internet e-mail. See page 24.

Transactions to be Reported

An application or loan is reported if it falls into one or more of the following three categories: home purchase loan, home improvement loan, or refinancing.

1. A **home purchase** loan is any loan secured by and made for the purpose of purchasing a dwelling.
2. A **home improvement** loan is: (a) any dwelling-secured loan to be used, at least in part, for repairing, rehabilitating, remodeling, or improving a dwelling (or the real property on which the dwelling is located); or (b) any loan not secured by a lien on a dwelling to be used, at least in part, for one or more of those purposes that is classified as a home improvement loan by the institution and is used, in whole or in part, for repairing, rehabilitating, remodeling, or improving a dwelling (or the real property on which the dwelling is located).
3. A **refinancing** is any dwelling-secured loan that replaces and satisfies another dwelling-secured loan to the same borrower. For reporting purposes, both the existing obligation and the new obligation must be secured by liens on dwellings. See page 28.

Home equity lines of credit (HELOCs) for home purchase or home improvement may be reported at the institution’s option. Report only the amount that is intended for home purchase or home improvement purposes. An institution that reports home equity credit line originations must also report any applications that do not result in an origination.

Information to be Reported about Each Transaction

Every application, origination, and purchase that falls into one or more of the three categories (home purchase, home improvement, refinancing) must be reported as a separate line item on the LAR with some exceptions. For each transaction reported, the lender reports data about:

- the loan, such as type and amount;
- the property, such as location and type;
- the disposition of the application, such as originated or denied; and
- the applicant(s), namely, ethnicity, race, sex, and income.

For more detail, see **Completing the Register Step by Step** and Appendix A.

Data Reporting in General

Transactions Not to be Reported

The following transactions are excluded from reporting under HMDA:

- Loans made or purchased in a fiduciary capacity.
- Loans on unimproved land.
- Construction loans and other temporary financing (but construction-permanent loans must be reported).
- Purchase of an interest in a pool of mortgages, such as a mortgage participation certificate, a real estate mortgage investment conduit (REMIC), or a mortgage-backed security.
- Purchase solely of loan servicing rights.
- Loans originated prior to the current reporting year and acquired as part of a merger or acquisition, or as part of the acquisition of all of the assets and liabilities of a branch office (defined on page 5).
- The acquisition of only a partial interest in a home purchase or home improvement loan or a refinancing by your institution, even if you have participated in the underwriting and origination of the loan (such as in certain consortium loans).
- Prequalification requests for mortgage loans, as opposed to preapproval requests, which must be reported. See comment 1003.2 (Application)-2.
- Assumptions not involving a written agreement between the lender and the new borrower.

Completing the LAR Step by Step

For each application or loan, every column field must be completed except “reasons for denial,” which is optional under Regulation C. Institutions subject to OCC regulations in 12 C.F.R. 27.3(A)(1)(I) and 128.6 or FDIC regulations in 12 C.F.R. 390.147, however, must complete the “reasons for denial” in accordance with the requirements of those regulations.

Caveat

The following guide to completing the LAR is a general statement of the requirements of Regulation C. To be able to comply fully with the regulation, you must be familiar with the more detailed instructions in Regulation C (Appendix C to this *Guide*), including the field-by-field instructions in the regulation's Appendix A (Appendix A to this *Guide*), and the commentary to Regulation C (Appendix D to this *Guide*).

For reader convenience, each section below contains references to relevant sections of Regulation C and the commentary.

Application or Loan Information

- **Identification number.** You may enter any identifier (up to 25 characters long) that can be used later to retrieve the particular loan or application to which the entry relates. To ensure consumers' privacy, it is strongly recommended that institutions not use applicants' or borrowers' names or social security numbers on the LAR.

The identifier must be unique among all entries from your institution. For example, if your report contains data from several branches, and each branch keeps its own register, make sure that you assign a code (or a series of numbers) to each branch to avoid duplication.

- For more information, see Appendix A, (1.A.1) and comment 1003.4(a)(1)-4.

[illegible]

Figure 3: Loan/Application Register

Completing the LAR Step by Step

- **Date application received.** Report either the date the application was received or the date shown on the application form, but be generally consistent. For purchased loans, enter “NA” for “not applicable.” For more information, see Appendix A (I.A.2) and comments 1003.4(a)(1)-1 through -3, which include guidance on the date to be used when an application is forwarded by a broker or is reinstated/reconsidered.
- **Type of loan.** Enter the appropriate code to indicate whether the loan originated, applied for, or purchased was conventional, government-guaranteed, or government-insured. For more information, see Appendix A (I.A.3).
- **Property Type.** Report whether the loan or application was for manufactured housing, a multifamily dwelling, or a one- to-four-family dwelling other than manufactured housing. For more information, see Appendix A (I.A.4), Regulation C § 1003.2 (Manufactured home), and comment 1003.2 (Manufactured home)-1.
- **Purpose of loan.** Report whether the loan or application was for a home purchase loan, a home improvement loan, or a refinancing. For more information, see Appendix A (I.A.5). Relevant definitions can be found in Regulation C § 1003.2 (Dwelling, Home improvement loan, Home purchase loan, Refinancing). Further explanation can be found in the respective provisions of the commentary and, for refinancings, on page 28.

Application or Loan Information						
Application or Loan Number	Date Application Received (mm/dd/ccyy)	Loan Type	Property Type	Purpose	Owner Occupancy	
Originated Following Preapproval						
4 3 9	01/15/2012	1	1	1	1	
proval Request Denied						
8 9 0 4 3 2 1 1 2 3 4 0 9 8 7 6 5	06/01/2012	1	1	1	1	
cation Denied Following						
8 9 0 4 3 2 1 1 2 3 4 0 9 8 7 6 5	03/20/2012	1	1	1	1	

Completing the LAR Step by Step

MULTIPURPOSE LOAN

If a loan falls into more than one of the three categories, report the loan under just one category according to the following rule. If the loan is a home purchase loan, report it as such even if it is also a home improvement loan and/or refinancing; if the loan is not a home purchase loan but is a home improvement loan and a refinancing, report it as a home improvement loan. See comments 1003.2 (Home improvement loan) -5, 1003.2 (Home purchase loan) -7, and 1003.4(a)(3)-2.

- **Occupancy.** For a one-to-four-family dwelling, including a manufactured home, indicate whether the property to which the loan or application relates will be the owner's principal dwelling. For multifamily dwellings (housing five or more families), and for any dwellings located outside MSAs or in MSAs where you do not have home or branch offices, you may enter either the code for "not applicable" or the code for the occupancy status. For more information, see Appendix A, (I.A.6) and comment 1003.4(a)(6)-1.

- **Loan amount.** Report the dollar amount granted or requested in thousands. For example, if the dollar amount was \$95,000, enter 95; if it was \$1,500,000, enter 1500. Round to the nearest thousand; round \$500 up to the next thousand. For example, if the loan was for \$152,500, enter 153. But if the loan was for \$152,499, enter 152. Do not report loans of less than \$500. If a preapproval request was denied and the borrower did not state a loan amount, enter 1. Further information can be found in Appendix A (I.A.7). For guid-

ance concerning counteroffers, multi-purpose loans, HELOCs, and assumptions, see comments 1003.4(a)(7)-1 through -4.

For submissions in automated form, your reporting program should add leading zeros to the loan amount to fill out the column (for example, for a loan amount of \$95,000, enter 00095). Leading zeros are not required for submissions in paper form.

- **Request for preapproval.** If the loan applied for or originated is a home purchase loan, indicate whether the application or loan was initiated by a request for preapproval. If your institution does not have a covered preapproval program, enter the code for "not applicable." Those instructions are reflected in Appendix A (I.A.8). To determine whether your institution has a covered preapproval program, consult Regulation C § 1003.2 (Application) and comments 1003.2 (Application)-1 through -3. Do not report requests for prequalification. See comment 1003.2 (Application)-2.

Action Taken

- **Type of action.** Use the appropriate code to categorize the entry as a loan origination, a purchased loan, or an application (including a preapproval request) that did not result in an origination. For guidance concerning counteroffers, conditional approvals, and other circumstances, see Appendix A (I.B.1) and comments 1003.4(a)(8)-1 through -7.

Completing the LAR Step by Step

■ **Date of action taken.** Enter the settlement or closing date for originations. For applications (including preapproval requests) that did not result in an origination, enter the date when the final action was taken (e.g., the application was denied or the file was closed for incompleteness) or when the notice of the action was sent to the applicant. For an application that was expressly withdrawn by the applicant, you may enter either the date shown on the applicant's letter or the date that you received the letter or notice. For guidance concerning applications that are approved but not accepted, see comment 1003.4(a)(8)-5. For loans that you originate, see comment 1003.4(a)(8)-6 for further guidance. For loans that your institution purchases, enter the date of the purchase. For more information, see Appendix A (I.B.2).

Property Location

■ **MSA/MD number, state code, and county code.** Report the five-digit metropolitan statistical area (MSA) number or, if available, the five-digit metropolitan division (MD) number; the two-digit code for the state; and the three-digit code for the county. Enter those codes for any loan or loan application on property located in an MSA where you have a home or branch office. See page 5 for guidance on the meaning of "branch office." If the property is located outside the MSAs where you have a home or branch office (or outside any MSA) and you are not required to report data under the Community Reinvestment Act (CRA), you may enter the applicable codes or you may enter "NA" in every column. See page 15 for guidance on CRA reporting requirements. You may also enter "NA" for every geography field (including census tract) if a preapproval request was denied, or approved but not accepted by the applicant.

		Action Taken		Property Location				Ethnic	
Loan amount in thousands	Pre-approval	Type	Date (mm/dd/ccyy)	Five-Digit MSA/MD Number	Two-Digit State Code	Three-Digit County Code	Six-Digit Census Tract	A	
65	1	1	02/22/2012	47894	51	059	4 2 1 9 . 8 5	2	
125	1	7	06/20/2012	NA	NA	NA	N A 	2	
30	1	3	04/30/2012	11500	01	015	0 0 2 1 . 0 0	1	

Completing the LAR Step by Step

MSA/MD numbers, state codes, and county codes can be found in Appendix F.* Codes are subject to change; updates will be posted on www.ffiec.gov/hmda as needed.

In the case of a nondepository institution, geographic data are also required for properties in any MSAs in which you originated, purchased, or received applications for five or more home purchase or home improvement loans in the preceding calendar year—whether or not your institution had a physical office there. See page 5. Therefore, a nondepository institution might enter geographic data routinely for any property in an MSA.

All covered institutions must report geographic data not just for loan applications and originations, but also for loans they purchase, even if the loan originator did not collect the geographic information.

- **Census tract number.** Use the numbers assigned in the 2010 census. The FFIEC will use 2010 demographic data in preparing tables of the data submitted by reporting institutions.

Record each census tract number, showing any decimal points precisely as shown on Census Bureau documents. Add leading and trailing zeros to fill out the column, even though the number is not shown with leading or trailing zeros on the Census documents. For example, report census tract 8.02 as 0008.02, not 802, 0802, or 8; and report census tract 1012 as 1012.00.

You may enter “NA” for the census tract number if the property is located in a county with a population of 30,000 or less as of the 2010 census, even if the population later exceeded 30,000 (but you must enter the MSA number, state code, and county code). As of the 2000 census, every area of the country is in a census tract.

For more instructions on reporting geographic information, see Appendix A (I.C) and comments 1003.4(a)(9)-1 through -4.

Information about how to obtain reliable geographic information can be found in the chapter, **Sources of Geographic Information (Geocoding Tools)**.

Some institutions rely on appraisers to identify the census tract numbers. Others arrange for data processors to “geocode” loans. Whatever method you choose to follow, the ultimate responsibility for the accuracy of the data—and for ensuring that 2010 census tract numbers are used—rests with your institution. An incorrect entry for a particular census tract number may be a violation unless your institution maintains reasonable procedures to avoid such errors—for example, by conducting periodic checks of the tract numbers obtained from your data processor, if you use one.

* Effective beginning with the collection of 2014 HMDA data, HMDA Reporters should use the MSA/MD delineations in OMB Bulletin 13-01 issued on February 28, 2013.

Completing the LAR Step by Step

Institutions subject to CRA reporting rules.

Under the Community Reinvestment Act (CRA) regulations, banks and savings associations not defined by those regulations as “small” must report the property location in all cases, even for properties located outside those MSAs in which they have a physical home or branch office (or outside of any MSA). The only exception to this rule is for property in a county with a population of 30,000 or less in the 2010 census. In that case, the bank or savings institution may enter either “NA” or the census tract number, at its option. See Appendix A (I.C).

Example: A bank subject to CRA with assets of \$3 billion receives an application for a loan on property located in a rural, non-MSA area. The bank must enter the property location as follows: for MSA, NA; for state, the correct state code; for county, the correct county code; and for census tract, the correct census tract number (unless the county has a population of 30,000 or less, in which case “NA” may be entered in the census tract field).

Applicant Information

■ **Ethnicity, race, and sex of the applicant.** Report ethnicity, race, and sex both for loans that you originate and for loan applications that do not result in an origination. At your option, you may report those data for loans that you purchase. Report the data for the applicant and for the co-applicant, if there is one. If there is no co-applicant, use the numerical code for “no co-applicant” in the “co-applicant” column. For more information, see Appendix A (I.D), Appendix B, and comments 1003.4(a)(10)-1 through -8.

■ **Income of the applicant.** If an application relates to a one- to-four-family dwelling, enter the total gross annual income your institution relied on in making the credit decision. For example, if your institution relied on an applicant’s salary to compute a debt-to-income ratio, and also relied on the applicant’s annual bonus to evaluate creditworthiness, report the salary *and* the bonus. Report the amount in thousands, rounded to the nearest thousand (\$500 should be rounded up to the next thousand).

	Applicant Information A = Applicant CA = Co-Applicant							
Six-Digit Census Tract	Ethnicity		Race		Sex		Gross Annual Income in thou- sands	Type of Pur- chaser of Loan
	A	CA	A	CA	A	CA		
2 1 9 . 8 2	2	5	3 5	8	1	5	24	7
A .	2	2	3	2	1	2	40	0
0 2 1 . 0 0	1	1	5	3	2	1	20	0

Completing the LAR Step by Step

Enter “NA” if

- your institution does not take the applicant’s income into account,
- the loan or application is for a multi-family dwelling,
- the transaction is a loan purchase and you choose not to collect the information,
- the transaction is a loan to, or application from, an employee of your institution and you seek to protect the employee’s privacy, even though you relied on his or her income, or
- the borrower or applicant is a corporation, partnership, or other entity that is not a natural person.

For more information, see Appendix A (I.D) and comments 1003.4(a)(10)-1 through -8.

Sale of the Loan

- **Type of purchaser.** If you sell a loan in the same calendar year in which it was originated or purchased, you must identify the type of purchaser to whom it was sold. If the loan is sold to more than one purchaser, use the code for the entity purchasing the greatest interest. If you sell only a portion of the loan, retaining a majority interest, do not report the sale. If you do not sell the loan during the same calendar year, or if the application did not result in a loan origination, enter the code “0” (zero). For more information, see Appendix A (I.E), comments 1003.4(a)(11)-1 and -2.

Reasons for Denial

- Recording reasons for denial is optional, except that institutions subject to OCC regulations in 12 C.F.R. 27.3(a)(1)(i) or 128.6, or FDIC regulations in 12 C.F.R. 390.147, must record the reasons for denial in accordance with the requirements of those regulations. You may provide as many as three reasons why a loan application was not approved. If your institution uses the model checklist provided by Regulation B to give reasons for credit denials, consult Appendix A (I.F) for guidance on which reasons correspond to the codes used in Regulation C. Leave this column blank if the “action taken” on the application is not a denial. For example, do not complete this column if the application was withdrawn or the file was closed for incompleteness.

Loan Price and Lien Status

- **Rate Spread.** For a home purchase loan, a refinancing, or a dwelling-secured home improvement loan that you originated, report the spread (difference) between the annual percentage rate (APR) and the applicable average prime offer rate if the spread is equal to or greater than 1.5 percentage points for first-lien loans or 3.5 percentage points for subordinate-lien loans. Otherwise, report the code for “not applicable.” For further instructions, consult Appendix A (I.G), and comments 1003.4(a)(12)(ii)-1 through -3. A calculator to aid you in determining what number, if any, to report in this field can be found at **www.ffiec.gov/ratespread**. If you create your own calculator, you may use the average prime offer rates in the tables “Average Prime Offer Rates—FIXED” and “Average Prime Offer Rates—ADJUSTABLE,” available at **www.ffiec.gov/ratespread/newcalc.aspx** or you may determine the appli-

Completing the LAR Step by Step

cable average prime offer rate using the Board's published Methodology Statement available at www.ffiec.gov/ratespread/newcalchelp.aspx#4.

- **HOEPA Status.** Report whether each loan you originated or purchased is covered by the Home Ownership and Equity Protection Act of 1994 (HOEPA), as implemented in Regulation Z (12 C.F.R. § 1026.32). For further guidance, see Appendix A (I.G.3). Coverage under HOEPA, which requires special disclosures and regulates the terms of covered loans, is determined by comparing a loan's APR and its points and fees to triggers specified in the regulation. See 12 C.F.R. § 1026.32(a) and (b).

- **Lien Status.** For every originated loan, report whether the loan is secured by a first or subordinate lien on a dwelling or is not secured by a dwelling. For every application that does not result in an origination, report whether the loan would be secured by a first or subordinate lien on a dwelling or would not be secured by a dwelling. Instructions can be found in Appendix A (I.H). Lien status is to be determined by reference to the best information readily available to the lender at the time of final action and to the lender's own procedures. For further guidance, see comment 1003.4(a)(14)-1.

Applicant Information					Type of Purchaser of Loan	Reasons for Denial (optional)	Other Data		
Applicant CA = Co-Applicant							Rate Spread	HOEPA Status	Lien Status
Race		Sex		Gross Annual Income in thousands					
A	CA	A	CA						
3 5	8	1	5	24	7		N A .	2	1
3	2	1	2	40	0	1, 3	N A .	2	1
5	3	2	1	20	0	4, 5	N A .	2	1

Sources of Geographic Information (Geocoding Tools)

To report geographic data accurately, your institution will need information about MSA/MD boundaries, which are defined by the Office of Management and Budget. You can find MSA/MD numbers by county in Appendix F. You can also obtain information on current and historical MSA/MD boundaries at www.census.gov: select Subjects A–Z, then M, then Metropolitan—see City, Town, or Metropolitan Area, then Metropolitan and Micropolitan Statistical Areas. Use the boundaries that were in effect on January 1 of the calendar year for which you are reporting.

A list of all valid census tract numbers in each MSA can be produced from the Census Windows Application (<http://www.ffiec.gov/hmda/censusproducts.htm>). The list will help ensure that you are using only valid census tract numbers; however, the list is not a tool for “geocoding” your HMDA data.

You may choose from various products available from the U.S. Census Bureau for determining the correct 2010 census tract number for a given property. The Census Bureau, however, is not able to assist in preparing the LAR.

Do not use sources with 2000 census tract numbers.

To report geographic data, you will also need one or of the following tools:

- Census Tract Street Address Lookup Resources,
- Census Tract Outline Maps (Census 2010) along with an up-to-date local reference map,

Census Tract Street Address Lookup Resources

Internet-based products permit you to look up a census tract number, given a street address:

1. The U.S. Census Bureau's American FactFinder application, at <http://factfinder.census.gov/>.
2. The FFIEC's application for HMDA and CRA reporters, at <http://www.ffiec.gov/geocode/default.aspx>.

Note: The U.S. Census Bureau offers a product called Landview® that provides maps and a look-up application. However, the U.S. Census Bureau does not plan to update the LandView® product using the 2010 census data.

Census Tract Map Resources

Census 2010 Tract Outline Maps. The Census Tract Outline Map (Census 2010) product provides map sheets in Adobe® Acrobat® PDF file format (see Figure 1). Map sheets are available from the U.S. Census Bureau Map Products Internet page at http://www.census.gov/geo/www/maps/CP_MapProducts.htm.

The highly detailed maps are designed for a paper sheet size of 36 inches by 32 inches. In viewing the map images in PDF on the computer screen, the user can pan and zoom the image to locate the area of interest. Printing the entire map sheet on a much smaller sheet of paper will not provide a usable image. A user has three options for obtaining 36" x 32" copies:

- Download a free PDF copy of a map and use a large format plotter capable of printing 36" x 32" sheets. The plotter should have a PostScript card to ensure accurate reproduction of the colors and patterns of the original map. Plotter specifications for an HP 1055cm are provided at the U.S. Census Bureau Map products Internet page (above).

Sources of Geographic Information (Geocoding Tools)

- Purchase the Census Tract Outline Map PDF files that contain the census 2010 Tract Map images for the entire country. These are the same maps available online for downloading.
- Purchase a 36" x 32" copy of a county and state map from the U.S. Census Bureau. The price is \$8.00 per map sheet, with a minimum order of 5 map sheets.

The maps show the boundaries and numbers of the census tracts as well as the named features underlying the boundaries. The outline maps do not show all

streets, street names, or address ranges within a census tract. Consequently, you may need to use the outline maps in combination with up-to-date local street maps.

To obtain the Census Bureau products described above contact:

Customer Services Center
U.S. Census Bureau
Washington, DC 20233
(301) 763-INFO (763-4636)

e-mail:

customerservices@census.gov

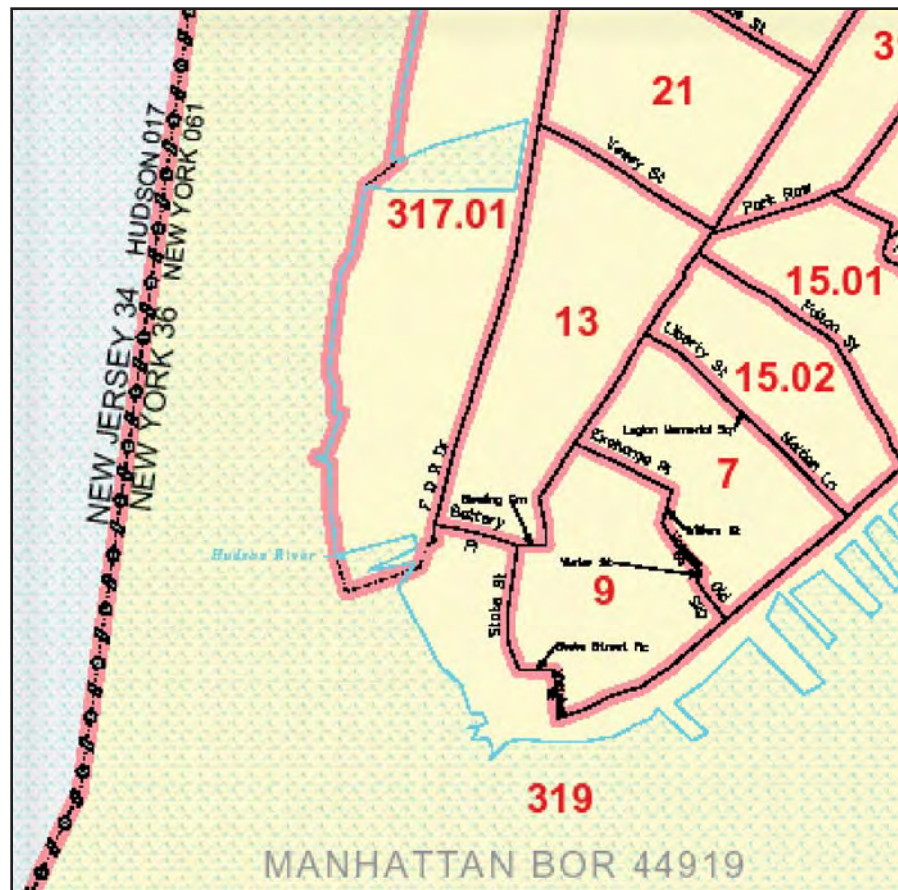


Figure 1: Portion of Census Tract Outline Map—New York County, NY

Sources of Geographic Information (Geocoding Tools)

To obtain detailed information about
geographic products contact:

Geography Division
Geographic Products
Management Branch
U.S. Census Bureau
Washington, DC 20233
(301) 763 -1128
e-mail: **geography@geo.census.gov**

Submitting the LAR

Review and Contact Information

An officer of your institution must review the completed LAR before submitting it to your processing agency (FFIEC). A checklist to assist the officer in the review appears in this *Guide* on page 23. A checklist for the person completing the LAR appears on the next page.

Verify that the transmittal sheet includes the name, e-mail address, and telephone and facsimile numbers of a person at your institution who can answer questions about the report. Also verify that the transmittal sheet gives a record count of the total number of line entries on that particular submission. (If your institution has to resubmit data for any reason, the record count on the transmittal sheet must correspond to that submission.) A completed transmittal sheet must be part of your HMDA package whether you are required to submit the loan data in automated format or are permitted to submit it in paper form.

Remember that if your institution keeps separate registers for different branches or for different types of loans, all registers must be consolidated before submitting your data to the processor (FFIEC).

Checklists for Completing and Reviewing the LAR

Checklist for Person Completing the LAR

An officer must review the accuracy of the LAR. Before presenting the data to the reviewing officer for signature, review the following checklist and make sure the answer to every question is “yes.” Also review the checklist provided on the next page for the reviewing officer.

	YES	NO
A. Transmittal Sheet		
1. Is a completed transmittal sheet included with your LAR in the automated submission (or, if your institution has 25 or fewer LAR entries and reports data in paper form, is the transmittal sheet attached to your loan register)?		
2. Does the transmittal sheet indicate the name and address of the institution that you want listed on any publicly released data?.....		
3. Are the name, telephone and facsimile numbers, and e-mail address of the contact person provided?		
4. Does the transmittal sheet provide your institution's reporter and Federal tax identification numbers?.....		
5. Does the transmittal sheet provide a record count of the total number of line entries on that particular submission? (For example, if your institution has to resend data for any reason, the record count on the transmittal sheet must correspond to that submission.)..		
6. If applicable, does the transmittal sheet contain the parent name, address, city, state, and zip code?.....		
B. Loan/Application Register		
1. Did you use the LAR format prescribed by the Consumer Financial Protection Bureau?.....		
2. Does the register contain the consolidated loan data from the different divisions or branches of your institution, all of which must be submitted in one package?		
3. Has every column been properly completed (showing the data requested and the codes as applicable) leaving no column blank (except for the “Reasons for denial” column, which is optional for lenders other than those subject to OCC regulations in 12 C.F.R. 27.3(a)(1)(i) or 128.6 or FDIC regulations in 12 C.F.R. 390.147?		
4. Are the Metropolitan Statistical Area (MSA) or Metropolitan Division (MD) numbers listed on the register five digits in length with no leading zeros?.....		
5. Do the census tract numbers listed on the register include zeros and decimal points? (Example: Census tract 8.02 should be reported as 0008.02, not 802, 0802, or 8.).....		
6. Have the rate spreads listed on the register been entered to two decimal places, and do they include the decimal point and any leading or trailing zeros?		
7. Have you verified that no duplicate application or loan numbers appear in your institution's register—including the entries of any divisions or branches? (Adding a letter or digit in front of each identification number, for example, will help differentiate among the lending activity for various offices or branches.).....		
8. Have the dollar amounts been reported in thousands and rounded to the nearest thousand? (Example: \$20,400 is 20; \$1.5 million is 1500.)		
9. If you meet the criteria for nonautomated submissions and are choosing to submit your register in paper form, has it been typewritten or computer printed and does it show the total number of pages?		
10. If you are sending your HMDA submission via e-mail, is your file properly encrypted using the FFIEC data entry software encryption utility?		

Checklists for
Completing and
Reviewing the
LAR

Checklist for the Reviewing Officer

An officer must review the accuracy of the LAR. The following check-list will help you in this review. The answer to each of questions 2–8 must be “yes.”

	YES	NO
1. Has your institution acquired or merged with another institution during the reporting year? If so, refer to pages 5–6 of this <i>Guide</i>		
2. If you report more than 25 entries, has your institution's loan/application register been prepared in an automated format, using the correct format for automated reports, and following the instructions from the Consumer Financial Protection Bureau?.....		
3. Does your LAR use the same column headings in the same order as on the LAR provided in Appendix A to this <i>Guide</i> ? (Column headings may be abbreviated, so long as the meaning remains clear.)		
4. Does the register include the consolidated loan data from all of your institution's divisions or branches (including loans and applications handled by your commercial loan division, if applicable)?		
5. Does the register exclude loan data from any subsidiaries of your institution (which must report separately)?		
6. Does the register list the MSA or MD number, state and county codes, and 2010 census tract numbers for all entries for properties located in MSAs or MDs where you have a home or a branch office?		
7. Are all the census tract numbers on the register from the 2010 census tract series?.....		
8. If your institution is required under Community Reinvestment Act regulations to report property location outside MSAs or MDs where you have offices, have these data been entered?.....		

Submitting the LAR

Editing the Data

Before submission, the data must be checked using edits supplied by the FFIEC. The edits are included in the agency-supplied data entry software, and are also available at www.ffiec.gov/hmda/edits.htm. You may use equivalent edits incorporated in software you have purchased from vendors or have developed in-house.

Visit the HMDA web site (www.ffiec.gov/hmda), or e-mail HMDAHelp@frb.gov for more information about the edits.

Transmitting the Data

A separate and complete LAR shall be transmitted for each institution. For example, submit one LAR for a bank and a separate LAR for a subsidiary of the bank (see Regulation C, § 1003.5(a)(2)).

Institutions that report 25 or fewer entries on their LAR may report the data in paper form. All others must submit HMDA reports in an automated, machine-readable form. To facilitate automated reporting, the agencies provide HMDA data entry software that can be downloaded free of charge from the FFIEC web-site (www.ffiec.gov/hmda/softinfo.htm).

Submission via Web is the most secure and convenient form for transmitting HMDA data. You must first install the free FFIEC HMDA data entry software. When you are ready to submit your data, complete the following two primary steps: (1) choose the “Export” option from the Front Page of the software; (2) choose the “Submission via Web” option from the next screen to transmit the HMDA data to your regulatory agency in **ONE** step. (See the software “Help” files for more information).

Internet e-mail of an encrypted file (HRID_Agency_Year.ENC) is an acceptable method of automated transmission. When you are ready to submit your data, choose the “Export” option from the Front Page of the software. Next, choose the “Export to Regulatory Agency via Internet e-mail” option. Complete the steps as directed and follow the instructions to prepare your HMDA submission for transmission over the Internet (see “Preparing the Submission for Internet E-mail Transmission” found in the FFIEC HMDA data entry software). The Internet e-mail address to submit the data to is **HMDASUB@frb.gov**. (Use of any other export option or Internet Submission product will result in the creation of a submission that is NOT acceptable for submission via e-mail.) Detailed instructions for Internet e-mail submission and file encryption of the HMDA data are included with the file formats on the web (www.ffiec.gov/hmda/fileformats.htm).

The other acceptable methods of automated transmission are diskette and CD-ROM pursuant to the applicable technical specifications. The technical specifications for all HMDA respondents can be found on the FFIEC web site (www.ffiec.gov/hmda/fileformats.htm).

Resubmitting the Data

An institution is expected to submit valid and accurate HMDA data that have been checked using edits approved for the particular calendar year. If an institution is to resubmit its data, it should send a complete resubmission; it should not send partial resubmissions.

Submitting the LAR

If you are resubmitting, then, after you correct your data, follow the same steps you would in creating your initial submission (batch edit, export data, transmit data, receive edit report and sign off on the confirmation sheet).

Transmit the entire corrected file using Submission via Web, Internet e-mail, CD-ROM, or diskette. (See the discussion on Submission via Web and Internet e-mail transmissions on page 24.) For transmission options other than Submission via Web, clearly mark your resubmission as a “Complete Resubmission of CCYY data.” Also include the **reason for your resubmission** along with the other information asked for in the Internet e-mail, diskette, or CD-ROM file specifications (for example, respondent name, identification number, agency code, processing year, contact name, phone number, LAR count being transmitted, etc.).

If you choose the Internet e-mail option to transmit your data, send a complete resubmission to **HMDASUB@frb.gov**. If you choose the diskette or CD-ROM option, mail (preferably overnight) the file to:

Federal Reserve Board
Attention: HMDA Processing,
(Enter Agency: OCC, FRS, FDIC,
CFPB, NCUA, or HUD)
20th and Constitution Avenue MS N502
Washington, DC 20551-0001

Disclosing the Data

Disclosure of a Modified LAR

Institutions must make their LAR data—modified to protect privacy interests of applicants and borrowers—available to the public upon request in electronic or printed form. **Three fields must be deleted before disclosure to the public: the application or loan number; the date the application was received; and the date the action was taken.** Aside from those three modifications, Regulation C does not permit deletions. Nor does Regulation C require any changes to the format or order of the data before their disclosure. Nevertheless, institutions are strongly encouraged to make the data available in census tract order, if possible.

A modified register must be available no later than March 31 for requests made on or before March 1 following the year to which the data relate, and within 30 days for requests made after March 1. The modified register must continue to be made available to the public for three years.

Disclosure Statements Prepared by the FFIEC

Using data from each institution's LAR, the FFIEC will prepare and post to the Internet (www.ffiec.gov/hmda) a series of tables that will comprise the institution's disclosure statement.

An institution must make the statement available to the public for inspection and copying at its home office in printed or electronic form within three business days of the disclosure statement's posting to the Internet. In addition, if an institution has branch offices in other MSAs/MDs, it must make available an MSA/MD-specific disclosure in one of two ways:

- by making the statement available in at least one branch office in every MSA/MD other than the MSA/MD of the home office, within ten business days of receipt from the FFIEC, or
- by posting an address for requesting copies in the lobby of every branch office in an MSA/MD (other than branches in the MSA/MD of the home office) and responding to written requests within fifteen calendar days.

The institution may charge a reasonable fee to cover costs incurred.

The disclosure statement must remain available to the public for five years, and an institution must post a notice about its availability in the lobby of its home office and each branch office located in an MSA/MD. See the suggested text for the poster in comment 1003.5(e)-1 (Notice of availability—Poster—suggested text).

Aggregate Tables Prepared by the FFIEC

In addition to preparing individual disclosure statements, the FFIEC will combine the HMDA data submitted by all reporting institutions and produce aggregate tables for each MSA/MD. The FFIEC will also produce tables for each MSA/MD showing the lending patterns according to demographic characteristics provided by the Census Bureau, such as income levels.

The FFIEC will make available copies of the individual disclosure statements, MSA/MD aggregate tables, and other HMDA data products on the FFIEC web site, www.ffiec.gov/hmda.

Glossary

Branch office. For banks, savings associations, and credit unions, a branch office is an office approved as a branch by a supervisory agency. For credit unions, a branch office is any office where member accounts are established or loans are made, whether or not the office has been approved as a branch by a federal or state agency. A branch office does not include offices of affiliates or loan brokers, loan production offices, or ATMs and other electronic terminals.

For mortgage companies and other non-depository institutions, a branch office is an office where the institution takes applications from the public for home purchase or home improvement loans or refinancings. Those institutions also are considered to have a branch office in any MSA/MD where, in the preceding year, they received applications for, originated, or purchased five or more home purchase or home improvement loans or refinancings (whether or not they had a physical office there). A branch office does not include the office of an affiliate or other third party, such as a loan broker.

Census tract. A census tract is a small geographic area. Census 2000 and 2010 both assigned census tract numbers to all areas of the U.S. and some U.S. territories and possessions. Census tract numbers are unique within a county. Census 2000 has been superseded by Census 2010. Accordingly, institutions should use census tract numbers from the Census 2010 series.

Dwelling. Dwelling means any residential structure, whether or not attached to real property. It includes vacation or second homes and rental properties; multifamily as well as one- to-four-family structures; individual condominium and cooperative units; and manufactured homes. It

excludes recreational vehicles such as boats and campers, and transitory residences such as hotels, hospitals, and college dormitories.

Home improvement loan. A home improvement loan is: (a) any dwelling-secured loan to be used, at least in part, for repairing, rehabilitating, remodeling, or improving a dwelling or the real property on which the dwelling is located; and (b) any loan not secured by a lien on a dwelling—that is: (i) to be used, at least in part, for one or more of those purposes, and (ii) is classified as a home improvement loan by the institution.

Home purchase loan. A home purchase loan is any loan secured by and made for the purpose of purchasing a dwelling. See the definition of “dwelling.”

LAR. The term LAR refers to the loan/application register format that has been prescribed for reporting HMDA data. Computer-generated reports must conform to the format of the LAR.

MD. MD stands for “metropolitan division.” A metropolitan division is a subset of an MSA having a single core with a population of 2.5 million or more. For reporting and disclosure purposes of HMDA, an MD is the relevant geography, not the MSA of which it is a division.

MSA. MSA stands for “metropolitan statistical area.” For purposes of HMDA, the term is interchangeable with “metropolitan area.” The underlying concept of an MSA is that of a core area containing a large population nucleus, together with adjacent communities having a high degree of economic and social integration with that core. MSAs are composed of entire counties or county equivalents. Every MSA has at least one urbanized area with a population of 50,000 or more.

Glossary

Refinancing. A refinancing is any dwelling-secured loan that replaces and satisfies another dwelling-secured loan to the same borrower. The purpose of the loan being refinanced is not relevant to determining whether the new loan is a refinancing for HMDA purposes. Nor is the borrower's intended use of any additional cash borrowed relevant to determining whether the loan is a refinancing, though the borrower's intended use of the funds could make the transaction a home improvement loan or a home purchase loan. See the definitions of "home purchase loan" and "home improvement loan." Also see the rule on multipurpose loans on page 12.

Appendix A to 12 C.F.R. Part 1003

Form and Instructions for Completion of HMDA Loan/Application Register

Paperwork Reduction Act Notice

This report is required by law (12 U.S.C. 2801–2810 and 12 C.F.R. 1003). An agency may not conduct or sponsor, and an organization is not required to respond to, a collection of information unless it displays a valid Office of Management and Budget (OMB) control number. See 12 C.F.R. 1003.1(a) for the valid OMB control numbers applicable to this information collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the respective agencies and to OMB, Office of Information and Regulatory Affairs, Paperwork Reduction Project, Washington, DC 20503. Be sure to reference the applicable agency and the OMB Control Number, as found in 12 C.F.R. 1003.1(a), when submitting comments to OMB.

I. Instructions for Completion of Loan/Application Register

A. Application or Loan Information.

1. Application or Loan Number.

Enter an identifying loan number that can be used later to retrieve the loan or application file. It can be any number of your institution's choosing (not exceeding 25 characters). You may use letters, numerals, or a combination of both.

2. Date Application Received.

Enter the date the loan application was received by your institution by month, day, and year. If your institution normally records the date shown on the application form you may use that date instead. Enter "NA" for loans purchased by your institution. For paper submissions only, use numerals in the form MM/DD/YYYY (for example, 01/15/2003). For submissions in

electronic form, the proper format is YYYYMMDD.

3. Type of Loan or Application.

Indicate the type of loan or application by entering the applicable code from the following:

Code 1—Conventional (any loan other than FHA, VA, FSA, or RHS loans)

Code 2—FHA-insured (Federal Housing Administration)

Code 3—VA-guaranteed (Veterans Administration)

Code 4—FSA/RHS-guaranteed (Farm Service Agency or Rural Housing Service)

4. Property Type. Indicate the property type by entering the applicable code from the following:

Code 1—One- to four-family dwelling (other than manufactured housing)

Code 2—Manufactured housing

Code 3—Multifamily dwelling

a. Use Code 1, not Code 3, for loans on individual condominium or cooperative units.

b. If you cannot determine (despite reasonable efforts to find out) whether the loan or application relates to a manufactured home, use Code 1.

5. Purpose of Loan or

Application. Indicate the purpose of the loan or application by entering the applicable code from the following:

Code 1—Home purchase

Code 2—Home improvement

Code 3—Refinancing

**Appendix A
to 12 C.F.R.
Part 1003
Form and Instructions
for Completion
of HMDA Loan/
Application Register**

- a. Do not report a refinancing if, under the loan agreement, you were unconditionally obligated to refinance the obligation, or you were obligated to refinance the obligation subject to conditions within the borrower's control.
6. **Owner Occupancy.** Indicate whether the property to which the loan or loan application relates is to be owner-occupied as a principal residence by entering the applicable Code from the following:
- Code 1—Owner-occupied as a principal dwelling
Code 2—Not owner-occupied as a principal dwelling
Code 3—Not applicable
- a. For purchased loans, use Code 1 unless the loan documents or application indicate that the property will not be owner-occupied as a principal residence.
- b. Use Code 2 for second homes or vacation homes, as well as for rental properties.
- c. Use Code 3 if the property to which the loan relates is a multifamily dwelling; is not located in a MSA; or is located in a MSA or an MD in which your institution has neither a home nor a branch office. Alternatively, at your institution's option, you may report the actual occupancy status, using Code 1 or 2 as applicable.
7. **Loan Amount.** Enter the amount of the loan or application. Do not report loans below \$500. Show the amount in thousands, rounding to the nearest thousand (round \$500 up to the next \$1,000). For example, a loan for \$167,300 should be entered as 167 and one for \$15,500 as 16.
- a. For a home purchase loan that you originated, enter the principal amount of the loan.
- b. For a home purchase loan that you purchased, enter the unpaid principal balance of the loan at the time of purchase.
- c. For a home improvement loan, enter the entire amount of the loan—including unpaid finance charges if that is how such loans are recorded on your books—even if only a part of the proceeds is intended for home improvement.
- d. If you opt to report home-equity lines of credit, report only the portion of the line intended for home improvement or home purchase.
- e. For refinancings, indicate the total amount of the refinancing, including both the amount outstanding on the original loan and any amount of "new money."
- f. For a loan application that was denied or withdrawn, enter the amount applied for which the applicant applied.
8. **Request for Preapproval of a Home Purchase Loan.** Indicate whether the application or loan involved a request for a preapproval of a home purchase loan by entering the applicable Code from the following:

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Code 1—Preapproval requested

Code 2—Preapproval not requested

Code 3—Not applicable

- a. Enter Code 2 if your institution has a covered preapproval program but the applicant does not request a preapproval.
- b. Enter Code 3 if your institution does not have a preapproval program as defined in § 1003.2.
- c. Enter Code 3 for applications or loans for home improvement or refinancing, and for purchased loans.

B. Action Taken.

- 1. **Type of Action.** Indicate the type of action taken on the application or loan by using one of the following Codes.

Code 1—Loan originated

Code 2—Application approved but not accepted

Code 3—Application denied

Code 4—Application withdrawn

Code 5—File closed for incompleteness

Code 6—Loan purchased by your institution

Code 7—Preapproval request denied

Code 8—Preapproval request approved but not accepted (optional reporting)

- a. Use Code 1 for a loan that is originated, including one resulting from a request for preapproval.
- b. For a counteroffer (your offer to the applicant to make the loan

on different terms or in a different amount from the terms or amount applied for), use Code 1 if the applicant accepts. Use Code 3 if the applicant turns down the counteroffer or does not respond.

- c. Use Code 2 when the application is approved but the applicant (or the loan broker or correspondent) fails to respond to your notification of approval or your commitment letter within the specified time. Do not use this code for a preapproval request.
- d. Use Code 4 only when the application is expressly withdrawn by the applicant before a credit decision is made. Do not use Code 4 if a request for preapproval is withdrawn; preapproval requests that are withdrawn are not reported under HMDA.
- e. Use Code 5 if you sent a written notice of incompleteness under § 1002.9(c)(2) of Regulation B (Equal Credit Opportunity) and the applicant did not respond to your request for additional information within the period of time specified in your notice. Do not use this Code for requests for preapproval that are incomplete; these preapproval requests are not reported under HMDA.

- 2. **Date of Action.** For paper submissions only, enter the date by month, day, and year, using numerals in the form MM/DD/YYYY (for example, 02/22/2003). For submissions in electronic form, the proper format is YYYYMMDD.

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a. For loans originated, enter the settlement or closing date.

b. For loans purchased, enter the date of purchase by your institution.

c. For applications and preapprovals denied, applications and preapprovals approved but not accepted by the applicant, and files closed for incompleteness, enter the date that the action was taken by your institution or the date the notice was sent to the applicant.

d. For applications withdrawn, enter the date you received the applicant's express withdrawal, or enter the date shown on the notification from the applicant, in the case of a written withdrawal.

e. For preapprovals that lead to a loan origination, enter the date of the origination.

C. Property Location. Except as otherwise provided, enter in these columns the applicable Codes for the MSA, or the MD if the MSA is divided into MDs, State, county, and census tract to indicate the location of the property to which a loan relates.

1. MSA or Metropolitan Division.

For each loan or loan application, enter the MSA or the MD number if the MSA is divided into MDs. MSA and MD boundaries are defined by OMB; use the boundaries that were in effect on January 1 of the calendar year for which you are reporting. A listing of MSAs and MDs is available from the appropriate Federal

agency to which you report data or the FFIEC.

2. State and County. Use the Federal Information Processing Standard (FIPS) two-digit numerical code for the State and the three-digit numerical code for the county. These codes are available from the appropriate Federal agency to which you report data or the FFIEC.

3. Census Tract. Indicate the census tract where the property is located. Notwithstanding paragraph 6, if the property is located in a county with a population of 30,000 or less in the 2000 Census, enter "NA" (even if the population has increased above 30,000 since 2000), or enter the census tract number. County population data can be obtained from the U.S. Census Bureau.

4. Census Tract Number. For the census tract number, consult the resources provided by the U.S. Census Bureau or the FFIEC.

5. Property Located Outside the MSAs or Metropolitan Divisions. For loans on property located outside the MSAs and MDs in which an institution has a home or branch office, or for property located outside of any MSA or MD, the institution may choose one of the following two options. Under option one, the institution may enter the MSA or MD, State and county codes and the census tract number; and if the property is not located in any MSA or MD, the institution may enter "NA" in the MSA or MD column. (Codes exist for all States and counties and numbers exist

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for all census tracts.) Under this first option, the codes and census tract number must accurately identify the property location. Under the second option, which is not available if paragraph 6 applies, an institution may enter “NA” in all four columns, whether or not the codes or numbers exist for the property location.

6. Data Reporting for Banks and Savings Associations Required to Report Data on Small Business, Small Farm, and Community Development Lending Under the CRA Regulations.

If your institution is a bank or savings association that is required to report data under the regulations that implement the CRA, you must enter the property location on your HMDA/LAR even if the property is outside the MSAs or MDs in which you have a home or branch office, or is not located in any MSA.

7. Requests for Preapproval. Notwithstanding paragraphs 1 through 6, if the application is a request for preapproval that is denied or that is approved but not accepted by the applicant, you may enter “NA” in all four columns.

D. Applicant Information—Ethnicity, Race, Sex, and Income. Appendix B contains instructions for the collection of data on ethnicity, race, and sex, and also contains a sample form for data collection.

1. Applicability. Report this information for loans that you originate as well as for applications that do not result in an origination.

a. You need not collect or report this information for loans purchased. If you choose not to report this information, use the Codes for “not applicable.”

b. If the borrower or applicant is not a natural person (a corporation or partnership, for example), use the Codes for “not applicable.”

2. Mail, Internet, or Telephone Applications. All loan applications, including applications taken by mail, internet, or telephone must use a collection form similar to that shown in Appendix B regarding ethnicity, race, and sex. For applications taken by telephone, the information in the collection form must be stated orally by the lender, except for information that pertains uniquely to applications taken in writing. If the applicant does not provide these data in an application taken by mail or telephone or on the internet, enter the Code for “information not provided by applicant in mail, Internet, or telephone application” specified in paragraphs I.D.3., 4. and 5. of this appendix. (See Appendix B for complete information on the collection of these data in mail, internet, or telephone applications.)

3. Ethnicity of Borrower or Applicant. Use the following Codes to indicate the ethnicity of the applicant or borrower under column “A” and of any co-applicant or co-borrower under column “CA”.

Code 1—Hispanic or Latino
Code 2—Not Hispanic or Latino

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Code 3—Information not provided by applicant in mail, internet, or telephone application

Code 4—Not applicable

Code 5—No co-applicant

4. **Race of Borrower or Applicant.** Use the following Codes to indicate the race of the applicant or borrower under column “A” and of any co-applicant or co-borrower under column “CA”.

Code 1—American Indian or Alaska Native

Code 2—Asian

Code 3—Black or African American

Code 4—Native Hawaiian or Other Pacific Islander

Code 5—White

Code 6—Information not provided by applicant in mail, internet, or telephone application

Code 7—Not applicable

Code 8—No co-applicant

- a. If an applicant selects more than one racial designation, enter all Codes corresponding to the applicant’s selections.
- b. Use Code 4 (for ethnicity) and Code 7 (for race) for “not applicable” only when the applicant or co-applicant is not a natural person or when applicant or co-applicant information is unavailable because the loan has been purchased by your institution.
- c. If there is more than one co-applicant, provide the required information only for the first co-applicant listed on the application form. If there

are no co-applicants or co-borrowers, use Code 5 (for ethnicity) and Code 8 (for race) for “no co-applicant” in the co-applicant column.

5. **Sex of Borrower or Applicant.**

Use the following Codes to indicate the sex of the applicant or borrower under column “A” and of any co-applicant or co-borrower under column “CA”.

Code 1—Male

Code 2—Female

Code 3—Information not provided by applicant in mail, internet, or telephone application

Code 4—Not applicable

Code 5—No co-applicant or co-borrower

- a. Use Code 4 for “not applicable” only when the applicant or co-applicant is not a natural person or when applicant or co-applicant information is unavailable because the loan has been purchased by your institution.
- b. If there is more than one co-applicant, provide the required information only for the first co-applicant listed on the application form. If there are no co-applicants or co-borrowers, use Code 5 for “no co-applicant” in the co-applicant column.
6. **Income.** Enter the gross annual income that your institution relied on in making the credit decision.
- a. Round all dollar amounts to the nearest thousand (round \$500 up to the next \$1,000), and show in thousands. For example, report \$35,500 as 36.

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- b. For loans on multifamily dwellings, enter "NA."
- c. If no income information is asked for or relied on in the credit decision, enter "NA."
- d. If the applicant or co-applicant is not a natural person or the applicant or co-applicant information is unavailable because the loan has been purchased by your institution, enter "NA."

E. Type of Purchaser. Enter the applicable Code to indicate whether a loan that your institution originated or purchased was then sold to a secondary market entity within the same calendar year:

- Code 0—Loan was not originated or was not sold in calendar year covered by register
- Code 1—Fannie Mae
- Code 2—Ginnie Mae
- Code 3—Freddie Mac
- Code 4—Farmer Mac
- Code 5—Private securitization
- Code 6—Commercial bank, savings bank, or savings association
- Code 7—Life insurance company, credit union, mortgage bank, or finance company
- Code 8—Affiliate institution
- Code 9—Other type of purchaser

- a. Use Code 0 for applications that were denied, withdrawn, or approved but not accepted by the applicant; and for files closed for incompleteness.
- b. Use Code 0 if you originated or purchased a loan and did not sell it during that

same calendar year. If you sell the loan in a succeeding year, you need not report the sale.

- c. Use Code 2 if you conditionally assign a loan to Ginnie Mae in connection with a mortgage-backed security transaction.
- d. Use Code 8 for loans sold to an institution affiliated with you, such as your subsidiary or a subsidiary of your parent corporation.

F. Reasons for Denial.

1. You may report the reason for denial, and you may indicate up to three reasons, using the following Codes. Leave this column blank if the "action taken" on the application is not a denial. For example, do not complete this column if the application was withdrawn or the file was closed for incompleteness.

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

2. If your institution uses the model form for adverse action contained in Appendix C to Regulation B (Form C-1, Sample Notification Form), use the foregoing codes as follows:

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- a. Code 1 for: Income insufficient for amount of credit requested, and Excessive obligations in relation to income.
- b. Code 2 for: Temporary or irregular employment, and Length of employment.
- c. Code 3 for: Insufficient number of credit references provided; Unacceptable type of credit references provided; No credit file; Limited credit experience; Poor credit performance with us; Delinquent past or present credit obligations with others; Garnishment, attachment, foreclosure, repossession, collection action, or judgment; and Bankruptcy.
- d. Code 4 for: Value or type of collateral not sufficient.
- e. Code 6 for: Unable to verify credit references; Unable to verify employment; Unable to verify income; and Unable to verify residence.
- f. Code 7 for: Credit application incomplete.
- g. Code 9 for: Length of residence; Temporary residence; and Other reasons specified on notice.

G. Pricing-Related Data.

1. Rate Spread.

- a. For a home-purchase loan, a refinancing, or a dwelling-secured home improvement loan that you originated, report the spread between the annual percentage rate (APR) and the

average prime offer rate for a comparable transaction if the spread is equal to or greater than 1.5 percentage points for first-lien loans or 3.5 percentage points for subordinate-lien loans. To determine whether the rate spread meets this threshold, use the average prime offer rate in effect for the type of transaction as of the date the interest rate was set, and use the APR for the loan, as calculated and disclosed to the consumer under §§ 1026.6 or 1026.18, as applicable, of Regulation Z (12 C.F.R. part 1026). Current and historic average prime offer rates are set forth in the tables published on the FFIEC's web site (<http://www.ffiec.gov/hmda>) entitled "Average Prime Offer Rates—Fixed" and "Average Prime Offer Rates—Adjustable." Use the most recently available average prime offer rate. "Most recently available" means the average prime offer rate set forth in the applicable table with the most recent effective date as of the date the interest rate was set. Do not use an average prime offer rate before its effective date.

- b. If the loan is not subject to Regulation Z, or is a home improvement loan that is not dwelling-secured, or is a loan that you purchased, enter "NA."
- c. Enter "NA" in the case of an application that does not result in a loan origination.
- d. Enter the rate spread to two decimal places, and use a

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leading zero. For example, enter 03.29. If the difference between the APR and the average prime offer rate is a figure with more than two decimal places, round the figure or truncate the digits beyond two decimal places.

- e. If the difference between the APR and the average prime offer rate is less than 1.5 percentage points for a first-lien loan and less than 3.5 percentage points for a subordinate-lien loan, enter “NA.”

2. Date the Interest Rate was

Set. The relevant date to use to determine the average prime offer rate for a comparable transaction is the date on which the loan's interest rate was set by the financial institution for the final time before closing. If an interest rate is set pursuant to a “lock-in” agreement between the lender and the borrower, then the date on which the agreement fixes the interest rate is the date the rate was set. If a rate is re-set after a lock-in agreement is executed (for example, because the borrower exercises a float-down option or the agreement expires), then the relevant date is the date the rate is re-set for the final time before closing. If no lock-in agreement is executed, then the relevant date is the date on which the institution sets the rate for the final time before closing.

3. HOEPA Status.

- a. For a loan that you originated or purchased that is subject to the Home Ownership and Equity Protection Act of 1994

(HOEPA), as implemented in Regulation Z (12 C.F.R. 1026.32), because the APR or the points and fees on the loan exceed the HOEPA triggers, enter Code 1.

- b. Enter Code 2 in all other cases. For example, enter Code 2 for a loan that you originated or purchased that is not subject to the requirements of HOEPA for any reason; also enter Code 2 in the case of an application that does not result in a loan origination.

H. Lien Status.

Use the following Codes for loans that you originate and for applications that do not result in an origination:

Code 1—Secured by a first lien.
Code 2—Secured by a subordinate lien.
Code 3—Not secured by a lien.
Code 4—Not applicable (purchased loan).

- a. Use Codes 1 through 3 for loans that you originate, as well as for applications that do not result in an origination (applications that are approved but not accepted, denied, withdrawn, or closed for incompleteness).
- b. Use Code 4 for loans that you purchase.

**II. Appropriate Federal Agencies
for HMDA Reporting**

- A.** You are strongly encouraged to submit your loan/application register via email. If you elect to use this method

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of transmission and the appropriate Federal agency for your institution is the Bureau of Consumer Financial Protection, the Office of the Comptroller of the Currency, the Federal Deposit Insurance Corporation, or the National Credit Union Administration, then you should submit your institution's files to the email address dedicated to that purpose by the Bureau, which can be found on the website of the FFIEC. If one of the foregoing agencies is the appropriate Federal agency for your institution and you elect to submit your data by regular mail, then use the following address:

HMDA
Federal Reserve Board
Attention: HMDA Processing,
(insert name of the appropriate
Federal agency for your
institution),
20th & Constitution Ave, NW.
MS N502
Washington, DC 20551-0001

- B.** If the Federal Reserve System (but not the Bureau of Consumer Financial Protection) is the appropriate Federal agency for your institution, you should use the email or regular mail address of your district bank indicated on the website of the FFIEC. If the Department of Housing and Urban Development is the appropriate Federal agency for your institution, then you should use the email or regular mail address indicated on the website of the FFIEC.

* For current instructions on submission of data, see pages 24 and G-1 of this *Guide* or the FFIEC HMDA website (www.ffiec.gov/hmda).

As of July 21, 2011, the Dodd-Frank Act of 2010 transferred rule-writing authority under the Home Mortgage Disclosure Act from the Federal Reserve Board to the Consumer Financial Protection Bureau. In addition, the Dodd-Frank Act abolished the Office of Thrift Supervision.

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Form and Instructions for Completion of HMDA Loan/ Application Register

Form FR HMDA-LAR
OMB No. 1557-0159 (OCC); 3064-0046 (FDIC);
7100-0247 (FRB); 2502-0539 (HUD); 3133-0166
(NCUA); and 3170-0008 (CFPB)

LOAN/APPLICATION REGISTER
TRANSMITTAL SHEET

You must complete this transmittal sheet (please type or print) and attach it to the Loan/Application Register, required by the Home Mortgage Disclosure Act, that you submit to your supervisory agency.

Reporter's Identification Number	Agency Code	Reporter's Tax Identification Number	Total line entries contained in attached Loan/Application Register
	-		

The Loan/Application Register that is attached covers activity during the year _____ and contains a total of _____ pages.

Enter the name and address of your institution. The disclosure statement that is produced by the Federal Financial Institutions Examination Council will be mailed to the address you supply below:

Name of Institution

Address

City, State, ZIP

Enter the name and address of any parent company:

Name of Parent Company

Address

City, State, ZIP

Enter the name, telephone number, facsimile number, and e-mail address of a person who may be contacted about questions regarding your register:

Name () () _____
 Telephone Number Facsimile Number (if applicable) E-mail Address

An officer of your institution must complete the following section.

I certify to the accuracy of the data contained in this register.

Name of Officer	Signature	Date

The sample adopted by the Board in June 2003 specifies use of a four-digit MSA number; this sample specifies use of a five-digit MSA/MD number. You should use this sample.

[illegible]

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**LOAN/APPLICATION REGISTER
CODE SHEET**

Use the following codes to complete the Loan/Application Register. The instructions to the HMDA-LAR explain the proper use of each code.

Application or Loan Information

- Loan Type:**
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 (Farm Service Agency or Rural Housing Service)
- Property Type:**
1— One to four-family (other than manufactured housing)
2— Manufactured housing
3— Multifamily
- Purpose of Loan:**
1— Home purchase
2— Home improvement
3— Refinancing
- Owner-Occupancy:**
1— Owner-occupied as a principal dwelling
2— Not owner-occupied
3— Not applicable

- 7— Preapproval request denied by financial institution
8— Preapproval request approved but not accepted (optional reporting)

Applicant Information

- Ethnicity:**
1— Hispanic or Latino
2— Not Hispanic or Latino
3— Information not provided by applicant in mail, Internet, or telephone application
4— Not applicable (see App. A, I.D.)
5— No co-applicant
- Race:**
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
7— Not applicable (see App. A, I.D.)
8— No co-applicant

Reasons for Denial (optional reporting)

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

Other Data

- HOEPA Status** (only for loans originated or purchased):
1— HOEPA loan
2— Not a HOEPA loan
- Lien Status** (only for applications and originations):
1— Secured by a first lien
2— Secured by a subordinate lien
3— Not secured by a lien
4— Not applicable (purchased loans)

Sex:

- 1— Male
2— Female
3— Information not provided by applicant in mail, Internet, or telephone application
4— Not applicable (see App. A, I.D.)
5— No co-applicant

Type of Purchaser

- 0— Loan was not originated or was not sold in calendar year covered by register

Preapproval (home purchase loans only):

- 1— Preapproval was requested
2— Preapproval was not requested
3— Not applicable

Action Taken:

- 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 financial institution

Appendix B to 12 C.F.R. Part 1003

Form and Instructions for Data Collection on Ethnicity, Race, and Sex

I. Instructions on Collection of Data on Ethnicity, Race, and Sex

You may list questions regarding the ethnicity, race, and sex of the applicant on your loan application form, or on a separate form that refers to the application. (See the sample form below for model language.)

II. Procedures

- A.** You must ask the applicant for this information (but you cannot require the applicant to provide it) whether the application is taken in person, by mail or telephone, or on the internet. For applications taken by telephone, the information in the collection form must be stated orally by the lender, except for that information which pertains uniquely to applications taken in writing.
- B.** Inform the applicant that the Federal government requests this information in order to monitor compliance with Federal statutes that prohibit lenders from discriminating against applicants on these bases. Inform the applicant that if the information is not provided where the application is taken in person, you are required to note the data on the basis of visual observation or surname.
- C.** You must offer the applicant the option of selecting one or more racial designations.
- D.** If the applicant chooses not to provide the information for an application taken in person, note this fact on the form and then note the applicant's ethnicity, race, and sex on the basis of visual observation and surname, to the extent possible.
- E.** If the applicant declines to answer these questions or fails to provide the information on an application taken by mail or telephone or on the internet, the data need not be provided. In such a case, indicate that the application was received by mail, telephone, or internet, if it is not otherwise evident on the face of the application.

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tions for Data Col-
lection on Ethnicity,
Race, and Sex

SAMPLE DATA-COLLECTION FORM
INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the federal government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. You may select one or more designations for "Race." The law provides that a lender may not

discriminate on the basis of this information, or on whether you choose to furnish it. However, if you choose not to furnish the information and you have made this application in person, under federal regulations the lender is required to note ethnicity, race, and sex on the basis of visual observation or surname. If you do not wish to furnish the information, please check below.

APPLICANT:

☐ I do not wish to furnish this information

Ethnicity:

☐ Hispanic or Latino
☐ Not Hispanic or Latino

Race:

☐ American Indian, Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White

Sex:

☐ Female
☐ Male

CO-APPLICANT:

☐ I do not wish to furnish this information

Ethnicity:

☐ Hispanic or Latino
☐ Not Hispanic or Latino

Race:

☐ American Indian, Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White

Sex:

☐ Female
☐ Male

Appendix C

Home Mortgage Disclosure (Regulation C)

12 C.F.R. Part 1003

Effective December 30, 2011

Section

- 1003.1 Authority, purpose, and scope.
- 1003.2 Definitions.
- 1003.3 Exempt institutions.
- 1003.4 Compilation of loan data.
- 1003.5 Disclosure and reporting.
- 1003.6 Enforcement.

Appendix A to Part 1003—Form and Instructions for completion of HMDA Loan/Application Register

Appendix B to Part 1003—Form and Instructions for Data Collection on Ethnicity, Race, and Sex

Supplement 1 to Part 1003—Staff Commentary
Authority: 12 U.S.C. 2803, 2804, 2805, 5512, 5581

Section 1003.1 Authority, purpose, and scope.

(a) **Authority.** This part, known as Regulation C, is issued by the Bureau of Consumer Financial Protection (Bureau) pursuant to the Home Mortgage Disclosure Act (HMDA) (12 U.S.C. 2801 *et seq.*), as amended. The information-collection requirements have been approved by the U.S. Office of Management and Budget (OMB) under 44 U.S.C. 3501 *et seq.* and have been assigned OMB numbers for institutions reporting data to the Office of the Comptroller of the Currency (1557-0159), the Federal Deposit Insurance Corporation (3064-0046), the Federal Reserve System (7100-0247), the Department of Housing and Urban Development (HUD) (2502-0529), the National Credit Union Administration (3133-0166), and the Bureau of Consumer Financial Protection (3170-0008).

(b) Purpose.

(1) This part implements the Home Mortgage Disclosure Act, which is

intended to provide the public with loan data that can be used:

- (i) To help determine whether financial institutions are serving the housing needs of their communities;
- (ii) To assist public officials in distributing public-sector investment so as to attract private investment to areas where it is needed; and
- (iii) To assist in identifying possible discriminatory lending patterns and enforcing antidiscrimination statutes.

(2) Neither the act nor this part is intended to encourage unsound lending practices or the allocation of credit.

(c) **Scope.** This part applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions, as defined in § 1003.2. The regulation requires an institution to report data to the appropriate Federal agency about home purchase loans, home improvement loans, and refinancings that it originates or purchases, or for which it receives applications; and to disclose certain data to the public.

Section 1003.2 Definitions.

In this part:

(a) **Act** means the Home Mortgage Disclosure Act (HMDA) (12 U.S.C. 2801 *et seq.*), as amended.

(b) Application.

(1) **In general.** Application means an oral or written request for a home purchase loan, a home improvement loan, or a refinancing that is made in accordance with procedures used by a financial institution for the type of credit requested.

Appendix C
Home Mortgage
Disclosure
(Regulation C)
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(2) **Preapproval programs.** A request for preapproval for a home purchase loan is an application under this section if the request is reviewed under a program in which the financial institution, after a comprehensive analysis of the creditworthiness of the applicant, issues a written commitment to the applicant valid for a designated period of time to extend a home purchase loan up to a specified amount. The written commitment may not be subject to conditions other than:

(i) Conditions that require the identification of a suitable property;

(ii) Conditions that require that no material change has occurred in the applicant's financial condition or creditworthiness prior to closing; and

(iii) Limited conditions that are not related to the financial condition or creditworthiness of the applicant that the lender ordinarily attaches to a traditional home mortgage application (such as certification of a clear termite inspection).

(c) **Branch office** means:

(1) Any office of a bank, savings association, or credit union that is approved as a branch by a Federal or State supervisory agency, but excludes free-standing electronic terminals such as automated teller machines; and

(2) Any office of a for-profit mortgage-lending institution (other than a bank, savings association, or credit union) that takes applications from the public for home purchase loans, home improvement loans, or refinancings. A for-profit mortgage-lending institution is also deemed to have a branch office in an MSA or in a Metropolitan Division, if, in the preceding calendar year, it received applications for, originated, or purchased five or more home purchase

loans, home improvement loans, or refinancings related to property located in that MSA or Metropolitan Division, respectively.

(d) **Dwelling** means a residential structure (whether or not attached to real property) located in a State of the United States of America, the District of Columbia, or the Commonwealth of Puerto Rico. The term includes an individual condominium unit, cooperative unit, or mobile or manufactured home.

(e) **Financial institution** means:

(1) A bank, savings association, or credit union that:

(i) On the preceding December 31 had assets in excess of the asset threshold established and published annually by the Bureau for coverage by the act, based on the year-to-year change in the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers, not seasonally adjusted, for each twelve month period ending in November, with rounding to the nearest million;

(ii) On the preceding December 31, had a home or branch office in a MSA;

(iii) In the preceding calendar year, originated at least one home purchase loan (excluding temporary financing such as a construction loan) or refinancing of a home purchase loan, secured by a first lien on a one- to four-family dwelling; and

(iv) Meets one or more of the following three criteria:

(A) The institution is Federally insured or regulated;

(B) The mortgage loan referred to in paragraph (1)(iii) of this definition

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was insured, guaranteed, or supplemented by a Federal agency; or

(C) The mortgage loan referred to in paragraph (1)(iii) of this definition was intended by the institution for sale to Fannie Mae or Freddie Mac; and

(2) A for-profit mortgage-lending institution (other than a bank, savings association, or credit union) that:

(i) In the preceding calendar year, either:

(A) Originated home purchase loans, including refinancings of home purchase loans, that equaled at least 10 percent of its loan-origination volume, measured in dollars; or

(B) Originated home purchase loans, including refinancings of home purchase loans, that equaled at least \$25 million; and

(ii) On the preceding December 31, had a home or branch office in a MSA; and

(iii) Either:

(A) On the preceding December 31, had total assets of more than \$10 million, counting the assets of any parent corporation; or

(B) In the preceding calendar year, originated at least 100 home purchase loans, including refinancings of home purchase loans.

(f) **Home-equity line of credit** means an open-end credit plan secured by a dwelling as defined in Regulation Z (Truth in Lending), 12 C.F.R. part 1026.

(g) **Home improvement loan** means:

(1) A loan secured by a lien on a dwelling that is for the purpose, in whole or in part, of repairing, rehabilitating, remodeling, or improving a dwelling or the real property on which it is located; and

(2) A non-dwelling secured loan that is for the purpose, in whole or in part, of repairing, rehabilitating, remodeling, or improving a dwelling or the real property on which it is located, and that is classified by the financial institution as a home improvement loan.

(h) **Home purchase loan** means a loan secured by and made for the purpose of purchasing a dwelling.

(i) **Manufactured home** means any residential structure as defined under regulations of the Department of Housing and Urban Development establishing manufactured home construction and safety standards (24 C.F.R. 3280.2).

(j) **Metropolitan Statistical Area or MSA and Metropolitan Division or MD.**

(1) Metropolitan Statistical Area or MSA means a metropolitan statistical area as defined by the U.S. Office of Management and Budget.

(2) Metropolitan Division or MD means a metropolitan division of an MSA, as defined by the U.S. Office of Management and Budget.

(k) **Refinancing** means a new obligation that satisfies and replaces an existing obligation by the same borrower, in which:

(1) For coverage purposes, the existing obligation is a home purchase loan (as determined by the lender, for example, by reference to available documents; or as stated by the applicant), and both the existing obligation and the new obligation are secured by first liens on dwellings; and

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(2) For reporting purposes, both the existing obligation and the new obligation are secured by liens on dwellings.

Section 1003.3 Exempt institutions.

(a) Exemption based on state law.

(1) A state-chartered or state-licensed financial institution is exempt from the requirements of this part if the Bureau determines that the institution is subject to a state disclosure law that contains requirements substantially similar to those imposed by this part and that contains adequate provisions for enforcement.

(2) Any state, state-chartered or state-licensed financial institution, or association of such institutions, may apply to the Bureau for an exemption under paragraph (a) of this section.

(3) An institution that is exempt under paragraph (a) of this section shall use the disclosure form required by its state law and shall submit the data required by that law to its state supervisory agency for purposes of aggregation.

(b) Loss of exemption. An institution losing a state-law exemption under paragraph (a) of this section shall comply with this part beginning with the calendar year following the year for which it last reported loan data under the state disclosure law.

Section 1003.4 Compilation of loan data.

(a) Data format and itemization. A financial institution shall collect data regarding applications for, and originations and purchases of, home purchase loans, home improvement loans, and refinancings for each calendar year. An institution is required to collect data regarding requests under a preapproval program

(as defined in § 1003.2) only if the preapproval request is denied or results in the origination of a home purchase loan. All reportable transactions shall be recorded, within thirty calendar days after the end of the calendar quarter in which final action is taken (such as origination or purchase of a loan, or denial or withdrawal of an application), on a register in the format prescribed in Appendix A of this part. The data recorded shall include the following items:

(1) An identifying number for the loan or loan application, and the date the application was received.

(2) The type of loan or application.

(3) The purpose of the loan or application.

(4) Whether the application is a request for preapproval and whether it resulted in a denial or in an origination.

(5) The property type to which the loan or application relates.

(6) The owner-occupancy status of the property to which the loan or application relates.

(7) The amount of the loan or the amount applied for.

(8) The type of action taken, and the date.

(9) The location of the property to which the loan or application relates, by MSA or by Metropolitan Division, by state, by county, and by census tract, if the institution has a home or branch office in that MSA or Metropolitan Division.

(10) The ethnicity, race, and sex of the applicant or borrower, and the gross annual income relied on in processing the application.

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(11) The type of entity purchasing a loan that the institution originates or purchases and then sells within the same calendar year (this information need not be included in quarterly updates).

(12)(i) For originated loans subject to Regulation Z, 12 C.F.R. part 1026, the difference between the loan's annual percentage rate (APR) and the average prime offer rate for a comparable transaction as of the date the interest rate is set, if that difference is equal to or greater than 1.5 percentage points for loans secured by a first lien on a dwelling, or equal to or greater than 3.5 percentage points for loans secured by a subordinate lien on a dwelling.

(ii) "Average prime offer rate" means an annual percentage rate that is derived from average interest rates, points, and other loan pricing terms currently offered to consumers by a representative sample of creditors for mortgage loans that have low-risk pricing characteristics. The Bureau publishes average prime offer rates for a broad range of types of transactions in tables updated at least weekly, as well as the methodology the Bureau uses to derive these rates.

(13) Whether the loan is subject to the Home Ownership and Equity Protection Act of 1994, as implemented in Regulation Z (12 C.F.R. 1026.32).

(14) The lien status of the loan or application (first lien, subordinate lien, or not secured by a lien on a dwelling).

(b) Collection of data on ethnicity, race, sex, and income.

(1) A financial institution shall collect data about the ethnicity, race, and sex of

the applicant or borrower as prescribed in Appendix B of this part.

(2) Ethnicity, race, sex, and income data may but need not be collected for loans purchased by the financial institution.

(c) **Optional data.** A financial institution may report:

(1) The reasons it denied a loan application;

(2) Requests for preapproval that are approved by the institution but not accepted by the applicant; and

(3) Home-equity lines of credit made in whole or in part for the purpose of home improvement or home purchase.

(d) **Excluded data.** A financial institution shall not report:

(1) Loans originated or purchased by the financial institution acting in a fiduciary capacity (such as trustee);

(2) Loans on unimproved land;

(3) Temporary financing (such as bridge or construction loans);

(4) The purchase of an interest in a pool of loans (such as mortgage-participation certificates, mortgage-backed securities, or real estate mortgage investment conduits);

(5) The purchase solely of the right to service loans; or

(6) Loans acquired as part of a merger or acquisition, or as part of the acquisition of all of the assets and liabilities of a branch office as defined in § 1003.2.

(e) **Data reporting for banks and savings associations that are**

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required to report data on small business, small farm, and community development lending under CRA.

Banks and savings associations that are required to report data on small business, small farm, and community development lending under regulations that implement the Community Reinvestment Act of 1977 (12 U.S.C. 2901 *et seq.*) shall also collect the location of property located outside MSAs and Metropolitan Divisions in which the institution has a home or branch office, or outside any MSA.

Section 1003.5 Disclosure and reporting.

(a) Reporting to agency.

(1) By March 1 following the calendar year for which the loan data are compiled, a financial institution shall send its complete loan/application register to the agency office specified in Appendix A of this part. The institution shall retain a copy for its records for at least three years.

(2) A subsidiary of a bank or savings association shall complete a separate loan/application register. The subsidiary shall submit the register, directly or through its parent, to the agency as its parent.

(b) Public disclosure of statement.

(1) The Federal Financial Institutions Examination Council (FFIEC) will prepare a disclosure statement from the data each financial institution submits.

(2) An institution shall make its disclosure statement (prepared by the FFIEC) available to the public at the institution's home office no later than three business days after receiving the disclosure statement from the FFIEC.

(3) In addition, an institution shall either:

(i) Make its disclosure statement available to the public, within ten business days of receiving it, in at least one branch office in each other MSA and each other Metropolitan Division where the institution has offices (the disclosure statement need only contain data relating to the MSA or Metropolitan Division where the branch is located); or

(ii) Post the address for sending written requests in the lobby of each branch office in other MSAs and Metropolitan Divisions where the institution has offices; and mail or deliver a copy of the disclosure statement within fifteen calendar days of receiving a written request (the disclosure statement need only contain data relating to the MSA or Metropolitan Division for which the request is made). Including the address in the general notice required under paragraph (e) of this section satisfies this requirement.

(c) Public disclosure of modified loan/application register. A financial institution shall make its loan/application register available to the public after removing the following information regarding each entry: the application or loan number, the date that the application was received, and the date action was taken. An institution shall make its modified register available following the calendar year for which the data are compiled, by March 31 for a request received on or before March 1, and within thirty calendar days for a request received after March 1. The modified register need only contain data relating to the MSA and Metropolitan Division for which the request is made.

(d) Availability of data. A financial institution shall make its modified register available to the public for a period of three years and its disclosure statement available for a period of five years. An institution shall make the data available for

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inspection and copying during the hours the office is normally open to the public for business. It may impose a reasonable fee for any cost incurred in providing or reproducing the data.

(e) **Notice of availability.** A financial institution shall post a general notice about the availability of its HMDA data in the lobby of its home office and of each branch office located in a MSA and Metropolitan Division. An institution shall provide promptly upon request the location of the institution's offices where the statement is available for inspection and copying, or it may include the location in the lobby notice.

(f) **Loan aggregation and central data depositories.** Using the loan data submitted by financial institutions, the FFIEC will produce reports for individual institutions and reports of aggregate data for each MSA and Metropolitan Division, showing lending patterns by property location, age of housing stock, and income level, sex, ethnicity, and race. These reports will be available to the public at central data depositories located in each MSA and Metropolitan Division. A listing of central data depositories can be obtained from the Federal Financial Institutions Examination Council, Washington, D.C. 20006.

Section 1003.6 Enforcement.

(a) **Administrative enforcement.** A violation of the act or this part is subject

to administrative sanctions as provided in section 305 of the Act, including the imposition of civil money penalties, where applicable. Compliance is enforced by the agencies listed in section 305(b) of the act (12 U.S.C. 2804).

(b) **Bona fide errors.**

(1) An error in compiling or recording loan data is not a violation of the act or this part if the error was unintentional and occurred despite the maintenance of procedures reasonably adapted to avoid such errors.

(2) An incorrect entry for a census tract number is deemed a *bona fide* error, and is not a violation of the act or this part, provided that the institution maintains procedures reasonably adapted to avoid such errors.

(3) If an institution makes a good-faith effort to record all data concerning covered transactions fully and accurately within thirty calendar days after the end of each calendar quarter, and some data are nevertheless inaccurate or incomplete, the error or omission is not a violation of the act or this part provided that the institution corrects or completes the information prior to submitting the loan/application register to its regulatory agency.

Appendix D

Supplement I to 12 C.F.R. Part 1003 Staff Commentary on Regulation C

Introduction

1. **Status.** The commentary in this supplement is the vehicle by which the Bureau of Consumer Financial Protection issues formal staff interpretations of Regulation C (12 C.F.R. part 1003).

Section 1003.1—Authority, Purpose, and Scope

1(c) Scope.

1. **General.** The comments in this section address issues affecting coverage of institutions and exemptions from coverage.

2. **The broker rule and the meaning of “broker” and “investor.”** For the purposes of the guidance given in this commentary, an institution that takes and processes a loan application and arranges for another institution to acquire the loan at or after closing is acting as a “broker,” and an institution that acquires a loan from a broker at or after closing is acting as an “investor.” (The terms used in this commentary may have different meanings in certain parts of the mortgage lending industry, and other terms may be used in place of these terms, for example in the Federal Housing Administration mortgage insurance programs.) Depending on the facts, a broker may or may not make a credit decision on an application (and thus it may or may not have reporting responsibilities). If the broker makes a credit decision, it reports that decision; if it does not make a credit decision, it does not report. If an investor reviews an application and makes a credit decision prior to closing, the investor reports that decision. If the investor does not review the application prior to closing, it reports only the loans that it purchases; it does not report the loans it does not purchase. An institution that makes a credit decision on an application prior to closing reports that decision

regardless of whose name the loan closes in.

3. **Illustrations of the broker rule.** Assume that, prior to closing, four investors receive the same application from a broker; two deny it, one approves it, and one approves it and acquires the loan. In these circumstances, the first two report denials, the third reports the transaction as approved but not accepted, and the fourth reports an origination (whether the loan closes in the name of the broker or the investor). Alternatively, assume that the broker denies a loan before sending it to an investor; in this situation, the broker reports a denial.

4. **Broker’s use of investor’s underwriting criteria.** If a broker makes a credit decision based on underwriting criteria set by an investor, but without the investor’s review prior to closing, the broker has made the credit decision. The broker reports as an origination a loan that it approves and closes, and reports as a denial an application that it turns down (either because the application does not meet the investor’s underwriting guidelines or for some other reason). The investor reports as purchases only those loans it purchases.

5. **Insurance and other criteria.** If an institution evaluates an application based on the criteria or actions of a third party other than an investor (such as a government or private insurer or guarantor), the institution must report the action taken on the application (loan originated, approved but not accepted, or denied, for example).

6. **Credit decision of agent is decision of principal.** If an institution approves loans through the actions of an agent, the institution must report the action taken on the application (loan originated, approved but not accepted, or denied, for example). State law determines

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whether one party is the agent of another.

7. Affiliate bank underwriting (250.250 review). If an institution makes an independent evaluation of the creditworthiness of an applicant (for example, as part of a preclosing review by an affiliate bank under 12 C.F.R. 250.250, a regulation of the Board of Governors of the Federal Reserve System that interprets section 23A of the Federal Reserve Act), the institution is making a credit decision. If the institution then acquires the loan, it reports the loan as an origination whether the loan closes in the name of the institution or its affiliate. An institution that does not acquire the loan but takes some other action reports that action.

8. Participation loan. An institution that originates a loan and then sells partial interests to other institutions reports the loan as an origination. An institution that acquires only a partial interest in such a loan does not report the transaction even if it has participated in the underwriting and origination of the loan.

9. Assumptions. An assumption occurs when an institution enters into a written agreement accepting a new borrower as the obligor on an existing obligation. An institution reports an assumption (or an application for an assumption) as a home purchase loan in the amount of the outstanding principal. If a transaction does not involve a written agreement between a new borrower and the institution, it is not an assumption for HMDA purposes and is not reported.

Section 1003.2—Definitions

Application.

1. Consistency with Regulation B. Bureau interpretations that appear in the official staff commentary to Regulation B (Equal Credit Opportunity, 12 C.F.R.

part 1002, Supplement I) are generally applicable to the definition of an application under Regulation C. However, under Regulation C the definition of an application does not include prequalification requests.

2. Prequalification. A prequalification request is a request by a prospective loan applicant (other than a request for preapproval) for a preliminary determination on whether the prospective applicant would likely qualify for credit under an institution's standards, or for a determination on the amount of credit for which the prospective applicant would likely qualify. Some institutions evaluate prequalification requests through a procedure that is separate from the institution's normal loan application process; others use the same process. In either case, Regulation C does not require an institution to report prequalification requests on the HMDA/LAR, even though these requests may constitute applications under Regulation B for purposes of adverse action notices.

3. Requests for preapproval. To be a covered preapproval program, the written commitment issued under the program must result from a full review of the creditworthiness of the applicant, including such verification of income, resources, and other matters as is typically done by the institution as part of its normal credit evaluation program. In addition to conditions involving the identification of a suitable property and verification that no material change has occurred in the applicant's financial condition or creditworthiness, the written commitment may be subject only to other conditions (unrelated to the financial condition or creditworthiness of the applicant) that the lender ordinarily attaches to a traditional home mortgage application approval. These conditions are limited to conditions such as requiring an acceptable title insurance binder or a certificate indicat-

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ing clear termite inspection, and, in the case where the applicant plans to use the proceeds from the sale of the applicant's present home to purchase a new home, a settlement statement showing adequate proceeds from the sale of the present home.

Branch office.

1. **Credit union.** For purposes of Regulation C, a "branch" of a credit union is any office where member accounts are established or loans are made, whether or not the office has been approved as a branch by a Federal or State agency. (See 12 U.S.C. 1752.)

2. **Depository institution.** A branch of a depository institution does not include a loan production office, the office of an affiliate, or the office of a third party such as a loan broker. (But see Appendix A, paragraph I.C.6, which requires certain depository institutions to report property location even for properties located outside those MSAs or Metropolitan Divisions in which the institution has a home or branch office.)

3. **Nondepository institution.** For a nondepository institution, "branch office" does not include the office of an affiliate or other third party such as a loan broker. (But note that certain nondepository institutions must report property location even in MSAs or Metropolitan Divisions where they do not have a physical location.)

Dwelling.

1. **Coverage.** The definition of "dwelling" is not limited to the principal or other residence of the applicant or borrower, and thus includes vacation or second homes and rental properties. A dwelling also includes a multifamily structure such as an apartment building.

2 **Exclusions.** Recreational vehicles

such as boats or campers are not dwellings for purposes of HMDA. Also excluded are transitory residences such as hotels, hospitals, and college dormitories, whose occupants have principal residences elsewhere.

Financial Institution.

1. **General.** An institution that met the test for coverage under HMDA in year 1, and then ceases to meet the test (for example, because its assets fall below the threshold on December 31 of year 2), stops collecting HMDA data beginning with year 3. Similarly, an institution that did not meet the coverage test for a given year, and then meets the test in the succeeding year, begins collecting HMDA data in the calendar year following the year in which it meets the test for coverage. For example, a for-profit mortgage lending institution (other than a bank, savings association, or credit union) that, in year 1, falls below the thresholds specified in the definition of Financial institution in § 1003.2, but meets one of them in year 2, need not collect data in year 2, but begins collecting data in year 3.

2. **Adjustment of exemption threshold for depository institutions.** For data collection in 2013, the asset-size exemption threshold is \$42 million. Depository institutions with assets at or below \$42 million as of December 31, 2012 are exempt from collecting data for 2013.

3. **Coverage after a merger.** Several scenarios of data-collection responsibilities for the calendar year of a merger are described below. Under all the scenarios, if the merger results in a covered institution, that institution must begin data collection January 1 of the following calendar year.

i. Two institutions are not covered by Regulation C because of asset size.

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The institutions merge. No data collection is required for the year of the merger (even if the merger results in a covered institution).

ii. A covered institution and an exempt institution merge. The covered institution is the surviving institution. For the year of the merger, data collection is required for the covered institution's transactions. Data collection is optional for transactions handled in offices of the previously exempt institution.

iii. A covered institution and an exempt institution merge. The exempt institution is the surviving institution, or a new institution is formed. Data collection is required for transactions of the covered institution that take place prior to the merger. Data collection is optional for transactions taking place after the merger date.

iv. Two covered institutions merge. Data collection is required for the entire year. The surviving or resulting institution files either a consolidated submission or separate submissions for that year.

4. Originations. HMDA coverage depends in part on whether an institution has originated home purchase loans. To determine whether activities with respect to a particular loan constitute an origination, institutions should consult, among other parts of the staff commentary, the discussion of the broker rule under §§ 1003.1(c) and 1003.4(a).

5. Branches of foreign banks—treated as banks. A Federal branch or a State-licensed insured branch of a foreign bank is a “bank” under section 3(a)(1) of the Federal Deposit Insurance Act (12 U.S.C. 1813(a)), and is covered by

HMDA if it meets the tests for a depository institution found in § 1003.2 of Regulation C.

6 Branches and offices of foreign banks—treated as for-profit mortgage lending institutions. Federal agencies, State-licensed agencies, State-licensed uninsured branches of foreign banks, commercial lending companies owned or controlled by foreign banks, and entities operating under section 25 or 25A of the Federal Reserve Act, 12 U.S.C. 601 and 611 (Edge Act and agreement corporations) are not “banks” under the Federal Deposit Insurance Act. These entities are nonetheless covered by HMDA if they meet the tests for a for-profit nondepository mortgage lending institution found in § 1003.2 of Regulation C.

Home improvement loan.

1. Classification requirement for loans not secured by a lien on a dwelling. An institution has “classified” a loan that is not secured by a lien on a dwelling as a home improvement loan if it has entered the loan on its books as a home improvement loan, or has otherwise coded or identified the loan as a home improvement loan. For example, an institution that has booked a loan or reported it on a “call report” as a home improvement loan has classified it as a home improvement loan. An institution may also classify loans as home improvement loans in other ways (for example, by color-coding loan files).

2. Improvements to real property. Home improvements include improvements both to a dwelling and to the real property on which the dwelling is located (for example, installation of a swimming pool, construction of a garage, or landscaping).

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3. Commercial and other loans.

A home improvement loan may include a loan originated outside an institution's residential mortgage lending division (such as a loan to improve an apartment building made through the commercial loan department).

4. Mixed-use property.

A loan to improve property used for residential and commercial purposes (for example, a building containing apartment units and retail space) is a home improvement loan if the loan proceeds are used primarily to improve the residential portion of the property. If the loan proceeds are used to improve the entire property (for example, to replace the heating system), the loan is a home improvement loan if the property itself is primarily residential. An institution may use any reasonable standard to determine the primary use of the property, such as by square footage or by the income generated. An institution may select the standard to apply on a case-by-case basis. If the loan is unsecured, to report the loan as a home improvement loan the institution must also have classified it as such.

5. Multiple-category loans.

If a loan is a home improvement loan as well as a refinancing, an institution reports the loan as a home improvement loan.

Home purchase loan.

1. Multiple properties.

A home purchase loan includes a loan secured by one dwelling and used to purchase another dwelling.

2. Mixed-use property.

A dwelling-secured loan to purchase property used primarily for residential purposes (for example, an apartment building containing a convenience store) is a home purchase loan. An institution may use any reasonable standard to determine the primary

use of the property, such as by square footage or by the income generated. An institution may select the standard to apply on a case-by-case basis.

3. Farm loan. A loan to purchase property used primarily for agricultural purposes is not a home purchase loan even if the property includes a dwelling. An institution may use any reasonable standard to determine the primary use of the property, such as by reference to the exemption from Regulation X (Real Estate Settlement Procedures, 12 C.F.R. 1024.5(b)(1)) for a loan on property of 25 acres or more. An institution may select the standard to apply on a case-by-case basis.

4. Commercial and other loans. A home purchase loan may include a loan originated outside an institution's residential mortgage lending division (such as a loan for the purchase of an apartment building made through the commercial loan department).

5. Construction and permanent financing. A home purchase loan includes both a combined construction/permanent loan and the permanent financing that replaces a construction-only loan. It does not include a construction-only loan, which is considered "temporary financing" under Regulation C and is not reported.

6. Second mortgages that finance the downpayments on first mortgages.

If an institution making a first mortgage loan to a home purchaser also makes a second mortgage loan to the same purchaser to finance part or all the home purchaser's downpayment, the institution reports each loan separately as a home purchase loan.

7. Multiple-category loans. If a loan is a home purchase loan as well as a

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home improvement loan, or a refinancing, an institution reports the loan as a home purchase loan.

Manufactured home.

1. Definition of a manufactured home. The definition in § 1003.2 refers to the Federal building code for factory-built housing established by the Department of Housing and Urban Development (HUD). The HUD code requires generally that housing be essentially ready for occupancy upon leaving the factory and being transported to a building site. Modular homes that meet all of the HUD code standards are included in the definition because they are ready for occupancy upon leaving the factory. Other factory-built homes, such as panelized and pre-cut homes, generally do not meet the HUD code because they require a significant amount of construction on site before they are ready for occupancy. Loans and applications relating to manufactured homes that do not meet the HUD code should not be identified as manufactured housing under HMDA.

Metropolitan Statistical Areas and Metropolitan Divisions.

1. Use of terms “Metropolitan Statistical Area” and “Metropolitan Division.” The U.S. Office of Management and Budget defines Metropolitan Statistical Areas and Metropolitan Divisions to provide nationally consistent definitions for collecting, tabulating, and publishing Federal statistics for a set of geographic areas. OMB divides every Metropolitan Statistical Area (MSA) with a population of 2.5 million or more into Metropolitan Divisions (MDs); MSAs with populations under 2.5 million population are not so divided. 67 FR 82228 (December 27, 2000). For all purposes under Regulation C, if an MSA is divided by OMB into MDs, the appropriate geographic unit to

be used is the MD; if an MSA is not so divided by OMB into MDs, the appropriate geographic unit to be used is the MSA.

Section 1003.4—
Compilation of Loan Data

4(a) Data format and itemization.

1. Reporting requirements.

i. An institution reports data on loans that it originated and loans that it purchased during the calendar year described in the report. An institution reports these data even if the loans were subsequently sold by the institution.

ii. An institution reports the data for loan applications that did not result in originations—for example, applications that the institution denied or that the applicant withdrew during the calendar year covered by the report.

iii. In the case of brokered loan applications or applications forwarded through a correspondent, the institution reports as originations the loans that it approved and subsequently acquired per a pre-closing arrangement (whether or not they closed in the institution's name). Additionally, the institution reports the data for all applications that did not result in originations—for example, applications that the institution denied or that the applicant withdrew during the calendar year covered by the report (whether or not they would have closed in the institution's name). For all of these loans and applications, the institution reports the required data regarding the borrower's or applicant's ethnicity, race, sex, and income.

iv. Loan originations are to be

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reported only once. If the institution is the loan broker or correspondent, it does not report as originations the loans that it forwarded to another lender for approval prior to closing, and that were approved and subsequently acquired by that lender (whether or not they closed in the institution's name).

v. An institution reports applications that were received in the previous calendar year but were acted upon during the calendar year covered by the current register.

vi. A financial institution submits all required data to the appropriate Federal agency in one package, with the prescribed transmittal sheet. An officer of the institution certifies to the accuracy of the data.

vii. The transmittal sheet states the total number of line entries contained in the accompanying data transmission.

2. Updating—agency requirements. Certain State or Federal regulations, such as the Federal Deposit Insurance Corporation's regulations, may require an institution to update its data more frequently than is required under Regulation C.

3. Form of quarterly updating. An institution may maintain the quarterly updates of the HMDA/LAR in electronic or any other format, provided the institution can make the information available to its regulatory agency in a timely manner upon request.

Paragraph 4(a)(1).

1. Application date—consistency. In reporting the date of application, an institution reports the date the application was received or the date shown on the

application. Although an institution need not choose the same approach for its entire HMDA submission, it should be generally consistent (such as by routinely using one approach within a particular division of the institution or for a category of loans).

2. Application date—application forwarded by a broker. For an application forwarded by a broker, an institution reports the date the application was received by the broker, the date the application was received by the institution, or the date shown on the application. Although an institution need not choose the same approach for its entire HMDA submission, it should be generally consistent (such as by routinely using one approach within a particular division of the institution or for a category of loans).

3. Application date—reinstated application. If, within the same calendar year, an applicant asks an institution to reinstate a counteroffer that the applicant previously did not accept (or asks the institution to reconsider an application that was denied, withdrawn, or closed for incompleteness), the institution may treat that request as the continuation of the earlier transaction or as a new transaction. If the institution treats the request for reinstatement or reconsideration as a new transaction, it reports the date of the request as the application date.

4. Application or loan number. An institution must ensure that each identifying number is unique within the institution. If an institution's register contains data for branch offices, for example, the institution could use a letter or a numerical code to identify the loans or applications of different branches, or could assign a certain series of numbers to particular branches to avoid duplicate numbers. Institutions are strongly encouraged not to use the

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applicant's or borrower's name or social security number, for privacy reasons.

5. Application—year action taken.

An institution must report an application in the calendar year in which the institution takes final action on the application.

Paragraph 4(a)(3).

1. Purpose—statement of applicant. An institution may rely on the oral or written statement of an applicant regarding the proposed use of loan proceeds. For example, a lender could use a check-box, or a purpose line, on a loan application to determine whether or not the applicant intends to use loan proceeds for home improvement purposes.

2. Purpose—multiple-purpose loan. If a loan is a home purchase loan as well as a home improvement loan, or a refinancing, an institution reports the loan as a home purchase loan. If a loan is a home improvement loan as well as a refinancing, an institution reports the loan as a home improvement loan.

Paragraph 4(a)(6).

1. Occupancy—multiple properties. If a loan relates to multiple properties, the institution reports the owner-occupancy status of the property for which property location is being reported. (See the comments to paragraph 4(a)(9)).

Paragraph 4(a)(7).

1. Loan amount—counteroffer. If an applicant accepts a counteroffer for an amount different from the amount initially requested, the institution reports the loan amount granted. If an applicant does not accept a counteroffer or fails to respond, the institution reports the loan amount initially requested.

2. Loan amount—multiple-purpose loan. Except in the case of a home-equity line of credit, an institution reports the entire amount of the loan, even if only a part of the proceeds is intended for home purchase or home improvement.

3. Loan amount—home-equity line. An institution that has chosen to report home-equity lines of credit reports only the part that is intended for home-improvement or home-purchase purposes.

4. Loan amount—assumption. An institution that enters into a written agreement accepting a new party as the obligor on a loan reports the amount of the outstanding principal on the assumption as the loan amount.

Paragraph 4(a)(8).

1. Action taken—counteroffers. If an institution makes a counteroffer to lend on terms different from the applicant's initial request (for example, for a shorter loan maturity or in a different amount) and the applicant does not accept the counteroffer or fails to respond, the institution reports the action taken as a denial on the original terms requested by the applicant.

2. Action taken—rescinded transactions. If a borrower rescinds a transaction after closing, the institution may report the transaction either as an origination or as an application that was approved but not accepted.

3. Action taken—purchased loans. An institution reports the loans that it purchased during the calendar year, and does not report the loans that it declined to purchase.

4. Action taken—conditional approvals. If an institution issues a loan

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approval subject to the applicant's meeting underwriting conditions (other than customary loan commitment or loan-closing conditions, such as a clear-title requirement or an acceptable property survey) and the applicant does not meet them, the institution reports the action taken as a denial.

5 Action taken date—approved but not accepted. For a loan approved by an institution but not accepted by the applicant, the institution reports any reasonable date, such as the approval date, the deadline for accepting the offer, or the date the file was closed. Although an institution need not choose the same approach for its entire HMDA submission, it should be generally consistent (such as by routinely using one approach within a particular division of the institution or for a category of loans).

6 Action taken date—originations. For loan originations, an institution generally reports the settlement or closing date. For loan originations that an institution acquires through a broker, the institution reports either the settlement or closing date, or the date the institution acquired the loan from the broker. If the disbursement of funds takes place on a date later than the settlement or closing date, the institution may use the date of disbursement. For a construction/permanent loan, the institution reports either the settlement or closing date, or the date the loan converts to the permanent financing. Although an institution need not choose the same approach for its entire HMDA submission, it should be generally consistent (such as by routinely using one approach within a particular division of the institution or for a category of loans). Notwithstanding this flexibility regarding the use of the closing date in connection with reporting the date action was taken, the year in which an origination goes to closing is the year

in which the institution must report the origination.

7. Action taken—pending applications. An institution does not report any loan application still pending at the end of the calendar year; it reports that application on its register for the year in which final action is taken.

Paragraph 4(a)(9).

1. Property location—multiple properties (home improvement/refinance of home improvement). For a home improvement loan, an institution reports the property being improved. If more than one property is being improved, the institution reports the location of one of the properties or reports the loan using multiple entries on its HMDA/LAR (with unique identifiers) and allocating the loan amount among the properties.

2. Property location—multiple properties (home purchase/refinance of home purchase). For a home purchase loan, an institution reports the property taken as security. If an institution takes more than one property as security, the institution reports the location of the property being purchased if there is just one. If the loan is to purchase multiple properties and is secured by multiple properties, the institution reports the location of one of the properties or reports the loan using multiple entries on its HMDA/LAR (with unique identifiers) and allocating the loan amount among the properties.

3. Property location—loans purchased from another institution. The requirement to report the property location by census tract in an MSA or Metropolitan Division where the institution has a home or branch office applies not only to loan applications and originations

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but also to loans purchased from another institution. This includes loans purchased from an institution that did not have a home or branch office in that MSA or Metropolitan Division and did not collect the property-location information.

4. Property location—mobile or manufactured home. If information about the potential site of a mobile or manufactured home is not available, an institution reports using the Code for “not applicable.”

Paragraph 4(a)(10).

1. Applicant data—completion by applicant. An institution reports the monitoring information as provided by the applicant. For example, if an applicant checks the “Asian” box the institution reports using the “Asian” code.

2. Applicant data—completion by lender. If an applicant fails to provide the requested information for an application taken in person, the institution reports the data on the basis of visual observation or surname.

3. Applicant data—application completed in person. When an applicant meets in person with a lender to complete an application that was begun by mail, internet, or telephone, the institution must request the monitoring information. If the meeting occurs after the application process is complete, for example, at closing, the institution is not required to obtain monitoring information.

4. Applicant data—joint applicant. A joint applicant may enter the government monitoring information on behalf of an absent joint applicant. If the information is not provided, the institution reports using the Code for “information not pro-

vided by applicant in mail, internet, or telephone application.”

5. Applicant data—video and other electronic-application processes. An institution that accepts applications through electronic media with a video component treats the applications as taken in person and collects the information about the ethnicity, race, and sex of applicants. An institution that accepts applications through electronic media without a video component (for example, the internet or facsimile) treats the applications as accepted by mail.

6. Income data—income relied on. An institution reports the gross annual income relied on in evaluating the creditworthiness of applicants. For example, if an institution relies on an applicant’s salary to compute a debt-to-income ratio but also relies on the applicant’s annual bonus to evaluate creditworthiness, the institution reports the salary and the bonus to the extent relied upon. Similarly, if an institution relies on the income of a cosigner to evaluate creditworthiness, the institution includes this income to the extent relied upon. But an institution does not include the income of a guarantor who is only secondarily liable.

7. Income data—co-applicant. If two persons jointly apply for a loan and both list income on the application, but the institution relies only on the income of one applicant in computing ratios and in evaluating creditworthiness, the institution reports only the income relied on.

8. Income data—loan to employee. An institution may report “NA” in the income field for loans to its employees to protect their privacy, even though the institution relied on their income in making its credit decisions.

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Paragraph 4(a)(11).

1. **Type of purchaser—loan-participation interests sold to more than one entity.** An institution that originates a loan, and then sells it to more than one entity, reports the “type of purchaser” based on the entity purchasing the greatest interest, if any. If an institution retains a majority interest, it does not report the sale.

2. **Type of purchaser-swapped loans.** Loans “swapped” for mortgage-backed securities are to be treated as sales; the purchaser is the type of entity receiving the loans that are swapped.

Paragraph 4(a)(12).

1. **Average prime offer rate.** Average prime offer rates are annual percentage rates derived from average interest rates, points, and other loan pricing terms offered to borrowers by a representative sample of lenders for mortgage loans that have low-risk pricing characteristics. Other pricing terms include commonly used indices, margins, and initial fixed-rate periods for variable-rate transactions. Relevant pricing characteristics include a consumer’s credit history and transaction characteristics such as the loan-to-value ratio, owner-occupant status, and purpose of the transaction. To obtain average prime offer rates, the Bureau uses a survey of lenders that both meets the criteria of § 1003.4(a)(12)(ii) and provides pricing terms for at least two types of variable-rate transactions and at least two types of non-variable-rate transactions. An example of such a survey is the Freddie Mac Primary Mortgage Market Survey®.

2. **Comparable transaction.** The rate spread reporting requirement applies to a reportable loan with an annual percentage rate that exceeds by the specified margin (or more) the average prime offer

rate for a comparable transaction as of the date the interest rate is set. The tables of average prime offer rates published by the Bureau (see comment 4(a)(12)(ii)-3) indicate how to identify the comparable transaction.

3. **Bureau tables.** The Bureau publishes on the FFIEC’s website (www.ffiec.gov/hmda), in table form, average prime offer rates for a wide variety of transaction types. The Bureau calculates an annual percentage rate, consistent with Regulation Z (see 12 C.F.R. 1026.22 and Part 1026, Appendix J), for each transaction type for which pricing terms are available from the survey described in comment 4(a)(12)(ii)-1. The Bureau estimates annual percentage rates for other types of transactions for which direct survey data are not available based on the loan pricing terms available in the survey and other information. The Bureau publishes on the FFIEC’s website the methodology it uses to arrive at these estimates.

Paragraph 4(a)(14).

1. Determining lien status for applications and loans originated.

i. Lenders are required to report lien status for loans they originate and applications that do not result in originations. Lien status is determined by reference to the best information readily available to the lender at the time final action is taken and to the lender’s own procedures. Thus, lenders may rely on the title search they routinely perform as part of their underwriting procedures—for example, for home purchase loans. Regulation C does not require lenders to perform title searches solely to comply with HMDA reporting requirements. Lenders may rely on other information that is readily available to them at the time final action is taken and that they reason-

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ably believe is accurate, such as the applicant's statement on the application or the applicant's credit report. For example, where the applicant indicates on the application that there is a mortgage on the property or where the applicant's credit report shows that the applicant has a mortgage—and that mortgage is not going to be paid off as part of the transaction—the lender may assume that the loan it originates is secured by a subordinate lien. If the same application did not result in an origination—for example, because the application is denied or withdrawn—the lender would report the application as an application for a subordinate-lien loan.

ii. Lenders may also consider their established procedures when determining lien status for applications that do not result in originations. For example, a consumer applies to a lender to refinance a \$100,000 first mortgage; the consumer also has a home-equity line of credit for \$20,000. If the lender's practice in such a case is to ensure that it will have first-lien position—through a subordination agreement with the holder of the mortgage on the home-equity line—then the lender should report the application as an application for a first-lien loan.

Paragraph 4(c)(3).

1. An institution that opts to report home-equity lines reports the disposition of all applications, not just originations.

4(d) Excluded data.

1. Mergers, purchases in bulk, and branch acquisitions. If a covered institution acquires loans in bulk from another institution (for example, from the receiver for a failed institution) but no merger or acquisition of the institution, or acquisition

of a branch, is involved, the institution reports the loans as purchased loans.

Section 1003.5(a)—
Disclosure and Reporting

5(a) Reporting to agency.

1. Submission of data. Institutions submit data to the appropriate Federal agencies in an automated, machine-readable form. The format must conform to that of the HMDA/LAR. An institution should contact the appropriate Federal agency for information regarding procedures and technical specifications for automated data submission. The data are edited before submission, using the edits included in the agency-supplied software or equivalent edits in software available from vendors or developed in-house.

2. Submission in paper form. Institutions that report twenty-five or fewer entries on their HMDA/LAR may collect and report the data in paper form. An institution that submits its register in non-automated form sends two copies that are typed or computer printed and must use the format of the HMDA/LAR (but need not use the form itself). Each page must be numbered along with the total number of pages (for example, "Page 1 of 3").

3. Procedures for entering data. The required data are entered in the register for each loan origination, each application acted on, and each loan purchased during the calendar year. The institution should decide on the procedure it wants to follow—for example, whether to begin entering the required data, when an application is received, or to wait until final action is taken (such as when a loan goes to closing or an application is denied).

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4. **Options for collection.** An institution may collect data on separate registers at different branches, or on separate registers for different loan types (such as for home purchase or home improvement loans, or for loans on multifamily dwellings). Entries need not be grouped on the register by MSA or Metropolitan Division, or chronologically, or by census tract numbers, or in any other particular order.

5. **Change in appropriate Federal agency.** If the appropriate Federal agency for a covered institution changes (as a consequence of a merger or a change in the institution's charter, for example), the institution must report data to the new appropriate Federal agency beginning with the year of the change.

6. **Subsidiaries.** An institution is a subsidiary of a bank or savings association (for purposes of reporting HMDA data to the same agency as the parent) if the bank or savings association holds or controls an ownership interest that is greater than 50 percent of the institution.

7. **Transmittal sheet—additional data submissions.** If an additional data submission becomes necessary (for example, because the institution discovers that data were omitted from the initial submission, or because revisions are called for), that submission must be accompanied by a transmittal sheet.

8. **Transmittal sheet—revisions or deletions.** If a data submission involves revisions or deletions of previously submitted data, it must state the total of all line entries contained in that submission, including both those representing revisions or deletions of previously submitted entries, and those that are being resubmitted unchanged or are being submitted for the first time. Depository institutions must provide a list of the MSAs or Metropolitan

Divisions in which they have home or branch offices.

5(b) **Public disclosure of statement.**

1. **Business day.** For purposes of § 1003.5, a business day is any calendar day other than a Saturday, Sunday, or legal public holiday.

2. **Format.** An institution may make the disclosure statement available in paper form or, if the person requesting the data agrees, in automated form.

5(c) **Public disclosure of modified loan/application register.**

1. **Format.** An institution may make the modified register available in paper or automated form. Although institutions are not required to make the modified register available in census tract order, they are strongly encouraged to do so in order to enhance its utility to users.

5(e) **Notice of availability.**

1. **Poster—suggested text.** An institution may use any text that meets the requirements of the regulation. Some of the Federal agencies that receive HMDA data provide HMDA posters that an institution can use to inform the public of the availability of its HMDA data, or the institution may create its own posters. If an institution prints its own, the following language is suggested but is not required:

HOME MORTGAGE DISCLOSURE
ACT NOTICE

The HMDA data about our residential mortgage lending are available for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, and income of applicants and borrowers; and information about loan approvals and

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denials. Inquire at this office regarding the locations where HMDA data may be inspected.

2. Additional language for institutions making the disclosure statement available on request. An institution that posts a notice informing the public of the address to which a request should be sent could include the following sentence, for example, in its general notice: “To receive a copy of these data send a written request to [address].”

Section 1003.6—
Enforcement

6(b) Bona fide errors.

1. Bona fide error—information from third parties. An institution that obtains the property-location information for applications and loans from third parties (such as appraisers or vendors of “geocoding” services) is responsible for ensuring that the information reported on its HMDA/LAR is correct.

Appendix E

Home Mortgage Disclosure Act of 1975

Home Mortgage Disclosure Act [12 U.S.C. 2801–2810; Pub. L. 94-200, Title III; 89 Stat. 1125; approved December 31, 1975]*

Section	
301	Short title
302	Congressional findings and declaration of purpose
303	Definitions
304	Maintenance of records and public disclosure
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Section 301—Short Title

This title may be cited as the “Home Mortgage Disclosure Act of 1975.”

[12 U.S.C. 2801 note.]

Section 302—Congressional Findings and Declaration of Purposes

(a) **Findings of Congress.** The Congress finds that some depository institutions have sometimes contributed to the decline of certain geographic areas by their failure pursuant to their chartering responsibilities to provide adequate home financing to qualified applicants on reasonable terms and conditions.

(b) **Purpose of chapter.** The purpose of this title is to provide the citizens and public officials of the United States with sufficient information to enable them to determine whether depository institutions are fulfilling their obligations to serve the

housing needs of the communities and neighborhoods in which they are located and to assist public officials in their determination of the distribution of public sector investments in a manner designed to improve the private investment environment.

(c) **Construction of chapter.** Nothing in this title is intended to, nor shall it be construed to, encourage unsound lending practices or the allocation of credit.

[12 U.S.C. 2801.]

Section 303—Definitions

For purposes of this title—

(1) the term “Bureau” means the Bureau of Consumer Financial Protection;

(2) the term “mortgage loan” means a loan which is secured by residential real property or a home improvement loan;

(3) the term “depository institution”—

(A) means—

(i) any bank (as defined in section 3(a)(1) of the Federal Deposit Insurance Act [12 U.S.C. 1813(a)(1)]);

(ii) any savings association (as defined in section 3(b)(1) of the Federal Deposit Insurance Act [12 U.S.C. 1813(b)(1)]); and

(iii) any credit union, which makes federally related mortgage loans as determined by the Board; and

(B) includes any other lending institution (as defined in paragraph (4)**) other than any institution described in subparagraph (A);

* As of July 21, 2011, the Dodd-Frank Wall Street Reform and Consumer Protection Act (Pub. L. 111-203, 124 Stat. 2097, approved July 21, 2010) transferred rulewriting authority under the Home Mortgage Disclosure Act from the Federal Reserve Board to the Consumer Financial Protection Bureau. In addition, the Dodd-Frank Act abolished the Office of Thrift Supervision. New data reporting and collection requirements added to the Home Mortgage Disclosure Act by the Dodd-Frank Act will be implemented by the Consumer Financial Protection Bureau through notice-and-comment rulemaking and will be made effective as of a date to be established by a final rule.

** So in law. Probably should say “paragraph 5”.

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(4) the term “completed application” means an application in which the creditor has received the information that is regularly obtained in evaluating applications for the amount and type of credit requested;

(5) the term “other lending institutions” means any person engaged for profit in the business of mortgage lending;

(6) the term “Board” means the Board of Governors of the Federal Reserve System; and

(7) the term “Secretary” means the Secretary of Housing and Urban Development.

[12 U.S.C. 2802. As amended by Pub. L. 100-242, 101 Stat. 1945; Pub. L. 101-73, 103 Stat. 525; Pub. L. 111-203, 124 Stat. 2097.]

Section 304—Maintenance of Records and Public Disclosure

(a) Duty of depository institutions; nature and content of information.

(1) Each depository institution which has a home office or branch office located within a primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas, as defined by the Department of Commerce shall compile and make available, in accordance with regulations of the Bureau, to the public for inspection and copying at the home office, and at least one branch office within each primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas in which the depository institution has an office the number and total dollar

amount of mortgage loans which were (A) originated (or for which the institution received completed applications), or (B) purchased by that institution during each fiscal year (beginning with the last full fiscal year of that institution which immediately preceded the effective date of this title).

(2) The information required to be maintained and made available under paragraph (1) shall also be itemized in order to clearly and conspicuously disclose the following:

(A) The number and dollar amount for each item referred to in paragraph (1), by census tracts for mortgage loans secured by property located within any county with a population of more than 30,000, within that primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas, otherwise, by county, for mortgage loans secured by property located within any other county within that primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas

(B) The number and dollar amount for each item referred to in paragraph (1) for all such mortgage loans which are secured by property located outside that primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas.

For the purpose of this paragraph, a depository institution which maintains offices in more than one primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan

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statistical area that is not comprised of designated primary metropolitan statistical areas shall be required to make the information required by this paragraph available at any such office only to the extent that such information relates to mortgage loans which were originated or purchased (or for which completed applications were received) by an office of that depository institution located in the primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas in which the office making such information available is located. For purposes of this paragraph, other lending institutions shall be deemed to have a home office or branch office within a primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas if such institutions have originated or purchased or received completed applications for at least 5 mortgage loans in such area in the preceding calendar year.

(b) **Itemization of loan data.** Any item of information relating to mortgage loans required to be maintained under subsection (a) of this section shall be further itemized in order to disclose for each such item—

(1) the number and dollar amount of mortgage loans which are insured under title II of the National Housing Act [12 U.S.C. 1707 et seq.] or under title V of the Housing Act of 1949 [42 U.S.C. 1471 et seq.] or which are guaranteed under chapter 37 of title 38 [38 U.S.C. 3701 et seq.];

(2) the number and dollar amount of mortgage loans made to mortgagors who did not, at the time of execution

of the mortgage, intend to reside in the property securing the mortgage loan;

(3) the number and dollar amount of home improvement loans;

(4) the number and dollar amount of mortgage loans and completed applications involving mortgagors or mortgage applicants grouped according to census tract, income level, racial characteristics, age, and gender;

(5) the number and dollar amount of mortgage loans grouped according to measurements of—

(A) the total points and fees payable at origination in connection with the mortgage as determined by the Bureau, taking into account 15 U.S.C. 1602(aa)(4);

(B) the difference between the annual percentage rate associated with the loan and a benchmark rate or rates for all loans;

(C) the term in months of any prepayment penalty or other fee or charge payable on repayment of some portion of principal or the entire principal in advance of scheduled payments; and

(D) such other information as the Bureau may require; and

(6) the number and dollar amount of mortgage loans and completed applications grouped according to measurements of—

(A) the value of the real property pledged or proposed to be pledged as collateral;

(B) the actual or proposed term in months of any introductory period after which the rate of interest may change;

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(C) the presence of contractual terms or proposed contractual terms that would allow the mortgagor or applicant to make payments other than fully amortizing payments during any portion of the loan term;

(D) the actual or proposed term in months of the mortgage loan;

(E) the channel through which application was made, including retail, broker, and other relevant categories;

(F) as the Bureau may determine to be appropriate, a unique identifier that identifies the loan originator as set forth in section 1503 of the S.A.F.E. Mortgage Licensing Act of 2008;

(G) as the Bureau may determine to be appropriate, a universal loan identifier;

(H) as the Bureau may determine to be appropriate, the parcel number that corresponds to the real property pledged or proposed to be pledged as collateral;

(I) the credit score of mortgage applicants and mortgagors, in such form as the Bureau may prescribe; and

(J) such other information as the Bureau may require.

(c) **Period of maintenance.** Any information required to be compiled and made available under this section, other than loan application register information under subsection (j) of this section, shall be maintained and made available for a period of five years after the close of the first year during which such information is required to be maintained and made available.

(d) **Duration of disclosure requirements.** Notwithstanding the provisions of subsection (a)(1) of this section, data

required to be disclosed under this section for 1980 and thereafter shall be disclosed for each calendar year. Any depository institution which is required to make disclosures under this section but which has been making disclosures on some basis other than a calendar year basis shall make available a separate disclosure statement containing data for any period prior to calendar year 1980 which is not covered by the last full year report prior to the 1980 calendar year report.

(e) **Format for disclosures.** Subject to subsection (h) of this section, the Bureau shall prescribe a standard format for the disclosures required under this section.

(f) **Data disclosure system; operation, etc.** The Federal Financial Institutions Examination Council, in consultation with the Secretary, shall implement a system to facilitate access to data required to be disclosed under this section. Such system shall include arrangements for a central depository of data in each primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas. Disclosure statements shall be made available to the public for inspection and copying at such central depository of data for all depository institutions which are required to disclose information under this section (or which are exempted pursuant to section 306(b)) and which have a home office or branch office within such primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas.

(g) **Exceptions.** The requirements of subsections (a) and (b) of this section shall not apply with respect to mortgage loans that are—

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(1) made (or for which completed applications are received) by any mortgage banking subsidiary of a bank holding company or savings and loan holding company or by any savings and loan service corporation that originates or purchases mortgage loans; and

(2) approved (or for which completed applications are received) by the Secretary for insurance under title I or II of the National Housing Act [12 U.S.C. §§ 1702 et seq. and 1707 et seq.].

(h) **Submission to agencies.** (1) In general. The data required to be disclosed under subsection (b) shall be submitted to the Bureau or to the appropriate agency for the institution reporting under this title, in accordance with rules prescribed by the Bureau. Notwithstanding the requirement of subsection (a)(2)(A) for disclosure by census tract, the Bureau, in consultation with other appropriate agencies described in paragraph (2) and, after notice and comment, shall develop regulations that—

(A) prescribe the format for such disclosures, the method for submission of the data to the appropriate agency, and the procedures for disclosing the information to the public;

(B) require the collection of data required to be disclosed under subsection (b) with respect to loans sold by each institution reporting under this title;

(C) require disclosure of the class of the purchaser of such loans;

(D) permit any reporting institution to submit in writing to the Bureau or to the appropriate agency such additional data or explanations as it deems relevant to the decision to originate or purchase mortgage loans; and

(E) modify or require modification of

itemized information, for the purpose of protecting the privacy interests of the mortgage applicants or mortgagors, that is or will be available to the public.

(2) **Other appropriate agencies.** The appropriate agencies described in this paragraph are—

(A) the appropriate Federal banking agencies, as defined in section 3(q) of the Federal Deposit Insurance Act (12 U.S.C. 1813(q)), with respect to the entities that are subject to the jurisdiction of each such agency, respectively;

(B) the Federal Deposit Insurance Corporation for banks insured by the Federal Deposit Insurance Corporation (other than members of the Federal Reserve System), mutual savings banks, insured State branches of foreign banks, and any other depository institution described in section 303(2)(A) which is not otherwise referred to in this paragraph;

(C) the National Credit Union Administration Board with respect to credit unions; and

(D) the Secretary of Housing and Urban Development with respect to other lending institutions not regulated by the agencies referred to in subparagraph (A) or (B).

(3) **Rules for modification under paragraph (1).**

(A) **Application.** A modification under paragraph (1)(E) shall apply to information concerning—

(i) credit score data described in subsection (b)(6)(I), in a manner that is consistent with the purpose described in paragraph (1)(E); and

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(ii) age or any other category of data described in paragraph (5) or (6) of subsection (b), as the Bureau determines to be necessary to satisfy the purpose described in paragraph (1)(E), and in a manner consistent with that purpose.

(B) **Standards.** The Bureau shall prescribe standards for any modification under paragraph (1)(E) to effectuate the purposes of this title, in light of the privacy interests of mortgage applicants or mortgagors. Where necessary to protect the privacy interests of mortgage applicants or mortgagors, the Bureau shall provide for the disclosure of information described in subparagraph (A) in aggregate or other reasonably modified form, in order to effectuate the purposes of this title.

(i) **Exemption from certain disclosure requirements.** The requirements of subsections (b)(4), (b)(5), and (b)(6) of this section shall not apply with respect to any depository institution described in section 303(2)(A) which has total assets, as of the most recent full fiscal year of such institution, of \$30,000,000 or less.

(j) **Loan application register information.** (1) In general. In addition to the information required to be disclosed under subsections (a) and (b) of this section, any depository institution which is required to make disclosures under this section shall make available to the public, upon request, loan application register information (as defined by the Bureau by regulation) in the form required under regulations prescribed by the Bureau.

(2) **Format of disclosure.**

(A) **Unedited format.** Subject to subparagraph (B), the loan application register information described in paragraph (1) may be disclosed by a depository institution without editing or compilation and in such formats as the Bureau may require.

(B) **Protection of applicant's privacy interest.** The Bureau shall require, by regulation, such deletions as the Bureau may determine to be appropriate to protect—

(i) any privacy interest of any applicant, including the deletion of the applicant's name and identification number, the date of the application, and the date of any determination by the institution with respect to such application; and

(ii) a depository institution from liability under any Federal or State privacy law.

(C) **Census tract format encouraged.** It is the sense of the Congress that a depository institution should provide loan register information under this section in a format based on the census tract in which the property is located.

(3) **Change of form not required.** A depository institution meets the disclosure requirement of paragraph (1) if the institution provides the information required under such paragraph in such formats as the Bureau may require.

(4) **Reasonable charge for information.** Any depository institution which provides information under this subsection may impose a reasonable fee for any cost incurred in reproducing such information.

(5) **Time of disclosure.** The disclosure of the loan application register information described in paragraph (1) for any year pursuant to a request under paragraph (1) shall be made—

(A) in the case of a request made on or before March 1 of the succeeding year, before April 1 of the succeeding year; and

(B) in the case of a request made after

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March 1 of the succeeding year, before the end of the 30-day period beginning on the date the request is made.

(6) **Retention of information.** Notwithstanding subsection (c) of this section, the loan application register information described in paragraph (1) for any year shall be maintained and made available, upon request, for 3 years after the close of the 1st year during which such information is required to be maintained and made available.

(7) **Minimizing compliance costs.** In prescribing regulations under this subsection, the Bureau shall make every effort to minimize the costs incurred by a depository institution in complying with this subsection and such regulations.

(k) **Disclosure of statements by depository institutions.** (1) In general. In accordance with procedures established by the Bureau pursuant to this section, any depository institution required to make disclosures under this section—

(A) shall make a disclosure statement available, upon request, to the public no later than 3 business days after the institution receives the statement from the Federal Financial Institutions Examination Council; and

(B) may make such statement available on a floppy disc which may be used with a personal computer or in any other media which is not prohibited under regulations prescribed by the Bureau.

(2) **Notice that data is subject to correction after final review.** Any disclosure statement provided pursuant to paragraph (1) shall be accompanied by a clear and conspicuous notice that the statement is subject to final review and revision, if necessary.

(3) **Reasonable charge for information.** Any depository institution which provides a disclosure statement pursuant to paragraph (1) may impose a reasonable fee for any cost incurred in providing or reproducing such statement.

(l) **Prompt disclosures.** (1) In general. Any disclosure of information pursuant to this section or section 310 of this title [12 U.S.C. 2809] shall be made as promptly as possible.

(2) **Maximum disclosure period.**

(A) **6- and 9-month maximum periods.** Except as provided in subsections (j)(5) and (k)(1) of this section and regulations prescribed by the Bureau and subject to subparagraph (B), any information required to be disclosed for any year beginning after December 31, 1992, under—

(i) this section shall be made available to the public before September 1 of the succeeding year; and

(ii) section 310 of this title [12 U.S.C. 2809] shall be made available to the public before December 1 of the succeeding year.

(B) **Shorter periods encouraged after 1994.** With respect to disclosures of information under this section or section 310 of this title [12 U.S.C. 2809] for any year beginning after December 31, 1993, every effort shall be made—

(i) to make information disclosed under this section available to the public before July 1 of the succeeding year; and

(ii) to make information required to be disclosed under section 310 of this title [12 U.S.C. 2809] available to the

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public before September 1 of the succeeding year.

(3) **Improved procedure.** The Federal Financial Institutions Examination Council shall make such changes in the system established pursuant to subsection (f) of this section as may be necessary to carry out the requirements of this subsection.

(m) **Opportunity to reduce compliance burden.** (1) In general.—

(A) **Satisfaction of public availability requirements.** A depository institution shall be deemed to have satisfied the public availability requirements of subsection (a) of this section if the institution compiles the information required under that subsection at the home office of the institution and provides notice at the branch locations specified in subsection (a) of this section that such information is available from the home office of the institution upon written request.

(B) **Provision of information upon request.** Not later than 15 days after the receipt of a written request for any information required to be compiled under subsection (a) of this section, the home office of the depository institution receiving the request shall provide the information pertinent to the location of the branch in question to the person requesting the information.

(2) **Form of information.** In complying with paragraph (1), a depository institution shall provide the person requesting the information with a copy of the information requested in such formats as the Bureau may require.

(n) **Timing of certain disclosures.** The data required to be disclosed under subsection (b) shall be submitted to the Bureau or to the appropriate agency for

any institution reporting under this title, in accordance with regulations prescribed by the Bureau. Institutions shall not be required to report new data under paragraph (5) or (6) of subsection (b) before the first January 1 that occurs after the end of the 9-month period beginning on the date on which regulations are issued by the Bureau in final form with respect to such disclosures.

[12 U.S.C. 2803. As amended by Pub. L. 96-399, 94 Stat. 1657; Pub. L. 98-181, 97 Stat. 1266; Pub. L. 100-242, 101 Stat. 1945, 1950; Pub. L. 101-73, 103 Stat. 524-526; Pub. L. 102-242, 105 Stat. 2299; Pub. L. 102-550, 106 Stat. 3889, 3891; Pub. L. 104-208, 110 Stat. 3009-416; Pub. L. 111-203, 124 Stat. 2097.]

Section 305—Enforcement

(a) **Regulations.** The Bureau shall prescribe such regulations as may be necessary to carry out the purposes of this title. These regulations may contain such classifications, differentiations, or other provisions, and may provide for such adjustments and exceptions for any class of transactions, as in the judgment of the Bureau are necessary and proper to effectuate the purposes of this title, and prevent circumvention or evasion thereof, or to facilitate compliance therewith.

(b) **Powers of certain other agencies.** (1) In general. Subject to subtitle B of the Consumer Financial Protection Act* of 2010 [12 U.S.C. 5511-5519], compliance with the requirements of this title shall be enforced—

(A) under section 8 of the Federal Deposit Insurance Act,* the appropriate Federal banking agency, as defined in section 3(q) of the Federal Deposit Insurance Act (12 U.S.C. 1813(q)), with respect to—

* So in law. Probably should say “by”.

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(i) any national bank or Federal savings association, and any Federal branch or Federal agency of a foreign bank;

(ii) any member bank of the Federal Reserve System (other than a national bank), branch or agency of a foreign bank (other than a Federal branch, Federal agency, and insured State branch of a foreign bank), commercial lending company owned or controlled by a foreign bank, and any organization operating under section 25 or 25A of the Federal Reserve Act; and

(iii) any bank or State savings association insured by the Federal Deposit Insurance Corporation (other than a member of the Federal Reserve System), any mutual savings bank as,** defined in section 3(f) of the Federal Deposit Insurance Act (12 U.S.C. 1813(f)), any insured State branch of a foreign bank, and any other depository institution not referred to in this paragraph or subparagraph (B) or (C);

(B) under subtitle E of the Consumer Financial Protection Act of 2010, by the Bureau, with respect to any person subject to this subtitle;

(C) under the Federal Credit Union Act, by the Administrator of the National Credit Union Administration with respect to any insured credit union; and

(D) with respect to other lending institutions, by the Secretary of Housing and Urban Development.

(2) **Incorporated definitions.** The terms used in paragraph (1) that are not defined in this title or otherwise defined in section 3(s) of the Federal Deposit Insurance Act (12 U.S.C. 1813(s)) shall have the same meanings as in section 1(b) of the

International Banking Act of 1978 (12 U.S.C. 3101); and

(c) **Violations of this chapter deemed violations of certain other provisions.**

For the purpose of the exercise by any agency referred to in subsection (b) of this section of its powers under any Act referred to in that subsection, a violation of any requirement imposed under this title shall be deemed to be a violation of a requirement imposed under that Act. In addition to its powers under any provision of law specifically referred to in subsection (b) of this section, each of the agencies referred to in that subsection may exercise, for the purpose of enforcing compliance with any requirement imposed under this title, any other authority conferred on it by law.

(d) **Overall enforcement authority of the Bureau of Consumer Financial Protection.** Subject to subtitle B of the Consumer Financial Protection Act of 2010, enforcement of the requirements imposed under this title is committed to each of the agencies under subsection (b). To facilitate research, examinations, and enforcement, all data collected pursuant to section 304 shall be available to the entities listed under subsection (b). The Bureau may exercise its authorities under the Consumer Financial Protection Act of 2010 to exercise principal authority to examine and enforce compliance by any person with the requirements of this title.

[12 U.S.C. 2804. As amended by Pub. L. 101-73, 103 Stat. 440, 526; Pub. L. 102-242, 105 Stat. 2299; Pub. L. 111-203, 124 Stat. 2097, 2099.]

Section 306—Relation to State Laws

(a) **In general.** This title does not annul, alter, or affect, or exempt any State chartered depository institution subject to

** So in law. Comma probably should not appear.

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the provisions of this title from complying with the laws of any State or subdivision thereof with respect to public disclosure and recordkeeping by depositor institutions, except to the extent that those laws are inconsistent with any provision of this title, and then only to the extent of the inconsistency. The Bureau is authorized to determine whether such inconsistencies exist. The Bureau may not determine that any such law is inconsistent with any provision of this title if the Bureau determines that such law requires the maintenance of records with greater geographic or other detail than is required under this title, or that such law otherwise provides greater disclosure than is required under this title.

(b) **Exemption authority.** The Bureau may, by regulation, exempt from the requirements of this title any State-chartered depository institution within any State or subdivision thereof, if the agency determines that, under the law of such State or subdivision, that institution is subject to requirements that are substantially similar to those imposed under this title, and that such law contains adequate provisions for enforcement. Notwithstanding any other provision of this subsection, compliance with the requirements imposed under this subsection shall be enforced by the Office of the Comptroller of the Currency under section 8 of the Federal Deposit Insurance Act, in the case of national banks and Federal savings associations, the deposits of which are insured by the Federal Deposit Insurance Corporation.

[12 U.S.C. 2805. As amended by Pub. L. 100-628, 102 Stat. 3280; Pub. L. 101-73, 103 Stat. 440; Pub. L. 111-203, 124 Stat. 2097, 2100.]

Section 307—Compliance Improvement Methods

(a) **In general.**

(1) **Consultation required.** The Director of the Bureau of Consumer Financial Protection, with the assistance of the Secretary, the Director of the Bureau of the Census, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, and such other persons as the Bureau deems appropriate, shall develop or assist in the improvement of, methods of matching addresses and census tracts to facilitate compliance by depository institutions in as economical a manner as possible with the requirements of this title.

(2) **Authorization of appropriations.** There are authorized to be appropriated, such sums as may be necessary to carry out this subsection.

(3) **Contracting authority.** The Director of the Bureau of Consumer Financial Protection is authorized to utilize, contract with, act through, or compensate any person or agency in order to carry out this subsection.

(b) **Recommendations to Congress.** The Director of the Bureau of Consumer Financial Protection shall recommend to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives, such additional legislation as the Director of the Bureau of Consumer Financial Protection deems appropriate to carry out the purpose of this title.

[12 U.S.C. 2806. As added by Pub. L. 111-203; 124 Stat. 2101 (which repealed the prior section 2806 as amended by Pub. L. 100-628, 102 Stat. 3280; Pub. L. 101-73, 103 Stat. 440).]

Section 308—Report

The Bureau, in consultation with the

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Secretary of Housing and Urban Development, shall report annually to the Congress on the utility of the requirements of section 304(b)(4) of this title.

[12 U.S.C. 2807. As amended by Pub. L. 98-181, 97 Stat. 1266; Pub. L. 101-73, 103 Stat. 526; Pub. L. 111-203, 124 Stat. 2097.]

Section 309—Effective Date

(a) **In General.** This title shall take effect on the one hundred and eightieth day beginning after December 31, 1975. Any institution specified in section 303(2)(A)* of this title which has total assets as of its last full fiscal year of \$10,000,000 or less is exempt from the provisions of this title. The Bureau, in consultation with the Secretary, may exempt institutions described in section 303(2)(B) ** of this title that are comparable within their respective industries to institutions that are exempt under the preceding sentence (as determined without regard to the adjustment made by subsection (b) of this section).

(b) **CPI adjustments.** (1) In general. Subject to paragraph (2), the dollar amount applicable with respect to institutions described in section 303(2)(A)* of this title under the 2d sentence of subsection (a) of this section shall be adjusted annually after December 31, 1996, by the annual percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers published by the Bureau of Labor Statistics.

(2) **1-time adjustment for prior inflation.** The first adjustment made under paragraph (1) after September 30, 1996, shall be the percentage by which—

(A) the Consumer Price Index described in such paragraph for the calendar year 1996, exceeds

(B) such Consumer Price Index for the calendar year 1975.

(3) **Rounding.** The dollar amount applicable under paragraph (1) for any calendar year shall be the amount determined in accordance with subparagraphs (A) and (B) of paragraph (2) and rounded to the nearest multiple of \$1,000,000.

[12 U.S.C. 2808. As amended by Pub. L. 102-242, 105 Stat. 2307; Pub. L. 102-550, 106 Stat. 4083; Pub. L. 104-208, 110 Stat. 3009-415; Pub. L. 111-203, 124 Stat. 2097.]

Section 310—Compilation of Aggregate Data

(a) **Commencement; scope of data and tables.** Beginning with data for calendar year 1980, the Federal Financial Institutions Examination Council shall compile each year, for each primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas, aggregate data by census tract for all depository institutions which are required to disclose data under section 304 of this title or which are exempt pursuant to section 306(b) of this title. The Council shall also produce tables indicating, for each primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas, aggregate lending patterns for various categories of census tracts grouped according to location, age of housing

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stock, income level, and racial characteristics.

(b) **Staff and data processing resources.** The Bureau shall provide staff and data processing resources to the Council to enable it to carry out the provisions of subsection (a) of this section.

(c) **Availability to public.** The data and tables required pursuant to subsection (a) of this section shall be made available to the public by no later than December 31 of the year following the calendar year on which the data is based.

[12 U.S.C. 2809. As added by Pub. L. 96-399, 94 Stat. 1658; and amended by Pub. L. 98-181, 97 Stat. 1266; Pub. L. 111-203, 124 Stat. 2097.]

Section 311–Disclosure by Secretary; Commencement, Scope, etc.

Beginning with data for calendar year 1980, the Secretary shall make publicly available data in the Secretary's possession for each mortgagee which is not otherwise subject to the requirements of this chapter and which is not exempt pursuant to section 306(b) of this title (and for each mortgagee making mortgage loans exempted under section 304(g) of this title), with respect to mortgage loans approved (or for which completed applications are received) by the Secretary for insurance under title I or II of the National Housing Act [12 U.S.C. 1702 et seq. and 1707et seq.]. Such data to be disclosed shall consist of data comparable to the data which would be disclosed if such mortgagee were subject to the requirements of section 304 of this title. Disclosure statements containing data for each such mortgagee for a primary metropolitan statistical area, metropolitan statisti-

cal area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas shall, at a minimum, be publicly available at the central depository of data established pursuant to section 304(f) of this title for such primary metropolitan statistical area, metropolitan statistical area, or consolidated metropolitan statistical area that is not comprised of designated primary metropolitan statistical areas. The Secretary shall also compile and make publicly available aggregate data for such mortgagees by census tract, and tables indicating aggregate lending patterns, in a manner comparable to the information required to be made publicly available in accordance with section 310 of this title.

[12 U.S.C. 2810. As added by Pub. L. 96-399, 94 Stat. 1658; and amended by Pub. L. 98-181; 97 Stat. 1266; Pub. L. 100-242, 101 Stat 1945; Pub. L. 101-73; 103 Stat. 525.]

* So in law. Probably should say "section 303(3)(A)".

** So in law. Probably should say "section 303(3)(B)".

Appendix F

State and County Codes and MSA/MD Numbers

This appendix contains the information you will need to identify state and county codes and metropolitan statistical area/metropolitan division numbers.

The states are listed alphabetically and, under each state, every county in the state is listed alphabetically. State codes appear in parentheses after state names; county codes appear in parentheses after county names. Counties with populations of 30,000 or less are denoted with an asterisk (*). For properties in those counties, you have the option to report "NA" in the census tract field even if you are a CRA data reporter. See Appendix A (I.C.3).

Next to each county in a metropolitan statistical area (MSA) appears the number of the MSA, as announced by the Office of Management and Budget (OMB) on June 28, 2010, and correct on July 7, 2010 or thereafter. Eleven MSAs having a single core with a population of 2.5 million or more (Boston, Chicago, Dallas, Detroit, Los Angeles, Miami, New York, Philadelphia, San Francisco, Seattle, and Washington) were subdivided into metropolitan divisions (MDs). For any county in an MD, the MD number is shown below instead of the MSA number. The MD number, not the MSA number, should be entered in the MSA/MD column.

The list also includes counties located in non-metropolitan areas. In those cases, report "NA" in the MSA/MD column.

Note that properties located in the following U.S. Territories are not HMDA reportable, and therefore, are excluded from the listing: American Samoa, Guam, Northern Mariana Islands, and the Virgin Islands.

Alabama (01)

Autauga (001) - MSA 33860
 Baldwin (003)
 Barbour* (005)
 Bibb* (007) - MSA 13820
 Blount (009) - MSA 13820
 Bullock* (011)
 Butler* (013)
 Calhoun (015) - MSA 11500
 Chambers (017)
 Cherokee* (019)
 Chilton (021) - MSA 13820
 Choctaw* (023)
 Clarke* (025)
 Clay* (027)
 Cleburne* (029)
 Coffee (031)
 Colbert (033) - MSA 22520
 Conecuh* (035)
 Coosa* (037)
 Covington (039)
 Crenshaw* (041)
 Cullman (043)
 Dale (045)
 Dallas (047)
 DeKalb (049)
 Elmore (051) - MSA 33860
 Escambia (053)
 Etowah (055) - MSA 23460
 Fayette* (057)
 Franklin (059)
 Geneva* (061) - MSA 20020
 Greene* (063) - MSA 46220
 Hale* (065) - MSA 46220
 Henry* (067) - MSA 20020
 Houston (069) - MSA 20020
 Jackson (071)
 Jefferson (073) - MSA 13820
 Lamar* (075)
 Lauderdale (077) - MSA 22520
 Lawrence (079) - MSA 19460
 Lee (081) - MSA 12220
 Limestone (083) - MSA 26620
 Lowndes* (085) - MSA 33860
 Macon* (087)
 Madison (089) - MSA 26620
 Marengo* (091)
 Marion (093)
 Marshall (095)
 Mobile (097) - MSA 33660
 Monroe* (099)
 Montgomery (101) - MSA 33860
 Morgan (103) - MSA 19460

* Denotes counties with populations of 30,000 or less.

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State and County Codes and MSA/MD Numbers

Perry* (105)
Pickens* (107)
Pike* (109)
Randolph* (111)
Russell (113) - MSA 17980
St. Clair (115) - MSA 13820
Shelby (117) - MSA 13820
Sumter* (119)
Talladega (121)
Tallapoosa (123)
TU.S.C.aloosa (125) - MSA 46220
Walker (127) - MSA 13820
Washington* (129)
Wilcox* (131)
Winston* (133)

Alaska (02)

Aleutians East Borough*(013)
Aleutians West* (016)
Anchorage Municipality (020) - MSA 11260
Bethel* (050)
Bristol Bay Borough* (060)
Denali Borough* (068)
Dillingham* (070)
Fairbanks North Star Borough (090) -
MSA 21820
Haines Borough* (100)
Hoonah-Angoon* (105)
Juneau City and Borough (110)
Kenai Peninsula Borough (122)
Ketchikan Gateway Borough* (130)
Kodiak Island Borough* (150)
Lake and Peninsula Borough* (164)
Matanuska-Susitna Borough (170) -
MSA 11260
Nome* (180)
North Slope Borough* (185)
Northwest Arctic Borough* (188)
Petersburg* (195)
Prince of Wales-Hyper* (198)
Sitka City and Borough* (220)
Skagway* (230)
Southeast Fairbanks* (240)
Valdez-Cordova* (261)
Wade Hampton* (270)
Wrangell City and Borough* (275)
Yakutat City and Borough* (282)
Yukon-Koyukuk* (290)

Arizona (04)

Apache (001)
Cochise (003)
Coconino (005) - MSA 22380

Gila (007)
Graham (009)
Greenlee* (011)
La Paz* (012)
Maricopa (013) - MSA 38060
Mohave (015) - MSA 29420
Navajo (017)
Pima (019) - MSA 46060
Pinal (021) - MSA 38060
Santa Cruz (023)
Yavapai (025) - MSA 39140
Yuma (027) - MSA 49740

Arkansas (05)

Arkansas* (001)
Ashley* (003)
Baxter (005)
Benton (007) - MSA 22220
Boone (009)
Bradley* (011)
Calhoun* (013)
Carroll* (015)
Chicot* (017)
Clark* (019)
Clay* (021)
Cleburne* (023)
Cleveland* (025) - MSA 38220
Columbia* (027)
Conway* (029)
Craighead (031) - MSA 27860
Crawford (033) - MSA 22900
Crittenden (035) - MSA 32820
Cross* (037)
Dallas* (039)
Desha* (041)
Drew* (043)
Faulkner (045) - MSA 30780
Franklin* (047) - MSA 22900
Fulton* (049)
Garland (051) - MSA 26300
Grant* (053) - MSA 30780
Greene (055)
Hempstead* (057)
Hot Spring (059)
Howard* (061)
Independence (063)
Izard* (065)
Jackson* (067)
Jefferson (069) - MSA 38220
Johnson* (071)
Lafayette* (073)
Lawrence* (075)
Lee* (077)

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State and County Codes and MSA/MD Numbers

Lincoln* (079) - MSA 38220
Little River* (081)
Logan* (083)
Lonoke (085) - MSA 30780
Madison* (087) - MSA 22220
Marion* (089)
Miller (091) - MSA 45500
Mississippi (093)
Monroe* (095)
Montgomery* (097)
Nevada* (099)
Newton* (101)
Ouachita* (103)
Perry* (105) - MSA 30780
Phillips* (107)
Pike* (109)
Poinsett* (111) - MSA 27860
Polk* (113)
Pope (115)
Prairie* (117)
Pulaski (119) - MSA 30780
Randolph* (121)
St. Francis* (123)
Saline (125) - MSA 30780
Scott* (127)
Searcy* (129)
Sebastian (131) - MSA 22900
Sevier* (133)
Sharp* (135)
Stone* (137)
Union (139)
Van Buren* (141)
Washington (143) - MSA 22220
White (145)
Woodruff* (147)
Yell* (149)

California (06)

Alameda (001) - MD 36084
Alpine* (003)
Amador (005)
Butte (007) - MSA 17020
Calaveras (009)
Colusa* (011)
Contra Costa (013) - MD 36084
Del Norte* (015)
El Dorado (017) - MSA 40900
Fresno (019) - MSA 23420
Glenn* (021)
Humboldt (023)
Imperial (025) - MSA 20940
Inyo* (027)
Kern (029) - MSA 12540

Kings (031) - MSA 25260
Lake (033)
Lassen (035)
Los Angeles (037) - MD 31084
Madera (039) - MSA 31460
Marin (041) - MD 41884
Mariposa* (043)
Mendocino (045)
Merced (047) - MSA 32900
Modoc* (049)
Mono* (051)
Monterey (053) - MSA 41500
Napa (055) - MSA 34900
Nevada (057)
Orange (059) - MD 42044
Placer (061) - MSA 40900
Plumas* (063)
Riverside (065) - MSA 40140
Sacramento (067) - MSA 40900
San Benito (069) - MSA 41940
San Bernardino (071) - MSA 40140
San Diego (073) - MSA 41740
San Francisco (075) - MD 41884
San Joaquin (077) - MSA 44700
San Luis Obispo (079) - MSA 42020
San Mateo (081) - MD 41884
Santa Barbara (083) - MSA 42060
Santa Clara (085) - MSA 41940
Santa Cruz (087) - MSA 42100
Shasta (089) - MSA 39820
Sierra* (091)
Siskiyou (093)
Solano (095) - MSA 46700
Sonoma (097) - MSA 42220
Stanislaus (099) - MSA 33700
Sutter (101) - MSA 49700
Tehama (103)
Trinity* (105)
Tulare (107) - MSA 47300
Tuolumne (109)
Ventura (111) - MSA 37100
Yolo (113) - MSA 40900
Yuba (115) - MSA 49700

Colorado (08)

Adams (001) - MSA 19740
Alamosa* (003)
Arapahoe (005) - MSA 19740
Archuleta* (007)
Baca* (009)
Bent* (011)
Boulder (013) - MSA 14500
Broomfield (014) - MSA 19740

Appendix F

State and County Codes and MSA/MD Numbers

Chaffee* (015)
Cheyenne* (017)
Clear Creek* (019) - MSA 19740
Conejos* (021)
Costilla* (023)
Crowley* (025)
Custer* (027)
Delta* (029)
Denver (031) - MSA 19740
Dolores* (033)
Douglas (035) - MSA 19740
Eagle (037)
Elbert* (039) - MSA 19740
El Paso (041) - MSA 17820
Fremont (043)
Garfield (045)
Gilpin* (047) - MSA 19740
Grand* (049)
Gunnison* (051)
Hinsdale* (053)
Huerfano* (055)
Jackson* (057)
Jefferson (059) - MSA 19740
Kiowa* (061)
Kit Carson* (063)
Lake* (065)
La Plata (067)
Larimer (069) - MSA 22660
Las Animas* (071)
Lincoln* (073)
Logan* (075)
Mesa (077) - MSA 24300
Mineral* (079)
Moffat* (081)
Montezuma* (083)
Montrose (085)
Morgan* (087)
Otero* (089)
Ouray* (091)
Park* (093) - MSA 19740
Phillips* (095)
Pitkin* (097)
Prowers* (099)
Pueblo (101) - MSA 39380
Rio Blanco* (103)
Rio Grande* (105)
Routt* (107)
Saguache* (109)
San Juan* (111)
San Miguel* (113)
Sedgwick* (115)
Summit* (117)
Teller* (119) - MSA 17820

Washington* (121)
Weld (123) - MSA 24540
Yuma* (125)

Connecticut (09)

Fairfield (001) - MSA 14860
Hartford (003) - MSA 25540
Litchfield (005)
Middlesex (007) - MSA 25540
New Haven (009) - MSA 35300
New London (011) - MSA 35980
Tolland (013) - MSA 25540
Windham (015)

Delaware (10)

Kent (001) - MSA 20100
New Castle (003) - MD 48864
Sussex (005)

District of Columbia (11)

District of Columbia (001) - MD 47894

Florida (12)

Alachua (001) - MSA 23540
Baker* (003) - MSA 27260
Bay (005) - MSA 37460
Bradford* (007)
Brevard (009) - MSA 37340
Broward (011) - MD 22744
Calhoun* (013)
Charlotte (015) - MSA 39460
Citrus (017)
Clay (019) - MSA 27260
Collier (021) - MSA 34940
Columbia (023)
DeSoto (027)
Dixie* (029)
Duval (031) - MSA 27260
Escambia (033) - MSA 37860
Flagler (035) - MSA 37380
Franklin* (037)
Gadsden (039) - MSA 45220
Gilchrist* (041) - MSA 23540
Glades* (043)
Gulf* (045)
Hamilton* (047)
Hardee* (049)
Hendry (051)
Hernando (053) - MSA 45300
Highlands (055)
Hillsborough (057) - MSA 45300
Holmes* (059)
Indian River (061) - MSA 42680

Appendix F

State and County Codes and MSA/MD Numbers

Jackson (063)
Jefferson* (065) - MSA 45220
Lafayette* (067)
Lake (069) - MSA 36740
Lee (071) - MSA 15980
Leon (073) - MSA 45220
Levy (075)
Liberty* (077)
Madison* (079)
Manatee (081) - MSA 35840
Marion (083) - MSA 36100
Martin (085) - MSA 38940
Miami-Dade (086) - MD 33124
Monroe (087)
Nassau (089) - MSA 27260
Okaloosa (091) - MSA 18880
Okeechobee (093)
Orange (095) - MSA 36740
Osceola (097) - MSA 36740
Palm Beach (099) - MD 48424
Pasco (101) - MSA 45300
Pinellas (103) - MSA 45300
Polk (105) - MSA 29460
Putnam (107)
St. Johns (109) - MSA 27260
St. Lucie (111) - MSA 38940
Santa Rosa (113) - MSA 37860
Sarasota (115) - MSA 35840
Seminole (117) - MSA 36740
Sumter (119)
Suwannee (121)
Taylor* (123)
Union* (125)
Volusia (127) - MSA 19660
Wakulla* (129) - MSA 45220
Walton (131)
Washington* (133)

Georgia (13)

Appling* (001)
Atkinson* (003)
Bacon* (005)
Baker* (007) - MSA 10500
Baldwin (009)
Banks* (011)
Barrow (013) - MSA 12060
Bartow (015) - MSA 12060
Ben Hill* (017)
Berrien* (019)
Bibb (021) - MSA 31420
Bleckley* (023)
Brantley* (025) - MSA 15260
Brooks* (027) - MSA 46660

Bryan* (029) - MSA 42340
Bulloch (031)
Burke* (033) - MSA 12260
Butts* (035) - MSA 12060
Calhoun* (037)
Camden (039)
Candler* (043)
Carroll (045) - MSA 12060
Catoosa (047) - MSA 16860
Charlton* (049)
Chatham (051) - MSA 42340
Chattahoochee* (053) - MSA 17980
Chattooga* (055)
Cherokee (057) - MSA 12060
Clarke (059) - MSA 12020
Clay* (061)
Clayton (063) - MSA 12060
Clinch* (065)
Cobb (067) - MSA 12060
Coffee (069)
Colquitt (071)
Columbia (073) - MSA 12260
Cook* (075)
Coweta (077) - MSA 12060
Crawford* (079) - MSA 31420
Crisp* (081)
Dade* (083) - MSA 16860
Dawson* (085) - MSA 12060
Decatur* (087)
DeKalb (089) - MSA 12060
Dodge* (091)
Dooly* (093)
Dougherty (095) - MSA 10500
Douglas (097) - MSA 12060
Early* (099)
Echols* (101) - MSA 46660
Effingham (103) - MSA 42340
Elbert* (105)
Emanuel* (107)
Evans* (109)
Fannin* (111)
Fayette (113) - MSA 12060
Floyd (115) - MSA 40660
Forsyth (117) - MSA 12060
Franklin* (119)
Fulton (121) - MSA 12060
Gilmer* (123)
Glascocock* (125)
Glynn (127) - MSA 15260
Gordon (129)
Grady* (131)
Greene* (133)
Gwinnett (135) - MSA 12060

Appendix F

State and County Codes and MSA/MD Numbers

Habersham (137)
Hall (139) - MSA 23580
Hancock* (141)
Haralson* (143) - MSA 12060
Harris* (145) - MSA 17980
Hart* (147)
Heard* (149) - MSA 12060
Henry (151) - MSA 12060
Houston (153) - MSA 47580
Irwin* (155)
Jackson (157)
Jasper* (159) - MSA 12060
Jeff Davis* (161)
Jefferson* (163)
Jenkins* (165)
Johnson* (167)
Jones* (169) - MSA 31420
Lamar* (171) - MSA 12060
Lanier* (173) - MSA 46660
Laurens (175)
Lee* (177) - MSA 10500
Liberty (179) - MSA 25980
Lincoln* (181)
Long* (183) - MSA 25980
Lowndes (185) - MSA 46660
Lumpkin* (187)
McDuffie* (189) - MSA 12260
McIntosh* (191) - MSA 15260
Macon* (193)
Madison* (195) - MSA 12020
Marion* (197) - MSA 17980
Meriwether* (199) - MSA 12060
Miller* (201)
Mitchell* (205)
Monroe* (207) - MSA 31420
Montgomery* (209)
Morgan* (211)
Murray (213) - MSA 19140
M.U.S.C.ogee (215) - MSA 17980
Newton (217) - MSA 12060
Oconee* (219) - MSA 12020
Oglethorpe* (221) - MSA 12020
Paulding (223) - MSA 12060
Peach* (225)
Pickens* (227) - MSA 12060
Pierce* (229)
Pike* (231) - MSA 12060
Polk (233)
Pulaski* (235)
Putnam* (237)
Quitman* (239)
Rabun* (241)
Randolph* (243)

Richmond (245) - MSA 12260
Rockdale (247) - MSA 12060
Schley* (249)
Screven* (251)
Seminole* (253)
Spalding (255) - MSA 12060
Stephens* (257)
Stewart* (259)
Sumter (261)
Talbot* (263)
Taliaferro* (265)
Tattnall* (267)
Taylor* (269)
Telfair* (271)
Terrell* (273) - MSA 10500
Thomas (275)
Tift (277)
Toombs* (279)
Townsend* (281)
Treutlen* (283)
Troup (285)
Turner* (287)
Twiggs* (289) - MSA 31420
Union* (291)
Upson* (293)
Walker (295) - MSA 16860
Walton (297) - MSA 12060
Ware (299)
Warren* (301)
Washington* (303)
Wayne* (305)
Webster* (307)
Wheeler* (309)
White* (311)
Whitfield (313) - MSA 19140
Wilcox* (315)
Wilkes* (317)
Wilkinson* (319)
Worth* (321) - MSA 10500

Hawaii (15)

Hawaii (001)
Honolulu (003) - MSA 26180
Kalawao* (005)
Kauai (007)
Maui (009)

Idaho (16)

Ada (001) - MSA 14260
Adams* (003)
Bannock (005) - MSA 38540
Bear Lake* (007)

Appendix F

State and County Codes and MSA/MD Numbers

Benewah* (009)
Bingham (011)
Blaine* (013)
Boise* (015) - MSA 14260
Bonner (017)
Bonneville (019) - MSA 26820
Boundary* (021)
Butte* (023)
Camas* (025)
Canyon (027) - MSA 14260
Caribou* (029)
Cassia* (031)
Clark* (033)
Clearwater* (035)
Custer* (037)
Elmore* (039)
Franklin* (041) - MSA 30860
Fremont* (043)
Gem* (045) - MSA 14260
Gooding* (047)
Idaho* (049)
Jefferson* (051) - MSA 26820
Jerome* (053)
Kootenai (055) - MSA 17660
Latah (057)
Lemhi* (059)
Lewis* (061)
Lincoln* (063)
Madison* (065)
Minidoka* (067)
Nez Perce (069) - MSA 30300
Oneida* (071)
Owyhee* (073) - MSA 14260
Payette* (075)
Power* (077) - MSA 38540
Shoshone* (079)
Teton* (081)
Twin Falls (083)
Valley* (085)
Washington* (087)

Illinois (17)

Adams (001)
Alexander* (003) - MSA 16020
Bond* (005) - MSA 41180
Boone (007) - MSA 40420
Brown* (009)
Bureau (011)
Calhoun* (013) - MSA 41180
Carroll* (015)
Cass* (017)
Champaign (019) - MSA 16580
Christian (021)

Clark* (023)
Clay* (025)
Clinton (027) - MSA 41180
Coles (029)
Cook (031) - MD 16974
Crawford* (033)
Cumberland* (035)
DeKalb (037) - MD 16974
De Witt* (039)
Douglas* (041)
DuPage (043) - MD 16974
Edgar* (045)
Edwards* (047)
Effingham (049)
Fayette* (051)
Ford* (053) - MSA 16580
Franklin (055)
Fulton (057)
Gallatin* (059)
Greene* (061)
Grundy (063) - MD 16974
Hamilton* (065)
Hancock* (067)
Hardin* (069)
Henderson* (071)
Henry (073) - MSA 19340
Iroquois (075)
Jackson (077)
Jasper* (079)
Jefferson (081)
Jersey* (083) - MSA 41180
Jo Daviess* (085)
Johnson* (087)
Kane (089) - MD 16974
Kankakee (091) - MSA 28100
Kendall (093) - MD 16974
Knox (095)
Lake (097) - MD 29404
La Salle (099)
Lawrence* (101)
Lee (103)
Livingston (105)
Logan (107)
McDonough (109)
McHenry (111) - MD 16974
McLean (113) - MSA 14060
Macon (115) - MSA 19500
Macoupin (117) - MSA 41180
Madison (119) - MSA 41180
Marion (121)
Marshall* (123) - MSA 37900
Mason* (125)
Massac* (127)

Appendix F

State and County Codes and MSA/MD Numbers

Menard* (129) - MSA 44100
 Mercer* (131) - MSA 19340
 Monroe* (133) - MSA 41180
 Montgomery (135)
 Morgan (137)
 Moultrie* (139)
 Ogle (141)
 Peoria (143) - MSA 37900
 Perry* (145)
 Piatt* (147) - MSA 16580
 Pike* (149)
 Pope* (151)
 Pulaski* (153)
 Putnam* (155)
 Randolph (157)
 Richland* (159)
 Rock Island (161) - MSA 19340
 St. Clair (163) - MSA 41180
 Saline* (165)
 Sangamon (167) - MSA 44100
 Schuyler* (169)
 Scott* (171)
 Shelby* (173)
 Stark* (175) - MSA 37900
 Stephenson (177)
 Tazewell (179) - MSA 37900
 Union* (181)
 Vermillion (183) - MSA 19180
 Wabash* (185)
 Warren* (187)
 Washington* (189)
 Wayne* (191)
 White* (193)
 Whiteside (195)
 Will (197) - MD 16974
 Williamson (199)
 Winnebago (201) - MSA 40420
 Woodford (203) - MSA 37900

Indiana (18)

Adams (001)
 Allen (003) - MSA 23060
 Bartholomew (005) - MSA 18020
 Benton* (007) - MSA 29140
 Blackford* (009)
 Boone (011) - MSA 26900
 Brown* (013) - MSA 26900
 Carroll* (015) - MSA 29140
 Cass (017)
 Clark (019) - MSA 31140
 Clay* (021) - MSA 45460
 Clinton (023)
 Crawford* (025)

Daviess* (027)
 Dearborn (029) - MSA 17140
 Decatur* (031)
 DeKalb (033)
 Delaware (035) - MSA 34620
 Dubois (037)
 Elkhart (039) - MSA 21140
 Fayette* (041)
 Floyd (043) - MSA 31140
 Fountain* (045)
 Franklin* (047) - MSA 17140
 Fulton* (049)
 Gibson (051) - MSA 21780
 Grant (053)
 Greene (055) - MSA 14020
 Hamilton (057) - MSA 26900
 Hancock (059) - MSA 26900
 Harrison (061) - MSA 31140
 Hendricks (063) - MSA 26900
 Henry (065)
 Howard (067) - MSA 29020
 Huntington (069)
 Jackson (071)
 Jasper (073) - MD 23844
 Jay* (075)
 Jefferson (077)
 Jennings* (079)
 Johnson (081) - MSA 26900
 Knox (083)
 Kosciusko (085)
 LaGrange (087)
 Lake (089) - MD 23844
 LaPorte (091) - MSA 33140
 Lawrence (093)
 Madison (095) - MSA 11300
 Marion (097) - MSA 26900
 Marshall (099)
 Martin* (101)
 Miami (103)
 Monroe (105) - MSA 14020
 Montgomery (107)
 Morgan (109) - MSA 26900
 Newton* (111) - MD 23844
 Noble (113)
 Ohio* (115) - MSA 17140
 Orange* (117)
 Owen* (119) - MSA 14020
 Parke* (121)
 Perry* (123)
 Pike* (125)
 Porter (127) - MD 23844
 Posey* (129) - MSA 21780
 Pulaski* (131)

Appendix F

State and County Codes and MSA/MD Numbers

Putnam (133) - MSA 26900	Davis* (051)
Randolph* (135)	Decatur* (053)
Ripley* (137)	Delaware* (055)
Rush* (139)	Des Moines (057)
St. Joseph (141) - MSA 43780	Dickinson* (059)
Scott* (143)	Dubuque (061) - MSA 20220
Shelby (145) - MSA 26900	Emmet* (063)
Spencer* (147)	Fayette* (065)
Starke* (149)	Floyd* (067)
Steuben (151)	Franklin* (069)
Sullivan* (153) - MSA 45460	Fremont* (071)
Switzerland* (155)	Greene* (073)
Tippecanoe (157) - MSA 29140	Grundy* (075) - MSA 47940
Tipton* (159) - MSA 29020	Guthrie* (077) - MSA 19780
Union* (161)	Hamilton* (079)
Vanderburgh (163) - MSA 21780	Hancock* (081)
Vermillion* (165) - MSA 45460	Hardin* (083)
Vigo (167) - MSA 45460	Harrison* (085) - MSA 36540
Wabash (169)	Henry* (087)
Warren* (171)	Howard* (089)
Warrick (173) - MSA 21780	Humboldt* (091)
Washington* (175) - MSA 31140	Ida* (093)
Wayne (177)	Iowa* (095)
Wells* (179) - MSA 23060	Jackson* (097)
White* (181)	Jasper (099)
Whitley (183) - MSA 23060	Jefferson* (101)
Iowa (19)	Johnson (103) - MSA 26980
Adair* (001)	Jones* (105) - MSA 16300
Adams* (003)	Keokuk* (107)
Allamakee* (005)	Kossuth* (109)
Appanoose* (007)	Lee (111)
Audubon* (009)	Linn (113) - MSA 16300
Benton* (011) - MSA 16300	Louisa* (115)
Black Hawk (013) - MSA 47940	Lucas* (117)
Boone* (015)	Lyon* (119)
Bremer* (017) - MSA 47940	Madison* (121) - MSA 19780
Buchanan* (019)	Mahaska* (123)
Buena Vista* (021)	Marion (125)
Butler* (023)	Marshall (127)
Calhoun* (025)	Mills* (129) - MSA 36540
Carroll* (027)	Mitchell* (131)
Cass* (029)	Monona* (133)
Cedar* (031)	Monroe* (135)
Cerro Gordo (033)	Montgomery* (137)
Cherokee* (035)	MU.S.C.atine (139)
Chickasaw* (037)	O'Brien* (141)
Clarke* (039)	Osceola* (143)
Clay* (041)	Page* (145)
Clayton* (043)	Palo Alto* (147)
Clinton (045)	Plymouth* (149)
Crawford* (047)	Pocahontas* (151)
Dallas (049) - MSA 19780	Polk (153) - MSA 19780
	Pottawattamie (155) - MSA 36540

Appendix F

State and County Codes and MSA/MD Numbers

Poweshiek* (157)
Ringgold* (159)
Sac* (161)
Scott (163) - MSA 19340
Shelby* (165)
Sioux (167)
Story (169) - MSA 11180
Tama* (171)
Taylor* (173)
Union* (175)
Van Buren* (177)
Wapello (179)
Warren (181) - MSA 19780
Washington* (183) - MSA 26980
Wayne* (185)
Webster (187)
Winnebago* (189)
Winneshiek* (191)
Woodbury (193) - MSA 43580
Worth* (195)
Wright* (197)

Kansas (20)

Allen* (001)
Anderson* (003)
Atchison* (005)
Barber* (007)
Barton* (009)
Bourbon* (011)
Brown* (013)
Butler (015) - MSA 48620
Chase* (017)
Chautauqua* (019)
Cherokee* (021)
Cheyenne* (023)
Clark* (025)
Clay* (027)
Cloud* (029)
Coffey* (031)
Comanche* (033)
Cowley (035)
Crawford (037)
Decatur* (039)
Dickinson* (041)
Doniphan* (043) - MSA 41140
Douglas (045) - MSA 29940
Edwards* (047)
Elk* (049)
Ellis* (051)
Ellsworth* (053)
Finney (055)
Ford (057)
Franklin* (059) - MSA 28140

Geary* (061) - MSA 31740
Gove* (063)
Graham* (065)
Grant* (067)
Gray* (069)
Greeley* (071)
Greenwood* (073)
Hamilton* (075)
Harper* (077)
Harvey (079) - MSA 48620
Haskell* (081)
Hodgeman* (083)
Jackson* (085) - MSA 45820
Jefferson* (087) - MSA 45820
Jewell* (089)
Johnson (091) - MSA 28140
Kearny* (093)
Kingman* (095)
Kiowa* (097)
Labette* (099)
Lane* (101)
Leavenworth (103) - MSA 28140
Lincoln* (105)
Linn* (107) - MSA 28140
Logan* (109)
Lyon (111)
McPherson* (113)
Marion* (115)
Marshall* (117)
Meade* (119)
Miami* (121) - MSA 28140
Mitchell* (123)
Montgomery (125)
Morris* (127)
Morton* (129)
Nemaha* (131)
Neosho* (133)
Ness* (135)
Norton* (137)
Osage* (139) - MSA 45820
Osborne* (141)
Ottawa* (143)
Pawnee* (145)
Phillips* (147)
Pottawatomie* (149) - MSA 31740
Pratt* (151)
Rawlins* (153)
Reno (155)
Republic* (157)
Rice* (159)
Riley (161) - MSA 31740
Rooks* (163)
Rush* (165)

Appendix F

State and County Codes and MSA/MD Numbers

Russell* (167)
Saline (169)
Scott* (171)
Sedgwick (173) - MSA 48620
Seward* (175)
Shawnee (177) - MSA 45820
Sheridan* (179)
Sherman* (181)
Smith* (183)
Stafford* (185)
Stanton* (187)
Stevens* (189)
Sumner* (191) - MSA 48620
Thomas* (193)
Trego* (195)
Wabaunsee* (197) - MSA 45820
Wallace* (199)
Washington* (201)
Wichita* (203)
Wilson* (205)
Woodson* (207)
Wyandotte (209) - MSA 28140

Kentucky (21)

Adair* (001)
Allen* (003)
Anderson* (005)
Ballard* (007)
Barren (009)
Bath* (011)
Bell (013)
Boone (015) - MSA 17140
Bourbon* (017) - MSA 30460
Boyd (019) - MSA 26580
Boyle* (021)
Bracken* (023) - MSA 17140
Breathitt* (025)
Breckinridge* (027)
Bullitt (029) - MSA 31140
Butler* (031)
Caldwell* (033)
Calloway (035)
Campbell (037) - MSA 17140
Carlisle* (039)
Carroll* (041)
Carter* (043)
Casey* (045)
Christian (047) - MSA 17300
Clark (049) - MSA 30460
Clay* (051)
Clinton* (053)
Crittenden* (055)
Cumberland* (057)

Daviess (059) - MSA 36980
Edmonson* (061) - MSA 14540
Elliott* (063)
Estill* (065)
Fayette (067) - MSA 30460
Fleming* (069)
Floyd (071)
Franklin (073)
Fulton* (075)
Gallatin* (077) - MSA 17140
Garrard* (079)
Grant* (081) - MSA 17140
Graves (083)
Grayson* (085)
Green* (087)
Greenup (089) - MSA 26580
Hancock* (091) - MSA 36980
Hardin (093) - MSA 21060
Harlan (095)
Harrison* (097)
Hart* (099)
Henderson (101) - MSA 21780
Henry* (103) - MSA 31140
Hickman* (105)
Hopkins (107)
Jackson* (109)
Jefferson (111) - MSA 31140
Jessamine (113) - MSA 30460
Johnson* (115)
Kenton (117) - MSA 17140
Knott* (119)
Knox (121)
Larue* (123) - MSA 21060
Laurel (125)
Lawrence* (127)
Lee* (129)
Leslie* (131)
Letcher* (133)
Lewis* (135)
Lincoln* (137)
Livingston* (139)
Logan* (141)
Lyon* (143)
McCracken (145)
McCreary* (147)
McLean* (149) - MSA 36980
Madison (151)
Magoffin* (153)
Marion* (155)
Marshall (157)
Martin* (159)
Mason* (161)
Meade* (163) - MSA 31140

Appendix F
State and County
Codes and MSA/MD
Numbers

Menifee* (165)
Mercer* (167)
Metcalf* (169)
Monroe* (171)
Montgomery* (173)
Morgan* (175)
Muhlenberg (177)
Nelson (179) - MSA 31140
Nicholas* (181)
Ohio* (183)
Oldham (185) - MSA 31140
Owen* (187)
Owsley* (189)
Pendleton* (191) - MSA 17140
Perry* (193)
Pike (195)
Powell* (197)
Pulaski (199)
Robertson* (201)
Rockcastle* (203)
Rowan* (205)
Russell* (207)
Scott (209) - MSA 30460
Shelby (211) - MSA 31140
Simpson* (213)
Spencer* (215) - MSA 31140
Taylor* (217)
Todd* (219)
Trigg* (221) - MSA 17300
Trimble* (223) - MSA 31140
Union* (225)
Warren (227) - MSA 14540
Washington* (229)
Wayne* (231)
Webster* (233) - MSA 21780
Whitley (235)
Wolfe* (237)
Woodford* (239) - MSA 30460

Louisiana (22)

Acadia (001)
Allen* (003)
Ascension (005) - MSA 12940
Assumption* (007)
Avoyelles (009)
Beauregard (011)
Bienville* (013)
Bossier (015) - MSA 43340
Caddo (017) - MSA 43340
Calcasieu (019) - MSA 29340
Caldwell* (021)
Cameron* (023) - MSA 29340
Catahoula* (025)

Claiborne* (027)
Concordia* (029)
De Soto* (031) - MSA 43340
East Baton Rouge (033) - MSA 12940
East Carroll* (035)
East Feliciana* (037) - MSA 12940
Evangeline (039)
Franklin* (041)
Grant* (043) - MSA 10780
Iberia (045)
Iberville (047) - MSA 12940
Jackson* (049)
Jefferson (051) - MSA 35380
Jefferson Davis (053)
Lafayette (055) - MSA 29180
Lafourche (057) - MSA 26380
La Salle* (059)
Lincoln (061)
Livingston (063) - MSA 12940
Madison* (065)
Morehouse (067)
Natchitoches (069)
Orleans (071) - MSA 35380
Ouachita (073) - MSA 33740
Plaquemines* (075) - MSA 35380
Pointe Coupee* (077) - MSA 12940
Rapides (079) - MSA 10780
Red River* (081)
Richland* (083)
Sabine* (085)
St. Bernard (087) - MSA 35380
St. Charles (089) - MSA 35380
St. Helena* (091) - MSA 12940
St. James* (093)
St. John the Baptist (095) - MSA 35380
St. Landry (097)
St. Martin (099) - MSA 29180
St. Mary (101)
St. Tammany (103) - MSA 35380
Tangipahoa (105)
Tensas* (107)
Terrebonne (109) - MSA 26380
Union* (111) - MSA 33740
Vermilion (113)
Vernon (115)
Washington (117)
Webster (119)
West Baton Rouge* (121) - MSA 12940
West Carroll* (123)
West Feliciana* (125) - MSA 12940
Winn* (127)

Appendix F

State and County Codes and MSA/MD Numbers

Maine (23)

Androscoggin (001) - MSA 30340
Aroostook (003)
Cumberland (005) - MSA 38860
Franklin* (007)
Hancock (009)
Kennebec (011)
Knox (013)
Lincoln (015)
Oxford (017)
Penobscot (019) - MSA 12620
Piscataquis* (021)
Sagadahoc (023) - MSA 38860
Somerset (025)
Waldo (027)
Washington (029)
York (031) - MSA 38860

Maryland (24)

Allegany (001) - MSA 19060
Anne Arundel (003) - MSA 12580
Baltimore (005) - MSA 12580
Baltimore (city) (510) - MSA 12580
Calvert (009) - MD 47894
Caroline* (011)
Carroll (013) - MSA 12580
Cecil (015) - MD 48864
Charles (017) - MD 47894
Dorchester (019)
Frederick (021) - MD 13644
Garrett* (023)
Harford (025) - MSA 12580
Howard (027) - MSA 12580
Kent* (029)
Montgomery (031) - MD 13644
Prince George's (033) - MD 47894
Queen Anne's (035) - MSA 12580
St. Mary's (037)
Somerset* (039) - MSA 41540
Talbot (041)
Washington (043) - MSA 25180
Wicomico (045) - MSA 41540
Worcester (047)

Massachusetts (25)

Barnstable (001) - MSA 12700
Berkshire (003) - MSA 38340
Bristol (005) - MSA 39300
Dukes* (007)
Essex (009) - MD 37764
Franklin (011) - MSA 44140
Hampden (013) - MSA 44140
Hampshire (015) - MSA 44140

Middlesex (017) - MD 15764
Nantucket* (019)
Norfolk (021) - MD 14484
Plymouth (023) - MD 14484
Suffolk (025) - MD 14484
Worcester (027) - MSA 49340

Michigan (26)

Alcona* (001)
Alger* (003)
Allegan (005)
Alpena (007)
Antrim* (009)
Arenac* (011)
Baraga* (013)
Barry (015) - MSA 24340
Bay (017) - MSA 13020
Benzie* (019)
Berrien (021) - MSA 35660
Branch (023)
Calhoun (025) - MSA 12980
Cass (027) - MSA 43780
Charlevoix* (029)
Cheboygan* (031)
Chippewa (033)
Clare (035)
Clinton (037) - MSA 29620
Crawford* (039)
Delta (041)
Dickinson* (043)
Eaton (045) - MSA 29620
Emmet (047)
Genesee (049) - MSA 22420
Gladwin* (051)
Gogebic* (053)
Grand Traverse (055)
Gratiot (057)
Hillsdale (059)
Houghton (061)
Huron (063)
Ingham (065) - MSA 29620
Ionia (067) - MSA 24340
Iosco* (069)
Iron* (071)
Isabella (073)
Jackson (075) - MSA 27100
Kalamazoo (077) - MSA 28020
Kalkaska* (079)
Kent (081) - MSA 24340
Keweenaw* (083)
Lake* (085)
Lapeer (087) - MD 47644
Leelanau* (089)

Appendix F

State and County Codes and MSA/MD Numbers

Lenawee (091)
 Livingston (093) - MD 47644
 Luce* (095)
 Mackinac* (097)
 Macomb (099) - MD 47644
 Manistee* (101)
 Marquette (103)
 Mason* (105)
 Mecosta (107)
 Menominee* (109)
 Midland (111)
 Missaukee* (113)
 Monroe (115) - MSA 33780
 Montcalm (117)
 Montmorency* (119)
 Muskegon (121) - MSA 34740
 Newaygo (123) - MSA 24340
 Oakland (125) - MD 47644
 Oceana* (127)
 Ogemaw* (129)
 Ontonagon* (131)
 Osceola* (133)
 Oscoda* (135)
 Otsego* (137)
 Ottawa (139) - MSA 26100
 Presque Isle* (141)
 Roscommon* (143)
 Saginaw (145) - MSA 40980
 St. Clair (147) - MD 47644
 St. Joseph (149)
 Sanilac (151)
 Schoolcraft* (153)
 Shiawassee (155)
 TU.S.C.ola (157)
 Van Buren (159) - MSA 28020
 Washtenaw (161) - MSA 11460
 Wayne (163) - MD 19804
 Wexford (165)

Minnesota (27)

Aitkin* (001)
 Anoka (003) - MSA 33460
 Becker* (005)
 Beltrami (007)
 Benton (009) - MSA 41060
 Big Stone* (011)
 Blue Earth (013) - MSA 31860
 Brown* (015)
 Carlton (017) - MSA 20260
 Carver (019) - MSA 33460
 Cass* (021)
 Chippewa* (023)
 Chisago (025) - MSA 33460

Clay (027) - MSA 22020
 Clearwater* (029)
 Cook* (031)
 Cottonwood* (033)
 Crow Wing (035)
 Dakota (037) - MSA 33460
 Dodge* (039) - MSA 40340
 Douglas (041)
 Faribault* (043)
 Fillmore* (045)
 Freeborn (047)
 Goodhue (049)
 Grant* (051)
 Hennepin (053) - MSA 33460
 Houston* (055) - MSA 29100
 Hubbard* (057)
 Isanti (059) - MSA 33460
 Itasca (061)
 Jackson* (063)
 Kanabec* (065)
 Kandiyohi (067)
 Kittson* (069)
 Koochiching* (071)
 Lac qui Parle* (073)
 Lake* (075)
 Lake of the Woods* (077)
 Le Sueur* (079)
 Lincoln* (081)
 Lyon* (083)
 McLeod (085)
 Mahnommen* (087)
 Marshall* (089)
 Martin* (091)
 Meeker* (093)
 Mille Lacs* (095)
 Morrison (097)
 Mower (099)
 Murray* (101)
 Nicollet* (103) - MSA 31860
 Nobles* (105)
 Norman* (107)
 Olmsted (109) - MSA 40340
 Otter Tail (111)
 Pennington* (113)
 Pine* (115)
 Pipestone* (117)
 Polk (119) - MSA 24220
 Pope* (121)
 Ramsey (123) - MSA 33460
 Red Lake* (125)
 Redwood* (127)
 Renville* (129)
 Rice (131)

Appendix F

State and County Codes and MSA/MD Numbers

Rock* (133)
Roseau* (135)
St. Louis (137) - MSA 20260
Scott (139) - MSA 33460
Sherburne (141) - MSA 33460
Sibley* (143)
Stearns (145) - MSA 41060
Steele (147)
Stevens* (149)
Swift* (151)
Todd* (153)
Traverse* (155)
Wabasha* (157) - MSA 40340
Wadena* (159)
Waseca* (161)
Washington (163) - MSA 33460
Watsonwan* (165)
Wilkin* (167)
Winona (169)
Wright (171) - MSA 33460
Yellow Medicine* (173)

Mississippi (28)

Adams (001)
Alcorn (003)
Amite* (005)
Attala* (007)
Benton* (009)
Bolivar (011)
Calhoun* (013)
Carroll* (015)
Chickasaw* (017)
Choctaw* (019)
Claiborne* (021)
Clarke* (023)
Clay* (025)
Coahoma (027)
Copiah* (029) - MSA 27140
Covington* (031)
DeSoto (033) - MSA 32820
Forrest (035) - MSA 25620
Franklin* (037)
George* (039) - MSA 37700
Greene* (041)
Grenada* (043)
Hancock (045) - MSA 25060
Harrison (047) - MSA 25060
Hinds (049) - MSA 27140
Holmes* (051)
Humphreys* (053)
Issaquena* (055)
Itawamba* (057)
Jackson (059) - MSA 37700

Jasper* (061)
Jefferson* (063)
Jefferson Davis* (065)
Jones (067)
Kemper* (069)
Lafayette (071)
Lamar (073) - MSA 25620
Lauderdale (075)
Lawrence* (077)
Leake* (079)
Lee (081)
Leflore (083)
Lincoln (085)
Lowndes (087)
Madison (089) - MSA 27140
Marion* (091)
Marshall (093) - MSA 32820
Monroe (095)
Montgomery* (097)
Neshoba* (099)
Newton* (101)
Noxubee* (103)
Oktibbeha (105)
Panola (107)
Pearl River (109)
Perry* (111) - MSA 25620
Pike (113)
Pontotoc* (115)
Prentiss* (117)
Quitman* (119)
Rankin (121) - MSA 27140
Scott* (123)
Sharkey* (125)
Simpson* (127) - MSA 27140
Smith* (129)
Stone* (131) - MSA 25060
Sunflower (133)
Tallahatchie* (135)
Tate* (137) - MSA 32820
Tippah* (139)
Tishomingo* (141)
Tunica* (143) - MSA 32820
Union* (145)
Walthall* (147)
Warren (149)
Washington (151)
Wayne* (153)
Webster* (155)
Wilkinson* (157)
Winston* (159)
Yalobusha* (161)
Yazoo* (163)

Appendix F

State and County Codes and MSA/MD Numbers

Missouri (29)

Adair* (001)
 Andrew* (003) - MSA 41140
 Atchison* (005)
 Audrain* (007)
 Barry (009)
 Barton* (011)
 Bates* (013) - MSA 28140
 Benton* (015)
 Bollinger* (017) - MSA 16020
 Boone (019) - MSA 17860
 Buchanan (021) - MSA 41140
 Butler (023)
 Caldwell* (025) - MSA 28140
 Callaway (027) - MSA 27620
 Camden (029)
 Cape Girardeau (031) - MSA 16020
 Carroll* (033)
 Carter* (035)
 Cass (037) - MSA 28140
 Cedar* (039)
 Chariton* (041)
 Christian (043) - MSA 44180
 Clark* (045)
 Clay (047) - MSA 28140
 Clinton* (049) - MSA 28140
 Cole (051) - MSA 27620
 Cooper* (053)
 Crawford* (055)
 Dade* (057)
 Dallas* (059) - MSA 44180
 Daviess* (061)
 DeKalb* (063) - MSA 41140
 Dent* (065)
 Douglas* (067)
 Dunklin (069)
 Franklin (071) - MSA 41180
 Gasconade* (073)
 Gentry* (075)
 Greene (077) - MSA 44180
 Grundy* (079)
 Harrison* (081)
 Henry* (083)
 Hickory* (085)
 Holt* (087)
 Howard* (089) - MSA 17860
 Howell (091)
 Iron* (093)
 Jackson (095) - MSA 28140
 Jasper (097) - MSA 27900
 Jefferson (099) - MSA 41180
 Johnson (101)
 Knox* (103)
 Laclede (105)
 Lafayette (107) - MSA 28140
 Lawrence (109)
 Lewis* (111)
 Lincoln (113) - MSA 41180
 Linn* (115)
 Livingston* (117)
 McDonald* (119) - MSA 22220
 Macon* (121)
 Madison* (123)
 Maries* (125)
 Marion* (127)
 Mercer* (129)
 Miller* (131)
 Mississippi* (133)
 Moniteau* (135) - MSA 27620
 Monroe* (137)
 Montgomery* (139)
 Morgan* (141)
 New Madrid* (143)
 Newton (145) - MSA 27900
 Nodaway* (147)
 Oregon* (149)
 Osage* (151) - MSA 27620
 Ozark* (153)
 Pemiscot* (155)
 Perry* (157)
 Pettis (159)
 Phelps (161)
 Pike* (163)
 Platte (165) - MSA 28140
 Polk* (167) - MSA 44180
 Pulaski (169)
 Putnam* (171)
 Ralls* (173)
 Randolph* (175)
 Ray* (177) - MSA 28140
 Reynolds* (179)
 Ripley* (181)
 St. Charles (183) - MSA 41180
 St. Clair* (185)
 Ste. Genevieve* (186)
 St. Francois (187)
 St. Louis (189) - MSA 41180
 St. Louis (city) (510) - MSA 41180
 Saline* (195)
 Schuyler* (197)
 Scotland* (199)
 Scott (201)
 Shannon* (203)
 Shelby* (205)
 Stoddard* (207)
 Stone* (209)

Appendix F

State and County Codes and MSA/MD Numbers

Sullivan* (211)
Taney (213)
Texas* (215)
Vernon* (217)
Warren* (219) - MSA 41180
Washington* (221) - MSA 41180
Wayne* (223)
Webster (225) - MSA 44180
Worth* (227)
Wright* (229)

Montana (30)

Beaverhead* (001)
Big Horn* (003)
Blaine* (005)
Broadwater* (007)
Carbon* (009) - MSA 13740
Carter* (011)
Cascade (013) - MSA 24500
Chouteau* (015)
Custer* (017)
Daniels* (019)
Dawson* (021)
Deer Lodge* (023)
Fallon* (025)
Fergus* (027)
Flathead (029)
Gallatin (031)
Garfield* (033)
Glacier* (035)
Golden Valley* (037)
Granite* (039)
Hill* (041)
Jefferson* (043)
Judith Basin* (045)
Lake* (047)
Lewis and Clark (049)
Liberty* (051)
Lincoln* (053)
McCone* (055)
Madison* (057)
Meagher* (059)
Mineral* (061)
Missoula (063) - MSA 33540
Musselshell* (065)
Park* (067)
Petroleum* (069)
Phillips* (071)
Pondera* (073)
Powder River* (075)
Powell* (077)
Prairie* (079)
Ravalli (081)

Richland* (083)
Roosevelt* (085)
Rosebud* (087)
Sanders* (089)
Sheridan* (091)
Silver Bow (093)
Stillwater* (095)
Sweet Grass* (097)
Teton* (099)
Toole* (101)
Treasure* (103)
Valley* (105)
Wheatland* (107)
Wibaux* (109)
Yellowstone (111) - MSA 13740

Nebraska (31)

Adams (001)
Antelope* (003)
Arthur* (005)
Banner* (007)
Blaine* (009)
Boone* (011)
Box Butte* (013)
Boyd* (015)
Brown* (017)
Buffalo (019)
Burt* (021)
Butler* (023)
Cass* (025) - MSA 36540
Cedar* (027)
Chase* (029)
Cherry* (031)
Cheyenne* (033)
Clay* (035)
Colfax* (037)
Cuming* (039)
Custer* (041)
Dakota* (043) - MSA 43580
Dawes* (045)
Dawson* (047)
Deuel* (049)
Dixon* (051) - MSA 43580
Dodge (053)
Douglas (055) - MSA 36540
Dundy* (057)
Fillmore* (059)
Franklin* (061)
Frontier* (063)
Furnas* (065)
Gage* (067)
Garden* (069)
Garfield* (071)

Appendix F

State and County Codes and MSA/MD Numbers

Gosper* (073)
Grant* (075)
Greeley* (077)
Hall (079)
Hamilton* (081)
Harlan* (083)
Hayes* (085)
Hitchcock* (087)
Holt* (089)
Hooker* (091)
Howard* (093)
Jefferson* (095)
Johnson* (097)
Kearney* (099)
Keith* (101)
Keya Paha* (103)
Kimball* (105)
Knox* (107)
Lancaster (109) - MSA 30700
Lincoln (111)
Logan* (113)
Loup* (115)
McPherson* (117)
Madison (119)
Merrick* (121)
Morrill* (123)
Nance* (125)
Nemaha* (127)
Nuckolls* (129)
Otoe* (131)
Pawnee* (133)
Perkins* (135)
Phelps* (137)
Pierce* (139)
Platte (141)
Polk* (143)
Red Willow* (145)
Richardson* (147)
Rock* (149)
Saline* (151)
Sarpy (153) - MSA 36540
Saunders* (155) - MSA 36540
Scotts Bluff (157)
Seward* (159) - MSA 30700
Sheridan* (161)
Sherman* (163)
Sioux* (165)
Stanton* (167)
Thayer* (169)
Thomas* (171)
Thurston* (173)
Valley* (175)
Washington* (177) - MSA 36540

Wayne* (179)
Webster* (181)
Wheeler* (183)
York* (185)

Nevada (32)

Carson (city) (510) - MSA 16180
Churchill* (001)
Clark (003) - MSA 29820
Douglas (005)
Elko (007)
Esmeralda* (009)
Eureka* (011)
Humboldt* (013)
Lander* (015)
Lincoln* (017)
Lyon (019)
Mineral* (021)
Nye (023)
Pershing* (027)
Storey* (029) - MSA 39900
Washoe (031) - MSA 39900
White Pine* (033)

New Hampshire (33)

Belknap (001)
Carroll (003)
Cheshire (005)
Coos (007)
Grafton (009)
Hillsborough (011) - MSA 31700
Merrimack (013)
Rockingham (015) - MD 40484
Strafford (017) - MD 40484
Sullivan (019)

New Jersey (34)

Atlantic (001) - MSA 12100
Bergen (003) - MD 35644
Burlington (005) - MD 15804
Camden (007) - MD 15804
Cape May (009) - MSA 36140
Cumberland (011) - MSA 47220
Essex (013) - MD 35084
Gloucester (015) - MD 15804
Hudson (017) - MD 35644
Hunterdon (019) - MD 35084
Mercer (021) - MSA 45940
Middlesex (023) - MD 20764
Monmouth (025) - MD 20764
Morris (027) - MD 35084
Ocean (029) - MD 20764
Passaic (031) - MD 35644

Appendix F

State and County Codes and MSA/MD Numbers

Salem (033) - MD 48864
Somerset (035) - MD 20764
Sussex (037) - MD 35084
Union (039) - MD 35084
Warren (041) - MSA 10900

New Mexico (35)

Bernalillo (001) - MSA 10740
Catron* (003)
Chaves (005)
Cibola* (006)
Colfax* (007)
Curry (009)
DeBaca* (011)
Dona Ana (013) - MSA 29740
Eddy (015)
Grant (017)
Guadalupe* (019)
Harding* (021)
Hidalgo* (023)
Lea (025)
Lincoln* (027)
Los Alamos* (028)
Luna* (029)
McKinley (031)
Mora* (033)
Otero (035)
Quay* (037)
Rio Arriba (039)
Roosevelt* (041)
Sandoval (043) - MSA 10740
San Juan (045) - MSA 22140
San Miguel (047)
Santa Fe (049) - MSA 42140
Sierra* (051)
Socorro* (053)
Taos* (055)
Torrance* (057) - MSA 10740
Union* (059)
Valencia (061) - MSA 10740

New York (36)

Albany (001) - MSA 10580
Allegany (003)
Bronx (005) - MD 35644
Broome (007) - MSA 13780
Cattaraugus (009)
Cayuga (011)
Chautauqua (013)
Chemung (015) - MSA 21300
Chenango (017)
Clinton (019)

Columbia (021)
Cortland (023)
Delaware (025)
Dutchess (027) - MSA 39100
Erie (029) - MSA 15380
Essex (031)
Franklin (033)
Fulton (035)
Genesee (037)
Greene (039)
Hamilton* (041)
Herkimer (043) - MSA 46540
Jefferson (045)
Kings (047) - MD 35644
Lewis* (049)
Livingston (051) - MSA 40380
Madison (053) - MSA 45060
Monroe (055) - MSA 40380
Montgomery (057)
Nassau (059) - MD 35004
New York (061) - MD 35644
Niagara (063) - MSA 15380
Oneida (065) - MSA 46540
Onondaga (067) - MSA 45060
Ontario (069) - MSA 40380
Orange (071) - MSA 39100
Orleans (073) - MSA 40380
Oswego (075) - MSA 45060
Otsego (077)
Putnam (079) - MD 35644
Queens (081) - MD 35644
Rensselaer (083) - MSA 10580
Richmond (085) - MD 35644
Rockland (087) - MD 35644
St. Lawrence (089)
Saratoga (091) - MSA 10580
Schenectady (093) - MSA 10580
Schoharie (095) - MSA 10580
Schuyler* (097)
Seneca (099)
Steuben (101)
Suffolk (103) - MD 35004
Sullivan (105)
Tioga (107) - MSA 13780
Tompkins (109) - MSA 27060
Ulster (111) - MSA 28740
Warren (113) - MSA 24020
Washington (115) - MSA 24020
Wayne (117) - MSA 40380
Westchester (119) - MD 35644
Wyoming (121)
Yates* (123)

Appendix F

State and County Codes and MSA/MD Numbers

North Carolina (37)

Alamance (001) - MSA 15500
Alexander (003) - MSA 25860
Alleghany* (005)
Anson* (007) - MSA 16740
Ashe* (009)
Avery* (011)
Beaufort (013)
Bertie* (015)
Bladen (017)
Brunswick (019) - MSA 48900
Buncombe (021) - MSA 11700
Burke (023) - MSA 25860
Cabarrus (025) - MSA 16740
Caldwell (027) - MSA 25860
Camden* (029)
Carteret (031)
Caswell* (033)
Catawba (035) - MSA 25860
Chatham (037) - MSA 20500
Cherokee* (039)
Chowan* (041)
Clay* (043)
Cleveland (045)
Columbus (047)
Craven (049)
Cumberland (051) - MSA 22180
Currituck* (053) - MSA 47260
Dare* (055)
Davidson (057)
Davie (059) - MSA 49180
Duplin (061)
Durham (063) - MSA 20500
Edgecombe (065) - MSA 40580
Forsyth (067) - MSA 49180
Franklin (069) - MSA 39580
Gaston (071) - MSA 16740
Gates* (073)
Graham* (075)
Granville (077)
Greene* (079) - MSA 24780
Guilford (081) - MSA 24660
Halifax (083)
Harnett (085)
Haywood (087) - MSA 11700
Henderson (089) - MSA 11700
Hertford* (091)
Hoke (093) - MSA 22180
Hyde* (095)
Iredell (097)
Jackson (099)
Johnston (101) - MSA 39580
Jones* (103)

Lee (105)
Lenoir (107)
Lincoln (109)
McDowell (111)
Macon* (113)
Madison* (115) - MSA 11700
Martin* (117)
Mecklenburg (119) - MSA 16740
Mitchell* (121)
Montgomery* (123)
Moore (125)
Nash (127) - MSA 40580
New Hanover (129) - MSA 48900
Northampton* (131)
Onslow (133) - MSA 27340
Orange (135) - MSA 20500
Pamlico* (137)
Pasquotank (139)
Pender (141) - MSA 48900
Perquimans* (143)
Person (145) - MSA 20500
Pitt (147) - MSA 24780
Polk* (149)
Randolph (151) - MSA 24660
Richmond (153)
Robeson (155)
Rockingham (157) - MSA 24660
Rowan (159)
Rutherford (161)
Sampson (163)
Scotland (165)
Stanly (167)
Stokes (169) - MSA 49180
Surry (171)
Swain* (173)
Transylvania* (175)
Tyrrell* (177)
Union (179) - MSA 16740
Vance (181)
Wake (183) - MSA 39580
Warren* (185)
Washington* (187)
Watauga (189)
Wayne (191) - MSA 24140
Wilkes (193)
Wilson (195)
Yadkin (197) - MSA 49180
Yancey* (199)

North Dakota (38)

Adams* (001)
Barnes* (003)
Benson* (005)

Appendix F

State and County Codes and MSA/MD Numbers

Billings* (007)	Allen (003) - MSA 30620
Bottineau* (009)	Ashland (005)
Bowman* (011)	Ashtabula (007)
Burke* (013)	Athens (009)
Burleigh (015) - MSA 13900	Auglaize (011)
Cass (017) - MSA 22020	Belmont (013) - MSA 48540
Cavalier* (019)	Brown (015) - MSA 17140
Dickey* (021)	Butler (017) - MSA 17140
Divide* (023)	Carroll* (019) - MSA 15940
Dunn* (025)	Champaign (021)
Eddy* (027)	Clark (023) - MSA 44220
Emmons* (029)	Clermont (025) - MSA 17140
Foster* (031)	Clinton (027)
Golden Valley* (033)	Columbiana (029)
Grand Forks (035) - MSA 24220	Coshocton (031)
Grant* (037)	Crawford (033)
Griggs* (039)	Cuyahoga (035) - MSA 17460
Hettinger* (041)	Darke (037)
Kidder* (043)	Defiance (039)
LaMoore* (045)	Delaware (041) - MSA 18140
Logan* (047)	Erie (043) - MSA 41780
McHenry* (049)	Fairfield (045) - MSA 18140
McIntosh* (051)	Fayette* (047)
McKenzie* (053)	Franklin (049) - MSA 18140
McLean* (055)	Fulton (051) - MSA 45780
Mercer* (057)	Gallia (053)
Morton* (059) - MSA 13900	Geauga (055) - MSA 17460
Mountrail* (061)	Greene (057) - MSA 19380
Nelson* (063)	Guernsey (059)
Oliver* (065)	Hamilton (061) - MSA 17140
Pembina* (067)	Hancock (063)
Pierce* (069)	Hardin (065)
Ramsey* (071)	Harrison* (067)
Ransom* (073)	Henry* (069)
Renville* (075)	Highland (071)
Richland* (077)	Hocking* (073)
Rolette* (079)	Holmes (075)
Sargent* (081)	Huron (077)
Sheridan* (083)	Jackson (079)
Sioux* (085)	Jefferson (081) - MSA 44600
Slope* (087)	Knox (083)
Stark* (089)	Lake (085) - MSA 17460
Steele* (091)	Lawrence (087) - MSA 26580
Stutsman* (093)	Licking (089) - MSA 18140
Towner* (095)	Logan (091)
Trall* (097)	Lorain (093) - MSA 17460
Walsh* (099)	Lucas (095) - MSA 45780
Ward (101)	Madison (097) - MSA 18140
Wells* (103)	Mahoning (099) - MSA 49660
Williams* (105)	Marion (101)
	Medina (103) - MSA 17460
Ohio (39)	Meigs* (105)
Adams* (001)	Mercer (107)

Appendix F

State and County Codes and MSA/MD Numbers

Miami (109) - MSA 19380
Monroe* (111)
Montgomery (113) - MSA 19380
Morgan* (115)
Morrow (117) - MSA 18140
Muskingum (119)
Noble* (121)
Ottawa (123) - MSA 45780
Paulding* (125)
Perry (127)
Pickaway (129) - MSA 18140
Pike* (131)
Portage (133) - MSA 10420
Preble (135) - MSA 19380
Putnam (137)
Richland (139) - MSA 31900
Ross (141)
Sandusky (143)
Scioto (145)
Seneca (147)
Shelby (149)
Stark (151) - MSA 15940
Summit (153) - MSA 10420
Trumbull (155) - MSA 49660
TU.S.C.arawas (157)
Union (159) - MSA 18140
Van Wert* (161)
Vinton* (163)
Warren (165) - MSA 17140
Washington (167) - MSA 37620
Wayne (169)
Williams (171)
Wood (173) - MSA 45780
Wyandot* (175)

Oklahoma (40)

Adair* (001)
Alfalfa* (003)
Atoka* (005)
Beaver* (007)
Beckham* (009)
Blaine* (011)
Bryan (013)
Caddo (015)
Canadian (017) - MSA 36420
Carter (019)
Cherokee (021)
Choctaw* (023)
Cimarron* (025)
Cleveland (027) - MSA 36420
Coal* (029)
Comanche (031) - MSA 30020
Cotton* (033)

Craig* (035)
Creek (037) - MSA 46140
Custer* (039)
Delaware (041)
Dewey* (043)
Ellis* (045)
Garfield (047)
Garvin* (049)
Grady (051) - MSA 36420
Grant* (053)
Greer* (055)
Harmon* (057)
Harper* (059)
Haskell* (061)
Hughes* (063)
Jackson* (065)
Jefferson* (067)
Johnston* (069)
Kay (071)
Kingfisher* (073)
Kiowa* (075)
Latimer* (077)
Le Flore (079) - MSA 22900
Lincoln (081) - MSA 36420
Logan (083) - MSA 36420
Love* (085)
McClain* (087) - MSA 36420
McCurtain (089)
McIntosh* (091)
Major* (093)
Marshall* (095)
Mayes (097)
Murray* (099)
Muskogee (101)
Noble* (103)
Nowata* (105)
Okfuskee* (107)
Oklahoma (109) - MSA 36420
Okmulgee (111) - MSA 46140
Osage (113) - MSA 46140
Ottawa (115)
Pawnee* (117) - MSA 46140
Payne (119)
Pittsburg (121)
Pontotoc (123)
Pottawatomie (125)
Pushmataha* (127)
Roger Mills* (129)
Rogers (131) - MSA 46140
Seminole* (133)
Sequoyah (135) - MSA 22900
Stephens (137)
Texas* (139)

Appendix F

State and County Codes and MSA/MD Numbers

Tillman* (141)
Tulsa (143) - MSA 46140
Wagoner (145) - MSA 46140
Washington (147)
Washita* (149)
Woods* (151)
Woodward* (153)

Oregon (41)

Baker* (001)
Benton (003) - MSA 18700
Clackamas (005) - MSA 38900
Clatsop (007)
Columbia (009) - MSA 38900
Coos (011)
Crook* (013)
Curry* (015)
Deschutes (017) - MSA 13460
Douglas (019)
Gilliam* (021)
Grant* (023)
Harney* (025)
Hood River* (027)
Jackson (029) - MSA 32780
Jefferson* (031)
Josephine (033)
Klamath (035)
Lake* (037)
Lane (039) - MSA 21660
Lincoln (041)
Linn (043)
Malheur (045)
Marion (047) - MSA 41420
Morrow* (049)
Multnomah (051) - MSA 38900
Polk (053) - MSA 41420
Sherman* (055)
Tillamook* (057)
Umatilla (059)
Union* (061)
Wallowa* (063)
Wasco* (065)
Washington (067) - MSA 38900
Wheeler* (069)
Yamhill (071) - MSA 38900

Pennsylvania (42)

Adams (001)
Allegheny (003) - MSA 38300
Armstrong (005) - MSA 38300
Beaver (007) - MSA 38300
Bedford (009)
Berks (011) - MSA 39740

Blair (013) - MSA 11020
Bradford (015)
Bucks (017) - MD 37964
Butler (019) - MSA 38300
Cambria (021) - MSA 27780
Cameron* (023)
Carbon (025) - MSA 10900
Centre (027) - MSA 44300
Chester (029) - MD 37964
Clarion (031)
Clearfield (033)
Clinton (035)
Columbia (037)
Crawford (039)
Cumberland (041) - MSA 25420
Dauphin (043) - MSA 25420
Delaware (045) - MD 37964
Elk (047)
Erie (049) - MSA 21500
Fayette (051) - MSA 38300
Forest* (053)
Franklin (055)
Fulton* (057)
Greene (059)
Huntingdon (061)
Indiana (063)
Jefferson (065)
Juniata* (067)
Lackawanna (069) - MSA 42540
Lancaster (071) - MSA 29540
Lawrence (073)
Lebanon (075) - MSA 30140
Lehigh (077) - MSA 10900
Luzerne (079) - MSA 42540
Lycoming (081) - MSA 48700
McKean (083)
Mercer (085) - MSA 49660
Mifflin (087)
Monroe (089)
Montgomery (091) - MD 37964
Montour* (093)
Northampton (095) - MSA 10900
Northumberland (097)
Perry (099) - MSA 25420
Philadelphia (101) - MD 37964
Pike (103) - MD 35084
Potter* (105)
Schuylkill (107)
Snyder (109)
Somerset (111)
Sullivan* (113)
Susquehanna (115)
Tioga (117)

Appendix F

State and County Codes and MSA/MD Numbers

Union (119)
Venango (121)
Warren (123)
Washington (125) - MSA 38300
Wayne (127)
Westmoreland (129) - MSA 38300
Wyoming* (131) - MSA 42540
York (133) - MSA 49620

Rhode Island (44)

Bristol (001) - MSA 39300
Kent (003) - MSA 39300
Newport (005) - MSA 39300
Providence (007) - MSA 39300
Washington (009) - MSA 39300

South Carolina (45)

Abbeville* (001)
Aiken (003) - MSA 12260
Allendale* (005)
Anderson (007) - MSA 11340
Bamberg* (009)
Barnwell* (011)
Beaufort (013)
Berkeley (015) - MSA 16700
Calhoun* (017) - MSA 17900
Charleston (019) - MSA 16700
Cherokee (021)
Chester (023)
Chesterfield (025)
Clarendon (027)
Colleton (029)
Darlington (031) - MSA 22500
Dillon (033)
Dorchester (035) - MSA 16700
Edgefield* (037) - MSA 12260
Fairfield* (039) - MSA 17900
Florence (041) - MSA 22500
Georgetown (043)
Greenville (045) - MSA 24860
Greenwood (047)
Hampton* (049)
Horry (051) - MSA 34820
Jasper* (053)
Kershaw (055) - MSA 17900
Lancaster (057)
Laurens (059) - MSA 24860
Lee* (061)
Lexington (063) - MSA 17900
McCormick* (065)
Marion (067)
Marlboro* (069)
Newberry (071)

Oconee (073)
Orangeburg (075)
Pickens (077) - MSA 24860
Richland (079) - MSA 17900
Saluda* (081) - MSA 17900
Spartanburg (083) - MSA 43900
Sumter (085) - MSA 44940
Union* (087)
Williamsburg (089)
York (091) - MSA 16740

South Dakota (46)

Aurora* (003)
Beadle* (005)
Bennett* (007)
Bon Homme* (009)
Brookings* (011)
Brown (013)
Brule* (015)
Buffalo* (017)
Butte* (019)
Campbell* (021)
Charles Mix* (023)
Clark* (025)
Clay* (027)
Codington* (029)
Corson* (031)
Custer* (033)
Davison* (035)
Day* (037)
Deuel* (039)
Dewey* (041)
Douglas* (043)
Edmunds* (045)
Fall River* (047)
Faulk* (049)
Grant* (051)
Gregory* (053)
Haakon* (055)
Hamlin* (057)
Hand* (059)
Hanson* (061)
Harding* (063)
Hughes* (065)
Hutchinson* (067)
Hyde* (069)
Jackson* (071)
Jerauld* (073)
Jones* (075)
Kingsbury* (077)
Lake* (079)
Lawrence* (081)
Lincoln* (083) - MSA 43620

Appendix F

State and County Codes and MSA/MD Numbers

Lyman* (085)
McCook* (087) - MSA 43620
McPherson* (089)
Marshall* (091)
Meade* (093) - MSA 39660
Mellette* (095)
Miner* (097)
Minnehaha (099) - MSA 43620
Moody* (101)
Pennington (103) - MSA 39660
Perkins* (105)
Potter* (107)
Roberts* (109)
Sanborn* (111)
Shannon* (113)
Spink* (115)
Stanley* (117)
Sully* (119)
Todd* (121)
Tripp* (123)
Turner* (125) - MSA 43620
Union* (127) - MSA 43580
Walworth* (129)
Yankton* (135)
Ziebach* (137)

Tennessee (47)

Anderson (001) - MSA 28940
Bedford (003)
Benton* (005)
Bledsoe* (007)
Blount (009) - MSA 28940
Bradley (011) - MSA 17420
Campbell (013)
Cannon* (015) - MSA 34980
Carroll* (017)
Carter (019) - MSA 27740
Cheatham (021) - MSA 34980
Chester* (023) - MSA 27180
Claiborne* (025)
Clay* (027)
Cocke (029)
Coffee (031)
Crockett* (033)
Cumberland (035)
Davidson (037) - MSA 34980
Decatur* (039)
DeKalb* (041)
Dickson (043) - MSA 34980
Dyer (045)
Fayette* (047) - MSA 32820
Fentress* (049)
Franklin (051)

Gibson (053)
Giles* (055)
Grainger* (057) - MSA 34100
Greene (059)
Grundy* (061)
Hamblen (063) - MSA 34100
Hamilton (065) - MSA 16860
Hancock* (067)
Hardeman* (069)
Hardin* (071)
Hawkins (073) - MSA 28700
Haywood* (075)
Henderson* (077)
Henry (079)
Hickman* (081) - MSA 34980
Houston* (083)
Humphreys* (085)
Jackson* (087)
Jefferson (089) - MSA 34100
Johnson* (091)
Knox (093) - MSA 28940
Lake* (095)
Lauderdale* (097)
Lawrence (099)
Lewis* (101)
Lincoln (103)
Loudon (105) - MSA 28940
McMinn (107)
McNairy* (109)
Macon* (111) - MSA 34980
Madison (113) - MSA 27180
Marion* (115) - MSA 16860
Marshall* (117)
Maury (119)
Meigs* (121)
Monroe (123)
Montgomery (125) - MSA 17300
Moore* (127)
Morgan* (129)
Obion (131)
Overton* (133)
Perry* (135)
Pickett* (137)
Polk* (139) - MSA 17420
Putnam (141)
Rhea* (143)
Roane (145)
Robertson (147) - MSA 34980
Rutherford (149) - MSA 34980
Scott* (151)
Sequatchie* (153) - MSA 16860
Sevier (155)
Shelby (157) - MSA 32820

Appendix F

State and County Codes and MSA/MD Numbers

Smith* (159) - MSA 34980
Stewart* (161) - MSA 17300
Sullivan (163) - MSA 28700
Sumner (165) - MSA 34980
Tipton (167) - MSA 32820
Trousdale* (169) - MSA 34980
Unicoi* (171) - MSA 27740
Union* (173) - MSA 28940
Van Buren* (175)
Warren (177)
Washington (179) - MSA 27740
Wayne* (181)
Weakley (183)
White* (185)
Williamson (187) - MSA 34980
Wilson (189) - MSA 34980

Texas (48)

Anderson (001)
Andrews* (003)
Angelina (005)
Aransas* (007) - MSA 18580
Archer* (009) - MSA 48660
Armstrong* (011) - MSA 11100
Atascosa (013) - MSA 41700
Austin* (015) - MSA 26420
Bailey* (017)
Bandera* (019) - MSA 41700
Bastrop (021) - MSA 12420
Baylor* (023)
Bee (025)
Bell (027) - MSA 28660
Bexar (029) - MSA 41700
Blanco* (031)
Borden* (033)
Bosque* (035)
Bowie (037) - MSA 45500
Brazoria (039) - MSA 26420
Brazos (041) - MSA 17780
Brewster* (043)
Briscoe* (045)
Brooks* (047)
Brown (049)
Burleson* (051) - MSA 17780
Burnet (053)
Caldwell (055) - MSA 12420
Calhoun* (057) - MSA 47020
Callahan* (059) - MSA 10180
Cameron (061) - MSA 15180
Camp* (063)
Carson* (065) - MSA 11100
Cass (067)
Castro* (069)

Chambers* (071) - MSA 26420
Cherokee (073)
Childress* (075)
Clay* (077) - MSA 48660
Cochran* (079)
Coke* (081)
Coleman* (083)
Collin (085) - MD 19124
Collingsworth* (087)
Colorado* (089)
Comal (091) - MSA 41700
Comanche* (093)
Concho* (095)
Cooke (097)
Coryell (099) - MSA 28660
Cottle* (101)
Crane* (103)
Crockett* (105)
Crosby* (107) - MSA 31180
Culberson* (109)
Dallam* (111)
Dallas (113) - MD 19124
Dawson* (115)
Deaf Smith* (117)
Delta* (119) - MD 19124
Denton (121) - MD 19124
DeWitt* (123)
Dickens* (125)
Dimmit* (127)
Donley* (129)
Duval* (131)
Eastland* (133)
Ector (135) - MSA 36220
Edwards* (137)
Ellis (139) - MD 19124
El Paso (141) - MSA 21340
Erath (143)
Falls* (145)
Fannin (147)
Fayette* (149)
Fisher* (151)
Floyd* (153)
Foard* (155)
Fort Bend (157) - MSA 26420
Franklin* (159)
Freestone* (161)
Frio* (163)
Gaines* (165)
Galveston (167) - MSA 26420
Garza* (169)
Gillespie* (171)
Glasscock* (173)
Goliad* (175) - MSA 47020

Appendix F

State and County Codes and MSA/MD Numbers

Gonzales* (177)	La Salle* (283)
Gray* (179)	Lavaca* (285)
Grayson (181) - MSA 43300	Lee* (287)
Gregg (183) - MSA 30980	Leon* (289)
Grimes* (185)	Liberty (291) - MSA 26420
Guadalupe (187) - MSA 41700	Limestone* (293)
Hale (189)	Lipscomb* (295)
Hall* (191)	Live Oak* (297)
Hamilton* (193)	Llano* (299)
Hansford* (195)	Loving* (301)
Hardeman* (197)	Lubbock (303) - MSA 31180
Hardin (199) - MSA 13140	Lynn* (305)
Harris (201) - MSA 26420	McCulloch* (307)
Harrison (203)	McLennan (309) - MSA 47380
Hartley* (205)	McMullen* (311)
Haskell* (207)	Madison* (313)
Hays (209) - MSA 12420	Marion* (315)
Hemphill* (211)	Martin* (317)
Henderson (213)	Mason* (319)
Hidalgo (215) - MSA 32580	Matagorda (321)
Hill (217)	Maverick (323)
Hockley* (219)	Medina (325) - MSA 41700
Hood (221)	Menard* (327)
Hopkins (223)	Midland (329) - MSA 33260
Houston* (225)	Milam* (331)
Howard (227)	Mills* (333)
Hudspeth* (229)	Mitchell* (335)
Hunt (231) - MD 19124	Montague* (337)
Hutchinson* (233)	Montgomery (339) - MSA 26420
Irion* (235) - MSA 41660	Moore* (341)
Jack* (237)	Morris* (343)
Jackson* (239)	Motley* (345)
Jasper (241)	Nacogdoches (347)
Jeff Davis* (243)	Navarro (349)
Jefferson (245) - MSA 13140	Newton* (351)
Jim Hogg* (247)	Nolan* (353)
Jim Wells (249)	Nueces (355) - MSA 18580
Johnson (251) - MD 23104	Ochiltree* (357)
Jones* (253) - MSA 10180	Oldham* (359)
Karnes* (255)	Orange (361) - MSA 13140
Kaufman (257) - MD 19124	Palo Pinto* (363)
Kendall* (259) - MSA 41700	Panola* (365)
Kenedy* (261)	Parker (367) - MD 23104
Kent* (263)	Parmer* (369)
Kerr (265)	Pecos* (371)
Kimble* (267)	Polk (373)
King* (269)	Potter (375) - MSA 11100
Kinney* (271)	Presidio* (377)
Kleberg (273)	Rains* (379)
Knox* (275)	Randall (381) - MSA 11100
Lamar (277)	Reagan* (383)
Lamb* (279)	Real* (385)
Lampasas* (281) - MSA 28660	Red River* (387)

Appendix F

State and County Codes and MSA/MD Numbers

Reeves* (389)
Refugio* (391)
Roberts* (393)
Robertson* (395) - MSA 17780
Rockwall (397) - MD 19124
Runnels* (399)
Rusk (401) - MSA 30980
Sabine* (403)
San Augustine* (405)
San Jacinto* (407) - MSA 26420
San Patricio (409) - MSA 18580
San Saba* (411)
Schleicher* (413)
Scurry* (415)
Shackelford* (417)
Shelby* (419)
Sherman* (421)
Smith (423) - MSA 46340
Somervell* (425)
Starr (427)
Stephens* (429)
Sterling* (431)
Stonewall* (433)
Sutton* (435)
Swisher* (437)
Tarrant (439) - MD 23104
Taylor (441) - MSA 10180
Terrell* (443)
Terry* (445)
Throckmorton* (447)
Titus* (449)
Tom Green (451) - MSA 41660
Travis (453) - MSA 12420
Trinity* (455)
Tyler* (457)
Upshur (459) - MSA 30980
Upton* (461)
Uvalde* (463)
Val Verde (465)
Van Zandt (467)
Victoria (469) - MSA 47020
Walker (471)
Waller (473) - MSA 26420
Ward* (475)
Washington (477)
Webb (479) - MSA 29700
Wharton (481)
Wheeler* (483)
Wichita (485) - MSA 48660
Wilbarger* (487)
Willacy* (489)
Williamson (491) - MSA 12420
Wilson (493) - MSA 41700

Winkler* (495)
Wise (497) - MD 23104
Wood (499)
Yoakum* (501)
Young* (503)
Zapata* (505)
Zavala* (507)

Utah (49)

Beaver* (001)
Box Elder (003)
Cache (005) - MSA 30860
Carbon* (007)
Daggett* (009)
Davis (011) - MSA 36260
Duchesne* (013)
Emery* (015)
Garfield* (017)
Grand* (019)
Iron (021)
Juab* (023) - MSA 39340
Kane* (025)
Millard* (027)
Morgan* (029) - MSA 36260
Piute* (031)
Rich* (033)
Salt Lake (035) - MSA 41620
San Juan* (037)
Sanpete* (039)
Sevier* (041)
Summit* (043) - MSA 41620
Tooele (045) - MSA 41620
Uintah* (047)
Utah (049) - MSA 39340
Wasatch* (051)
Washington (053) - MSA 41100
Wayne* (055)
Weber (057) - MSA 36260

Vermont (50)

Addison (001)
Bennington (003)
Caledonia* (005)
Chittenden (007) - MSA 15540
Essex* (009)
Franklin (011) - MSA 15540
Grand Isle* (013) - MSA 15540
Lamoille* (015)
Orange* (017)
Orleans* (019)
Rutland (021)
Washington (023)
Windham (025)

Appendix F

State and County Codes and MSA/MD Numbers

Windsor (027)

Virginia (51)

Accomack (001)
 Albemarle (003) - MSA 16820
 Alleghany* (005)
 Amelia* (007) - MSA 40060
 Amherst (009) - MSA 31340
 Appomattox* (011) - MSA 31340
 Arlington (013) - MD 47894
 Augusta (015)
 Bath* (017)
 Bedford (019) - MSA 31340
 Bland* (021)
 Botetourt (023) - MSA 40220
 Brunswick* (025)
 Buchanan* (027)
 Buckingham* (029)
 Campbell (031) - MSA 31340
 Caroline* (033) - MSA 40060
 Carroll* (035)
 Charles City* (036) - MSA 40060
 Charlotte* (037)
 Chesterfield (041) - MSA 40060
 Clarke* (043) - MD 47894
 Craig* (045) - MSA 40220
 Culpeper (047)
 Cumberland* (049) - MSA 40060
 Dickenson* (051)
 Dinwiddie* (053) - MSA 40060
 Essex* (057)
 Fairfax (059) - MD 47894
 Fauquier (061) - MD 47894
 Floyd* (063)
 Fluvanna* (065) - MSA 16820
 Franklin (067) - MSA 40220
 Frederick (069) - MSA 49020
 Giles* (071) - MSA 13980
 Gloucester (073) - MSA 47260
 Goochland* (075) - MSA 40060
 Grayson* (077)
 Greene* (079) - MSA 16820
 Greensville* (081)
 Halifax (083)
 Hanover (085) - MSA 40060
 Henrico (087) - MSA 40060
 Henry (089)
 Highland* (091)
 Isle of Wight* (093) - MSA 47260
 James City (095) - MSA 47260
 King and Queen* (097) - MSA 40060
 King George* (099)
 King William* (101) - MSA 40060

Lancaster* (103)
 Lee* (105)
 Loudoun (107) - MD 47894
 Louisa* (109) - MSA 40060
 Lunenburg* (111)
 Madison* (113)
 Mathews* (115) - MSA 47260
 Mecklenburg (117)
 Middlesex* (119)
 Montgomery (121) - MSA 13980
 Nelson* (125) - MSA 16820
 New Kent* (127) - MSA 40060
 Northampton* (131)
 Northumberland* (133)
 Nottoway* (135)
 Orange* (137)
 Page* (139)
 Patrick* (141)
 Pittsylvania (143) - MSA 19260
 Powhatan* (145) - MSA 40060
 Prince Edward* (147)
 Prince George (149) - MSA 40060
 Prince William (153) - MD 47894
 Pulaski (155) - MSA 13980
 Rappahannock* (157)
 Richmond* (159)
 Roanoke (161) - MSA 40220
 Rockbridge* (163)
 Rockingham (165) - MSA 25500
 Russell (167)
 Scott* (169) - MSA 28700
 Shenandoah (171)
 Smyth (173)
 Southampton* (175)
 Spotsylvania (177) - MD 47894
 Stafford (179) - MD 47894
 Surry* (181) - MSA 47260
 Sussex* (183) - MSA 40060
 Tazewell (185)
 Warren (187) - MD 47894
 Washington (191) - MSA 28700
 Westmoreland* (193)
 Wise (195)
 Wythe* (197)
 York (199) - MSA 47260
 Independent cities:
 Alexandria (510) - MD 47894
 Bedford* (515) - MSA 31340
 Bristol* (520) - MSA 28700
 Buena Vista* (530)
 Charlottesville (540) - MSA 16820
 Chesapeake (550) - MSA 47260
 Colonial Heights* (570) - MSA 28700

Appendix F

State and County Codes and MSA/MD Numbers

Covington* (580)
Danville (590) - MSA 19260
Emporia* (595)
Fairfax* (600) - MD 47894
Falls Church* (610) - MD 47894
Franklin* (620)
Fredericksburg* (630) - MD 47894
Galax* (640)
Hampton (650) - MSA 47260
Harrisonburg (660) - MSA 25500
Hopewell* (670) - MSA 40060
Lexington* (678)
Lynchburg (680) - MSA 31340
Manassas (683) - MD 47894
Manassas Park* (685) - MD 47894
Martinsville* (690)
Newport News (700) - MSA 47260
Norfolk (710) - MSA 47260
Norton* (720)
Petersburg (730) - MSA 40060
Poquoson* (735) - MSA 47260
Portsmouth (740) - MSA 47260
Radford* (750) - MSA 13980
Richmond (760) - MSA 40060
Roanoke (770) - MSA 40220
Salem* (775) - MSA 40220
Staunton* (790)
Suffolk (800) - MSA 47260
Virginia Beach (810) - MSA 47260
Waynesboro* (820)
Williamsburg* (830) - MSA 47260
Winchester* (840) - MSA 49020

Washington (53)

Adams* (001)
Asotin* (003) - MSA 30300
Benton (005) - MSA 28420
Chelan (007) - MSA 48300
Clallam (009)
Clark (011) - MSA 38900
Columbia* (013)
Cowlitz (015) - MSA 31020
Douglas (017) - MSA 48300
Ferry* (019)
Franklin (021) - MSA 28420
Garfield* (023)
Grant (025)
Grays Harbor (027)
Island (029)
Jefferson* (031)
King (033) - MD 42644
Kitsap (035) - MSA 14740
Kittitas (037)

Klickitat* (039)
Lewis (041)
Lincoln* (043)
Mason (045)
Okanogan (047)
Pacific* (049)
Pend Oreille* (051)
Pierce (053) - MD 45104
San Juan* (055)
Skagit (057) - MSA 34580
Skamania* (059) - MSA 38900
Snohomish (061) - MD 42644
Spokane (063) - MSA 44060
Stevens (065)
Thurston (067) - MSA 36500
Wahkiakum* (069)
Walla Walla (071)
Whatcom (073) - MSA 13380
Whitman (075)
Yakima (077) - MSA 49420

West Virginia (54)

Barbour* (001)
Berkeley (003) - MSA 25180
Boone* (005) - MSA 16620
Braxton* (007)
Brooke* (009) - MSA 44600
Cabell (011) - MSA 26580
Calhoun* (013)
Clay* (015) - MSA 16620
Doddridge* (017)
Fayette (019)
Gilmer* (021)
Grant* (023)
Greenbrier (025)
Hampshire* (027) - MSA 49020
Hancock (029) - MSA 44600
Hardy* (031)
Harrison (033)
Jackson* (035)
Jefferson (037) - MD 47894
Kanawha (039) - MSA 16620
Lewis* (041)
Lincoln* (043) - MSA 16620
Logan (045)
McDowell* (047)
Marion (049)
Marshall (051) - MSA 48540
Mason* (053)
Mercer (055)
Mineral* (057) - MSA 19060
Mingo* (059)
Monongalia (061) - MSA 34060

Appendix F

State and County Codes and MSA/MD Numbers

Monroe* (063)
Morgan* (065) - MSA 25180
Nicholas* (067)
Ohio (069) - MSA 48540
Pendleton* (071)
Pleasants* (073) - MSA 37620
Pocahontas* (075)
Preston* (077) - MSA 34060
Putnam (079) - MSA 16620
Raleigh (081)
Randolph* (083)
Ritchie* (085)
Roane* (087)
Summers* (089)
Taylor* (091)
Tucker* (093)
Tyler* (095)
Upshur* (097)
Wayne (099) - MSA 26580
Webster* (101)
Wetzel* (103)
Wirt* (105) - MSA 37620
Wood (107) - MSA 37620
Wyoming* (109)

Wisconsin (55)

Adams* (001)
Ashland* (003)
Barron (005)
Bayfield* (007)
Brown (009) - MSA 24580
Buffalo* (011)
Burnett* (013)
Calumet (015) - MSA 11540
Chippewa (017) - MSA 20740
Clark (019)
Columbia (021) - MSA 31540
Crawford* (023)
Dane (025) - MSA 31540
Dodge (027)
Door* (029)
Douglas (031) - MSA 20260
Dunn (033)
Eau Claire (035) - MSA 20740
Florence* (037)
Fond du Lac (039) - MSA 22540
Forest* (041)
Grant (043)
Green (045)
Green Lake* (047)
Iowa* (049) - MSA 31540
Iron* (051)
Jackson* (053)

Jefferson (055)
Juneau* (057)
Kenosha (059) - MD 29404
Kewaunee* (061) - MSA 24580
La Crosse (063) - MSA 29100
Lafayette* (065)
Langlade* (067)
Lincoln* (069)
Manitowoc (071)
Marathon (073) - MSA 48140
Marinette (075)
Marquette* (077)
Menominee* (78)
Milwaukee (079) - MSA 33340
Monroe (081)
Oconto (083) - MSA 24580
Oneida (085)
Outagamie (087) - MSA 11540
Ozaukee (089) - MSA 33340
Pepin* (091)
Pierce (093) - MSA 33460
Polk (095)
Portage (097)
Price* (099)
Racine (101) - MSA 39540
Richland* (103)
Rock (105) - MSA 27500
Rusk* (107)
St. Croix (109) - MSA 33460
Sauk (111)
Sawyer* (113)
Shawano (115)
Sheboygan (117) - MSA 43100
Taylor* (119)
Trempealeau* (121)
Vernon* (123)
Vilas* (125)
Walworth (127)
Washburn* (129)
Washington (131) - MSA 33340
Waukesha (133) - MSA 33340
Waupaca (135)
Waushara* (137)
Winnebago (139) - MSA 36780
Wood (141)

Wyoming (56)

Albany (001)
Big Horn* (003)
Campbell (005)
Carbon* (007)
Converse* (009)
Crook* (011)

Appendix F

State and County Codes and MSA/MD Numbers

Fremont (013)
Goshen* (015)
Hot Springs* (017)
Johnson* (019)
Laramie (021) - MSA 16940
Lincoln* (023)
Natrona (025) - MSA 16220
Niobrara* (027)
Park* (029)
Platte* (031)
Sheridan* (033)
Sublette* (035)
Sweetwater (037)
Teton* (039)
Uinta* (041)
Washakie* (043)
Weston* (045)

Puerto Rico (72)

Adjuntas* (001)
Aguada (003) - MSA 10380
Aguadilla (005) - MSA 10380
Agua Buenas* (007) - MSA 41980
Aibonito* (009) - MSA 41980
Añasco* (011) - MSA 10380
Arecibo (013) - MSA 41980
Arroyo* (015) - MSA 25020
Barceloneta* (017) - MSA 41980
Barranquitas* (019) - MSA 41980
Bayamón (021) - MSA 41980
Cabo Rojo (023) - MSA 41900
Caguas (025) - MSA 41980
Camuy (027) - MSA 41980
Canóvanas (029) - MSA 41980
Carolina (031) - MSA 41980
Cataño (033) - MSA 41980
Cayey (035) - MSA 41980
Ceiba* (037) - MSA 21940
Ciales* (039) - MSA 41980
Cidra (041) - MSA 41980
Coamo (043)
Comerio* (045) - MSA 41980
Corozal (047) - MSA 41980
Culebra* (049)
Dorado (051) - MSA 41980
Fajardo (053) - MSA 21940
Florida* (054) - MSA 41980
Guánica* (055) - MSA 49500
Guayama (057) - MSA 25020

Guayanilla* (059) - MSA 49500
Guaynabo (061) - MSA 41980
Gurabo (063) - MSA 41980
Hatillo (065) - MSA 41980
Hormigueros* (067) - MSA 32420
Humacao (069) - MSA 41980
Isabela (071) - MSA 10380
Jayuya* (073)
Juana Díaz (075) - MSA 38660
Juncos (077) - MSA 41980
Lajas* (079) - MSA 41900
Lares (081) - MSA 10380
Las Marias* (083)
Las Piedras (085) - MSA 41980
Loíza (087) - MSA 41980
Luquillo* (089) - MSA 21940
Manatí (091) - MSA 41980
Maricao* (093)
Maunabo* (095) - MSA 41980
Mayagüez (097) - MSA 32420
Moca (099) - MSA 10380
Morovis* (101) - MSA 41980
Naguabo* (103) - MSA 41980
Naranjito* (105) - MSA 41980
Orocovis* (107) - MSA 41980
Patillas* (109) - MSA 25020
Peñuelas* (111) - MSA 49500
Ponce (113) - MSA 38660
Quebradillas* (115) - MSA 41980
Rincón* (117) - MSA 10380
Río Grande (119) - MSA 41980
Sabana Grande* (121) - MSA 41900
Salinas (123)
San Germán (125) - MSA 41900
San Juan (127) - MSA 41980
San Lorenzo (129) - MSA 41980
San Sebastián (131) - MSA 10380
Santa Isabel* (133)
Toa Alta (135) - MSA 41980
Toa Baja (137) - MSA 41980
Trujillo Alto (139) - MSA 41980
Utua (141)
Vega Alta (143) - MSA 41980
Vega Baja (145) - MSA 41980
Vieques* (147)
Villalba* (149) - MSA 38660
Yabucoa (151) - MSA 41980
Yauco (153) - MSA 49500

Appendix G

Federal HMDA Reporting Agencies

Below are the addresses and telephone numbers for:

- submitting data,*
- inquiring about technical aspects of data submission, and
- seeking guidance about compliance with HMDA (see pages G-2 through G-5).

Submission of Data

You are strongly encouraged to submit your loan/application register using Submission via Web through the FFIEC's free Data Entry Software or submission via Internet e-mail as a valid encrypted file (**HRID_Agency_Year.ENC**) to **HMDASUB@frb.gov**.

If your institution has 25 or fewer LAR entries and opts to report data in paper form, send your data to the following mailing address:

HMDA
Federal Reserve Board
Attention: HMDA Processing,
(insert name of your institution's
regulatory agency)
20th & Constitution Ave, NW
MS N502
Washington, DC 20551-0001

Technical Questions about Submission

All institutions may direct technical questions about automated submissions by e-mailing **HMDAHELP@frb.gov**.

Questions about Compliance

All institutions may direct compliance questions to **HMDAHELP@frb.gov** or contact their HMDA reporting agency using the contact information below.

Consumer Financial Protection Bureau

For all institutions with total assets of greater than \$10 billion and their affiliates

Direct compliance questions to the CFPB Headquarters:

CFPB
Attn: Office of Regulations
1700 G Street, NW
Washington, DC 20552
(202) 435-7000

E-mail to: **CFPB_RegInquiries@cfpb.gov** (please use subject line: HMDA Inquiry)

* For current instructions on submission of data, see page 24 and this Appendix or the FFIEC HMDA website (www.ffiec.gov/hmda).

Appendix G

Federal HMDA Reporting Agencies

Office of the Comptroller of the Currency

For any of the following that are not being handled by the CFPB as indicated on page G-1: national banks and their subsidiaries and federal branches and federal agencies of foreign banks, and federal savings associations and their subsidiaries

Direct compliance questions to the OCC District Office serving your district:

Central District Office

One Financial Place
440 South LaSalle Street, Suite 2700
Chicago, IL 60605
(312) 360-8800
FAX (312) 435-0951

*Illinois, Indiana, northeast and southeast
Iowa**, central Kentucky**, Michigan,
Minnesota, eastern Missouri**,
North Dakota, Ohio, and Wisconsin*

Northeastern District Office

340 Madison Avenue, Fifth Floor
New York, NY 10173-0002
(212) 790-4000
FAX (212) 790-4098

*Connecticut, Delaware, District of
Columbia, northeast Kentucky**,
Maine, Maryland, Massachusetts,
New Hampshire, New Jersey, New York,
North Carolina, Pennsylvania, Puerto
Rico, Rhode Island, South Carolina,
Vermont, Virginia, and West Virginia*

Southern District Office

500 North Akard Street, Suite 1600
Dallas, TX 75201
(214) 720-0656
FAX (214) 720-7000

*Alabama, Arkansas, Florida, Georgia,
eastern Kentucky**, Louisiana,
Mississippi, Oklahoma, Southern West
Virginia**, Tennessee, and Texas*

Western District Office

1225 17th Street, Suite 300
Denver, CO 80202
(720) 475-7600
FAX (720) 475-7690

*Alaska, Arizona, California, Colorado,
Hawaii, Idaho, central and western
Iowa**, Kansas, western Missouri**,
Montana, Nebraska, Nevada, New
Mexico, Oregon, South Dakota, Utah,
Washington, and Wyoming*

Federal Deposit Insurance Corporation

For any of the following that are not being handled by the CFPB as indicated on page G-1: nonmember insured banks (except for federal savings banks) and their subsidiaries, insured state branches of foreign banks that are supervised by the FDIC, and other depository institutions, state-chartered savings associations and their subsidiaries

Direct compliance questions to the FDIC Regional Office serving your region:

Atlanta Regional Office

10 Tenth Street, N.E.
Suite 800
Atlanta, GA 30309-3906
(678) 916-2200
FAX (678) 916-2230

*Alabama, Florida, Georgia,
North Carolina, South Carolina, Virginia,
West Virginia*

**Some states are split
between two districts.

Appendix G

Federal HMDA Reporting Agencies

Chicago Regional Office

300 South Riverside Plaza, Suite 1700
Chicago, IL 60606
(800) 944-5343
FAX (312) 382-6935

*Illinois, Indiana, Kentucky, Michigan, Ohio,
Wisconsin*

Dallas Regional Office

1601 Bryan Street
Dallas, TX 75201
(214) 754-0098
FAX (972) 761-2082

*Arkansas, Colorado, Louisiana,
Mississippi, New Mexico, Oklahoma,
Tennessee, Texas*

Kansas City Regional Office

1100 Walnut Street, Suite 2100
Kansas City, MO 64106
(816) 234-8000
FAX (913) 451-1087

*Iowa, Kansas, Minnesota, Missouri,
Nebraska, North Dakota, South Dakota*

New York Regional Office

350 Fifth Avenue, Suite 1200
New York, NY 10118-0110
(800) 334-9593
FAX (917) 320-2910

*Connecticut, Delaware, District of
Columbia, Maine, Maryland,
Massachusetts, New Hampshire,
New Jersey, New York, Pennsylvania,
Puerto Rico, Rhode Island, Vermont*

San Francisco Regional Office

25 Jessie Street at Ecker Square,
Suite 2300
San Francisco, CA 94105
(415) 546-0160
FAX (415) 808-7918

*Alaska, Arizona, California, Hawaii, Idaho,
Montana, Nevada, Oregon, Utah,
Washington, Wyoming*

National Credit Union Administration

For credit unions that are not being
handled by the CFPB as indicated on
page G-1

Direct HMDA questions to the NCUA Regional Office serving your region:

Region I

9 Washington Square
Washington Avenue Extension
Albany, New York 12205
(518) 862-7400
FAX (518) 862-7420

*Connecticut, Maine, Massachusetts,
Michigan, Nevada, New Hampshire,
New York, Rhode Island, Vermont*

Region II

1900 Duke Street, Suite 300
Alexandria, VA 22314-3437
(703) 519-4600
FAX (703) 519-4620

*California, Delaware, District of Columbia,
Maryland, New Jersey, Pennsylvania,
Virginia, West Virginia*

Region III

7000 Central Parkway, Suite 1600
Atlanta, Georgia 30328
(678) 443-3000
FAX (678) 443-3020

*Alabama, Florida, Georgia, Indiana,
Kentucky, Mississippi, North Carolina,
Ohio, Puerto Rico, South Carolina,
Tennessee*

**Some states are split
between two districts.

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Federal HMDA Reporting Agencies

Region IV

4807 Spicewood Springs Road,
Suite 5200
Austin, Texas 78759
(512) 342-5600
FAX (512) 342-5620

*Arkansas, Illinois, Iowa, Kansas,
Louisiana, Minnesota, Missouri, Nebraska,
North Dakota, Oklahoma, South Dakota,
Texas, Wisconsin*

Region V

1230 W. Washington, Suite 301
Tempe, AZ 85281
(602) 302-6000
FAX (602) 302-6024

*Alaska, Arizona, Colorado, Hawaii, Idaho,
Montana, New Mexico, Oregon, Utah,
Washington, Wyoming*

Federal Reserve System

For any of the following that are not being handled by the CFPB as indicated on page G-1: state member banks of the Federal Reserve System, their subsidiaries, subsidiaries of bank holding companies, branches and agencies of foreign banks (other than federal branches, federal agencies, and insured state branches of foreign banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act, subsidiaries of savings and loan holding companies

Direct compliance questions to:

Federal Reserve Bank of Atlanta

1000 Peachtree Street, N.E.
Atlanta, GA 30309-4470
(404) 498-8500

*Alabama, Florida, Georgia, Louisiana**,
Mississippi**, Tennessee***

Federal Reserve Bank of Boston

600 Atlantic Avenue
Boston, MA 02210-2204
(617) 973-3000

*Connecticut**, Maine, Massachusetts,
New Hampshire, Rhode Island,
Vermont*

Federal Reserve Bank of Chicago

230 South LaSalle Street
Chicago, IL 60604-1413
(312) 322-5322

*Illinois**, Indiana*, Iowa, Michigan**,
Wisconsin**

Federal Reserve Bank of Cleveland

1455 East Sixth Street
Cleveland, OH 44114-2517
(216) 579-2000

*Kentucky**, Ohio, Pennsylvania**,
West Virginia***

Federal Reserve Bank of Dallas

2200 North Pearl Street
Dallas, TX 75201-2272
(214) 922-6000

*Louisiana**, New Mexico**, Texas*

Federal Reserve Bank of Kansas City

1 Memorial Drive
Kansas City, MO 64198-0001
(816) 881-2000

*Colorado, Kansas, Missouri**, Nebraska,
New Mexico**, Oklahoma, Wyoming*

Federal Reserve Bank of Minneapolis

90 Hennepin Avenue
Minneapolis, MN 55401-1804
(612) 204-5000

*Michigan**, Minnesota, Montana,
North Dakota, South Dakota, Wisconsin***

**Some states are split
between two districts.

Appendix G

Federal HMDA Reporting Agencies

Federal Reserve Bank of New York

33 Liberty Street
New York, NY 10045-0001
(212) 720-5000

*Connecticut***, *New Jersey***, *New York*,
Puerto Rico

Federal Reserve Bank of Philadelphia

Ten Independence Mall
Philadelphia, PA 19106-1574
(215) 574-6000

Delaware, *New Jersey***, *Pennsylvania***

Federal Reserve Bank of Richmond

701 East Byrd Street
Richmond, VA 23219-6105
(804) 697-8000

District of Columbia, *Maryland*,
North Carolina, *South Carolina*, *Virginia*,
*West Virginia***

Federal Reserve Bank of St. Louis

One Federal Reserve Bank Plaza
Broadway and Locust
St. Louis, MO 63102-2034
(314) 444-8444

Arkansas, *Indiana***, *Kentucky***,
*Illinois***, *Mississippi***, *Missouri***,
*Tennessee***

Federal Reserve Bank of San Francisco

101 Market Street
San Francisco, CA 94105-1530
(415) 974-2000

Alaska, *Arizona*, *California*, *Hawaii*, *Idaho*,
Nevada, *Oregon*, *Utah*, *Washington*

Department of Housing and Urban Development

For other mortgage lending in
stitutions

Direct compliance questions to
HMDAHELP@frb.gov.

Send suggestions for changes or additions to this Guide to:

Federal Financial Institutions
Examination Council
3501 Fairfax Drive, Room B-7081a
Arlington, VA 22226-3550

**Some states are split
between two districts.

Appendix H

General Notice Poster

Regulation C requires a lending institution to post a general notice about the availability of HMDA data in the lobby of its home office and of each branch office located in a metropolitan area.

Comment 5(e)-1 in Regulation C, Supplement I suggests, but does not require, the wording below. You may use an enlarged

copy of the following sample notice. An Institution that posts a notice informing the public of the address to which a request for the disclosure statement can be sent could include the following sentence, for example, in its general notice: "To receive a copy of these data send a written request to [address]." See page 26 of this *Guide*.

HOME MORTGAGE DISCLOSURE ACT NOTICE

The HMDA data about our residential mortgage lending are available for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, and income of applicants and borrowers; and information about loan approvals and denials. Inquire at this office regarding the locations where HMDA data may be inspected.

SAMPLE DATA-COLLECTION FORM INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the federal government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. You may select one or more designations for "Race." The law provides that a lender may not dis-

criminate on the basis of this information, or on whether you choose to furnish it. However, if you choose not to furnish the information and you have made this application in person, under federal regulations the lender is required to note ethnicity, race, and sex on the basis of visual observation or surname. If you do not wish to furnish the information, please check below.

APPLICANT:

☐ I do not wish to furnish this information

Ethnicity:

- ☐ Hispanic or Latino
☐ Not Hispanic or Latino

Race:

- ☐ American Indian or Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White

Sex:

- ☐ Female
☐ Male

CO-APPLICANT:

☐ I do not wish to furnish this information

Ethnicity:

- ☐ Hispanic or Latino
☐ Not Hispanic or Latino

Race:

- ☐ American Indian or Alaska Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White

Sex:

- ☐ Female
☐ Male

HMDA Rule Key Dates Timeline

	2016	2017	2018	2019	2020
Effective Dates	No new regulatory requirements go into effect	1/1 Effective date for excluding low volume depository institutions from coverage	1/1 Effective date for most provisions related to institutional and transactional coverage, and data collection, recording, reporting, and disclosure	1/1 Effective date for changes to enforcement provisions and additional amendments to reporting provisions	1/1 Effective date for quarterly reporting provisions
Data Collection	Q1 – Q4 Collect 2016 data as required under the current rule ¹ (for reporting in 2017)	Q1 – Q4 Collect 2017 data as required under the current rule ¹ (for reporting in 2018)	Q1 – Q4 Collect 2018 data as required under the new rule ² (for reporting in 2019)	Q1 – Q4 Collect 2019 data as required under the new rule ² (for reporting in 2020)	Q1 – Q4 Collect 2020 data as required under the new rule ² (for reporting in 2021 and, if FI is quarterly reporter, 2020)
Data Submission	1/1 – 3/1 Submit 2015 data as required under the current rule , ¹ and submit to the Federal Reserve Board	1/1 – 3/1 Submit 2016 data as required under the current rule , ¹ and submit to the Federal Reserve Board	1/1 – 3/1 Submit 2017 data as required under the current rule , ¹ and submit to the CFPB	1/1 – 3/1 Submit 2018 data as required under the new rule , ² and submit to the CFPB	1/1 – 3/1 Submit 2019 data as required under the new rule , ² and submit to the CFPB 4/1 – 5/30 Quarterly FI reporters report Q1, 2020 data as required under the new rule , ² and submit to the CFPB

¹ "Data as required under the current rule" on this timeline is defined as the data required to be collected and reported under Regulation C, prior to amendments to § 1003.4 effective on January 1, 2018.

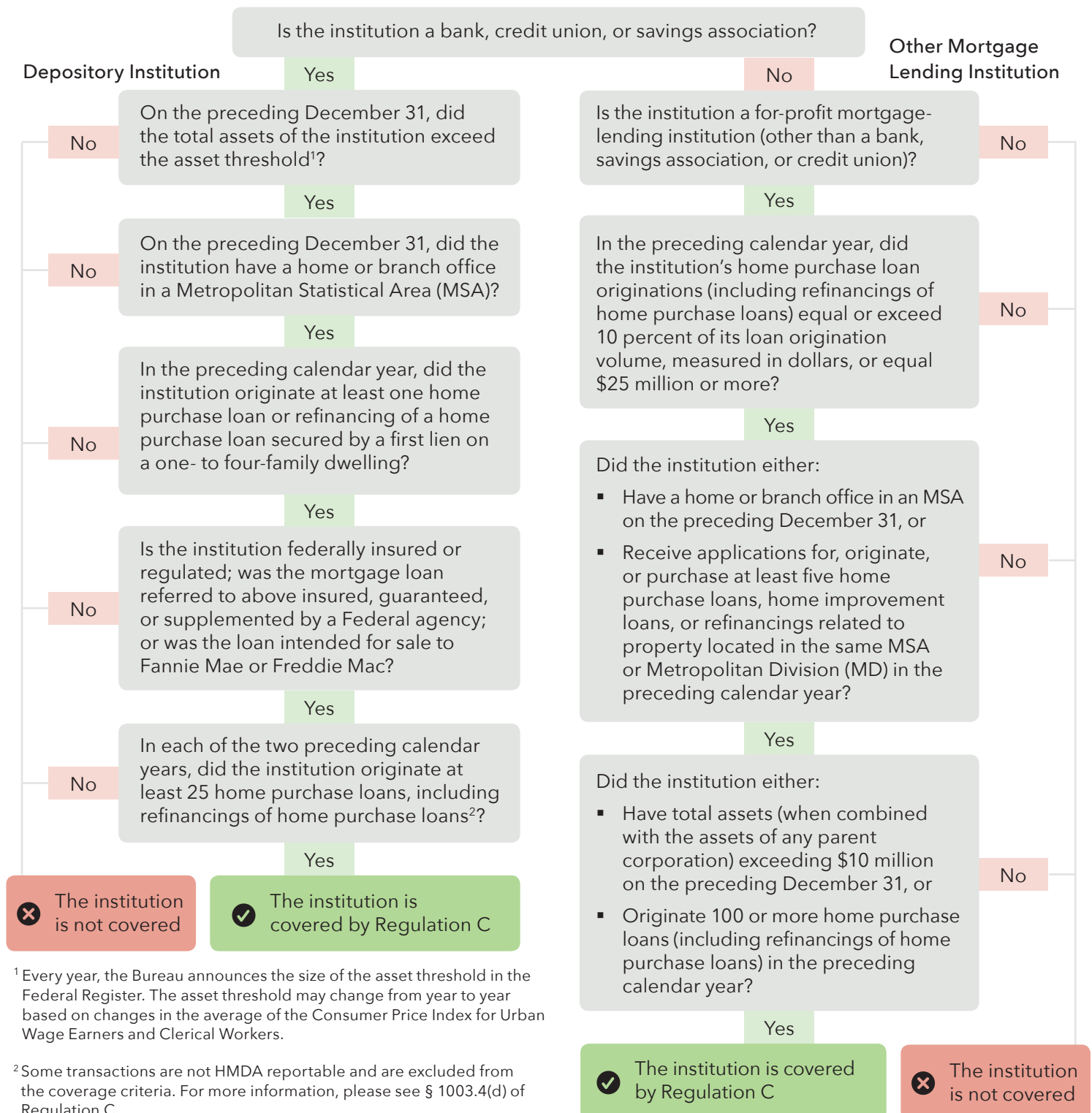
² "Data as required under the new rule" on this timeline is defined as the data required to be collected and reported under Regulation C, as amended by the HMDA Rule issued on October 15, 2015.

This chart summarizes requirements under HMDA and Regulation C, and does not itself establish any binding obligations. It is intended only to act as a quick reference and not as a substitute for the regulation or its commentary. Always consult the regulation text and official commentary for a complete understanding of the law. For more information on key HMDA dates and implementation, please refer to the HMDA Rule and additional resources provided at <http://www.consumerfinance.gov/hmda> and <http://www.consumerfinance.gov/regulatory-implementation/hmda>.

HMDA institutional coverage

The precise criteria for whether an institution is covered by Regulation C are codified in the definition of financial institution in 12 CFR § 1003.2. These criteria are illustrated by the following diagrams.

Coverage criteria | Effective January 1 - December 31, 2017

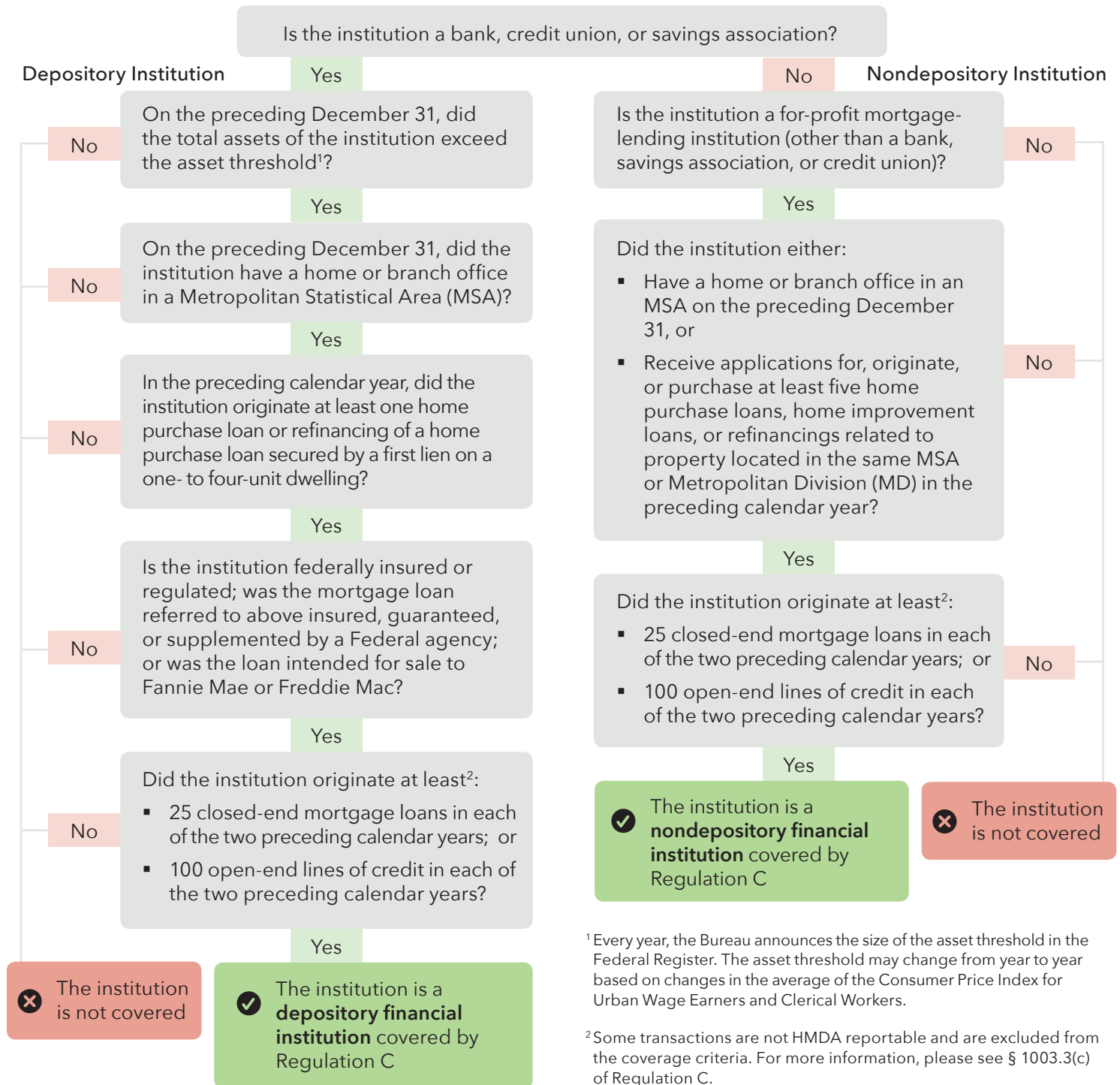


This chart summarizes requirements under HMDA and Regulation C, and does not itself establish any binding obligations. It is intended only to act as a quick reference and not as a substitute for the regulation or its commentary. Always consult the regulation text and official commentary for a complete understanding of the law. Version 1.0, 10/15/15

HMDA institutional coverage

The precise criteria for whether an institution is covered by Regulation C are codified in 12 CFR § 1003.2(g). These criteria are illustrated by the following diagrams.

Coverage criteria | Effective January 1, 2018



This chart summarizes requirements under HMDA and Regulation C, and does not itself establish any binding obligations. It is intended only to act as a quick reference and not as a substitute for the regulation or its commentary. Always consult the regulation text and official commentary for a complete understanding of the law. Version 1.0, 10/15/15

Summary of Reportable HMDA Data – Regulatory Reference Chart^a

This chart is intended to be used as a reference tool for data points required to be collected, recorded, and reported under Regulation C, as amended by the HMDA Rule issued on October 15, 2015. The relevant regulation and commentary sections are provided for ease of reference. This chart does not provide data fields or enumerations used in preparing the HMDA loan/application register (LAR). For more information on preparing the HMDA LAR, please see <http://www.consumerfinance.gov/hmda>.

Data Point	Status ^b	Description	Regulation C References
(1) Legal Entity Identifier (LEI)	Modified	Identifier issued to the financial institution (FI) by a utility endorsed by the Global LEI Foundation or LEI Regulatory Oversight Committee	§ 1003.4(a)(1)(i)(A)
(2) Universal Loan Identifier (ULI)	Modified	Identifier assigned to identify and retrieve a loan or application that contains the FI's LEI, an internally generated sequence of characters, and a check digit	§ 1003.4(a)(1)(i), Comments 4(a)(1)(i)-1 through -5, and appendix C
(3) Application Date	Existing	Date the application was received or the date on the application form	§ 1003.4(a)(1)(ii), Comments 4(a)(1)(ii)-1 through -3
(4) Loan Type	Existing	Whether the loan or application is insured by the Federal Housing Administration, guaranteed by the Veterans Administration, Rural Housing Service, or Farm Service Agency	§ 1003.4(a)(2), Comment 4(a)(2)-1
(5) Loan Purpose	Modified	Whether the transaction is for home purchase, home improvement, refinancing, cash-out refinancing, or another purpose	§ 1003.4(a)(3), Comments 4(a)(3)-1 through -5

Data Point	Status ^b	Description	Regulation C References
(6) Preapproval	Modified	Whether the transaction involved a preapproval request for a home purchase loan under a preapproval program	§ 1003.4(a)(4), Comments 4(a)(4)-1 and -2
(7) Construction Method	Modified	Whether the dwelling is site-built or a manufactured home	§ 1003.4(a)(5), Comments 4(a)(5)-1 through -3
(8) Occupancy Type	Modified	Whether the property will be used as a principal residence, second residence, or investment property	§ 1003.4(a)(6), Comments 4(a)(6)-1 through -5
(9) Loan Amount	Modified	Amount of the loan or the amount applied for	§ 1003.4(a)(7), Comments 4(a)(7)-1 through -9
(10) Action Taken and (11) Action Taken Date	Existing	Type and date of action the FI took on the loan, application, or preapproval request	§ 1003.4(a)(8), Comments 4(a)(8)(i)-1 through -14 and 4(a)(8)(ii)-1 through -6
(12) Property Address	New	Address of the property securing the loan (or proposed to secure a loan)	§ 1003.4(a)(9)(i), Comments 4(a)(9)-1 through -5 and 4(a)(9)(i)-1 through -3
(13), (14), and (15) Property Location	Existing	Location of the property securing the loan (or proposed to secure a loan) by state, county, and census tract	§ 1003.4(a)(9)(ii), Comments 4(a)(9)-1 through -5, 4(a)(9)(ii)(B)-1, and 4(a)(9)(ii)(C)-1
(16) Ethnicity, (17) Race, and (18) Sex	Modified	Applicant's or borrower's ethnicity, race, and sex, and if information was collected by visual observation or surname	§ 1003.4(a)(10)(i), Comments 4(a)(10)(i)-1 and -2 and appendix B

Data Point	Status ^b	Description	Regulation C References
(19) Age	New	Applicant's or borrower's age	§ 1003.4(a)(10)(ii), Comments 4(a)(10)(ii)-1 through -5
(20) Income	Existing	If credit decision is made, gross annual income relied on in making the credit decision; Or, if a credit decision was not made, the gross annual income relied on in processing the application	§ 1003.4(a)(10)(iii), Comments 4(a)(10)(iii)-1 through -10
(21) Type of Purchaser	Modified	Type of entity that purchased the loan	§ 1003.4(a)(11), Comments 4(a)(11)-1 through -10
(22) Rate Spread	Modified	Difference between the annual percentage rate and average prime offer rate for a comparable transaction	§ 1003.4(a)(12), Comments 4(a)(12)-1 through -8
(23) HOEPA Status	Existing	Whether the loan is a high-cost mortgage under the Home Ownership and Equity Protection Act (HOEPA)	§ 1003.4(a)(13), Comment 4(a)(13)-1
(24) Lien Status	Modified	Whether the property is a first or subordinate lien	§ 1003.4(a)(14), Comments 4(a)(14)-1 and -2
(25) Credit Score	New	Credit score(s) relied on and the name and version of the credit scoring model	§ 1003.4(a)(15), Comments 4(a)(15)-1 through -7
(26) Reason for Denial	Modified	Reason(s) the application was denied	§ 1003.4(a)(16), Comments 4(a)(16)-1 through -4
(27) Total Loan Costs or Total Points and Fees	New	Either total loan costs, or total points and fees charged	§ 1003.4(a)(17), Comments 4(a)(17)(i)-1 through -3 and 4(a)(17)(ii)-1 through -2

Data Point	Status^b	Description	Regulation C References
(28) Origination Charges	New	Total borrower-paid origination charges	§ 1003.4(a)(18), Comments 4(a)(18)-1 through -3
(29) Discount Points	New	Points paid to the creditor to reduce the interest rate	§ 1003.4(a)(19), Comments 4(a)(19)-1 through -3
(30) Lender Credits	New	Amount of lender credits	§ 1003.4(a)(20), Comments 4(a)(20)-1 through -3
(31) Interest Rate	New	Interest rate on the approved application or loan	§ 1003.4(a)(21), Comments 4(a)(21)-1 through -3
(32) Prepayment Penalty Term	New	Term in months of any prepayment penalty	§ 1003.4(a)(22), Comments 4(a)(22)-1 through -2
(33) Debt-to-Income Ratio	New	Ratio of the applicant's or borrower's total monthly debt to total monthly income relied on	§ 1003.4(a)(23), Comments 4(a)(23)-1 through -7
(34) Combined Loan-to-Value Ratio	New	Ratio of the total amount of debt that is secured by the property to the value of the property that was relied on	§ 1003.4(a)(24), Comments 4(a)(24)-1 through -5
(35) Loan Term	New	Number of months after which the legal obligation will mature or terminate	§ 1003.4(a)(25), Comments 4(a)(25)-1 through -5
(36) Introductory Rate Period	New	Number of months until the first date the interest rate may change	§ 1003.4(a)(26), Comments 4(a)(26)-1 through -4
(37) Non-Amortizing Features	New	Whether the transaction involves a balloon payment, interest-only payments, negative amortization, or any other type of non-amortizing feature	§ 1003.4(a)(27), Comment 4(a)(27)-1

Data Point	Status^b	Description	Regulation C References
(38) Property Value	New	Value of the property relied on that secures the loan	§ 1003.4(a)(28), Comments 4(a)(28)-1 through -4
(39) Manufactured Home Secured Property Type	New	Whether the covered loan is secured by a manufactured home and land or a manufactured home and not land	§ 1003.4(a)(29), Comments 4(a)(29)-1 through -4
(40) Manufactured Home Land Property Interest	New	Information about the applicant's or borrower's ownership or leasehold interest in the land where the manufactured home is located	§ 1003.4(a)(30), Comments 4(a)(30)-1 through -6
(41) Total Units	New	Number of individual dwelling units related to the property	§ 1003.4(a)(31), Comments 4(a)(31)-1 through -4
(42) Multifamily Affordable Units	New	Number of individual dwelling units related to the property that are income-restricted under federal, state, or local affordable housing programs	§ 1003.4(a)(32), Comments 4(a)(32)-1 through -6
(43) Application Channel (Submission of Application and Initially Payable to Your Institution)	New	Indicators of whether the application was submitted directly to the FI, and whether the obligation was initially payable to the FI	§ 1003.4(a)(33), Comments 4(a)(33)-1, 4(a)(33)(i)-1, and 4(a)(33)(ii)-1 through -2
(44) Mortgage Loan Originator NMLSR Identifier	New	National Mortgage Licensing System & Registry (NMLSR) identifier for the mortgage loan originator	§ 1003.4(a)(34), Comments 4(a)(34)-1 through -3
(45) Automated Underwriting System	New	Name of the automated underwriting system used by the FI to evaluate the application and the result generated by that system	§ 1003.4(a)(35), Comments 4(a)(35)-1 through -6

Data Point	Status^b	Description	Regulation C References
(46) Reverse Mortgage	New	Indicator of whether the transaction is for a reverse mortgage	§ 1003.4(a)(36)
(47) Open-End Line of Credit	New	Indicator of whether the transaction is for an open-end line of credit	§ 1003.4(a)(37), Comment 4(a)(37)-1
(48) Business or Commercial Purpose	New	Indicator of whether the transaction is primarily for a business or commercial purpose	§ 1003.4(a)(38), Comment 4(a)(38)-1

^a This chart does not contain information about the submission process or procedures, nor does it contain any of the exceptions that are found in the HMDA Rule, such as when a particular data point is not reportable for a particular loan or application.

^b The “Status” column indicates whether the data point required to be collected, recorded, and reported under the HMDA Rule is new or modified as compared to what was previously collected, recorded, and reported under Regulation C. “New” data refers to data points that were not previously required to be collected, recorded, or reported under Regulation C.

This chart summarizes requirements under HMDA and Regulation C, and does not itself establish any binding obligations. It is intended only to act as a quick reference and not as a substitute for the regulation or its official commentary. Always consult the regulation text and official commentary for a complete understanding of the law.

December 2015

OMB Control No. 3170-0008

Home Mortgage Disclosure (Regulation C)

Small Entity Compliance Guide



Consumer Financial
Protection Bureau

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PAPERWORK REDUCTION ACT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and, notwithstanding any other provision of law, a person is not required to respond to a collection of information unless it displays a valid OMB control number. The OMB control number for this collection is 3170-0008. It expires on January 31, 2016. The information collections created by the Final Rule published October 28, 2015 at 80 FR 66127, have been submitted to OMB for approval, but have not yet been approved by OMB. These information collections will not become effective until either three years from the date of publication of this rule, or upon approval from OMB; whichever date is later. The time required to complete this information collection is estimated to average between 161 hours and 9,000 hours per response depending on the size of the institution. The obligation to respond to this collection of information is mandatory per the Home Mortgage Disclosure Act, 12 U.S.C. 2801-2810, as implemented by CFPB's Regulation C, 12 CFR part 1003. Comments regarding this collection of information, including the estimated response time, suggestions for improving the usefulness of the information, or suggestions for reducing the burden to respond to this collection should be submitted to the Consumer Financial Protection Bureau (Attention: PRA Office), 1700 G Street NW, Washington, DC 20552, or by email to PRA@cfpb.gov. The other agencies collecting information under this regulation maintain OMB control numbers for their collections as follows: Office of the Comptroller of the Currency (1557-0159), the Federal Deposit Insurance Corporation (3064-0046), the Federal Reserve System (7100-0247), the Department of Housing and Urban Development (2502-0529), and the National Credit Union Administration (3133-0166).

1. Introduction

The Home Mortgage Disclosure Act (HMDA), which Congress enacted in 1975, requires certain financial institutions to collect, record, report, and disclose information about their mortgage lending activity. Regulation C implements HMDA and sets out specific requirements for the collection, recording, reporting, and disclosure of mortgage lending information. The data-related requirements in HMDA and Regulation C serve three primary purposes: (1) to help determine whether financial institutions are serving their communities' housing needs; (2) to assist public officials in distributing public investment to attract private investment; and (3) to assist in identifying potential discriminatory lending patterns and enforcing antidiscrimination statutes.

The Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) transferred rulemaking authority for HMDA to the Consumer Financial Protection Bureau (Bureau), effective July 2011. It also amended HMDA to require financial institutions to report new data points and authorized the Bureau to require financial institutions to collect, record, and report additional information. On August 29, 2014, the Bureau published [proposed amendments to Regulation C](#) to implement the Dodd-Frank Act changes and to make additional changes. The Bureau carefully reviewed and considered the comments it received on its proposed amendments. On October 15, 2015, the Bureau issued a final rule (2015 HMDA Rule) amending Regulation C. The [2015 HMDA Rule](#) was published in the *Federal Register* on October 28, 2015. The 2015 HMDA Rule implements the Dodd-Frank Act amendments and makes other changes to Regulation C.

1.1 Purpose of this guide

The purpose of this guide is to provide an easy-to-use summary of Regulation C, as amended by the 2015 HMDA Rule, and to highlight information that financial institutions and those that work with them might find helpful when implementing the 2015 HMDA Rule.

This guide meets the requirements of Section 212 of the Small Business Regulatory Enforcement Fairness Act of 1996, which requires the Bureau to issue a small entity compliance guide to help small entities comply with new regulations. Larger entities may also find this guide useful.

This guide is not a substitute for the 2015 HMDA Rule or Regulation C. Regulation C, the 2015 HMDA Rule, and their official interpretations (also known as the commentary) are the definitive sources of information regarding their requirements. The 2015 HMDA Rule is available at <http://www.consumerfinance.gov/regulatory-implementation/hmda/>.

The focus of this guide is Regulation C, as amended by the 2015 HMDA Rule. Except when specifically needed to explain a provision of amended Regulation C, this guide does not discuss other Federal or State laws that may apply to mortgage lending.

This guide has examples to illustrate some portions of the 2015 HMDA Rule. The examples do not include all possible factual situations that could illustrate a particular provision, trigger a particular obligation, or satisfy a particular requirement. Even though an example may identify a fictitious financial institution as, for example, “Ficus Bank” or “Ficus Mortgage Company,” the provision or obligation being illustrated in the example may apply to all financial institutions, including both depository and nondepository financial institutions.

Sometimes this guide will distinguish between the requirements of the 2015 HMDA Rule and the requirements of Regulation C as they apply before a specific part of the 2015 HMDA Rule goes into effect. When making these distinctions, the guide generally refers to the requirements of Regulation C as they apply before a specific part of the 2015 HMDA Rule goes into effect as “current Regulation C.” However, it should be understood that this means the requirements of Regulation C as they are before the specific part of the 2015 HMDA Rule being discussed goes into effect, not Regulation C as of any specific date (such as the date the guide is being read).

1.2 Additional implementation resources

Additional resources to help institutions understand and comply with the 2015 HMDA Rule are available on the Bureau's website at <http://www.consumerfinance.gov/regulatory-implementation/hmda/>.

A person who has a specific regulatory interpretation question about the 2015 HMDA Rule after reviewing these materials may submit the question in writing to CFPB_RegInquiries@cfpb.gov. Please specify HMDA in the subject line and provide regulatory cites to indicate the topic of the question. Any person without access to email may leave his or her question in a voicemail at 202-435-7700. Bureau staff provides only informal responses to regulatory inquiries, and the responses do not constitute official interpretations or legal advice.

Generally, Bureau staff is not able to respond to specific inquiries the same business day or within a particular requested timeframe. Actual response times will vary based on the number of questions Bureau staff is handling and the amount of research needed to respond to a specific question.

Technical questions about collecting or reporting 2015 and 2016 HMDA data (reported in 2016 and 2017) should continue to be directed to hmdahelp@frb.gov or 202-452-2016. Technical questions about collecting HMDA data for 2017 and later years or reporting HMDA data in 2018 and later years should be directed to hmdahelp@cfpb.gov or 855-438-2372.

2. Key changes and effective dates

The 2015 HMDA Rule changes: (1) the types of financial institutions that are subject to Regulation C; (2) the types of transactions that are subject to Regulation C; (3) the data that financial institutions are required to collect, record, and report; and (4) the processes for reporting and disclosing HMDA data.

Most provisions of the 2015 HMDA Rule go into effect on January 1, 2018 and apply to data collected in 2018 and reported in 2019 or later years. However, an institutional coverage change for depository institutions is effective January 1, 2017. Certain changes regarding reporting and changes to the enforcement provisions regarding good faith efforts are effective January 1, 2019. The new quarterly reporting requirement is effective January 1, 2020.

This section summarizes these key changes and provides the effective date for each key change. For an illustration of the 2015 HMDA Rule's effective dates, see the [HMDA Key Dates Timeline](#). For more detailed information on the 2015 HMDA Rule's specific requirements, see Sections 3 through 8.

2.1 Institutional coverage

Effective January 1, 2017 through December 31, 2017 for certain changes to depository institution coverage; effective January 1, 2018 for broader changes to institutional coverage

The 2015 HMDA Rule changes institutional coverage in two phases.

First, the 2015 HMDA Rule narrows the scope of depository institutions subject to Regulation C in 2017. A bank, savings association, or credit union is not subject to Regulation C in 2017

unless it meets all of the coverage criteria for depository institutions under current Regulation C, and it originates at least 25 home purchase loans (including refinancings of home purchase loans) in both 2015 and 2016. 12 CFR 1003.2 (financial institution)(1).

Second, effective January 1, 2018, the 2015 HMDA Rule adopts a uniform loan-volume threshold for all financial institutions. Beginning in 2018, a financial institution will be subject to Regulation C if it originated at least 25 covered closed-end mortgage loans in each of the two preceding years or at least 100 covered open-end lines of credit in each of the two preceding calendar years, and it meets other applicable coverage requirements. For depository financial institution coverage, the 2015 HMDA Rule maintains current Regulation C's asset-size threshold, location test, federally related test, and loan activity test. For nondepository financial institutions, the 2015 HMDA Rule retains the current location test. A nondepository financial institution is subject to Regulation C, effective January 1, 2018, if it originated at least 25 covered closed-end mortgage loans or at least 100 covered open-end lines of credit in each of the two preceding calendar and meets the location test. 12 CFR 1003.2(g)(1), (2).

For more information regarding which financial institutions are subject to the 2015 HMDA Rule, see Section 3 and the [HMDA Institutional Coverage Charts](#).

2.2 Transactional coverage

Effective January 1, 2018 for data collected on or after January 1, 2018 (to be reported in or after 2019)

The 2015 HMDA Rule modifies the types of transactions that are subject to Regulation C and generally adopts a dwelling-secured standard for transactional coverage.

Beginning on January 1, 2018, Regulation C generally applies to consumer-purpose, closed-end loans and open-end lines of credit that are secured by a dwelling. 12 CFR 1003.2(d), (e), and (o). A home improvement loan is not subject to Regulation C unless it is secured by a dwelling.

Beginning on January 1, 2018, Regulation C applies to business-purpose, closed-end loans and open-end lines of credit that are dwelling-secured and are home purchase loans, home improvement loans, or refinancings. 12 CFR 1003.3(c)(10). For business-purpose transactions,

the 2015 HMDA Rule creates a dwelling-secured standard and maintains current Regulation C's purpose test.

The 2015 HMDA Rule retains existing categories of excluded transactions, clarifies some categories of excluded transactions, and expands the existing exclusion for agricultural-purpose transactions. 12 CFR 1003.3(c). It also adds new categories of excluded transactions that are designed to work in tandem with the 2015 HMDA Rule's other changes.

The 2015 HMDA Rule expands the types of preapproval requests that are reported, but also excludes requests regarding some types of loans from the scope of reportable preapproval requests. Under the 2015 HMDA Rule, reporting of preapproval requests that are approved but not accepted is required instead of optional. However, under the 2015 HMDA Rule, preapproval requests regarding home purchase loans to be secured by multifamily dwellings, preapproval requests for open-end lines of credit, and preapproval requests for reverse mortgages are not reportable.

For more information regarding the transactions that are subject to the 2015 HMDA Rule, see Section 4.

2.3 Required data points

Effective January 1, 2018 and applicable to data reported in or after 2019

The 2015 HMDA Rule adds the data points specified in the Dodd-Frank Act as well as data points that the Bureau determined will assist in carrying out HMDA's purposes. For example, the 2015 HMDA Rule adds new data points for age, credit score, automated underwriting information, debt-to-income ratio, unique loan identifier, property value, application channel, points and fees, borrower-paid origination charges, discount points, lender credits, loan term, prepayment penalty, and identification of other loan features. 12 CFR 1003.4. The 2015 HMDA Rule also modifies some existing data points. For an illustration of the data points that the 2015 HMDA Rule adds or modifies, see the [Summary of Reportable HMDA Data – Regulatory Reference Chart](#).

A financial institution collects, records, and reports the new and modified data points under the 2015 HMDA Rule for applications on which final action is taken on or after January 1, 2018. If a

financial institution receives an application in 2017 but takes final action on it in 2018, it is required to collect, record, and report the new and modified data points under the 2015 HMDA Rule. There is a special transition rule that applies to the collection of an applicant's ethnicity, race, and sex. This special transition rule is discussed in Section 5.1.1.

A financial institution collects, records, and reports the new and modified data points, to the extent that they apply to purchased loans, for purchases of covered loans that occur on or after January 1, 2018.

For more information regarding the data points that must be reported under the 2015 HMDA Rule, see Section 5.

2.4 Collection and reporting of applicant information

Effective January 1, 2018 for data collected in or after 2018 (to be reported in or after 2019)

For data collected in or after 2018, the 2015 HMDA Rule amends the requirements for collection and reporting of information regarding an applicant's or borrower's ethnicity, race, and sex.

First, the 2015 HMDA Rule adds a requirement to report how the institution collected the information about the applicant's or borrower's ethnicity, race, and sex. A financial institution will report whether or not it collected the information on the basis of visual observation or surname. 12 CFR 1003.4(a)(10)(i). Financial institutions are required to collect information about an applicant's ethnicity, race, and sex on the basis of visual observation or surname when an applicant chooses not to provide the information for an application taken in person.

Second, financial institutions must permit applicants to self-identify using disaggregated ethnic and racial subcategories and must report disaggregated information applicants provide. However, the 2015 HMDA Rule does not require or permit financial institutions to use the disaggregated subcategories when identifying the applicant's ethnicity and race based on visual observation or surname. The 2015 HMDA Rule includes a new sample data collection form in appendix B that provides the required aggregated categories and disaggregated subcategories for ethnicity and race. Appendix B to Part 1003.

For more information regarding the collection and reporting of applicant information under the 2015 HMDA Rule, see Section 5.1.

2.5 Annual reporting

Effective January 1, 2018 for changes requiring electronic submission of 2017 HMDA data in 2018; effective January 1, 2019 for changes requiring electronic submission of HMDA data in 2019 and later years

The 2015 HMDA Rule retains the requirement that a financial institution submit its HMDA data to its appropriate Federal agency by March 1 following the calendar year for which it collected the data, but requires electronic submission of the data.

The Bureau is developing a new web-based tool for electronically submitting HMDA data. Financial institutions are required to submit data electronically using the new web-based tool beginning in 2018 for data collected in 2017. For more information on the new submission tool, see <http://www.consumerfinance.gov/hmda/>.

Appendix A to Part 1003, which includes instructions for completing and submitting the HMDA loan/application register (LAR), is amended effective January 1, 2018 to include new transition requirements for data collected in 2017 and reported in 2018. In particular, amended appendix A requires that a financial institution electronically submit its HMDA data. Procedures for electronic submission of 2017 HMDA data will be available at <http://www.consumerfinance.gov/hmda/>.

Effective January 1, 2019, appendix A is removed from Regulation C. Beginning in 2019, financial institutions are required to submit the new dataset electronically in accordance with the 2015 HMDA Rule, using the new web-based submission tool and revised procedures that will be available at <http://www.consumerfinance.gov/hmda/>.

For more information regarding annual reporting under the 2015 HMDA Rule, see Section 6.2.1.

2.6 Quarterly reporting

Effective January 1, 2020 for data collected and reported in or after 2020

The 2015 HMDA Rule imposes a new quarterly reporting requirement for larger-volume reporters. In addition to their annual data submission, these larger-volume reporters will also electronically submit their HMDA data for each of the first three quarters of the year on a quarterly basis beginning in 2020. 12 CFR 1003.5(a)(1)(ii).

For more information regarding quarterly reporting under the 2015 HMDA Rule, see Section 6.2.2.

2.7 Disclosure requirements

Effective January 1, 2018 for data collected on or after January 1, 2017 (to be reported in or after 2018)

The 2015 HMDA Rule replaces Regulation C's requirements to provide a disclosure statement and modified LAR¹ to the public upon request with new requirements to provide notices that the institution's disclosure statement and modified LAR are available on the Bureau's website. 12 CFR 1003.5(b)(2) and (c).

¹ HMDA requires a financial institution to make available to the public, upon request, "loan application register information" in the form required under Regulation C, and requires the Bureau to determine if deletions from the information are appropriate to protect applicants' and borrowers' privacy interests or to protect financial institutions from liability under privacy laws. 12 USC 304(j). Prior to being disclosed to the public, LARs must be modified to remove loan application register information that the Bureau determines should be deleted.

The Bureau will determine if it should modify data to protect applicant and borrower privacy before posting the data to the Bureau’s website.²

The 2015 HMDA Rule also modifies the content of the posting required under Regulation C.

The 2015 HMDA Rule includes sample language that financial institutions can use to provide notice that the institution’s HMDA data are available on the Bureau’s website and to comply with the posting requirement. These revised disclosure requirements are effective January 1, 2018 and apply to data collected on or after January 1, 2017 and reported in or after 2018.

For more information regarding the disclosure requirements under the 2015 HMDA Rule, see Section 6.3.

2.8 Enforcement provisions for larger-volume reporters

Effective January 1, 2019

The 2015 HMDA Rule provides that inaccuracies or omissions in quarterly reporting are not violations of HMDA or Regulation C if the financial institution makes a good-faith effort to report quarterly data timely, fully, and accurately, and then corrects or completes the data prior to its annual submission. 12 CFR 1003.6(c)(2).

For more information regarding the enforcement provisions of the 2015 HMDA Rule, see Section 7.

² As required under current Regulation C, the Bureau will redact three fields (application or loan number, application date, and date action taken) from the 2017 HMDA data prior to disclosing the data to the public. For data collected under the 2015 HMDA Rule, the Bureau will use a balancing test to determine whether and, if so, how data should be modified prior to disclosure. The Bureau will balance the potential harm to applicant and borrower privacy with the need to provide information to fulfill HMDA’s disclosure purposes.

3. Institutional coverage

An institution is required to comply with Regulation C only if it is a “financial institution” as that term is defined in Regulation C. The 2015 HMDA Rule changes the Regulation C definition of “financial institution” in two phases. The first phase of institutional coverage changes, which is effective January 1, 2017, only affects banks, savings associations, and credit unions. The second phase of institutional coverage changes, which is effective January 1, 2018, affects all institutions.

3.1 Institutional coverage during 2017

During 2017, a bank, savings association, or credit union uses the revised coverage criteria, outlined in Section 3.1.1, to determine if it is a financial institution under Regulation C. 12 CFR 1003.2 (financial institution)(1). Although the coverage criteria for an institution other than a bank, savings association, or credit union does not change in 2017, Section 3.1.2 of this guide outlines the coverage criteria that an institution other than a bank, credit union, or savings association uses to determine if it is a financial institution under Regulation C during 2017. 12 CFR 1003.2 (financial institution)(2). An institution may also find the [2017 HMDA Institutional Coverage Chart](#) helpful when determining whether it is subject to Regulation C in 2017.

3.1.1 Banks, savings associations, and credit unions

Under the 2015 HMDA Rule, between January 1, 2017 and December 31, 2017, a bank, savings association, or credit union is subject to Regulation C if it meets **ALL**³ of the following:

1. **Asset-Size Threshold.** On December 31, 2016, the bank, savings association, or credit union had assets in excess of the asset-size threshold published annually in the *Federal Register* and posted on the Bureau’s website. 12 CFR 1003.2 (financial institution)(1)(i); comment (financial institution)-2.
2. **Location Test.** On December 31, 2016, the bank, savings association, or credit union had a home or branch office located in a metropolitan statistical area (MSA). 12 CFR 1003.2(financial institution)(1)(ii).

The U.S. Office of Management and Budget (OMB) defines MSAs. For more information on MSAs, see <https://www.ffiec.gov/census/default.aspx> and <https://www.ffiec.gov/geocode/help1.aspx>.

3. **Loan Activity Test.** During 2016, the bank, savings association, or credit union originated at least one home purchase loan (including a refinancing of a home purchase loan) secured by a first lien on a one-to-four-family dwelling. 12 CFR 1003.2 (financial institution)(1)(iii).
4. **Federally Related Test.** The bank, savings association, or credit union:
 - a. Is federally insured; or
 - b. Is federally regulated; or
 - c. Originated a home purchase loan (including a refinancing of a home purchase loan) that was secured by a first lien on a one-to-four-family dwelling and that also (i) was insured, guaranteed, or supplemented by a Federal agency OR (ii) was intended for sale to Fannie Mae or Freddie Mac. 12 CFR 1003.2 (financial institution)(1)(iv).

³ When determining whether it meets these criteria for 2017, a bank, savings association, or credit union relies on the definitions in the version of Regulation C effective in 2017. For example, a bank, saving association, or credit union uses the definition of “branch office” and “home purchase loan” in the version of Regulation C effective in 2017.

5. **Loan-Volume Threshold.** In each of the two preceding calendar years, the bank, savings association, or credit union originated at least 25 home purchase loans (including refinancings of home purchase loans). Coverage depends on the number of home purchase loans (including refinancings of home purchase loans) that the bank, savings association, or credit union originated. To determine whether activities with respect to a particular loan constitute an origination, see the official commentary effective in 2017, including comments 1(c)-2 through -6 and 4(a)-1.iii and -1.iv.

3.1.2 For-profit mortgage-lending institutions

Between January 1, 2017 and December 31, 2017, a for-profit mortgage-lending institution (other than a bank, savings association, or credit union) is subject to Regulation C if it meets **ALL**⁴ of the following:

1. **Location Test.** On December 31, 2016, the mortgage-lending institution had a home or branch office located in an MSA. 12 CFR 1003.2 (financial institution)(2)(ii).

The U.S. Office of Management and Budget (OMB) defines MSAs. For more information on MSAs, see <https://www.ffiec.gov/census/default.aspx> and <https://www.ffiec.gov/geocode/help1.aspx>.

For purposes of this location test, a branch office of a for-profit mortgage-lending institution is: (a) any one of the institution's offices (b) that takes applications from the public for home purchase loans, home improvement loans, or refinancings. A mortgage-lending institution is also deemed to have a branch office in an MSA if, in the preceding calendar year, it received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancings related to property located in that MSA. 12 CFR 1003.2 (branch office)(2).

2. **Loan Volume or Amount Test.** During 2016, the mortgage-lending institution either:
 - a. Originated home purchase loans (including refinancings of home purchase loans) that equaled at least 10 percent of its loan-origination volume (measured in dollars); or

⁴ When determining whether it meets these criteria for 2017, a for-profit mortgage-lending institution relies on the definitions in the version of Regulation C effective in 2017. For example, a for-profit mortgage-lending institution uses the definition of "branch office" and "home purchase loan" in the version of Regulation C effective in 2017.

- b. Originated home purchase loans (including refinancings of home purchase loans) that equaled at least \$25 million. 12 CFR 1003.2(financial institution)(2)(i).

3. **Loan-Volume or Asset-Size Threshold.** Either:

- a. On December 31, 2016, the mortgage-lending institution and its parent corporation (if any) had assets in excess of \$10 million; or
- b. In 2016, the mortgage-lending institution originated at least 100 home purchase loans (including refinancings of home purchase loans). 12 CFR 1003.2(financial institution)(2)(iii).

3.2 Institutional coverage on or after January 1, 2018

Beginning on January 1, 2018, the 2015 HMDA Rule further revises the definition of “financial institution” and adds definitions for “depository financial institution” and “nondepository financial institution.” 12 CFR 1003.2(g). As of that date, a financial institution subject to Regulation C is either a depository financial institution or nondepository financial institution. An institution uses these two new definitions, which are outlined below, as coverage tests to determine whether it is a financial institution that is required to comply with Regulation C, effective January 1, 2018. Although the 2015 HMDA Rule is the definitive source regarding the institutional coverage criteria, an institution may also find the [2018 HMDA Institutional Coverage Chart](#) helpful when it is determining whether it is subject to Regulation C, effective January 1, 2018.

Throughout the remainder of this guide, an institution that meets the criteria set forth in the 2015 HMDA Rule’s definition of depository financial institution is referred to as a Depository Financial Institution, and an institution that meets the criteria set forth in the 2015 HMDA Rule’s definition of nondepository financial institution is referred to as a Nondepository Financial Institution. The capitalized term Financial Institution refers to an institution that is either a Depository Financial Institution or a Nondepository Financial Institution and that is an institution that is subject to the 2015 HMDA Rule, effective January 1, 2018.

3.2.1 Depository financial institutions

Under the 2015 HMDA Rule, effective January 1, 2018, a bank, savings association, or credit union is a Depository Financial Institution, a Financial Institution, and subject to Regulation C if it meets **ALL**⁵ of the following:

1. **Asset-Size Threshold.** On the preceding December 31, the bank, savings association, or credit union had assets in excess of the asset-size threshold published annually in the *Federal Register* and posted on the Bureau's website. The phrase "preceding December 31" refers to the December 31 immediately preceding the current calendar year. For example, in 2018, the preceding December 31 is December 31, 2017. 12 CFR 1003.2(g)(1)(i).
2. **Location Test.** On the preceding December 31, the bank, savings association, or credit union had a home or Branch Office located in an MSA. 12 CFR 1003.2(g)(1)(ii).

For purposes of this location test, a Branch Office for a bank, savings association, or credit union is an office: (a) of the bank, savings association, or credit union (b) that is considered a branch by the institution's Federal or State supervisory agency. For purposes of the 2015 HMDA Rule, an automated teller machine or other free-standing electronic terminal is not a Branch Office regardless of whether the supervisory agency would consider it a branch. 12 CFR 1003.2(c)(1). A Branch Office of a credit union is any office where member accounts are established or loans are made, whether or not an agency has approved the office as a branch. Comment 2(c)(1)-1.

3. **Loan Activity Test.** During the preceding calendar year, the bank, savings association, or credit union originated at least one Home Purchase Loan or Refinancing of a Home Purchase Loan secured by a first lien on a one-to four-unit Dwelling. 12 CFR 1003.2(g)(1)(iii).

For more information on whether a loan is secured by a Dwelling, is a Home Purchase Loan, or is a Refinancing of a Home Purchase Loan, see Sections 4.1.1.2 and 5.7.

4. **Federally Related Test.** The bank, savings association, or credit union:
 - a. Is federally insured; or

⁵ When determining whether it meets these criteria on or after January 1, 2018, a bank, savings association, or credit union relies on the definitions in the 2015 HMDA Rule.

- b. Is federally regulated; or
- c. Originated at least one Home Purchase Loan or Refinancing of a Home Purchase Loan that was secured by a first lien on a one- to-four-unit Dwelling and also (i) was insured, guaranteed or supplemented by a Federal agency OR (ii) was intended for sale to Fannie Mae or Freddie Mac. 12 CFR 1003.2(g)(1)(iv).

5. **Loan-Volume Threshold.** The bank, savings association, or credit union originated at least 25 Closed-End Mortgage Loans in each of the two preceding calendar years, or originated at least 100 Open-End Lines of Credit in each of the two preceding calendar years. When the bank, savings association, or credit union determines whether it meets this loan-volume threshold, it does not count transactions excluded by 12 CFR 1003.3(c)(1) through (10). 12 CFR 1003.2(g)(1)(v). These Excluded Transactions are discussed below in Section 4.1.2 in paragraphs 1 through 10. For more information on Closed-End Mortgage Loans, Open-End Lines of Credit, and Excluded Transactions, see Section 4.1.

When determining if it meets the loan-volume threshold, a bank, savings association, or credit union only counts Closed-End Mortgage Loans and Open-End Lines of Credit that it originated. Only one institution is deemed to have originated a specific Closed-End Mortgage Loan or Open-End Line of Credit under the 2015 HMDA Rule, even if two or more institutions are involved in the origination process. Only the institution that is deemed to have originated the transaction under the 2015 HMDA Rule counts it for purposes of the origination threshold. Comments 2(g)-5; see also comments 4(a)-2 through -4. For more information on how to determine whether an institution is deemed to have originated a transaction under the 2015 HMDA Rule, see Section 4.2.3.

The 2015 HMDA Rule also includes a separate test to ensure that Financial Institutions that meet only the 25 Closed-End Mortgage Loan threshold are not required to report their Open-End Lines of Credit, and that Financial Institutions that meet only the 100 Open-End Line of Credit threshold are not required to report their Closed-End Mortgage Loans. 12 CFR 1003.3(c)(11) and (12). For more information, see Section 4.1.2.

3.2.2 Nondepository financial institutions

Under the 2015 HMDA Rule, effective January 1, 2018, a for-profit mortgage-lending institution (other than a bank, savings association, or credit union) is a Nondepository Financial

Institution, a Financial Institution, and subject to Regulation C if it meets **BOTH**⁶ of the following:

1. **Location Test.** The mortgage-lending institution had a home or Branch Office in an MSA on the preceding December 31. The phrase “preceding December 31” refers to the December 31 immediately preceding the current calendar year. For example, in 2018, the preceding December 31 is December 31, 2017. 12 CFR 1003.2(g)(2)(i).

For purposes of this location test, a Branch Office of a for-profit mortgage-lending institution is: (a) any one of the institution’s offices (b) at which the institution takes from the public Applications for Covered Loans. A mortgage-lending institution is also deemed to have a Branch Office in an MSA if, in the preceding calendar year, it received Applications for, originated, or purchased five or more Covered Loans related to property located in that MSA. 12 CFR 1003.2(c)(2). For more information on Applications and Covered Loans, see Section 4.

2. **Loan-Volume Threshold.** The mortgage-lending institution originated at least 25 Closed-End Mortgage Loans in each of the two preceding calendar years, or originated at least 100 Open-End Lines of Credit in each of the two preceding calendar years. When an institution determines whether it meets the loan-volume threshold, it does not count transactions excluded by 12 CFR 1003.3(c)(1) through (10). 12 CFR 1003.2(g)(2)(ii). These Excluded Transactions are discussed below in Section 4.1.2 in paragraphs 1 through 10. For more information on Closed-End Mortgage Loans, Open-End Lines of Credit, and Excluded Transactions, see Section 4.1.

When determining if it meets the loan-volume threshold, a mortgage-lending institution only counts Closed-End Mortgage Loans and Open-End Lines of Credit that it originated. Only one institution is deemed to have originated a specific Closed-End Mortgage Loan or Open-End Line of Credit under the 2015 HMDA Rule, even if two or more institutions are involved in the origination process. Only the institution that is deemed to have originated the transaction under the 2015 HMDA Rule counts it for purposes of the origination threshold. Comment 2(g)-5. See also comments 4(a)-2 through -4. For more information

⁶ When determining whether it meets these criteria on or after January 1, 2018, a mortgage-lending institution relies on the definitions in the 2015 HMDA Rule.

on how to determine whether an institution is deemed to have originated a transaction under the 2015 HMDA Rule, see Section 4.2.3.

The 2015 HMDA Rule also includes a separate test to ensure that Financial Institutions that meet only the 25 Closed-End Mortgage Loan threshold are not required to report their Open-End Lines of Credit, and that Financial Institutions that meet only the 100 Open-End Line of Credit threshold are not required to report their Closed-End Mortgage Loans. 12 CFR 1003.3(c)(11) and (12). For more information, see Section 4.1.2.

3.3 Exempt institutions

Regulation C provides that financial institutions may apply for an exemption from coverage, and the 2015 HMDA Rule does not change this provision. Specifically, the Bureau may exempt a State-chartered or State-licensed Financial Institution if the Bureau determines that the Financial Institution is subject to a State disclosure law that contains requirements substantially similar to those imposed by Regulation C and adequate enforcement provisions. Any State-licensed or State-chartered Financial Institution or association of such institutions may apply to the Bureau for an exemption. An exempt institution shall submit the data required by State law to its State supervisory agency. 12 CFR 1003.3(a). A Financial Institution that loses its exemption must comply with Regulation C beginning with the calendar year following the year for which it last reported data under the State disclosure law. 12 CFR 1003.3(b).

4. Transactional coverage

A Financial Institution is required to collect, record, and report information only for transactions that are subject to Regulation C. Effective January 1, 2018, the 2015 HMDA Rule changes the types of transactions that are subject to Regulation C. This guide uses the capitalized term Covered Loan to refer to a loan or line of credit that is subject to Regulation C, effective January 1, 2018. As of that date, a Financial Institution is required to collect, record, and report information only for a transaction that involves a Covered Loan, such as the origination or purchase of a Covered Loan.

A Financial Institution can use Section 4.1 of this guide, below, for assistance in determining whether a transaction involves a Covered Loan. After a Financial Institution has determined that a transaction involves a Covered Loan, it can use Section 4.2 for assistance in determining whether it must report information related to the transaction.

4.1 Covered loans

A Covered Loan can be either a Closed-End Mortgage Loan or an Open-End Line of Credit (see Section 4.1.1), but an Excluded Transaction cannot be a Covered Loan (see Section 4.1.2). 12 CFR 1003.2(e).

To determine if a transaction is subject to amended Regulation C, effective January 1, 2018, a Financial Institution should first determine whether the loan or line of credit involved in the transaction is either a Closed-End Mortgage Loan or an Open-End Line of Credit. See Section 4.1.1. If the loan or line of credit is neither a Closed-End Mortgage Loan nor an Open-End Line of Credit, the transaction does not involve a Covered Loan, and the Financial Institution is not required to report the transaction. If the loan or line of credit is either a Closed-End Mortgage Loan or an Open-End Line of Credit, the Financial Institution must determine if the Closed-End Mortgage Loan or Open-End Line of Credit is an Excluded Transaction. See Section 4.1.2. If the

Closed-End Mortgage Loan or an Open-End Line of Credit is an Excluded Transaction, it is not a Covered Loan, and the Financial Institution is not required to report the transaction. If the loan or line of credit is a Closed-End Mortgage Loan or an Open-End Line of Credit and is not an Excluded Transaction, the Financial Institution may be required to report the transaction. See Section 4.2.

4.1.1 Closed-end mortgage loans and open-end lines of credit

A Closed-End Mortgage Loan is:

1. An extension of credit;
2. Secured by a lien on a Dwelling; and
3. Not an Open-End Line of Credit. 12 CFR 1003.2(d).

An Open-End Line of Credit is:

1. An extension of credit;
2. Secured by a lien on a Dwelling; and
3. An open-end credit plan for which:
 - a. The lender reasonably contemplates repeated transactions;
 - b. The lender may impose a finance charge from time-to-time on an outstanding unpaid balance; and
 - c. The amount of credit that may be extended to the borrower during the term of the plan (up to any limit set by the lender) is generally made available to the extent that any outstanding balance is repaid. 12 CFR 1003.2(o); 12 CFR 1026.2(a)(20).

Financial Institutions may rely on Regulation Z, 12 CFR 1026.2(a)(20),⁷ and its official commentary when determining whether a transaction is extended under a plan for which the lender reasonably contemplates repeated transactions, the lender may impose a finance charge from time-to-time on an outstanding unpaid balance, and the amount of credit that may be extended to the borrower during the term of the plan is generally made available to the extent that any outstanding balance is repaid.

A business-purpose transaction that is exempt from Regulation Z but is otherwise open-end credit under Regulation Z, 12 CFR 1026.2(a)(20), would be an Open-End Line of Credit under the 2015 HMDA Rule if it is an extension of credit secured by a lien on a Dwelling and is not an Excluded Transaction. Comment 2(o)-1.

4.1.1.1 Extension of credit

A closed-end loan or open-end line of credit is not a Closed-End Mortgage Loan or an Open-End Line of Credit under the 2015 HMDA Rule unless it involves an extension of credit. Some transactions completed pursuant to installment sales contracts, such as some land contracts, are not Closed-End Mortgage Loans because no credit is extended. For example, if a land contract provides that, upon default, the contract terminates, all previous payments will be treated as rent, and the borrower is under no obligation to make further payments, the transaction is not a Closed-End Mortgage Loan. Comment 2(d)-2. Individual draws on an Open-End Line of Credit are not separate extensions of credit. Comment 2(o)-2.

Under the 2015 HMDA Rule, an “extension of credit” generally requires a new debt obligation. Comment 2(d)-2. Thus, for example, a loan modification where the existing debt obligation is not satisfied and replaced is not generally a Covered Loan (*i.e.*, Closed-End Mortgage Loan or Open-End Line of Credit) under the 2015 HMDA Rule. Except as described below, if a transaction modifies, renews, extends, or amends the terms of an existing debt obligation, but the existing debt obligation is not satisfied and replaced, the transaction is not a Covered Loan.

⁷ Regulation Z, 12 CFR part 1026, implements the Truth in Lending Act.

It is important to note that the 2015 HMDA Rule defines the phrase “extension of credit” differently than Regulation B, 12 CFR part 1002.⁸ Comment 2(d)-2 and 2(o)-2.

The 2015 HMDA Rule provides two narrow exceptions to the requirement that an “extension of credit” involve a new debt obligation. The exceptions are designed to capture transactions that the Bureau believes are substantially similar to new debt obligations and should be treated as such.

First, the 2015 HMDA Rule maintains Regulation C’s coverage of loan assumptions, even if no new debt obligation is created. A loan assumption is a transaction in which a Financial Institution enters into a written agreement accepting a new borrower in place of an existing borrower as the obligor on an existing debt obligation. The 2015 HMDA Rule clarifies that, under Regulation C, assumptions include successor-in-interest transactions in which an individual succeeds the prior owner as the property owner and then assumes the existing debt secured by the property. Assumptions are extensions of credit under the 2015 HMDA Rule even if the new borrower merely assumes the existing debt obligation and no new debt obligation is created. Comment 2(d)-2.i.

Second, the 2015 HMDA Rule provides that transactions completed pursuant to a New York State consolidation, extension, and modification agreement and classified as a supplemental mortgage under New York Tax Law Section 255, such that the borrower owes reduced or no mortgage recording taxes, is an extension of credit under the 2015 HMDA Rule. Comment 2(d)-2.ii.

4.1.1.2 Secured by a lien on a dwelling

A loan is not a Closed-End Mortgage Loan and a line of credit is not an Open-End Line of Credit unless it is secured by a lien on a Dwelling. A Dwelling is a residential structure. There is no requirement that the structure be attached to real property or that it be the applicant’s or borrower’s residence. Examples of Dwellings include:

1. Principal residences;

⁸ Regulation B, 12 CFR part 1002, implements the Equal Credit Opportunity Act.

2. Second homes and vacation homes;
3. Investment properties;
4. Residential structures attached to real property;
5. Detached residential structures;
6. Individual condominium and cooperative units;
7. Manufactured Homes⁹ or other factory-built homes; and
8. Multifamily residential structures or communities, such as apartment buildings, condominium complexes, cooperative buildings or complexes, and Manufactured Home communities. 12 CFR 1003.2(f); comments 2(f)-1 and -2.

A Dwelling is not limited to a structure that has four or fewer units and includes a Multifamily Dwelling, which is a Dwelling that includes five or more individual dwelling units. A Multifamily Dwelling includes a Manufactured Home community.

A loan related to a Manufactured Home community is secured by a Dwelling even if it is not secured by any individual Manufactured Homes, but is secured only by the land that constitutes the Manufactured Home community. However, a loan related to a multifamily residential structure or community other than a Manufactured Home community is not secured by a Dwelling unless it is secured by one or more individual dwelling units. For example, a loan that is secured only by the common areas of a condominium complex or only by an assignment of rents from an apartment building is not secured by a Dwelling. Comment 2(f)-2.

The following are not Dwellings:

⁹ A Manufactured Home is a residential structure that satisfies the definition of “manufactured home” in the U.S. Department of Housing and Urban Development’s (HUD’s) regulations, 24 CFR 3280.2, for establishing manufactured home construction and safety standards. 12 CFR 1003.2(l). A modular home or factory-built home that does not meet HUD’s regulations is not a Manufactured Home under the 2015 HMDA Rule. A Manufactured Home will generally bear a HUD Certification Label and data plate noting compliance with the Federal standards. Comment 2(l)-2.

1. Recreational vehicles, such as boats, campers, travel trailers, or park model recreational vehicles;
2. Houseboats, floating homes, or mobile homes constructed before June 15, 1976;
3. Transitory residences, such as hotels, hospitals, college dormitories, or recreational vehicle parks; and
4. Structures originally designed as a Dwelling but used exclusively for commercial purposes, such as a home converted to a daycare facility or professional office. Comment 2(f)-3.

A property that is used for both residential and commercial purposes, such as a building that has apartment and retail units, is a Dwelling if the property's primary use is residential. Comment 2(f)-4.

A property used for both long-term housing and to provide assisted living or supportive housing services is a Dwelling. However, transitory residences used to provide such services are not Dwellings. Properties used to provide medical care, such as skilled nursing, rehabilitation, or long-term medical care, are not Dwellings. If a property is used for long-term housing, to provide related services (such as assisted living) and to provide medical care, the property is a Dwelling if its primary use is residential. Comment 2(f)-5.

A Financial Institution may use any reasonable standard to determine a property's primary use, such as square footage, income generated, or number of beds or units allocated for each use. It may select the standard on a case-by-case basis. Comments 2(f)-4 and -5.

4.1.2 Excluded transactions

Regulation C does not apply to transactions that are specifically excluded from coverage. 12 CFR 1003.3(c). Therefore, an Excluded Transaction is not a Covered Loan. The 2015 HMDA Rule retains and clarifies existing categories of transactions that are excluded from coverage. It also expands the existing exclusion for agricultural loans, and adds new categories of transactions that excluded from coverage. Effective January 1, 2018, the following are Excluded Transactions:

1. A Closed-End Mortgage Loan or an Open-End Line of Credit that a Financial Institution originates or purchases in a fiduciary capacity, such as a Closed-End Mortgage Loan or an

Open-End Line of Credit that a Financial Institution originates or purchases as a trustee. 12 CFR 1003.3(c)(1); comment 3(c)(1).

2. A Closed-End Mortgage Loan or an Open-End Line of Credit secured by a lien on unimproved land. 12 CFR 1003.3(c)(2). Generally, a loan or line of credit must be secured by a Dwelling to be a Covered Loan. The 2015 HMDA Rule also lists Closed-End Mortgage Loans and Open-End Lines of Credit secured only by vacant or unimproved land as Excluded Transactions. However, a loan or line of credit secured by a lien on unimproved land is deemed to be secured by a Dwelling (and not might not be excluded) if the Financial Institution knows, based on information that it receives from the applicant or borrower at the time the Application is received or the credit decision is made, that the proceeds of that loan or credit line will be used within two years after closing or account opening to construct a Dwelling on, or to purchase a Dwelling to be placed on, the land. Comment 3(c)(2)-1.
3. A Closed-End Mortgage Loan or an Open-End Line of Credit that is temporary financing. A transaction is excluded as temporary financing if it is designed to be replaced by permanent financing at a later time. A loan or line of credit is not temporary financing merely because its term is short. 12 CFR 1003.3(c)(3); comment 3(c)(3)-1.

Examples

Ficus Bank extends a bridge or swing loan to finance a borrower's down payment for a home purchase. The borrower will pay off the bridge or swing loan with funds from the sale of his or her existing home and obtain permanent financing from Ficus Bank at that time. The bridge or swing loan is excluded as temporary financing.

Ficus Bank extends a construction loan to a borrower to finance construction of the borrower's Dwelling. The borrower will obtain a new extension of credit for permanent financing of the Dwelling. Ficus Bank renews the construction loan several times before the borrower obtains a new extension of credit from another lender for permanent financing. The construction loan is excluded as temporary financing.

Ficus Bank extends a construction loan to a borrower to finance construction of the borrower's Dwelling. The construction loan will automatically convert to permanent financing after the construction phase is complete. The construction loan is not temporary financing because it is not designed to be "replaced by" permanent financing.

Ficus Bank extends a nine-month loan to an investor, who uses the loan proceeds to purchase a home, renovate it, and sell it before the loan term expires. The loan is not temporary financing because it is not designed to be “replaced by” permanent financing.

4. The purchase of an interest in a pool of Closed-End Mortgage Loans or Open-End Lines of Credit, such as mortgage-participation certificates, mortgage-backed securities, or real estate mortgage investment conduits. 12 CFR 1003.3(c)(4); comment 3(c)(4)-1.
5. The purchase solely of the right to service Closed-End Mortgage Loans or Open-End Lines of Credit. 12 CFR 1003.3(c)(5).
6. The purchase of a Closed-End Mortgage Loan or an Open-End Line of Credit as part of a merger or acquisition or as part of the acquisition of all of a Branch Office’s assets and liabilities. 12 CFR 1003.3(c)(6); comment 3(c)(6)-1. For more information on mergers and acquisitions under the 2015 HMDA Rule, see Section 8.
7. A Closed-End Mortgage Loan or an Open-End Line of Credit, or an Application for a Closed-End Mortgage Loan or Open-End Line of Credit, for which the total dollar amount is less than \$500. 12 CFR 1003.3(c)(7).
8. The purchase of a partial interest in a Closed-End Mortgage Loan or an Open-End Line of Credit. 12 CFR 1003.3(c)(8); comment 3(c)(8)-1.
9. A Closed-End Mortgage Loan or an Open-End Line of Credit if the proceeds are used primarily for agricultural purposes or if the Closed-End Mortgage Loan or Open-End Line of Credit is secured by a Dwelling that is located on real property that is used primarily for agricultural purposes. 12 CFR 1003.3(c)(9); comment 3(c)(9)-1. The 2015 HMDA Rule directs Financial Institutions to Regulation Z’s official commentary for guidance on what is an agricultural purpose. Regulation Z’s official commentary states that agricultural purposes include planting, propagating, nurturing, harvesting, catching, storing, exhibiting, marketing, transporting, processing, or manufacturing food, beverages, flowers, trees, livestock, poultry, bees, wildlife, fish or shellfish by a natural person engaged in farming, fishing, or growing crops, flowers, trees, livestock, poultry, bees or wildlife. See comment 3(a)-8 in the official interpretations of Regulation Z, 12 CFR part 1026. A Financial Institution may use any reasonable standard to determine the primary use of the property, and may select the standard to apply on a case-by-case basis. Comment 3(c)(9)-1.

10. A Closed-End Mortgage Loan or an Open-End Line of Credit that is or will be made primarily for business or commercial purposes, unless it is a Home Improvement Loan, a Home Purchase Loan, or a Refinancing. 12 CFR 1003.3(c)(10). Not all transactions that are primarily for a business purpose are Excluded Transactions. Thus, a Financial Institution must collect, record, and report data for Dwelling-secured, business-purpose loans and lines of credit that are Home Improvement Loans, Home Purchase Loans, or Refinancings if no other exclusion applies. For more information on determining whether a loan or line of credit is a Home Purchase Loan, Home Improvement Loan, or Refinancing, see Section 5.7.

The 2015 HMDA Rule provides that, if a Closed-End Mortgage Loan or an Open-End Line of Credit is deemed to be primarily for a business, commercial, or organizational purposes under Regulation Z, 12 CFR 1026.3(a) and its official commentary, then the loan or line of credit also is deemed to be primarily for a business or commercial purpose under the 2015 HMDA Rule. Comment 3(c)(10)-2. For more information and examples of business-purpose or commercial-purpose transactions that are Covered Loans, see comment 3(c)(10)-3 and -4.

11. A Closed-End Mortgage Loan if the Financial Institution originated fewer than 25 Closed-End Mortgage Loans in each of the two preceding calendar years. 12 CFR 1003.3(c)(11); comment 3(c)(11)-1. A Financial Institution is not required to collect, record, or report Closed-End Mortgage Loans if it originated fewer than 25 of them in each of the two preceding calendar years. However, the Financial Institution will still be required to collect and report information regarding Open-End Lines of Credit if it originated at least 100 of them in each of the two preceding calendar years. For more information on how to determine if a Financial Institution “originated” a particular loan when multiple entities are involved in the transaction, see Section 4.2.3.
12. An Open-End Line of Credit if the Financial Institution originated fewer than 100 Open-End Lines of Credit in each of the two preceding calendar years. 12 CFR 1003.3(c)(12); comment 3(c)(12)-1. A Financial Institution is not required to collect, record, or report Open-End Lines of Credit if it originated fewer than 100 of them in each of the two preceding calendar years. However, the Financial Institution will still be required to collect and report information regarding Closed-End Mortgage Loans if it originated at least 25 of them in each of the two preceding calendar years. For more information on how to determine if a Financial Institution “originated” a particular line of credit when multiple entities are involved in the transaction, see Section 4.2.3.

4.2 Reportable activity

Once a Financial Institution has determined whether a transaction involves a Covered Loan, it must determine whether it has engaged in activity that obligates it to report information about the transaction. Generally, a Financial Institution is required to report information for actions taken on Applications (as that term is defined below) for Covered Loans, originations of Covered Loans, and purchases of Covered Loans. If a Financial Institution receives an Application and that Application results in the Financial Institution originating a Covered Loan, the Financial Institution reports the origination of the Covered Loan, and does not separately report the Application. For more information on when to report information regarding Applications and Covered Loans, see Sections 4.2.1 and 4.2.2. There are special rules that apply if multiple entities are involved in the transaction. These special rules are discussed in Section 4.2.3.

4.2.1 Applications

For purposes of the 2015 HMDA Rule, an Application is: (a) an oral or written request (b) for a Covered Loan (c) that is made in accordance with procedures the Financial Institution uses for the type of credit requested. 12 CFR 1003.2(b)(1).

This definition of Application is similar to the Regulation B definition, except that prequalification requests¹⁰ are not Applications under the 2015 HMDA Rule. Interpretations that appear in the official commentary to Regulation B are generally applicable to the definition of Application under the 2015 HMDA Rule, except for those interpretations that include a prequalification request within the definition of Application. Comment 2(b)-1.

Under the 2015 HMDA Rule, a request for a preapproval may be treated differently than a request for a prequalification for certain types of loans. The determination of whether a request

¹⁰ Generally, a prequalification request is a request (other than a preapproval request) by a prospective loan applicant for a preliminary determination of whether the prospective loan applicant would likely qualify for credit under the Financial Institution's standards, or for a determination of the amount of credit for which the prospective applicant would likely qualify. The 2015 HMDA Rule does not require a Financial Institution to report prequalification requests, even though these requests may constitute "applications" under Regulation B. Comment 2(b)-2.

is a prequalification request (which is not an Application) or a preapproval request (which might be an Application) is based on the 2015 HMDA Rule, not on the labels that an institution uses or interpretations of other regulations, such as Regulation B.

A preapproval request is an Application under the 2015 HMDA Rule if the request is:

1. For a Home Purchase Loan;
2. Not secured by a Multifamily Dwelling;
3. Not for an Open-end Line Credit or for a Reverse Mortgage;¹¹ and
4. Reviewed under a Preapproval Program (see definition of Preapproval Program immediately below). 12 CFR 1003.2(b)(2).

A Preapproval Program for purposes of the 2015 HMDA Rule is a program in which the Financial Institution:

1. Conducts a comprehensive analysis of the applicant's creditworthiness (including income verification), resources, and other matters typically reviewed as part of the Financial Institution's normal credit evaluation program; and then
2. Issues a written commitment that: (a) is for a Home Purchase Loan; (b) is valid for a designated period of time and up to a specified amount, and (c) is subject only to specifically permitted conditions. 12 CFR 1003.2(b)(2).

The written commitment issued as part of the Preapproval Program can be subject to only the following types of conditions:

1. Conditions that require the identification of a suitable property;
2. Conditions that require that no material change occur regarding the applicant's financial condition or creditworthiness prior to closing; and

¹¹ A Reverse Mortgage is a Closed-End Mortgage Loan or an Open-End Line of Credit that is a reverse mortgage transaction as defined in Regulation Z, but without regard to whether the loan or line is secured by a principal dwelling. 12 CFR 1003.2(q).

3. Limited conditions that (a) are not related to the applicant's financial condition or creditworthiness and (b) the Financial Institution ordinarily attaches to a traditional home mortgage application. Examples of conditions ordinarily attached to a traditional home mortgage application include requiring an acceptable title insurance binder or a certificate indicating clear termite inspection and, if the applicant plans to use the proceeds from the sale of the applicant's present home to purchase a new home, a settlement statement showing adequate proceeds from the sale of the present home. 12 CFR 1003.2(b)(2); comment 2(b)-3.

A program that a Financial Institution describes as a "preapproval program" but that does not satisfy the 2015 HMDA Rule definition is not a Preapproval Program for purposes of the HMDA Rule. Comment 2(b)-3.

If a Financial Institution does not regularly use procedures to consider requests but instead considers requests on an ad hoc basis, the Financial Institution is not required to treat the ad hoc requests as having been reviewed under a Preapproval Program. However, a Financial Institution should be generally consistent in following uniform procedures for considering such ad hoc requests. Comment 2(b)-3.

Under the 2015 HMDA Rule, a Financial Institution must collect, record, and report data regarding an Application it receives if: (1) the Application did not result in the Financial Institution originating a Covered Loan; and (2) the Financial Institution took action on the Application or the applicant withdrew the Application while the Financial Institution was reviewing it. For example, a Financial Institution reports information regarding an Application that it denied, that it approved but the applicant did not accept, or that it closed for incompleteness. 12 CFR 1003.4(a) and 1003.5(a); comment 4(a)-1. If the Application results in the Financial Institution originating a Covered Loan, the Financial Institution reports the Covered Loan, not the Application itself. For more information on reporting Applications when multiple entities are involved, see Section 4.2.3.

Although requests under Preapproval Programs are Applications, a Financial Institution reports data regarding a request under a Preapproval Program only if the preapproval request is denied or approved but not accepted. A Financial Institution will also report a request under a Preapproval Program that results in the Financial Institution originating a Home Purchase Loan, but it will be reported as an originated Covered Loan. Comment 4(a)-1.ii.

A Financial Institution reports the data for an Application, including a reportable preapproval request, on the LAR for the calendar year during which it takes action even if the Financial Institution received the Application in a previous calendar year. Comment 4(a)-1.iv.

4.2.2 Originations and purchases of covered loans

A Financial Institution must collect, record, and report information regarding originations and purchases of Covered Loans. For more information on when a Financial Institution reports the origination or purchase of a Covered Loan when multiple entities are involved, see Section 4.2.3.

A purchase includes a repurchase of a Covered Loan, regardless of whether the Financial Institution chose to repurchase the Covered Loan or was required to repurchase it because of a contractual obligation, and regardless of whether the repurchase occurred within the same calendar year that the Covered Loan was originated or in a different calendar year. Comment 4(a)-5.

A purchase does not include a temporary transfer of a Covered Loan to an interim funder or warehouse creditor as part of an interim funding agreement under which the Financial Institution that originated the Covered Loan is obligated to repurchase it for sale to a subsequent investor. Such funding agreements are often referred to as “repurchase agreements” and are sometimes used as the functional equivalents of warehouse lines of credit. Comment 4(a)-5.

4.2.3 Transactions involving multiple entities

Only one Financial Institution reports the origination of a Covered Loan. If more than one institution is involved in the origination of a Covered Loan, the institution that makes the credit decision approving the Application before loan closing or account opening is responsible for reporting the origination of the Covered Loan. It is not relevant whether the loan closed in the reporting Financial Institution’s name. If more than one institution approved an Application prior to loan closing or account opening and one of those institutions purchased the Covered Loan after closing or account opening, the institution that purchased the Covered Loan after closing or account opening is responsible for reporting the origination of the Covered Loan. Comment 4(a)-2.

If a Financial Institution reports a Covered Loan as an origination, it reports all of the information required to be reported for the origination of a Covered Loan, even if the Covered Loan was not initially payable to the Financial Institution that is reporting the Covered Loan as an origination. Comment 4(a)-2. When reporting a Covered Loan as an origination, a Financial Institution cannot rely on exceptions or exclusions that apply to purchased Covered Loans, but that do not apply to originations of Covered Loans.

If a Financial Institution and other parties review the same Application and the Financial Institution is not responsible for reporting the origination of the resulting Covered Loan, the Financial Institution reports the actions that the Financial Institution took on the Application. For example, the Financial Institution is still required to report the Application if the Financial Institution denied the Application or if the Financial Institution approved the Application but the applicant did not accept the loan. The Financial Institution is also required to report the Application if the Financial Institution was reviewing the Application when it was withdrawn or the file was closed for incompleteness. Comment 4(a)-2.ii.

If a Financial Institution makes a credit decision on a Covered Loan or Application through the actions of an agent, the Financial Institution reports the Application or Covered Loan. State law determines whether one party is the agent of another party. Comment 4(a)-4.

The following examples illustrate when a Financial Institution reports certain transactions related to Covered Loans involving multiple entities.

Examples

Ficus Bank receives an Application for a Covered Loan from an applicant and forwards that Application to Pine Bank, which reviews and approves the Application prior to closing. The loan closes in Ficus Bank's name. Pine Bank purchases the loan from Ficus Bank after closing. Pine Bank is not acting as Ficus Bank's agent when it reviews and approves the Application. Because Pine Bank made the credit decision prior to closing, Pine Bank reports the transaction as an originated Covered Loan, not as a purchased Covered Loan. Ficus Bank does not report the transaction.

Ficus Mortgage Company receives an Application for a Covered Loan from an applicant and forwards that Application to Pine Bank, which reviews and denies the Application before the

loan would have closed. Pine Bank is not acting as Ficus Mortgage Company's agent when it reviews and denies the Application. Because Pine Bank makes the credit decision, Pine Bank reports the Application as denied. Ficus Mortgage Company does not report the Application. If, under the same facts, the Application is withdrawn before Pine Bank makes a credit decision, Pine Bank reports the Application as withdrawn, and Ficus Mortgage Company does not report the Application.

Ficus Bank receives an Application for a Covered Loan from an applicant and approves the Application. Ficus Bank closes the loan in its name. Ficus Bank is not acting as Pine Bank's agent when it approves the Application or closes the loan. Pine Bank does not review the Application before closing. Pine Bank purchases the Covered Loan from Ficus Bank. Ficus Bank reports the loan as an originated Covered Loan. Pine Bank reports the loan as a purchased Covered Loan.

Pine Bank reviews an Application and makes a credit decision to approve a Covered Loan using the underwriting criteria provided by Ficus Mortgage Company. Pine Bank is not acting as Ficus Mortgage Company's agent, and no one acting on behalf of Ficus Mortgage Company reviews the Application or makes a credit decision prior to closing. Pine Bank reports the Application or, if the Application results in a Covered Loan, it reports the loan as an originated Covered Loan. If the Application results in a Covered Loan and Ficus Mortgage Company purchases it after closing, Ficus Mortgage Company reports the loan as a purchased Covered Loan.

Ficus Bank receives an Application for a Covered Loan and forwards it to Aspen Bank and Pine Bank. Ficus Bank makes a credit decision, acting as Elm Bank's agent, and approves the Application. Pine Bank makes a credit decision and denies the Application. Aspen Bank makes a credit decision approving the Application. The applicant does not accept the loan from Elm Bank. The applicant accepts the loan from Aspen Bank and credit is extended. Aspen Bank reports the loan as an originated Covered Loan. Pine Bank reports the Application as denied. Elm Bank reports the Application as approved but not accepted. Ficus Bank does not report the Application.

5. Reportable data

The 2015 HMDA Rule changes the data that must be collected, recorded, and reported for Covered Loans and Applications. Effective January 1, 2018, it modifies some existing data points and adds new data points. 12 CFR 1003.4.

A Financial Institution collects, records, and reports the new and modified data points under the 2015 HMDA Rule for Applications and Covered Loans on which final action is taken on or after January 1, 2018. If a Financial Institution receives an Application in 2017 but takes final action on it in 2018, it is required to collect, record, and report the new and modified data points under the 2015 HMDA Rule. A Financial Institution collects, records, and reports the new and modified data points, to the extent that they apply to purchased loans, for purchases of Covered Loans that occur on or after January 1, 2018.

This section describes the 2015 HMDA Rule's reportable data points and provides guidance on how to report them. Additional instructions for reporting data will be available at <http://www.consumerfinance.gov/hmda/>.

5.1 Applicant information

A Financial Institution must report information about ethnicity, race, and sex for applicants who are natural persons. Appendix B to Regulation C provides instructions on how to collect ethnicity, race, and sex information. The 2015 HMDA Rule modifies the requirements for collecting and reporting an applicant's ethnicity, race, and sex and requires that the applicant's age be collected and reported. Financial Institutions will continue to collect and report income.

The 2015 HMDA Rule amends the instructions in appendix B and provides a new sample data collection form.

5.1.1 Collection

The instructions in appendix B to the 2015 HMDA Rule require a Financial Institution:

1. To ask an applicant for ethnicity, race, and sex information regardless of whether the Application is taken in person, by mail, by telephone, or on the internet. A Financial Institution cannot require the applicant to provide this information.

When a Financial Institution requests ethnicity and race information from an applicant under the 2015 HMDA Rule, it must offer the applicant the option of selecting more than one ethnicity and race and must permit the applicant to self-identify using both aggregate categories and disaggregated subcategories. For example, when a Financial Institution requests the applicant's ethnicity, the aggregate Hispanic or Latino category must be broken down into disaggregated subcategories so that the applicant may choose to self-identify as Mexican, Puerto Rican, Cuban, or Other Hispanic or Latino. In some cases, the applicant must also be permitted to provide additional information. For example, if the applicant selects Other Hispanic or Latino, the applicant must be permitted to provide an ethnicity subcategory that is not provided on the collection form. Similarly, when a Financial Institution requests the applicant's race, the aggregate Asian category, for example, must be broken down into disaggregated subcategories so that the applicant may choose to self-identify as Asian Indian, Chinese, Filipino, Japanese, Korean, Vietnamese, or Other Asian. If the applicant selects Other Asian, the applicant must be permitted to provide a particular Asian race subcategory that is not provided on the collection form. Appendix B to Part 1003.

For an illustration of the information that a Financial Institution must ask about an applicant's ethnicity, race, and sex, see the sample data collection form in [Attachment A](#).

2. To inform the applicant that: (a) Federal law requires the information be collected in order to protect consumers and to monitor compliance with Federal statutes that prohibit discrimination against applicants; and (b) if the information is not provided where the Application is taken in person, the Financial Institution is required to note the information on the basis of visual observation or surname.
3. To collect the applicant's ethnicity, race, and sex based on visual observation or surname if the applicant chooses not to provide the information for an Application that is taken in person. Appendix B to Part 1003.

For an Application taken in person, there are special requirements if the applicant declines to provide the information regarding ethnicity, race, and sex. The Financial Institution must note that the applicant did not provide the information and then collect the applicant's ethnicity, race, and sex on the basis of visual observation or surname. When a Financial Institution collects an applicant's ethnicity, race, and sex on the basis of visual observation or surname, the Financial Institution must select from the following aggregate categories: ethnicity (Hispanic or Latino; not Hispanic or Latino); race (American Indian or Alaska Native; Asian; Black or African American; Native Hawaiian or Other Pacific Islander; White); sex (male; female). The Financial Institution does not use the disaggregated categories. Only an applicant may self-identify as being of a particular ethnic or racial subcategory.

If a Financial Institution accepts an Application through electronic media with a video component, it must treat the Application as taken in person. However, if a Financial Institution accepts an Application through electronic media without a video component, it must treat the Application as accepted by mail. Appendix B to Part 1003.

If the applicant (1) begins an Application by mail, internet, or telephone, (2) does not provide the requested information, (3) does not select "I do not wish to provide this information," and (4) meets with the Financial Institution in person to complete the Application, the Financial Institution must request the applicant's ethnicity, race, and sex when the Financial Institution meets with the applicant in person. If the applicant does not provide the requested information during the in-person meeting, the Financial Institution must collect the information on the basis of visual observation or surname. If the meeting occurs after the Application process is complete (*e.g.*, at loan closing or account opening), the Financial Institution is not required to obtain the applicant's ethnicity, race, and sex. Appendix B to Part 1003.

A Financial Institution may collect the required information regarding the ethnicity, race, and sex of an applicant on an Application form, or on a separate form that refers to the Application (sometimes called a collection form). For Applications taken by telephone, a Financial Institution must state the information in the collection form orally. Appendix B to Part 1003.

Because the 2015 HMDA Rule changes the information that must be included on an Application form or other collection form, Financial Institutions must revise their forms. A Financial Institution must use the revised collection or Application form for Applications received on or after January 1, 2018. For Applications received prior to January 1, 2018, the Financial Institution does not use the revised collection form, but collects applicant information using a collection form that complies with the Regulation C requirements in effect prior to January 1,

2018. The 2015 HMDA Rule provides a transition provision that allows a Financial Institution to report the applicant's ethnicity, race, and sex required under the Regulation C requirements in effect at the time that the Financial Institution collects the information, not when the Financial Institution takes final action on the Application. Comment 4(a)(10)(i)-2.

Example

Ficus Bank receives an Application on December 30, 2017. On the same day, it collects the applicant's ethnicity, race, and sex in accordance with the instructions in effect on December 30, 2017. Ficus Bank approves the Application on January 5, 2018, records the resulting Covered Loan on its LAR for 2018, and reports the resulting Covered Loan by March 1, 2019. Ficus Bank has complied with Regulation C, even though the instructions for the collection of ethnicity, race, and sex changed after the information was collected but before the date of final action. However, if Ficus Bank collects the applicant's ethnicity, race, and sex on January 2, 2018, Ficus Bank must collect the information in accordance with the amended instructions under the 2015 HMDA Rule.

For more information on collecting the applicant's ethnicity, race, and sex, see appendix B to the 2015 HMDA Rule.

5.1.2 Reporting

A Financial Institution reports the following information about an applicant:

1. **Ethnicity, race, and sex.** A Financial Institution must report the applicant's ethnicity, race, and sex. It must also report whether or not it collected this information on the basis of visual observation or surname. 12 CFR 1003.4(a)(10)(i).

If an applicant provided the requested information, a Financial Institution must report the ethnicity, race, and sex information that the applicant provided. If an applicant selected more than one ethnicity or race, a Financial Institution must report each designation the applicant selected, subject to the limits in appendix B described below.

For ethnicity, a Financial Institution must report each aggregate ethnicity category and each ethnicity subcategory the applicant selected. If an applicant selected the Other Hispanic or

Latino ethnicity subcategory, a Financial Institution must report that selection as well as the particular other Hispanic or Latino ethnicity if the applicant provided it.

For race, a Financial Institution must report every aggregate race category the applicant selected. If the applicant also selected one or more race subcategories, a Financial Institution must report each race subcategory the applicant selected, up to a combined total of five aggregate race categories and race subcategories. Appendix B to Part 1003.

Examples

An applicant selects all five aggregate race categories (*i.e.*, American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, and White) and also selects the Chinese race subcategory. Because a Financial Institution must report all of the aggregate race categories that an applicant selects and can only report a combined total of up to five aggregate race categories and race subcategories, Ficus Bank reports only the five aggregate race categories. It does not report the Chinese race subcategory.

An applicant selects the White, Asian, and Native Hawaiian or Other Pacific Islander aggregate race categories, and the Korean, Vietnamese, and Samoan race subcategories. The Financial Institution must report the White, Asian, and Native Hawaiian or Other Pacific Islander aggregate race categories. The Financial Institution also reports two of the three race subcategories. The Financial Institution chooses which two race subcategories to report (*i.e.*, Korean and Vietnamese, Korean and Samoan, or Vietnamese and Samoan).

If an applicant selected the Other Asian race subcategory or the Other Pacific Islander race subcategory, the applicant may have also provided a particular Other Asian or Other Pacific Islander race not listed in the standard subcategories. In either such case, a Financial Institution must report both the selection of Other Asian or Other Pacific Islander, as applicable, and the additional information the applicant provided, subject to the maximum of five. For purposes of the maximum of five reportable race categories and race subcategories, the Other race subcategory and additional information together constitute only one selection. Appendix B to Part 1003.

Example

An applicant selects the White, Asian, and Native Hawaiian or Other Pacific Islander aggregate race categories, as well as the Korean, Vietnamese, Samoan, and Other Asian race subcategories and writes in “Thai” in the space provided on the Application form. The Financial Institution reports two (at its option) of the four race subcategories selected by the applicant (*i.e.*, Korean, Vietnamese, Other Asian-Thai, Samoan) in addition to the three aggregate race categories selected by the applicant.

If an applicant selected “I do not wish to provide this information” on a collection or Application form taken by mail or on the internet or stated that he or she did not wish to provide the information for an Application that is taken by telephone, the Financial Institution reports that the information was not provided in a mail, internet, or telephone application.

If an applicant provided some but not all of the requested information, a Financial Institution reports the information provided by the applicant, whether partial or complete. If an applicant provided complete or partial information but also selected that he or she did not wish to provide the information for an Application that is taken by mail, internet, or telephone, a Financial Institution reports the ethnicity, race, and sex information that the applicant provided. Appendix B to Part 1003.

If there are multiple applicants (*i.e.*, an applicant and one or more co-applicants), the Financial Institution reports the ethnicity, race, and sex information for the applicant and the first co-applicant listed on the collection or Application form. If an applicant did not provide the information for an absent co-applicant, the Financial Institution reports that the information was not provided by applicant in mail, internet, or telephone Application for the absent co-applicant. If there is only one applicant, a Financial Institution reports that there is no co-applicant.

If a Covered Loan or Application includes a guarantor, a Financial Institution does not report the guarantor’s ethnicity, race, and sex. Appendix B to Part 1003.

A Financial Institution may, but is not required to, report an applicant’s ethnicity, race, and sex for purchased Covered Loans. If a Financial Institution chooses not to report the applicant’s ethnicity, race, and sex for a purchased Covered Loan, the Financial Institution reports that the data points are not applicable. Appendix B to Part 1003.

If an applicant is not a natural person (*e.g.*, a corporation, partnership, or trust), a Financial Institution reports that the requirement to report ethnicity, race, and sex information is not

applicable. However, if an applicant is a natural person and a beneficiary of a trust (for example, the natural person might be relying on income from or collateral owned by a trust), the Financial Institution reports the applicant's ethnicity, race, and sex information.

Appendix B to Part 1003.

For more information on reporting an applicant's ethnicity, race, and sex, see appendix B to the 2015 HMDA Rule.

2. **Age.** A Financial Institution reports the applicant's age (as of the Application date) as the number of whole years derived from the date of birth shown on the Application form. 12 CFR 1003.4(a)(10)(ii); comment 4(a)(10)(ii)-1.

Example

An applicant provides a date of birth of 01/15/1970 on the Application form that Ficus Bank receives on 01/14/2018. Ficus Bank reports 47 as the applicant's age.

If there are multiple applicants, the Financial Institution reports the age for the applicant and the first co-applicant listed on the Application form. If a Covered Loan or Application includes a guarantor, a Financial Institution does not report the guarantor's age. Comments 4(a)(10)(ii)-2 and -5.

A Financial Institution may, but is not required to, report the age of an applicant for purchased Covered Loans. If a Financial Institution chooses not to report the applicant's age for a purchased Covered Loan, the Financial Institution reports that the data point is not applicable. 12 CFR 1003.4(b)(2); comment 4(a)(10)(ii)-3.

If an applicant is not a natural person (*e.g.*, a corporation, partnership, or trust), a financial institution reports that the data point is not applicable. Comment 4(a)(10)(ii)-4. However, if an applicant is a natural person and a beneficiary of a trust (for example, the natural person might be relying on income from or collateral owned by a trust), the Financial Institution reports the applicant's age.

3. **Income.** If a Financial Institution considers income in making its credit decision, it reports the gross annual income that it relied on in making the credit decision. 12 CFR 1003.4(a)(10)(iii). For Applications that are withdrawn or closed for incompleteness before the Financial Institution makes a credit decision that would have taken income into consideration, the Financial Institution reports the income information relied on in

processing the Application at the time that the Application was withdrawn or the file was closed for incompleteness. 12 CFR 1003.4(a)(10)(iii); comment 4(a)(10)(iii)-5.

If a Financial Institution relies on only a portion of an applicant's income in its determination, it reports only the portion of income relied on. Comment 4(a)(10)(iii)-1. If a Financial Institution relies on the income of a co-applicant or cosigner to evaluate creditworthiness, the Financial Institution includes the co-applicant's or cosigner's income to the extent relied upon. Comments (a)(10)(iii)-1 and -2. A Financial Institution, however, does not include the income of a guarantor who is only secondarily liable. Comment 4(a)(10)(iii)-1. Reportable income does not include funds or amounts in addition to income, such as funds derived from annuitization or depletion of an applicant's assets, even if the Financial Institution relied on them when making the credit decision. Comment 4(a)(10)(iii)-4.

A Financial Institution may, but is not required to, report an applicant's income for purchased Covered Loans. A Financial Institution reports that the data point is not applicable if it chooses not to report the applicant's income. Comment 4(a)(10)(iii)-9.

A Financial Institution reports that the income data point is not applicable:

- a. For a Covered Loan to or an Application from a Financial Institution's own employee, even though the Financial Institution relied on the employee's income in making its credit decision;
- b. For a Covered Loan that is secured by or an Application that was proposed to be secured by a Multifamily Dwelling;
- c. If the applicant or co-applicant, if applicable, is not a natural person (*e.g.*, a corporation, partnership, or trust); or
- d. If the Financial Institution did not consider or would not have considered income in making the credit decision. 12 CFR 1003.4(a)(10)(iii); comments 4(a)(10)(iii)-3, -6, -7, and -8.

5.2 Universal loan identifier (ULI)

A Financial Institution must report a universal loan identifier (ULI) for a Covered Loan or Application. The ULI:

1. Is a number that a Financial Institution assigns to the Covered Loan or Application. 12 CFR 1003.4(a)(1)(i).
2. Must begin with the Financial Institution's Legal Entity Identifier (LEI),¹² followed by up to 23 additional letters and/or numbers that the Financial Institution assigns, and end with a two-character check digit.¹³ 12 CFR 1003.4(a)(1)(i)(A)-(C). Essentially, the ULI is the Financial Institution's LEI plus a loan or application number plus the two-character check digit (in that order).
3. Cannot include information that could be used to identify the applicant or borrower directly, such as the applicant's or borrower's name, date of birth, Social Security number, official government-issued driver's license or identification number, alien registration number, government passport number, or employer or taxpayer identification number. Comment 4(a)(1)(i)-2.
4. Must be unique within the Financial Institution and must be used for only one Covered Loan or Application. Comment 4(a)(1)(i)-1.

To ensure compliance, a Financial Institution must:

1. Ensure that its branches do not use the same ULI to refer to multiple Covered Loans or Applications.
2. Assign a new ULI to a Refinancing or Application for Refinancing (*i.e.*, not use the ULI from the loan that is being refinanced).
3. For a purchased Covered Loan, use the ULI that was assigned to the Covered Loan by a Financial Institution that previously reported the Covered Loan. 12 CFR 1003.4(a)(1)(i)(D).

¹² The LEI is a unique, 20-digit alphanumeric identifier issued by a utility endorsed by the LEI Regulatory Oversight Committee or endorsed or otherwise governed by the Global LEI Foundation or a successor organization. A Financial Institution can go to the Global LEI Foundation website, <https://www.gleif.org/services/lookup-services/issue-new-lei>, to obtain an LEI.

¹³ The two-character check digit is used to validate the ULI. It is calculated using certain standards published by the International Organization for Standardization (www.iso.org). For more information on the two-character check digit, including the methodology for generating a check digit, see appendix C to the 2015 HMDA Rule.

If the Financial Institution that originated the Covered Loan did not assign a ULI, the Financial Institution that purchases the Covered Loan must assign a ULI.

A Financial Institution may use a previously reported ULI if an applicant asks the Financial Institution: (a) to reinstate a counteroffer that the applicant did not accept earlier in the same calendar year; or (b) to reconsider an Application that was denied, withdrawn, or closed for incompleteness earlier during the same calendar year. However, a Financial Institution must not use a ULI previously reported if it reinstates or reconsiders an Application that was reported in a prior calendar year. 12 CFR 1003.4(a)(1)(i)(E); comment 4(a)(1)(i)-4.

5.3 Application date

Except for a purchased Covered Loan, a Financial Institution reports the Application date, which is reported as either the date that the Application was received or the date on the Application form. 12 CFR 1003.4(a)(1)(ii). Although a Financial Institution need not choose the same approach for reporting Application date for its entire HMDA submission, it should be generally consistent, such as by routinely using one approach within a particular division of the Financial Institution or for a category of loans. Comment 4(a)(1)(ii)-1.

If a Financial Institution chooses to report the date shown on the Application form and the Financial Institution retains multiple versions of the form, the Financial Institution reports the date shown on the first form it received that constitutes an Application under the 2015 HMDA Rule. Comment 4(a)(1)(ii)-1.

For an Application that was not submitted directly to the Financial Institution, the Financial Institution may report the date the Application was received by the party that initially received the Application, the date the Application was received by the Financial Institution, or the date shown on the Application form. Comment 4(a)(1)(ii)-2.

If, within the same calendar year, an applicant asks a Financial Institution to reinstate a counteroffer that the applicant previously did not accept (or asks the Financial Institution to reconsider an Application that was denied, withdrawn, or closed for incompleteness), the reportable Application date depends on whether the Financial Institution reports the request as the continuation of the earlier transaction using the earlier transaction's ULI or as a new transaction with a new ULI. If the Financial Institution treats the request for reinstatement or

reconsideration as a new transaction, it reports the date of the request as the Application date. If the Financial Institution does not treat the request for reinstatement or reconsideration as a new transaction, it reports the original Application date. Comment 4(a)(1)(ii)-3.

For a purchased Covered Loan, a Financial Institution reports that this data point is not applicable. 12 CFR 1003.4(a)(1)(ii).

5.4 Application channel

Except for purchased Covered Loans, a Financial Institution reports both of the following:

1. **Whether or not the applicant or borrower submitted the Application directly to the Financial Institution.** 12 CFR 1003.4(a)(33)(i). For example, the Application was submitted directly to the Financial Institution if the mortgage loan originator identified in the data point required by 12 CFR 1003.4(a)(34) and discussed in Section 5.30 was the reporting Financial Institution's employee when the originator performed the origination activities for the Covered Loan or Application. The Application was also submitted directly to the Financial Institution if the Financial Institution directed the applicant to a third-party agent (*e.g.*, a credit union service organization) that performed loan origination activities on behalf of the reporting Financial Institution and the third-party agent did not assist the applicant with applying for Covered Loans with other institutions. Comment 4(a)(33)(i)-1.

If an applicant contacted and completed an Application with a broker or correspondent that forwarded the Application to the Financial Institution for approval, the Application was not submitted directly to the Financial Institution. Comment 4(a)(33)(i)-1.iii.

2. **Whether or not the obligation arising from the Covered Loan or Application was or would have been initially payable to the Financial Institution.** 12 CFR 1003.4(a)(33)(ii). An obligation was initially payable to the Financial Institution if the obligation was initially payable on the face of the note or contract to the Financial Institution that is reporting the Covered Loan or Application. Comment 4(a)(33)(ii)-1. For an Application that is withdrawn, denied, or closed for incompleteness, a Financial Institution reports that the requirement is not applicable if the Financial Institution had not determined, at the time it took final action on the Application, whether the loan would be initially payable to the Financial Institution. Comment 4(a)(33)(ii)-2.

For purchased Covered Loans, a Financial Institution reports that this data point is not applicable. 12 CFR 1003.4(a)(33).

5.5 Preapproval request

A Financial Institution reports whether or not the Application or Covered Loan involved a preapproval request for a Home Purchase Loan under a Preapproval Program.

12 CFR 1003.4(a)(4). For all of the following, a Financial Institution reports that the Application or Covered Loan did not involve a preapproval request: a purchased Covered Loan; an Open-End Line of Credit or Application for an Open-End Line of Credit; a Reverse Mortgage or an Application for a Reverse Mortgage; an Application for a Covered Loan that is denied; an Application that is closed for incompleteness or withdrawn; an Application or Covered Loan for any purpose other than Home Purchase Loan; and for a Covered Loan secured by a Multifamily Dwelling. Comment 4(a)(4)-2.

5.6 Loan type

A Financial Institution reports whether the Covered Loan is or the Application was for a Covered Loan that would have been:

1. Insured by the Federal Housing Administration;
 2. Guaranteed by the Veterans Administration;
 3. Guaranteed by the Rural Housing Service or the Farm Service Agency; or
 4. Not insured or guaranteed by any of these Federal agencies (*i.e.*, conventional).
- 12 CFR 1003.4(a)(2).

5.7 Loan purpose

A Financial Institution records and reports the Covered Loan's or Application's purpose, 12 CFR 1003.4(a)(3), using one of the following:

1. **Home Purchase Loan.** A Home Purchase Loan is a Closed-End Mortgage Loan or Open-End Line of Credit that is for the purpose, in whole or part, of purchasing a Dwelling. 12 CFR 1003.2(j). A Home Purchase Loan includes: (a) a Closed-End Mortgage Loan or Open-End Line of Credit secured by one Dwelling and used to purchase another Dwelling;

(b) a combined construction-to-permanent loan that is secured by a Dwelling; (c) a permanent loan that replaces a construction loan if the permanent loan is secured by a Dwelling; and (d) a Dwelling-secured subordinate mortgage loan that finances some or all of the home purchaser's down payment. Comments 2(j)-1, -3, and -4.

An assumption is a Home Purchase Loan when: (a) the assumption is a Closed-End Mortgage or Open-End Line of Credit; (b) the Financial Institution enters into a written agreement accepting a new borrower as the obligor on an existing obligation; and (c) the purpose is to finance the new borrower's purchase of the Dwelling securing the existing obligation. An assumption is not a Home Purchase Loan if the new borrower assumes the existing borrower's obligation after acquiring title to the Dwelling securing the existing obligation because the purpose is not to finance the new borrower's purchase of the Dwelling. The assumption would be reported using a loan purpose other than Home Purchase Loan. Comment 2(j)-5.

Example

Borrower A obtains title to Owner A's Dwelling after assuming Owner A's existing debt obligation. Borrower A's transaction is a Home Purchase Loan. In contrast, Borrower B obtains title to Owner B's Dwelling in Year 1 and in Year 2 assumes Owner B's existing debt obligation. Borrower B's transaction is not a Home Purchase Loan.

2. **Home Improvement Loan.** A Home Improvement Loan is a Closed-End Mortgage Loan or Open-End Line of Credit that is for the purpose, in whole or part, of repairing, rehabilitating, remodeling, or improving a Dwelling or the real property on which the Dwelling is located. 12 CFR 1003.2(i). For example, a Home Improvement Loan includes: (a) a Covered Loan if any of the proceeds are used for repair, rehabilitation, remodeling, or improvement of the Dwelling or the real property on which the Dwelling securing the Covered Loan is located, even if the remainder is used for totally unrelated purposes, such as college tuition; (b) a Covered Loan used to install a swimming pool, construct a garage, or improve landscaping on the real property on which the Dwelling securing the Covered Loan is located; and (c) a Covered Loan used to improve a mixed-use Dwelling if the proceeds are used either to improve the entire property (e.g., to replace a heating system that services the entire structure) or primarily to improve the residential portion of the Dwelling. Comments 2(i)-1, -2, and -4.
3. **Refinancing.** A Refinancing is a Closed-End Mortgage Loan or Open-End Line of Credit in which a new Dwelling-secured debt obligation satisfies and replaces an existing Dwelling-

secured debt obligation by the same borrower. 12 CFR 1003.2(p). Generally, whether the new debt obligation satisfies and replaces an existing obligation is determined by reference to the parties' contract and applicable law. In order for a Covered Loan to be a Refinancing, both the new and existing transactions must be secured by a Dwelling. Only one borrower need be the same on the new and existing transactions. Comments 2(p)-1, -3, and -4.

4. **Cash-out Refinancing.** A Financial Institution reports a Covered Loan or an Application as a cash-out Refinancing if it is a Refinancing and the Financial Institution considered it to be a cash-out Refinancing when processing the Application or setting the terms under its or an investor's guidelines. For example, if a Financial Institution considers a loan product to be a cash-out Refinancing under an investor's guidelines because of the amount of cash received by the borrower at closing or account opening, it reports the transaction as a cash-out Refinancing. If a Financial Institution does not distinguish between a cash-out Refinancing and a Refinancing under its own guidelines, sets the terms of all Refinancings without regard to the amount of cash received by the borrower at loan closing or account opening, and does not offer loan products under investor guidelines, it reports all Refinancings as Refinancings, not cash-out Refinancings. Comment 4(a)(3)-2.
5. **Other.** If a Covered Loan is not, or an Application is not for, a Home Purchase Loan, a Home Improvement Loan, a Refinancing, or a cash-out Refinancing, a Financial Institution reports the purpose as "other." For example, if a Covered Loan is for the purpose of paying educational expenses, the Financial Institution reports the purpose as "other." A Financial Institution also uses "other" if the Covered Loan is or the Application is for a Refinancing but, under the terms of the existing credit agreement, the Financial Institution was unconditionally obligated to refinance the obligation subject to conditions within the borrower's control. Comment 4(a)(3)-4.

The following chart illustrates the reportable purpose for multiple-purpose Covered Loans. See also comment 4(a)(3)-3.

Multiple Purposes	Reportable Purpose
Home Purchase Loan and Home Improvement Loan	Home Purchase Loan
Home Purchase Loan and Refinancing	Home Purchase Loan
Home Purchase Loan and cash-out Refinancing	Home Purchase Loan
Home Purchase Loan and other	Home Purchase Loan
Home Improvement Loan and Refinancing	Refinancing
Home Improvement Loan and cash-out Refinancing	Cash-out Refinancing
Refinancing and other	Refinancing
Cash-out Refinancing and other	Cash-out Refinancing
Home Improvement Loan and other	Home Improvement Loan

A Financial Institution may rely on an applicant’s oral or written statement regarding the proposed use of the loan proceeds. For example, a Financial Institution could use a check box or a purpose line on an Application form. If an applicant provides no statement as to the proposed use of the proceeds, and the Covered Loan is not a Home Purchase Loan, cash-out Refinancing, or Refinancing, a Financial Institution reports the Covered Loan as for an “other” purpose. Comment 4(a)(3)-1.

5.8 Loan amount

A Financial Institution must report the loan amount for the Covered Loan or Application. 12 CFR 1003.4(a)(7). The first chart below provides information on determining the loan amount that is reported for Covered Loans. The second chart below provides information on determining the reportable loan amount for transactions that involve multiple purposes, counteroffers, and Applications that do not result in the Financial Institution originating a Covered Loan.

If the Covered Loan is a:	The reportable loan amount is the:
Closed-End Mortgage Loan other than a purchased Closed-End Mortgage Loan, assumption, or a Reverse Mortgage	Amount to be repaid as disclosed on the legal obligation. 12 CFR 1003.4(a)(7)(i); comment 4(a)(7)-5.
Purchased Closed-End Mortgage Loan or assumption of a Closed-End Mortgage Loan	Unpaid principal balance at the time of purchase or assumption. 12 CFR 1003.4(a)(7)(i); comment 4(a)(7)-5.
Open-End Line of Credit (including a purchased Open-End Line of Credit and assumption of an Open-End Line of Credit) other than a Reverse Mortgage	Amount of credit available to borrower under the terms of plan. 12 CFR 1003.4(a)(7)(ii); comment 4(a)(7)-6.
Reverse Mortgage	Initial principal limit (as determined pursuant to section 255 of the National Housing Act and implementing regulations and mortgagee letters issued by HUD). 12 CFR 1003.4(a)(7)(iii); comment 4(a)(7)-9.
Refinancing	Loan amount for new debt obligation based on the type of Covered Loan (see above). Comment 4(a)(7)-7.

If the transaction involves:	Report the:
A counteroffer that is accepted for an amount that is different from the amount for which the applicant applied	Loan amount granted for the Covered Loan. Comment 4(a)(7)-1.
A counteroffer for an amount different from the amount for which the applicant applied, and the applicant did not accept or failed to respond	Amount for which applicant applied. Comment 4(a)(7)-1.
An approved but not accepted Application (including an approved but not accepted preapproval request)	Approved loan amount. Comment 4(a)(7)-2.

Application (including a preapproval request) that was denied, closed for incompleteness, or withdrawn

Amount initially requested. Comment 4(a)(7)-3.

Loan proceeds that will be used for more than one purpose

Entire loan amount for the Covered Loan, even if only a portion of the proceeds is intended for the reported purpose. Comment 4(a)(7)-4.

5.9 Loan term

A Financial Institution reports the loan term as the scheduled number of months after which the legal obligation will mature or terminate or would have matured or terminated.

12 CFR 1003.4(a)(25). If a Covered Loan or Application includes a schedule with repayment periods measured in a unit of time other than months, the Financial Institution reports the loan term in months using an equivalent number of whole months without regard for any remainder. Comment 4(a)(25)-2.

For a fully amortizing Covered Loan, the number of months after which the legal obligation matures is the number of months in the amortization schedule, ending with the final payment. Covered Loans that do not fully amortize during the maturity term, such as Covered Loans with a balloon payment, are reported using the maturity term rather than the amortization term. Comment 4(a)(25)-1.

For a purchased Covered Loan, a Financial Institution reports the number of months after which the legal obligation matures as measured from the Covered Loan's origination. Comment 4(a)(25)-3.

For an Open-End Line of Credit with a definite term, a Financial Institution reports the number of months from account opening until the account termination date, including both the draw and repayment period (if any). Comment 4(a)(25)-4.

For a Covered Loan or Application without a definite term, such as a Reverse Mortgage, a Financial Institution reports that the data point is not applicable. Comment 4(a)(25)-5.

5.10 Action taken and date

A Financial Institution reports its action taken and the date of its action. 12 CFR 1003.4(a)(8). The action taken is reported as one of the following: (1) loan originated; (2) application approved but not accepted; (3) application denied; (4) application withdrawn; (5) file closed for incompleteness; (6) loan purchased; (7) preapproval request denied; or (8) preapproval request approved but not accepted. Comment 4(a)(8)(i).

The Action Taken chart in [Attachment B](#) provides additional information on how to determine the reportable action taken and date of action taken. See also Comment 4(a)(8)(i) and 4(a)(8)(ii).

5.11 Reason for denial

For an Application that it denied, a Financial Institution must report the principal reasons (up to four) that it denied the Application. 12 CFR 1003.4(a)(16); comment 4(a)(16)-1. For all other transactions, a Financial Institution reports that the data point is not applicable. Comment 4(a)(16)-4.

If a Financial Institution provided the reason or reasons it denied the Application using the model form contained in appendix C to Regulation B (Form C-1, Sample Notice of Action Taken and Statement of Reasons) or a similar form, the Financial Institution reports the reason or reasons specified on that form, including reporting the “Other” reason or reasons that were specified on the form, if applicable. If a Financial Institution provided a disclosure of the applicant’s right to a statement of specific reasons using the model form contained in appendix C to Regulation B (Form C-5, Sample Disclosure of Right to Request Specific Reasons for Credit Denial) or a similar form, or provided the denial reasons orally under Regulation B, the Financial Institution reports the principal reasons it denied the Application. Comment 4(a)(16)-3.

The Financial Institution reports only the principal reason or reasons it denied the Application, even if there are fewer than four reasons. For example, if a Financial Institution denied the Application because of the applicant’s credit history and debt-to-income ratio, the Financial Institution only reports these two principal reasons. The reason or reasons reported must be

specific and accurately describe the principal reason or reasons the Financial Institution denied the Application. Comment 4(a)(16)-1.

If a Financial Institution denied a preapproval request under a Preapproval Program, the Financial Institution must report the principal reason or reasons (up to four) that it denied the preapproval request. Comment 4(a)(16)-2.

5.12 Property address and location

A Financial Institution reports the following information about the location of the property securing the Covered Loan or, for an Application, proposed to secure the Covered Loan:

1. **Property address.** 12 CFR 1003.4(a)(9)(i). For Applications that did not result in an origination, the address corresponds to the location of the property proposed to secure the loan as identified by the applicant. For Covered Loans, the address corresponds to the property identified in the legal obligation. Comment 4(a)(9)(i)-1.
2. **Location of the property by state, county, and census tract.** The Financial Institution is required to report the location by state, county, and census tract only if the property is located in an MSA or metropolitan division (MD)¹⁴ in which the Financial Institution has a home or Branch Office or if the Financial Institution is a bank or savings association required to report data on small business, small farm, and community development lending under the Community Reinvestment Act. A Financial Institution must include the census tract if the property is located in a county with a population of more than 30,000 according to the most recent decennial census.
12 CFR 1003.4(a)(9)(ii). See also 12 CFR 1003.4(e).

If a Covered Loan is related to more than one property, but only one property secures or, for an Application, would have secured the Covered Loan, a Financial Institution reports the property address and location of the property that secures or would have secured the Covered Loan. A

¹⁴ Metropolitan divisions (MDs) are metropolitan divisions of MSAs as defined by the OMB. 12 CFR 1003.2(m)(2). For more information on MDs and MSAs, see <https://www.ffiec.gov/census/default.aspx> and <https://www.ffiec.gov/geocode/help1.aspx>.

Financial Institution does not report the property address or location for any properties that do not secure or would not have secured the Covered Loan. Comment 4(a)(9)-1.

If more than one property secures the Covered Loan or, in the case of an Application, would have secured the Covered Loan, a Financial Institution reports the Covered Loan or Application in a single entry on its LAR and provides the property address and location for only one property. The Financial Institution can choose the property for which it reports this information, but it must choose a property that secures the Covered Loan (or, in the case of an Application, would have secured the Covered Loan) and that includes a Dwelling. If a single Multifamily Dwelling has more than one postal address, a Financial Institution reports one of the postal addresses. Comments 4(a)(9)-2 and -3.

If other data points require the Financial Institution to report specific information about property securing or involved with a Covered Loan or Application, the Financial Institution reports the information that relates to the property for which it has provided the address and location for these data points. Comment 4(a)(9)-2. For purposes of this guide, the property for which the Financial Institution has provided the address and location for these data points is called the Identified Property.

If the site for a Manufactured Home has not been identified, a Financial Institution may report that the data points for the property location are not applicable. Comment 4(a)(9)-5. If the property address of the property securing the Covered Loan is unknown, a Financial Institution reports that the data point for the property address is not applicable. Comment 4(a)(9)(i)-3.

5.13 Construction method

A Financial Institution reports the construction method for the Identified Property, using one of the following:

1. Site-built; or
2. Manufactured Home. 12 CFR 1003.4(a)(5).

A residential structure that satisfies the definition of “manufactured home” under HUD’s regulations, 24 CFR 3280.2, is reported as a Manufactured Home. 12 CFR 1003.2(l). A

Manufactured Home will generally bear a HUD Certification Label and data plate noting compliance with the Federal standards. Comment 2(l)-2.

Modular homes and factory-built homes that do not meet the definition of “manufactured home” in HUD’s regulations are not Manufactured Homes under the 2015 HMDA Rule and are reported as site-built, regardless of whether they are on-frame or off-frame modular homes. Modular homes comply with local or other recognized buildings codes rather than standards established by the National Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. 5401 *et seq.* Modular homes are not required to have HUD Certification Labels under 24 CFR 3280.11 or data plates under 24 CFR 3280.5, but may have a certification from a State licensing agency that documents compliance with State or other applicable building codes. Dwellings built using prefabricated components assembled at the Dwelling’s permanent site should also be reported as site-built. Comment 4(a)(5)-1.

For a Multifamily Dwelling, the Financial Institution should report the construction method as site-built unless the Multifamily Dwelling is a Manufactured Home community, in which case the Financial Institution should report the construction method as Manufactured Home. Comment 4(a)(5)-2.

5.14 Occupancy type

A Financial Institution reports the occupancy type for the Identified Property, using one of the following:

1. **Principal residence.** An applicant or borrower can have only one principal residence at a time. However, if an applicant or borrower buys or builds a new Dwelling that will become the applicant’s or borrower’s principal residence within a year or upon the completion of construction, the new Dwelling is considered the principal residence for this data point. Comment 4(a)(6)-2. For purchased Covered Loans, a Financial Institution may report the occupancy type as “principal residence” unless the loan documents or Application indicate that the property will not be occupied as a principal residence. Comment 4(a)(6)-5.
2. **Second residence.** A property is a second residence if the property is or will be occupied by the applicant or borrower for a portion of the year and is not the applicant’s or borrower’s principal residence. For example, if a person purchases a property, occupies the property for a portion of the year, and rents the property for the remainder of the year, the property is a

second residence. Similarly, if a person occupies a property near his or her place of employment on weekdays, but the person returns to his or her principal residence on weekends, the property near the person's place of employment is a second residence. Comment 4(a)(6)-3.

3. **Investment property.** A property is an investment property if the applicant or borrower does not occupy the property. For example, if a person purchases a property, does not occupy the property, and generates income by renting the property, the property is an investment property. Similarly, if a person purchases a property, does not occupy the property, and does not generate income by renting the property, but intends to generate income by selling the property, the property is an investment property. Comment 4(a)(6)-4.

If a corporation purchases a property that is a Dwelling and uses it for the long-term residence of its employees, the property is an investment property, even if the corporation considers the property as owned for business purposes rather than investment purposes, does not generate income by renting the property, and does not intend to generate income by selling the property. If the property is for transitory use by employees, the property would not be considered a Dwelling. Comment 4(a)(6)-4.

5.15 Lien status

A Financial Institution reports the lien status of the lien on the Identified Property as either a first lien or a subordinate lien. 12 CFR 1003.4(a)(14).

The 2015 HMDA Rule requires a Financial Institution to report the lien status for Covered Loans it purchased. For purchased Covered Loans, lien status is determined by reference to the best information readily available to the Financial Institution at the time of purchase.

For Applications and originations of Covered Loans, lien status is determined by reference to the best information readily available to the Financial Institution at the time final action is taken and to the Financial Institution's own procedures. When reporting lien status, Financial Institutions may rely on title searches they routinely obtain, but the 2015 HMDA Rule does not require Financial Institutions to obtain title searches solely to comply with Regulation C. Financial Institutions may rely on other information that is readily available to them at the time final action is taken and that they reasonably believe is accurate, such as the applicant's statement on the Application form or the applicant's credit report. Comment 4(a)(14)-1.

Examples

An applicant applies for a Covered Loan from Ficus Bank and indicates on the Application form that there is a mortgage on the Dwelling that will secure the applicant's Covered Loan. Ficus Bank obtains the applicant's credit report, and it shows that the applicant has a mortgage loan. The existing mortgage will not be paid off as part of the transaction. Ficus Bank may assume that the transaction involves a subordinate lien for purposes of HMDA reporting.

An applicant applies for a loan from Ficus Bank to refinance the applicant's existing home mortgage loan. The existing loan is and the new loan will be secured by the applicant's principal residence. The applicant also has an Open-End Line of Credit for \$20,000 secured by the principal residence. Ficus Bank's practice in such a case is to ensure that it will have first-lien position through a subordination agreement with the holder of the lien securing the Open-End Line of Credit. Ficus Bank may assume that the transaction involves a first lien for purposes of HMDA reporting.

5.16 Manufactured home information

If a Dwelling on the Identified Property is a Manufactured Home and not a Multifamily Dwelling (*i.e.*, it has four or fewer individual dwelling units), the Financial Institution must report both:

1. **Secured Property Type.** Whether the Covered Loan is or the Application would have been secured by: (a) both a Manufactured Home and land; or (b) a Manufactured Home and not land. 12 CFR 1003.4(a)(29). A Financial Institution reports that a Covered Loan is or would have been secured only by a Manufactured Home and not land if the Covered Loan is not secured by the land, even if the Manufactured Home is considered real property under applicable State law. Comment 4(a)(29)-1.
2. **Land Property Interest.** Information about the applicant's or borrower's property interest in the land on which the Manufactured Home is or would have been located, reported as one of the following:
 - a. Direct ownership. An applicant or borrower has a direct ownership interest in the land on which the Dwelling is or is to be located when it has more than a possessory real

property ownership interest in the land, such as fee simple ownership. Comment 4(a)(30)-5.

- b. Indirect ownership. Indirect land ownership can occur when the applicant or borrower is or will be a member of a resident-owned community structured as a housing cooperative in which the occupants own an entity that holds the land underlying the Manufactured Home community. In such communities, the applicant or borrower may still have a lease and pay rent for the lot on which his or her Manufactured Home is or will be located, but the property interest type for such an arrangement should be reported as indirect ownership if the applicant is or will be a member of the cooperative that owns the Manufactured Home community's underlying land. If an applicant resides or will reside in such a community but is not a member, the property interest type should be reported as a paid leasehold. Comment 4(a)(30)-1.
- c. Paid Leasehold. For example, a paid leasehold occurs when a borrower locates the Manufactured Home on a lot in which the borrower does not have an ownership interest, the borrower has a written lease for the lot, and the lease specifies rent payments. Comment 4(a)(30)-2.
- d. Unpaid Leasehold. For example, an unpaid leasehold occurs when the borrower locates the Manufactured Home on land owned by a family member, does not have a written lease, and does not have an agreement regarding rent payments. Comment 4(a)(30)-2.

If the Dwelling securing the Covered Loan (or that would have secured the resulting Covered Loan in the case of an Application) is not a Manufactured Home, the Financial Institution reports that these data points are not applicable. Comments 4(a)(29)-4 and 4(a)(30)-6. A Manufactured Home community that is a Multifamily Dwelling is not considered a Manufactured Home for purposes of reporting these data points. Comment 4(a)(29)-2 and 4(a)(30)-4.

5.17 Property value

For a Covered Loan, a Financial Institution reports the value of the property securing the Covered Loan. For an Application that did not result in a Covered Loan (other than an Application that was withdrawn before a credit decision was made or that was closed for incompleteness), a Financial Institution reports the value of the property proposed to secure the

Covered Loan. 12 CFR 1003.4(a)(28). If an Application was withdrawn before a credit decision was made or was closed for incompleteness, the Financial Institution reports that the data point is not applicable, even if the Financial Institution obtained a property value. Comment 4(a)(28)-3.

A Financial Institution reports the property value it relied on in making its credit decision. 12 CFR 1003.4(a)(28). If the Financial Institution relied on an appraisal or other valuation of a property when calculating the loan-to-value ratio, it reports the value stated in the appraisal or other valuation on which it relied. If the Financial Institution relied on the purchase price of a property when calculating the loan-to-value ratio, it reports the purchase price as the property value. Comment 4(a)(28)-1.

Example

Ficus Bank obtains an appraisal that values a parcel of property at \$100,000, an automated valuation model report that values the property at \$110,000, and a broker price opinion that values the property at \$105,000. When approving the Application, Ficus Bank relies on the appraisal. It reports the property value as \$100,000.

The 2015 HMDA Rule does not require a Financial Institution to obtain a property valuation or to rely on a property value in making a credit decision. A Financial Institution reports that this data point is not applicable if it does not rely on property value when making the credit decision. Comment 4(a)(28)-4.

5.18 Total units

For a Covered Loan, a Financial Institution reports the number of individual Dwelling units related to the property securing the Covered Loan. For an Application, it reports the number of individual Dwelling units related to the property proposed to secure the Covered Loan. 12 CFR 1003.4(a)(31).

For an Application or Covered Loan secured by a Manufactured Home community, the Financial Institution should include the total number of Manufactured Home sites that secure the loan and are available for occupancy, regardless of whether the sites are occupied or have

Manufactured Homes attached. For a loan secured by a single Manufactured Home that is or will be located in a Manufactured Home community, the Financial Institution should report one individual Dwelling unit. Comment 4(a)(31)-2.

For a Covered Loan secured by a condominium or cooperative complex, the Financial Institution reports the total number of individual Dwelling units securing the Covered Loan or proposed to secure the Covered Loan in the case of an Application. Comment 4(a)(31)-3.

A Financial Institution may include recreational vehicle pads, manager apartments, rental apartments, site-built homes, or other rentable space that are ancillary to the operation of the secured property if it considers such units under its underwriting guidelines or investor guidelines, or if it tracks the number of such units for its own internal purposes. Comment 4(a)(31)-2.

A Financial Institution may rely on the best information readily available to it at the time action is taken and on the Financial Institution's own procedures. Information readily available could include, for example, information provided by an applicant that the Financial Institution reasonably believes, information contained in a property valuation or inspection, or information obtained from public records. Comment 4(a)(31)-4.

5.19 Multifamily affordable units

If the property securing a Covered Loan or proposed to secure an Application includes a Multifamily Dwelling, the Financial Institution must provide the number of individual Dwelling units that are income-restricted pursuant to Federal, State, or local affordable housing

programs.¹⁵ 12 CFR 1003.4(a)(32). For a Covered Loan that is not secured by a Multifamily Dwelling and for an Application that would not have been secured by a Multifamily Dwelling, the Financial Institution reports that this data point is not applicable. Comment 4(a)(32)-6.

Affordable housing income-restricted units are individual Dwelling units that have restrictions based on the occupants' income level pursuant to restrictive covenants encumbering the property. The restrictive covenants may be evidenced by a use agreement, regulatory agreement, land use restrictions, or a similar agreement. Rent control or rent stabilization laws, the acceptance of Housing Choice Vouchers, and other similar forms of portable housing assistance that are tied to an occupant and not an individual dwelling unit are not affordable housing income-restricted Dwelling units for purposes of reporting. Comment 4(a)(32)-1.

A Financial Institution may rely on the best information readily available to it at the time final action is taken and on the Financial Institution's own procedures when reporting. Information readily available could include, for example, information provided by an applicant that the Financial Institution reasonably believes, information contained in a property valuation or inspection, or information obtained from public records. Comment 4(a)(32)-5.

¹⁵ Examples of Federal programs and funding sources that may result in reportable units include but are not limited to: (1) affordable housing programs pursuant to Section 8 of the United States Housing Act of 1937; (2) public housing; (3) the HOME Investment Partnerships program; (4) the Community Development Block Grant program; (5) multifamily tax subsidy project funding through tax-exempt bonds or tax credits; (6) Federal Home Loan Bank affordable housing program funding; (7) Rural Housing Service multifamily housing loans and grants; and (8) project-based vouchers under 24 CFR part 983. Comment 4(a)(32)-2.

Examples of State and local sources that may result in reportable units include but are not limited to: (1) State or local administration of Federal funds or programs; (2) State or local funding programs for affordable housing or rental assistance, including programs operated by independent public authorities; (3) inclusionary zoning laws; and (4) tax abatement or tax increment financing contingent on affordable housing requirements. Comment 4(a)(32)-3.

5.20 Debt-to-income ratio

Except for purchased Covered Loans, if the Financial Institution relied on the applicant's or borrower's DTI ratio when making its credit decision, the Financial Institution reports the DTI ratio on which it relied in making the credit decision. 12 CFR 1003.4(a)(23). The DTI ratio is the ratio of the applicant's or borrower's total monthly debt to total monthly income.

Example

Ficus Bank calculates the applicant's DTI ratio twice—once according to its own requirements and once according to an investor's requirements. Ficus Bank relies on the DTI ratio calculated according to the investor's requirements when it makes the credit decision. Ficus Bank reports the DTI ratio calculated in accordance with the investor's requirements. Comment 4(a)(23)-1.

A Financial Institution relied on the applicant's or borrower's DTI ratio in making the credit decision if the DTI ratio was a factor in the credit decision, even if it was not a dispositive factor. For example, if the DTI ratio was one of multiple factors in a Financial Institution's credit decision, the Financial Institution relied on the DTI ratio, even if the Financial Institution denied the Application because one or more underwriting requirements other than the DTI ratio were not satisfied. Comment 4(a)(23)-2.

The 2015 HMDA Rule does not require a Financial Institution to calculate a DTI ratio and does not require a Financial Institution to rely on an applicant's or borrower's DTI ratio in making a credit decision. Comment 4(a)(23)-4.

A Financial Institution reports that this data point is not applicable:

1. If it made a credit decision without relying on a DTI ratio;
2. If the Application file was closed for incompleteness (even if a DTI ratio was calculated);
3. For an Application that was withdrawn before a credit decision was made (even if a DTI ratio was calculated);
4. If the applicant and co-applicant, if applicable, are not natural persons;

5. For a Covered Loan that is secured, or an Application that is proposed to be secured, by a Multifamily Dwelling;
6. For a purchased Covered Loan. Comments 4(a)(23)-3 through -7.

5.21 Combined loan-to-value

Except for a purchased Covered Loan, if the Financial Institution relied on a CLTV ratio when making its credit decision, the Financial Institution reports the CLTV ratio on which it relied. The CLTV ratio is the ratio of the total amount of debt secured by the property securing the Covered Loan (or, for an Application, proposed to secure a Covered Loan) to the value of that property. 12 CFR 1003.4(a)(24).

Example

Ficus Bank reviews an Application that will be secured by two parcels of real property. It calculates the CLTV ratio using its own requirements. It also calculates the CLTV ratio using an investor's requirements. When making its credit decision, Ficus Bank relies on the CLTV ratio calculated according to the investor's requirements. Ficus Bank reports the CLTV ratio calculated according to the investor's requirements.

A Financial Institution relied on the CLTV ratio when making the credit decision if the CLTV ratio was a factor in the credit decision, even if it was not a dispositive factor. For example, if the CLTV ratio was one of multiple factors in a Financial Institution's credit decision, the Financial Institution relied on the CLTV ratio, even if the Financial Institution denied the Application because one or more underwriting requirements other than the CLTV ratio were not satisfied. Comments 4(a)(24)-1 and -2.

The 2015 HMDA Rule does not require a Financial Institution to calculate the CLTV ratio and does not require a Financial Institution to rely on a CLTV ratio in making a credit decision. Comment 4(a)(24)-4.

A Financial Institution reports that this data point is not applicable:

1. If it did not rely on a CLTV when making the credit decision;
2. If the Application file was closed for incompleteness (even if a CLTV ratio was calculated);
3. For an Application that was withdrawn before a credit decision was made (even if a CLTV ratio was calculated); or
4. For a purchased Covered Loan. Comments 4(a)(23)-3 through -5.

5.22 Credit score information

Except for purchased Covered Loans, a Financial Institution reports the credit score or scores it relied on in making the credit decision and the name and version of the scoring model used to generate each reported credit score. 12 CFR 1003.4(a)(15)(i).

The term “credit score” has the same meaning as set forth in the Fair Credit Reporting Act, 15 USC 1681g(f)(2)(A). 12 CFR 1003.4(a)(15)(ii). A “credit score” is a numerical value or a categorization derived from a statistical tool or modeling system used by a person who makes or arranges a loan to predict the likelihood of certain credit behaviors, including default. A “credit score” does not include: (1) any mortgage score or rating of an automated underwriting system that considers one or more factors in addition to credit information, including loan-to-value ratio, the amount of down payment, or the consumer’s financial assets; or (2) any other elements of the underwriting process or underwriting decision. 15 USC 1681g(f)(2)(A).

A Financial Institution relied on a credit score in making the credit decision if the credit score was a factor in the credit decision, even if it was not a dispositive factor. For example, if a credit score was one of multiple factors in a Financial Institution’s credit decision, the Financial Institution relied on the credit score even if the Financial Institution denied the Application because one or more underwriting requirements other than the credit score were not satisfied. Comment 4(a)(15)-1.

When a Financial Institution obtained or created two or more credit scores for a single applicant or borrower but relied on only one score in making the credit decision (*e.g.*, by relying on the lowest, highest, most recent, or average of all of the scores), the Financial Institution reports the credit score it actually used. When a Financial Institution relied on multiple scores for the applicant or borrower (*e.g.*, by relying on a scoring grid that considers each of the scores

obtained or created for the applicant or borrower without combining the scores into a composite score), the Financial Institution must report one of the credit scores that it relied on in making the credit decision. In choosing which credit score to report, a Financial Institution need not use the same approach for its entire HMDA data submission, but it should be generally consistent (*e.g.*, by routinely using one approach within a particular division of the Financial Institution or for a category of Covered Loans). The Financial Institution reports the name and version of the credit-scoring model for the score reported. Comment 4(a)(15)-2.

If a transaction involved more than one applicant and the Financial Institution relied on a single credit score in making the credit decision, the Financial Institution reports that credit score for either the applicant or the first co-applicant. If a transaction involved more than one applicant and a Financial Institution relied on separate credit scores for each applicant, it reports the credit score it relied on for the applicant and the credit score it relied on for the first co-applicant. Comment 4(a)(15)-3.

A Financial Institution reports that the credit score data point is not applicable:

1. For purchased Covered Loans;
2. If the Financial Institution did not rely on a credit score;
3. If the Application file was closed for incompleteness (even if a credit score was obtained or created);
4. If an Application was withdrawn before a credit decision was made (even if a credit score was obtained or created); or
5. If the applicant and co-applicant, if applicable, are not natural persons. Comments 4(a)(15)-4 through -7.

5.23 Automated underwriting system information

Except for purchased Covered Loans, a Financial Institution reports the name of the Automated Underwriting System (AUS), as defined below, that it used to evaluate the Application and the AUS result generated by that AUS. 12 CFR 1003.4(a)(35)(i). A Financial Institution must report

this information only if the Financial Institution used an AUS to evaluate the Application. Comment 4(a)(35)-4.

For purposes of the 2015 HMDA Rule, an Automated Underwriting System or AUS is an electronic tool:

1. Developed by a securitizer, Federal government insurer, or Federal government guarantor;
 2. That provides a result regarding both (a) the applicant's credit risk; and (b) whether the loan is eligible to be originated, purchased, insured, or guaranteed by that securitizer, Federal government insurer, or Federal government guarantor.
- 12 CFR 1003.4(a)(35)(ii).

In order for a system to be an AUS, the system must provide a result regarding both the credit risk of the applicant and the eligibility of the loan to be originated, purchased, insured, or guaranteed by the securitizer, Federal government insurer, or Federal government guarantor that developed the system being used to evaluate the Application. For example, if a system is an electronic tool that provides a determination of the loan's eligibility to be purchased, but the system does not also provide an assessment of the applicant's creditworthiness—such as an evaluation of the applicant's income, debt, and credit history—the system is not an AUS.

Comment 4(a)(35)-2.

If a Financial Institution has developed its own proprietary system that it uses to evaluate an Application and the Financial Institution is also a securitizer, the system may be an AUS if it also meets the other elements of the AUS definition. On the other hand, if a Financial Institution has developed its own proprietary system that it uses to evaluate an Application but the Financial Institution is not a securitizer, the system is not an AUS. Comment 4(a)(35)-2.

A Financial Institution that used an AUS to evaluate an Application must report the name of the AUS it used to evaluate the Application and the result generated by that system regardless of whether the Financial Institution intends to sell or hold the Covered Loan in its portfolio. For example, if a Financial Institution used an AUS developed by a securitizer to evaluate an Application but ultimately did not sell the Covered Loan and instead holds the Covered Loan in its portfolio, the Financial Institution reports the name of the AUS that the Financial Institution used to evaluate the Application and the result generated by that system. Comments 4(a)(35)-1.i and ii.

If a Financial Institution used more than one AUS to evaluate an Application or if a Financial Institution used one AUS to evaluate an Application but it generated multiple results, the Financial Institution must determine which AUS or AUSs and which result or results to report. To do so, the Financial Institution can use the following steps in the exact order they are presented below.

1. The Financial Institution must determine whether an AUS that it used to evaluate the Application matches the loan type it reported for the Application or Covered Loan. For more information on reporting loan type, see Section 5.6.
2. If the Financial Institution used an AUS that matches loan type (such as Total Scorecard for an FHA loan), it must determine whether it obtained only one result from that AUS. If the Financial Institution obtained only one result from the AUS that matches loan type, the Financial Institution reports the AUS that matches loan type and the result that it obtained from that AUS.
3. If the Financial Institution did not use an AUS that matches loan type or if it obtained more than one result from the AUS that matches loan type, the Financial Institution must determine whether an AUS that it used to evaluate the Application matches the purchaser, insurer, or guarantor (if any) for the Covered Loan.
4. If the Financial Institution used an AUS that matches the purchaser, insurer, or guarantor (such as Desktop Underwriter for a Covered Loan that Fannie Mae purchased), it must determine whether it obtained only one result from that AUS. If the Financial Institution obtained only one result from the AUS that matches the purchaser, insurer, or guarantor, the Financial Institution reports the AUS that matches and the result that it obtained from that AUS.
5. If the Financial Institution did not use an AUS that matches the purchaser, insurer, or guarantor or it obtained multiple results from an AUS that matches the purchaser, insurer, or guarantor or loan type, the Financial Institution reports the result it obtained closest in time to the credit decision and the AUS that generated that result, unless the Financial Institution obtained multiple results closest in time to the credit decision. For example, a Financial Institution obtains multiple results closest in time to the credit decision if it obtains two results at noon on the day immediately before it makes the credit decision and does not obtain any results at a later time.
6. If the Financial Institution simultaneously obtains multiple results closest in time to the credit decision, the Financial Institution reports each of the multiple AUS results that it obtained and the AUSs that generated each of those results up to a total of five results and

five AUSs. The Financial Institution will never report more than five results or five AUSs. If the Financial Institution used more than five AUSs or it obtained more than five results, the Financial Institution chooses five AUSs and five results to report. Comment 4(a)(35)-3.

The 2015 HMDA Rule does not require a Financial Institution to use an AUS when evaluating an Application. Comment 4(a)(35)-4. A Financial Institution reports that the AUS data point is not applicable:

1. If it does not use an AUS to evaluate the Application;
2. When the applicant and co-applicant, if applicable, are not natural persons; or
3. For purchased Covered Loans. Comments 4(a)(35)-4 through -6.

5.24 Interest rate

A Financial Institution reports the interest rate applicable to a Covered Loan or to an Application that is approved but not accepted. 12 CFR 1003.4(a)(21). For Applications that are denied, withdrawn or closed for incompleteness, a Financial Institution reports that no interest rate was applicable. Comment 4(a)(21)-2.

For an:	Report:
Application approved but not accepted for fixed rate Covered Loan subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Rate stated in Loan Estimate (if no Closing Disclosure provided) or in Closing Disclosure (if provided), assuming it accurately reflects the rate when Financial Institution approved the Application. Otherwise, rate at the time Financial Institution approved the Application. Comment 4(a)(21)-2.
Application approved but not accepted for a fixed rate Covered Loan not subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Rate applicable when Financial Institution approved the Application. Comment 4(a)(21)-2.

For an:	Report:
Application approved but not accepted for a variable-rate Covered Loan subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Rate stated in Loan Estimate (if no Closing Disclosure provided) or in Closing Disclosure (if provided), assuming it accurately reflects the rate when Financial Institution approved the Application. Comment 4(a)(21)-2. Otherwise, if rate was known when Financial Institution approved the Application, the rate applicable when Financial Institution approved the Application. Comment 4(a)(21)-2. Otherwise, if rate was unknown when Financial Institution approved the Application, the fully-indexed rate based on the index applicable when the Financial Institution approved the Application. Comment 4(a)(21)-3.
Application approved but not accepted for a variable-rate Covered Loan not subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	If rate was known when Financial Institution approved the Application, the rate applicable when Financial Institution approved the Application. Comment 4(a)(21)-2. If rate was unknown when Financial Institution approved the Application, the fully-indexed rate based on the index applicable when the Financial Institution approved the Application. Comment 4(a)(21)-3.
Application denied, withdrawn, or closed for incompleteness	Not applicable. Comment 4(a)(21)-2.
Fixed-rate Covered Loan subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Interest rate set forth in Closing Disclosure. Comment 4(a)(21)-1.
Fixed-rate Covered Loan not subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Interest rate applicable at loan closing or account opening. Comment 4(a)(21)-1.
Variable-rate Covered Loan subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	Interest rate set forth in Closing Disclosure. Comment 4(a)(21)-1.

For an:	Report:
Variable-rate Covered Loan not subject to Regulation Z's Loan Estimate and Closing Disclosure requirements	<p>If rate was known when Financial Institution closed loan or opened account, rate applicable at loan closing or account opening. Comment 4(a)(21)-1.</p> <p>If rate was unknown when Financial Institution closed loan or opened account, the fully-indexed rate based on the index applicable to the Covered Loan at loan closing or account opening. Comment 4(a)(21)-3.</p>

5.25 Introductory rate period

For a Covered Loan, a Financial Institution reports the introductory rate period as the number of months from loan closing or account opening until the first date the interest rate may change. 12 CFR 1003.4(a)(26). For example, if an Open-End Line of Credit contains an introductory or “teaser” interest rate for two months after the date of account opening and the interest rate may adjust after that two month period, the Financial Institution reports the number of months as “2.” Comment 4(a)(26)-1.

For an Application, a Financial Institution reports the number of months from loan closing or account opening until the first date the interest rate could have changed under the proposed terms. Comment 4(a)(26)-1.

A Financial Institution reports the number of months based on when the first interest rate adjustment may occur, even if an interest rate adjustment is not required to occur at that time and even if the rates that will apply, or the periods for which they will apply, are not known at loan closing or account opening. For example, if a Closed-End Mortgage Loan has a 30-year term and is an adjustable-rate product with an introductory interest rate for the first 60 months, after which the interest rate is permitted but not required to vary, the Financial Institution reports the number of months as “60.” Comment 4(a)(26)-1.

A Financial Institution is not required to report introductory interest rate periods based on preferred rates unless the terms of the legal obligation provide that the preferred rate will expire at a certain defined date. Preferred rates include loan terms that provide that the initial underlying rate is fixed but that it may increase or decrease upon the occurrence of some future

event, such as an employee leaving the employ of the Financial Institution, the borrower closing an existing deposit account with the Financial Institution, or the borrower revoking an election to make automated payments. Comment 4(a)(26)-2.

A Financial Institution reports that this data point is not applicable for a fixed rate Covered Loan or an Application for a fixed rate Covered Loan. Comment 4(a)(26)-3.

5.26 Rate spread

For Covered Loans subject to Regulation Z, other than purchased Covered Loans, Reverse Mortgages, and assumptions, a Financial Institution reports the difference between the Covered Loan's annual percentage rate (APR) and a comparable transaction's average prime offer rate (APOR) as of the date the Covered Loan's interest rate was set. 12 CFR 1003.4(a)(12)(i).

If the Covered Loan is an assumption, Reverse Mortgage, a purchased Covered Loan, or is not subject to Regulation Z, the Financial Institution reports that the data point is not applicable. If an Application does not result in the Financial Institution originating a Covered Loan for a reason other than that the Application was approved but not accepted by the applicant, the Financial Institution reports that the data point is not applicable. Comment 4(a)(12)-7. In the case of an Application (including a preapproval request) that the Financial Institution approved but that the applicant did not accept, a Financial Institution must report the difference between the APR of the Covered Loan that would have resulted had the applicant accepted it and a comparable transaction's APOR as of the date the interest rate was set. Comment 4(a)(12)-8.

The APOR is an APR that is derived from average interest rates, points, and other loan pricing terms currently offered to consumers by a representative sample of creditors for mortgage loans that have low-risk pricing characteristics. 12 CFR 1003.4(a)(12)(ii). APORs for a broad range of transactions are published on the FFIEC's website at <http://www.ffiec.gov/hmda>. The APORs, which are updated at least weekly, are in tables titled "Average Prime Offer Rates-Fixed" and "Average Prime Offer Rates-Adjustable." The methodology used to arrive at these APORs is also published on the FFIEC's website. A Financial Institution may either use the APORs published on the FFIEC's website or determine APORs itself by employing the methodology published on the FFIEC's website. A Financial Institution that determines APORs itself, however, is responsible for correctly determining them in accordance with the published methodology. Comment 4(a)(12)-2.

To determine the reportable rate spread, a Financial Institution can follow these steps:

1. Determine the Covered Loan's APR

A Financial Institution may rely on the APR disclosed for the Covered Loan, if it is calculated and disclosed pursuant to Regulation Z (12 CFR 1026.18 or 1026.38 for a Closed-End Mortgage Loan or 12 CFR 1026.40 for an Open-End Line of Credit). Comment 4(a)(12)-3.

2. Determine the APOR

- a. Determine the Comparable Transaction

The rate spread is calculated using the APOR for a comparable transaction. Therefore, a Financial Institution must determine what transaction is comparable to the Covered Loan. To do so, the Financial Institution uses the Covered Loan's amortization type (*i.e.*, fixed-rate or variable-rate) and loan term. For Open-End Lines of Credit, a Financial Institution must identify the most closely comparable closed-end transaction. Comment 4(a)(12)-4.

For fixed-rate Covered Loans, the term for identifying the comparable transaction is the transaction's maturity (*i.e.*, the period until the last payment will be due under the Closed-End Mortgage Loan contract or Open-End Line of Credit agreement). If an Open-End Line of Credit has a fixed rate but no definite plan length, a Financial Institution can use a 30-year fixed-rate loan as the most closely comparable closed-end transaction. Financial Institutions may refer to the "Average Prime Offer Rates-Fixed" table on the FFIEC website when identifying a comparable fixed-rate transaction. Comment 4(a)(12)-4.i.

For variable-rate Covered Loans, the term for identifying the comparable transaction is the initial, fixed-rate period (*i.e.*, the period until the first scheduled rate adjustment). For example, five years is the relevant term for a variable-rate transaction with a five-year, fixed-rate introductory period that is amortized over thirty years. If an Open-End Line of Credit has a variable rate and an optional, fixed-rate feature, a Financial Institution uses the rate table for variable-rate transactions. Comment 4(a)(12)-4.ii.

When a Covered Loan's term to maturity (or, for a variable-rate transaction, the initial fixed-rate period) is not in whole years, the Financial Institution uses the number of whole years closest to the actual loan term (or the initial fixed-rate period). If the actual loan term (or the initial fixed-rate period) is exactly halfway between two whole years,

the Financial Institution uses the shorter loan term. The Financial Institution rounds to one year any Covered Loan with a term shorter than six months, including a variable-rate Covered Loan with no initial, fixed-rate period. Comment 4(a)(12)-4.iii.

Term to Maturity or Initial Fixed-Rate Period	Term for Comparable Transaction
10 years, 3 months	10 years
10 years, 9 months	11 years
10 years, 6 months	10 years
10 years, 6 months, 18 days	11 years
3 months	1 year

If the amortization period of a Covered Loan is longer than the transaction's term to maturity, a Financial Institution must use the term to maturity to determine the applicable APOR. Comment 4(a)(12)-4.iv.

b. Determine the Rate Set Date

The date used to determine the APOR for a comparable transaction is the date on which the Financial Institution set the Covered Loan's interest rate for the final time before loan closing or account opening. Comment 4(a)(12)-5.

If the:	The date used for APOR is the:
Rate was set pursuant to a lock agreement	Date that the agreement fixed the interest rate
Lock agreement was extended, but the rate was not re-set	Date the Financial Institution exercised its discretion in setting the rate for final time before loan closing or account opening
Rate was re-set after the lock agreement was executed, and there was no program change	Date that the Financial Institution exercised its discretion in setting the rate for final time before loan closing or account opening

Rate was re-set after the lock agreement was executed, and there was a program change	Date of the program change, unless the Financial Institution changed the promised rate to the rate that would have been available to the borrower under the new program on the date of the original rate-lock, and the Financial Institution consistently follows that practice or the original lock agreement required that the new program's rate as of the original rate-lock would be available. In that case, the date of the original rate-lock.
Applicant or borrower did not execute a lock agreement	Date on which the Financial Institution set the rate for final time before loan closing or account opening

Example

Borrower locks a rate of 2.5 percent on June 1 for a 30-year, variable-rate loan with a 5-year, fixed-rate introductory period. On June 15, the borrower decides to switch to a 30-year, fixed-rate loan, and the rate available to the borrower for that product on June 15 is 4.0 percent. On June 1, the 30-year, fixed-rate loan would have been available to the borrower at a rate of 3.5 percent. Ficus Bank offers the borrower the 3.5 percent rate (*i.e.*, the rate that would have been available to the borrower for the fixed-rate product on June 1, the date of the original rate-lock) because the original agreement so provided or because Ficus Bank consistently follows that practice for borrowers who change loan programs. Ficus Bank should use June 1 as the rate-set date. If the original agreement does not require Ficus Bank to offer 3.5 percent or if Ficus Bank does not consistently follow the practice for borrower who change loan programs, Ficus Bank should use June 15 as the rate-set date.

If a Financial Institution received an Application from a broker and is responsible for reporting the approved but not accepted Application or resulting Covered Loan, (*e.g.*, because the Financial Institution originated the loan), the rate-set date is the last date the Financial Institution set the rate with the broker, not the date the broker set the borrower's rate. Comment 4(a)(12)-5.

c. Determine the Most Recently Available APOR as of Rate Set Date

A Financial Institution must compare the Covered Loan's APR to the most recently available APOR that was in effect for the comparable transaction as of the rate-set date. The most recently available rate means the APOR set forth in the applicable table with the most recent effective date as of the date the interest rate was set. A Financial Institution cannot use an APOR before its effective date. Comment 4(a)(12)-6.

3. Determine the Rate Spread

A Financial Institution compares the APOR determined in step 2c, above, to the APR determined in step 1 above. Comment 4(a)(12)-6.

5.27 Contractual features

A Financial Institution reports whether the contractual terms include or would have included: (1) a balloon payment; (2) interest-only payments; (3) negative amortization; or (4) contractual terms, other than those listed above, that would allow for payments other than fully amortizing payments. 12 CFR 1003.4(a)(27). The 2015 HMDA Rule defines the terms balloon payment, interest-only payments, negative amortization, and fully amortizing payments by reference to Regulation Z, but without regard to whether the Covered Loan is subject to Regulation Z. Comment 4(a)(27). See 12 CFR 1026.18(s)(5)(i) for the definition of balloon payment, 12 CFR 1026.18(s)(7)(iv) for the definition of interest-only payments, and 12 CFR 1026.18(s)(7)(v) for information on when a contractual term would include negative amortization.

Example

Ficus Bank originates a business-purpose transaction that is exempt from Regulation Z. The borrower, a corporation, uses the loan proceeds to finance the purchase of a Multifamily Dwelling. The loan is secured by a mortgage on the Multifamily Dwelling. The loan includes a balloon payment, as defined by Regulation Z, 12 CFR 1026.18(s)(5)(i), at the end of the loan term. Even though the borrower is not a natural person, the loan is for a business purpose, and a Multifamily Dwelling is not a "dwelling" under Regulation Z, Ficus Bank reports the business-purpose transaction as having a balloon payment.

5.28 Data points for certain loans subject to Regulation Z

5.28.1 Total loan costs or total points and fees

For Covered Loans subject to the Ability-to-Repay provisions of Regulation Z, 12 CFR 1026.43, a Financial Institution reports the following:

1. **The amount of total loan costs as disclosed, pursuant to Regulation Z, on Line D of the Closing Cost Details page of the Closing Disclosure.** The Financial Institution reports the total loan costs if a Closing Disclosure was provided for the Covered Loan. 12 CFR 1003.4(a)(17)(i).

Financial Institutions report that this data point is not applicable for transactions that are not subject to the Ability-to-Repay provisions of Regulation Z, such as Open-End Lines of Credit, Reverse Mortgages, and Covered Loans made primarily for business or commercial purposes. Comment 4(a)(17)(i)-1. For transactions subject to the Ability-to-Repay provisions of Regulation Z for which a Closing Disclosure was not provided, Financial Institutions report that this data point is not applicable. 12 CFR 1003.4(a)(17). Financial Institutions also report that this data point is not applicable for purchased Covered Loans for which Applications were received by the selling entity prior to October 3, 2015. Comment 4(a)(17)(i)-2.

2. **The total points and fees charged in connection with the Covered Loan, calculated pursuant to Regulation Z.** The Financial Institution reports the total points and fees if the Covered Loan is not subject to Regulation Z's Closing Disclosure requirements and is not a purchased Covered Loan. 12 CFR 1003.4(a)(17)(ii).

Financial Institutions report that this data point is not applicable for transactions that are not subject to the Ability-to-Repay provisions of Regulation Z, such as Open-End Lines of Credit, Reverse Mortgages, and Covered Loans made primarily for business or commercial purposes. Comment 4(a)(17)(ii)-1. For transactions subject to the Ability-to-Repay provisions of Regulation Z for which a Closing Disclosure was provided, Financial Institutions report that this data point is not applicable. 12 CFR 1003.4(a)(17). Financial Institutions also report that this data point is not applicable for purchased Covered Loans. Comment 4(a)(17)(ii)-1.

For Covered Loans subject to the total loan cost reporting requirement, if the amount of total loan costs changes because a Financial Institution provides a revised Closing Disclosure, the Financial Institution reports the revised amount if the revised Closing Disclosure was provided to the borrower during the same reporting period in which loan closing occurred. Comment 4(a)(17)(i)-3.

For Covered Loans subject to the total points and fees reporting requirement, if a Financial Institution determines that the transaction's total points and fees exceeded the applicable limit and cures the overage pursuant to Regulation Z during the same reporting period in which closing occurred, the Financial Institution reports the revised amount of total points and fees. Comment 4(a)(17)(ii)-2.

Example

Ficus Bank is required to submit HMDA data quarterly. It closes a Covered Loan on January 2, 2020, and cures an overage pursuant to Regulation Z on January 9, 2020. Ficus Bank reports the revised amount of total points and fees in both its quarterly LAR submitted for first quarter data by May 30, 2020 and its annual LAR submitted in 2021 for 2020 data.

5.28.2 Total borrower-paid origination charges

For Covered Loans subject to the Closing Disclosure requirements of Regulation Z, 12 CFR 1026.19(f), the Financial Institution reports the total of all itemized origination charges that are designated borrower-paid at or before closing. 12 CFR 1003.4(a)(18). This total is disclosed on Line A of the Closing Cost Details page of the Closing Disclosure. For all other transactions, the Financial Institution reports that the data point is not applicable. A Financial Institution reports that the data point does not apply for purchased Covered Loans for which Applications were received by the seller prior to the effective date of the Closing Disclosure requirements of Regulation Z. Comments 4(a)(18)-1 and -2.

If the total amount of borrower-paid origination charges changes because a Financial Institution provides a revised Closing Disclosure pursuant to Regulation Z during the same reporting period in which the loan closing occurred, the Financial Institution reports the revised amount. Comment 4(a)(18)-3.

5.28.3 Total discount points

For Covered Loans subject to the Closing Disclosure requirements of Regulation Z, 12 CFR 1026.19(f), a Financial Institution reports the points paid to the creditor to reduce the interest rate. 12 CFR 1003.4(a)(19). This total is disclosed on Line A.01 of the Closing Cost Details page of the Closing Disclosure. For all other transactions, a Financial Institution reports that the data point is not applicable. A Financial Institution reports that the data point does not apply for purchased Covered Loans for which an Application was received by the seller prior to the effective date of the Closing Disclosure requirements of Regulation Z. Comments 4(a)(19)-1 and -2.

If the total discount points change because a Financial Institution provides a revised Closing Disclosure pursuant to Regulation Z during the same reporting period in which the loan closing occurred, the Financial Institution reports the revised amount. Comment 4(a)(19)-3.

5.28.4 Lender credits

For Covered Loans subject to the Closing Disclosure requirements of Regulation Z, 12 CFR 1026.19(f), the Financial Institution reports the amount of lender credits. 12 CFR 1003.4(a)(20). This total is disclosed in the second row under Line J on the Closing Cost Details page of the Closing Disclosure. For all other transactions, the Financial Institution reports that the data point is not applicable. A Financial Institution reports that the data point does not apply for purchased Covered Loans for which an Application was received by the seller prior to the effective date of the Closing Disclosure requirements of Regulation Z. Comments 4(a)(20)-1 and -2.

If the amount of the lender credits changes because a Financial Institution provides a revised Closing Disclosure pursuant to Regulation Z during the same reporting period in which the loan closing occurred, the Financial Institution reports the revised amount. Comment 4(a)(20)-3.

5.28.5 Prepayment penalty term

For Covered Loans and Applications subject to Regulation Z, other than Reverse Mortgages or purchased Covered Loans, a Financial Institution reports the term of any prepayment penalty. The term is reported in months. 12 CFR 1003.4(a)(22). A Financial Institution may rely on the definitions and official commentary to Regulation Z, 12 CFR 1026.32(b)(6)(i) or (ii), in

determining whether a Covered Loan includes a prepayment penalty. For Covered Loans that are not subject to Regulation Z, Reverse Mortgages, purchased Covered Loans, and Covered Loans or Applications that have no prepayment penalty, the Financial Institution reports that this data point is not applicable.

5.28.6 HOEPA status

For a Covered Loan that is subject to the Home Ownership and Equity Protection Act of 1994 (HOEPA), as implemented in Regulation Z, 12 CFR 1026.32, the Financial Institution reports whether or not the Covered Loan is a high-cost mortgage under Regulation Z.

12 CFR 1003.4(a)(13). Generally, a Financial Institution will report whether or not a consumer credit transaction subject to Regulation Z and secured by a principal dwelling (as that term is interpreted under Regulation Z) is a high-cost mortgage. See 12 CFR 1026.32(a) and its official commentary to determine whether a Covered Loan is subject to HOEPA and whether or not it is a high-cost mortgage under Regulation Z. For an Application or a Covered Loan that is not subject to HOEPA, the Financial Institution reports that this data point is not applicable. Comment 4(a)(13).

5.29 Transaction indicators

A Financial Institution separately reports whether or not a Covered Loan is or an Application is for:

1. A Reverse Mortgage.¹⁶ 12 CFR 1003.4(a)(36);
2. An Open-End Line of Credit.¹⁷ 12 CFR 1003.4(a)(37); and

¹⁶ A Reverse Mortgage is a Closed-End Mortgage Loan or Open-End Line of Credit that is a reverse mortgage transaction as defined in Regulation Z, but without regard to whether the loan or line is secured by a principal dwelling. 12 CFR 1003.2(q).

¹⁷ For more information on whether a Covered Loan is or an Application is for an Open-End Line of Credit, see Section 4.1.1.

3. A loan made primarily for a business or commercial purpose.¹⁸ 12 CFR 1003.4(a)(38).

5.30 Mortgage loan originator identifier

A Financial Institution reports the Nationwide Mortgage Licensing System and Registry identifier (NMLSR ID) for the mortgage loan originator, as defined in Regulation G, 12 CFR Part 1007, or Regulation H, 12 Part 1008, as applicable. 12 CFR 1003.4(a)(34). The NMLSR ID is a unique number or other identifier generally assigned to an individual registered or licensed through NMLSR to provide loan originating services. For more information, see the Secure and Fair Enforcement for Mortgage Licensing Act of 2008, title V of the Housing and Economic Recovery Act of 2008, 12 U.S.C. 5101 *et seq.*, and Regulation G or Regulation H, as applicable. Comment 4(a)(34)-1.

An NMLSR ID for the mortgage loan originator is not required to be reported if the mortgage loan originator is not required to obtain and has not been assigned an NMLSR ID. In those cases, the Financial Institution reports that this data point is not applicable. For example, certain individual mortgage loan originators may not be required to obtain an NMLSR ID for the particular transaction being reported, such as a commercial loan, and may not have an NMLSR ID. However, some mortgage loan originators may have obtained an NMLSR ID even if they are not required to obtain one for the particular transaction. If a mortgage loan originator has been assigned an NMLSR ID, a Financial Institution reports the mortgage loan originator's NMLSR ID regardless of whether the mortgage loan originator is required to obtain an NMLSR ID for the particular transaction being reported. Comment 4(a)(34)-2.

If more than one individual associated with a Covered Loan or Application meets the definition of "mortgage loan originator," as defined in Regulation G or Regulation H, a Financial Institution reports the NMLSR ID of the individual mortgage loan originator with primary responsibility for the transaction as of the date of action taken. A Financial Institution that establishes and follows a reasonable, written policy for determining which individual mortgage

¹⁸ If a Covered Loan or Application is deemed to be primarily for a business or commercial purpose under Regulation Z, 12 CFR 1026.3(a) and its official commentary, it is also deemed to be for a business or commercial purpose under the 2015 HMDA Rule.

loan originator has primary responsibility for the reported transaction as of the date of action taken complies with this reporting requirement. Comment 4(a)(34)-3.

5.31 Type of purchaser

A Financial Institution reports the type of purchaser for a Covered Loan if the Financial Institution: (a) originated the Covered Loan it is reporting and sold it within the same calendar year; or (b) purchased the Covered Loan it is reporting and then sold it within the same calendar year. 12 CFR 1003.4(a)(11). When reporting the type of purchaser, a Financial Institution reports the type of entity that purchased the Covered Loan from the Financial Institution, using one of the following:

1. Fannie Mae.
2. Ginnie Mae.
3. Freddie Mac.
4. Farmer Mac.
5. Private securitizer, which is an entity (other than one of the government-sponsored enterprises listed in 1 through 4 immediately above) that the Financial Institution knows or reasonably believes will securitize the Covered Loan. Knowledge or reasonable belief could, for example, be based on the purchase agreement or other related documents, the Financial Institution's previous transactions with the purchaser, or the purchaser's role as a securitizer (such as an investment bank). If the Financial Institution selling the Covered Loan does not know or reasonably believe that the purchaser will securitize the loan, and the seller knows that the purchaser frequently holds or disposes of loans by means other than securitization, then the Financial Institution reports the Covered Loan as purchased by, as appropriate, one of the other types of purchasers. Comment 4(a)(11)-4.

If the purchaser meets the criteria to be a private securitizer and fits within one of the other reportable categories in 6 through 10 below (including affiliate institution), the Financial Institution reports that the purchaser is a private securitizer. Comment 4(a)(11)-4.

6. Affiliate institution, which means a company that controls, is controlled by, or is under common control with the Financial Institution. The term has the meaning set forth in the Bank Holding Company Act of 1956, 12 U.S.C. 1841 *et seq.* If a purchaser meets the criteria

to be an affiliate institution and also fits within one of the other reportable types of purchaser in 7 through 10 below (but not private securitizer above), the Financial Institution reports that the purchaser is an affiliate institution. Comment 4(a)(11)-3.

7. Commercial bank, savings bank, or savings association.
8. Credit union, mortgage company, or finance company. A mortgage company is a nondepository institution that purchases Covered Loans and, typically, originates Covered Loans. Comment 4(a)(11)-5.
9. Life insurance company.
10. Other, which is a purchaser that is not any of the above. A Financial Institution would report the purchaser type of “other” if the purchaser was a bank holding company or thrift holding company that is not a private securitizer and is not an affiliate of the Financial Institution. Comment 4(a)(11)-7.

If a Financial Institution sells some interest or interests in a Covered Loan but retains a majority interest in that Covered Loan, the Financial Institution does not report the sale or type of purchaser (*i.e.*, it reports that this data point is not applicable). Comment 4(a)(11)-1.

If a Financial Institution sells all or a majority interest in the Covered Loan to more than one entity, the Financial Institution reports the type of purchaser based on the entity purchasing the greatest interest in the Covered Loan. Comment 4(a)(11)-1.

Covered Loans “swapped” for mortgage-backed securities are to be treated as sales, and the purchaser is the entity receiving the Covered Loans that are swapped. Comment 4(a)(11)-2.

A Financial Institution reports that this data point is not applicable:

1. If a Financial Institution sells some interest or interests in a Covered Loan but retains a majority interest in the loan;
2. For an Application that is denied, withdrawn, closed for incompleteness, or approved but not accepted; or
3. For a Covered Loan that the Financial Institution does not sell during the same calendar year that it originated or purchased the Covered Loan. Comments 4(a)(11)-1 and -10.

A Financial Institution records that the requirement to report type of purchaser is not applicable if the Financial Institution originated or purchased a Covered Loan and did not sell it during the

calendar quarter for which the Financial Institution is recording the data. If the Financial Institution sells the Covered Loan in a subsequent quarter of the same calendar year, the Financial Institution records the type of purchaser on its LAR for the quarter in which the Covered Loan was sold. If a Financial Institution sells the Covered Loan in a succeeding year, the Financial Institution should not record or report the sale. Comment 4(a)(11)-9.

6. Recording and reporting

6.1 Recording

The 2015 HMDA Rule requires a Financial Institution to record the data about a Covered Loan or Application on a LAR within 30 calendar days after the end of the calendar quarter in which the Financial Institution takes final action on the Application or Covered Loan.

12 CFR 1003.4(f). A Financial Institution is not required to record all of its HMDA data for a quarter on a single LAR. Rather, a Financial Institution may record data on a single LAR or may record data on one or more LARs for different branches or different loan types (such as Home Purchase Loans or Home Improvement Loans, or loans on Multifamily Dwellings). Comment 4(f)-1.

Other State or Federal regulations may require a Financial Institution to record its data on a LAR more frequently. Comment 4(f)-2.

Financial Institutions may maintain their quarterly records in electronic or any other format, provided they can make the information available to their regulatory agencies in a timely manner upon request. Comment 4(f)-3.

6.2 Reporting

In addition to the required data discussed in Section 5, above, effective January 1, 2019, a Financial Institution must include the following when it submits its HMDA data:

1. Its name;

2. The calendar year and, if applicable, the calendar quarter to which the data relate (see Section 6.2.2 for information on quarterly reporting);
3. The name and contact information for a person who can be contacted with questions about the submission;
4. The Financial Institution's appropriate Federal agency;
5. The total number of entries in the submission;
6. The Financial Institution's Federal Taxpayer Identification Number (TIN); and
7. The Financial Institution's LEI. 12 CFR 1003.5(a)(3).

If the appropriate Federal agency for a Financial Institution changes, the Financial Institution must identify its new appropriate Federal agency in its annual submission for the year of the change. Comment 5(a)-2. For example, if a Financial Institution's appropriate Federal agency changes in February 2018, it must identify its new appropriate Federal agency beginning with its annual submission of 2018 data by March 1, 2019. For a Financial Institution required to comply with quarterly reporting requirements (see Section 6.2.2), the Financial Institution also must identify its new appropriate Federal agency in its quarterly submission beginning with its submission for the quarter of the change, unless the change occurs during the fourth quarter. For example, if the appropriate Federal agency for a Financial Institution changes during February 2020, the Financial Institution must identify its new appropriate Federal agency beginning with its quarterly submission for the first quarter of 2020. Comment 5(a)-2.

If a Financial Institution obtains a new TIN, it must provide the new TIN in its subsequent data submissions. For example, if two Financial Institutions that previously reported HMDA data merge and the surviving Financial Institution retained its LEI but obtained a new TIN, the surviving Financial Institution reports the new TIN beginning with its next HMDA data submission. Comment 5(a)-5.

A Financial Institution that is a subsidiary of a bank or savings association must complete its own LAR and submit it, directly or through its parent, to the appropriate Federal agency for the subsidiary's parent. 12 CFR 1003.5(a)(2). A Financial Institution is a subsidiary of a bank or savings association (for purposes of reporting HMDA data to the same agency as the parent) if the bank or savings association holds or controls an ownership interest in the Financial Institution that is greater than 50 percent. Comment 5(a)-6.

6.2.1 Annual reporting

The 2015 HMDA Rule maintains the annual reporting requirement, but requires Financial Institutions to submit data electronically in accordance with the procedures published by the Bureau and posted at <http://www.consumerfinance.gov/hmda>. 12 CFR 1003.5(a)(5).

Under the 2015 HMDA Rule, a Financial Institution must submit its annual LAR in electronic format to its appropriate Federal agency by March 1 of the year following the calendar year for which data are collected. Appendix A to Part 1003 (through December 31, 2018); 12 CFR 1003.5(a)(1)(i) (after December 31, 2018). An individual who is an authorized representative of the Financial Institution and who has knowledge regarding the submitted data must certify its accuracy and completeness. Appendix A to Part 1003 (through December 31, 2018); 12 CFR 1003.5(a)(1)(i) (after December 31, 2018).

A Financial Institution must retain a copy of its submitted annual LAR for at least three years. 12 CFR 1003.5(a)(1)(i). Financial Institutions may retain their annual LARs in either paper or electronic form. Comment 5(a)-4.

For more information on reporting under the 2015 HMDA Rule or on the electronic submission of data, please see <http://www.consumerfinance.gov/hmda>.

6.2.2 Quarterly reporting

The 2015 HMDA Rule requires some Financial Institutions to report data on a quarterly basis as well as on an annual basis. The quarterly reporting requirement is effective January 1, 2020. It applies to a Financial Institution that reported at least 60,000 originated Covered Loans and Applications (combined) for the preceding calendar year. The Financial Institution does not count purchased Covered Loans when determining whether the quarterly reporting requirement applies. If quarterly reporting is required, the Financial Institution must report all data required to be recorded for the calendar quarter within 60 calendar days after the end of the calendar quarter. The quarterly reporting requirement does not apply, however, to the fourth quarter of the year. A Financial Institution subject to the quarterly reporting requirement reports its fourth quarter data as part of its annual submission. In its annual submission, a quarterly reporter will resubmit the data previously submitted for the first three calendar quarters of the year, including any corrections to the data, as well as its fourth quarter data. 12 CFR 1003.5(a)(ii).

6.3 Disclosure of data

6.3.1 Disclosure statement

Effective January 1, 2018, the 2015 HMDA Rule changes Regulation C's disclosure statement requirements. The changes apply to data collected in 2017 and later years. Under the 2015 HMDA Rule, the FFIEC shall provide a notice to the Financial Institution that the Financial Institution's disclosure statement (based on data submitted for the prior calendar year) is available. 12 CFR 1003.5(b)(1). No later than three business days (any calendar day other than a Saturday, Sunday, or legal public holiday) after receiving notice from the FFIEC, the Financial Institution must make available to the public, upon request, a written notice that clearly conveys that the Financial Institution's disclosure statement may be obtained on the Bureau's website at www.consumerfinance.gov/hmda. 12 CFR 1003.5(b)(2); comment 5(b)-1. A Financial Institution may, but is not required to, use the sample notice in [Attachment C](#) to satisfy the 2015 HMDA Rule's disclosure statement requirement. The notice may be made available in paper or electronic form. Comment 5(b)-2.

A Financial Institution must make the notice available to the public for a period of five years. 12 CFR 1003.5(d)(1).

At its discretion, a Financial Institution may also provide its disclosure statement and impose a reasonable fee for costs incurred reproducing or providing the statement. 12 CFR 1003.5(d)(2). Even if it provides the disclosure statement, a Financial Institution must comply with the notice requirement.

6.3.2 Modified LAR

Effective January 1, 2018, the 2015 HMDA Rule changes a Financial Institution's obligations with respect to disclosing its modified LAR. The new requirements apply to data collected in 2017 and later years.

Beginning in 2018, upon request from a member of the public, a Financial Institution must provide a written notice regarding the availability of its modified LAR. The written notice must

clearly convey that the Financial Institution's LAR, as modified by the Bureau to protect borrower and applicant privacy, may be obtained on the Bureau's website at www.consumerfinance.gov/hmda. 12 CFR 1003.5(c).

A Financial Institution may, but is not required to, use the sample notice in [Attachment C](#) to satisfy the 2015 HMDA Rule's modified LAR requirement. Comment 5(c)-2. A Financial Institution may, but is not required to, use the same notice for purposes of this disclosure requirement and the disclosure statement requirement discussed in Section 6.3.1. The notice may be made available in paper or electronic form. Comment 5(c)-1.

The notice must be made available in the calendar year following the calendar year for which the Financial Institution collected data. The notice must be made available for three years. 12 CFR 1003.5(d)(1). For example, in calendar year 2021, an institution must make available a notice that its modified LAR is available on the Bureau's website if it was required to collect data in 2018, 2019, or 2020.

At its discretion, a Financial Institution may also provide its LAR, as modified by the Bureau, and impose a reasonable fee for any costs incurred to reproduce or provide the data. 12 CFR 1003.5(d)(2). Even if it decides to provide the modified LAR, a Financial Institution must comply with the notice requirement.

6.3.3 Posted notices

The 2015 HMDA Rule modifies Regulation C's posting requirement. Beginning January 1, 2018, a Financial Institution must post, in the lobby of its home office and each Branch Office physically located in an MSA or MD, a general notice about the availability of its HMDA data on the Bureau's website. 12 CFR 1003.5(e). A Financial Institution may, but is not required to, use the sample notice in [Attachment C](#) to satisfy this requirement. In any case, the notice must clearly convey that the Financial Institution's HMDA data are available on the Bureau's website at www.consumerfinance.gov/hmda. Comment 5(e).

6.3.4 Aggregated data

The FFIEC will use the annual data submitted pursuant to the 2015 HMDA Rule to make available aggregated data for each MSA and MD, showing lending patterns by property location, age of housing stock, and income level, sex, ethnicity, and race. 12 CFR 1003.5(f).

7. Enforcement provisions

A violation of Regulation C, both before and after the effective date of the 2015 HMDA Rule, is subject to administrative sanctions, including civil money penalties. Compliance can be enforced by the Federal Reserve Board, Federal Deposit Insurance Corporation, the Office of the Comptroller of Currency, the National Credit Union Administration, HUD, or the Bureau.

An error in compiling or recording data for a Covered Loan or Application is not a violation of HMDA or Regulation C if the error was unintentional and occurred despite maintenance of procedures reasonably adapted to avoid such errors. 12 CFR 1003.6(b)(1). However, a Financial Institution that obtains the property-location information for Applications and Covered Loans from third parties is responsible for ensuring that the information reported is correct. An incorrect entry for a census tract number is deemed a bona fide error and is not a violation if the Financial Institution maintains procedures reasonably adapted to avoid such an error. 12 CFR 1003.6(b)(2).

If a Financial Institution makes a good-faith effort to record all data fully and accurately within 30 calendar days after the end of the calendar quarter as required under the 2015 HMDA Rule, but some data are inaccurate or incomplete, the inaccuracy or omission is not a violation of HMDA or Regulation C if the Financial Institution corrects or completes the data prior to submitting its annual LAR. 12 CFR 1003.6(c)(1).

If a Financial Institution that is required to submit quarterly data makes a good-faith effort to report all data fully and accurately within 60 calendar days as required under the 2015 HMDA Rule, but some data are inaccurate or incomplete, the inaccuracy or omission is not a violation of HMDA or Regulation C if the Financial Institution corrects or completes the data prior to submitting its annual LAR. 12 CFR 1003.6(c)(2).

8. Mergers and acquisitions

8.1 Determining coverage

After a merger or acquisition, the surviving or newly formed institution is subject to Regulation C, effective January 1, 2018, if it satisfies the coverage criteria for either a Depository Financial Institution or a Nondepository Financial Institution. See Section 3 for more information on institutional coverage. When determining whether the institution is covered, the surviving or newly formed institution must consider the combined assets, locations, and lending activities of the surviving or newly formed entity and the merged or acquired entities or acquired branches. Comment 2(g)-3.

8.2 Reporting responsibility for calendar year of merger or acquisition

The following discusses the applicability of the 2015 HMDA Rule during the calendar year of a merger or acquisition:

1. If two institutions that are not subject to Regulation C merge, but the newly formed or surviving institution is subject to Regulation C, no data collection is required for the calendar year of the merger.
2. When a branch office of an institution that is not subject to Regulation C is acquired by another institution that is not subject to Regulation C, and the acquisition results in the acquiring institution becoming subject to Regulation C, no data collection is required for the calendar year of the acquisition.

3. If an institution that is subject to Regulation C and an institution that is not subject to Regulation C merge, and the surviving or newly formed institution is subject to Regulation C, for the calendar year of the merger, data collection is required for Covered Loans and Applications handled in the offices of the institution that was previously subject to Regulation C. For the calendar year of the merger, data collection is optional for Covered Loans and Applications handled in offices of the institution that was not previously subject to Regulation C.
4. When an institution that is subject to Regulation C acquires a branch office of an institution that is not subject to Regulation C, data collection is optional for Covered Loans and Applications handled by the acquired branch office for the calendar year of the acquisition.
5. If an institution that is subject to Regulation C and an institution that is not subject to Regulation C merge and the surviving or newly formed institution is not subject to Regulation C, data collection is required for Covered Loans and Applications handled prior to the merger in the previously covered institution's offices. After the merger date, data collection is optional for Covered Loans and Applications handled in the offices of the institution that was previously covered.
6. When an institution that is not subject to Regulation C acquires a Branch Office of an institution that is subject to Regulation C but that acquisition does not result in the acquiring institution becoming subject to Regulation C, data collection is required for transactions of the acquired Branch Office that take place prior to the acquisition. Data collection by the acquired Branch Office is optional for transactions taking place in the remainder of the calendar year of the acquisition.
7. If two or more institutions that are subject to Regulation C merge and the surviving or newly formed institution is also subject to Regulation C, data collection is required for the entire calendar year of the merger. The surviving or newly formed Financial Institution files either a consolidated submission or separate submissions for that calendar year.
8. When one institution subject to Regulation C acquires a Branch Office of another covered institution, data collection is required for the entire calendar year of the merger. Data for the acquired Branch Office may be submitted by either Financial Institution. Comment 2(g)-4.

8.3 Changes to appropriate Federal agency or TIN

Under the 2015 HMDA Rule, if the appropriate Federal agency for a Financial Institution changes, the Financial Institution must identify its new appropriate Federal agency in its annual submission for the year of the change. For example, if a Financial Institution's appropriate Federal agency changes in February 2019, it must identify its new appropriate Federal agency beginning with the annual submission of its 2019 data by March 1, 2020. For a Financial Institution required to comply with quarterly reporting requirements, the Financial Institution also must identify its new appropriate Federal agency in its quarterly submissions, beginning with its submission for the quarter of the change, unless the change occurs during the fourth quarter. Comment 5(a)-2. For example, if the appropriate Federal agency for a Financial Institution changes during February 2020, the Financial Institution must identify its new appropriate Federal agency beginning with its quarterly submission for the first quarter of 2020.

If a Financial Institution obtains a new TIN, it should provide the new number in its subsequent data submission. For example, if two Financial Institutions that previously reported HMDA data merge and the surviving Financial Institution retained its LEI but obtained a new TIN, then the surviving Financial Institution should report the new TIN with its next HMDA data submission. Comment 5(a)-5.

8.4 Determining quarterly reporting coverage

In the calendar year of a merger, the 2015 HMDA Rule requires a surviving or newly formed Financial Institution to report quarterly, beginning with the first quarterly submission due date after the date of the merger, if when added together the surviving or newly formed Financial Institution and all Financial Institutions that merged reported at least 60,000 originated Covered Loans and Applications for the preceding calendar year. Similarly, in the calendar year of an acquisition, the surviving Financial Institution is required to report quarterly, beginning with the first quarterly submission due date after the date of the acquisition, if when added together the surviving Financial Institution and the acquired Financial Institution(s) or Branch Office(s) reported at least 60,000 originated Covered Loans and Applications for the preceding

calendar year. If a Financial Institution acquires one or more Branch Offices of another Financial Institution but does not acquire the Financial Institution, it is required to count only the originated Covered Loans and Applications for the Branch Offices(s) that it acquired. Comment 5(a)-1.ii.

In the calendar year following a merger or acquisition, the surviving or newly formed Financial Institution is required to comply with the quarterly reporting requirements if a combined total of at least 60,000 originated Covered Loans and Applications is reported for the preceding calendar year by or for the surviving or newly formed Financial Institution and each Financial Institution or Branch Office that merged or was acquired. Comment 5(a)-1.iii.

9. Practical implementation and compliance considerations

This section of the guide sets forth some general compliance and practical implementation considerations related to the 2015 HMDA Rule. However, it is not a compliance plan and does not include every compliance or implementation issue that an institution may need to consider.

Each institution will need to determine its obligations under the 2015 HMDA Rule and the best way for the institution to comply with them. Depending on the institution, compliance could involve preparing or changing policies, procedures, and processes. It could also result in changes to the institution's operations and its relationships with third parties, such as vendors. It could involve additional staffing and training.

Institutions should consult with their legal counsel and compliance officers to understand their obligations under the 2015 HMDA Rule and to prepare and implement compliance plans.

9.1 Identifying affected institutions, products, departments, and staff

When planning, institutions should first determine if they are likely to be subject to the 2015 HMDA Rule and, if so, identify their affected products, departments, and staff. The effects on these products, departments, and staff may vary greatly depending on the institution's size, organizational structure, and the complexity of its operations and systems.

First, an institution should assess whether or not it will be a Financial Institution subject to the 2015 HMDA Rule. This assessment can be done by reviewing the 2015 HMDA Rule's effective dates and criteria for institutional coverage. It is important to note that the coverage criteria for

depository institutions change in 2017, and the coverage criteria for all institutions change effective January 1, 2018. A bank, savings association, or credit union should review both the 2017 and 2018 changes. A nondepository institution will need to review only the 2018 changes. For more information on which institutions are subject to the 2015 HMDA Rule, see Section 3 of this guide. An institution can also use the [HMDA Institutional Coverage Charts](#) to help it determine if it is subject to Regulation C, as amended by the 2015 HMDA Rule. However, the HMDA Institutional Coverage Charts and this guide are not substitutes for the 2015 HMDA Rule.

Second, a Financial Institution must assess which of its products and services involve Covered Loans and reportable activity under the 2015 HMDA Rule. For more information on which transactions relate to Covered Loans and reportable activity, see Section 4 of this guide.

It is important to note that the 2015 HMDA Rule may not require a Financial Institution to report Open-End Lines of Credit. A Financial Institution is not required to report Open-End Lines of Credit if it originated fewer than 100 Open-End Lines of Credit in each of the preceding two calendar years. For more information on Open-End Lines of Credit, Covered Loans, and Excluded Transactions, see Section 4.1 of this guide.

After determining which of its products and services involve transactions that must be reported, a Financial Institution can begin to assess which of its departments, systems, and staff will be affected.

Third, the Financial Institution should determine what information it must report and how it will collect this information. The information that a Financial Institution must report might vary depending on the type of transaction being reported. For example, a Financial Institution may not be required to collect and report the same information for a purchased Covered Loan as for an originated Covered Loan. It might not be required to report the same information for a business-purpose loan as for a consumer-purpose loan. For more information on the reportable data points, see Section 5 of this guide and the [HMDA Rule: Reporting Not Applicable chart](#).

After determining what information must be collected and reported for reportable transactions, a Financial Institution can refine its assessment regarding which of its systems, departments, and staff will be affected by the 2015 HMDA Rule.

9.1.1 Identifying changes to business processes, policies, and systems

The requirements of the 2015 HMDA Rule may affect a number of a Financial Institution's business systems, processes, and policies. A review should be conducted of existing business processes, policies, and systems that the Financial Institution, its agents, and other business partners use. Identifying impacts early will allow the Financial Institution to understand what changes will be needed to support ongoing compliance.

When reviewing its existing processes, policies, and systems, a Financial Institution should consider the 2015 HMDA Rule's requirement to submit data electronically beginning in 2018. Beginning in 2018, Financial Institutions will not be able to use paper-based submissions for HMDA data. The Bureau is creating a web-based tool for submission of HMDA data. Financial Institutions should become familiar with the new web-based submission tool and be able to use it to submit data beginning in 2018. For more information on the web-based submission tool, see <http://www.consumerfinance.gov/hmda/>.

Financial Institutions may need to revise or develop processes and policies to comply with the changes to transactional coverage. For example, a Financial Institution may need to develop new processes and policies to comply with the reporting requirements for Open-End Lines of Credit.

9.1.2 Identifying impacts to key service providers or business partners

Financial Institutions should review their arrangements and agreements with third parties engaged for services related to mortgage or other support activities. Close coordination and discussion of implementation plans with these vendors and business partners is critical to ensure that the services for which they are engaged will continue to support the Financial Institution's business needs and comply with all regulatory and legal obligations.

Third-party relationships may need to be reviewed and adjusted to satisfy requirements for collecting, recording, or reporting required HMDA data, updating compliance and quality control systems and processes, and ensuring record management requirements are in place. If the Financial Institution seeks the assistance of vendors or business partners, it is responsible for understanding the extent of the assistance that they provide. Also, the data collection and

reporting requirements in the 2015 HMDA Rule reinforce the need to assess current integrations between the Financial Institution's technology platforms and those of its third-party providers to determine what updates are necessary.

Software providers, other vendors, and business partners may offer compliance solutions that can assist with any necessary changes. Identifying these key partners will depend on the Financial Institution's business model. For example, Financial Institutions may find it helpful to coordinate and discuss potential implementation issues with their correspondents, secondary market partners, and technology vendors. In some cases, institutions may need to negotiate revised or new contracts with these parties, or seek a different set of services.

The Bureau expects supervised banks and nonbanks to have an effective process for managing the risks of service provider relationships. For more information, see CFPB Bulletin 2012-03 at http://files.consumerfinance.gov/f/201204_cfpb_bulletin_service-providers.pdf.

9.2 Implementation and compliance management support activities

9.2.1 Implementation and compliance management

Financial Institutions should develop implementation plans and follow change management procedures to implement the requirements of the 2015 HMDA Rule based on an assessment of impacts. The plans should be developed in consultation with, or reviewed by, key stakeholders such as legal, compliance, and information technology departments. Implementation plans should be proactively and clearly communicated to the Board of Directors and senior management.

Policies, procedures, and process maps may need to be updated to reflect the changes made to business processes in response to the requirements of the 2015 HMDA Rule. In addition, Financial Institutions' compliance management systems and other risk management supporting activities may need to be adjusted to reflect the requirements of the 2015 HMDA Rule.

The 2015 HMDA Rule changes the way that HMDA data will be disclosed. These changes will require Financial Institutions to provide new notices and post revised notices. They may also affect policies and procedures. A Financial Institution may, but is not required to, use the model

notices in [Attachment C](#). For more information on disclosure requirements, see Section 6.3 of this guide.

The 2015 HMDA Rule's changes regarding the collection and reporting of an applicant's ethnicity, race, and sex will require that Financial Institutions revise their collection forms or Application forms. For more information on collecting ethnicity, race, and sex information see Section 5.1 of this guide and appendix B to the 2015 HMDA Rule.

When implementing its compliance plan, a Financial Institution should note that many of the 2015 HMDA Rule's effective dates are applicable based on when a Financial Institution takes final action, not when it received an Application. For example, a Financial Institution collects the revised data points under the 2015 HMDA Rule for Applications on which final action is taken on or after January 1, 2018. Therefore, a Financial Institution may need a way to collect the information related to the revised data points for some Applications received in 2017. However, the 2015 HMDA Rule provides a transition provision for the collection of ethnicity, race, and sex information. A Financial Institution collects the ethnicity, race, and sex information required under current Regulation C for Applications received before January 1, 2018 and under the 2015 HMDA Rule for Applications received on or after January 1, 2018.

9.2.2 HMDA responsibilities

A Financial Institution's management should ensure that procedures and systems exist to collect and maintain accurate data for each Covered Loan and Application that the Financial Institution is responsible for reporting. The individual(s) assigned responsibility for preparing and maintaining the data should understand the regulatory requirements and be provided the resources and tools needed to produce complete and accurate data. Appropriate record entries for a Covered Loan or Application must be made on a LAR within 30 calendar days after the end of the calendar quarter in which the final action occurs (such as origination or purchase of a Covered Loan, or denial or withdrawal of an Application). The data must be submitted on time, and the institution should respond promptly to any questions that may arise during the processing of data submitted. An authorized representative of the Financial Institution with knowledge of the data submitted must certify the accuracy and completeness of the annual data submitted.

9.2.3 Staffing and training

To ensure that it can meet its obligations under the 2015 HMDA Rule, a Financial Institution should evaluate current staffing levels and relevancy and adequacy of training provided to employees. These employees likely include operations and lending-related staff such as loan officers, processors, compliance, and quality-control staff, as well as others who approve, process, or monitor mortgage loans. Training may also be required for other individuals that the Financial Institution, its agents, or its business partners employ.

Execution of tasks related to the preparation of reports or records are likely performed by compliance personnel of Financial Institutions. For some Financial Institutions, however, the data intake and transcribing stage could involve loan officers or processors whose primary function is to evaluate or process Applications. For example, loan officers may obtain information from applicants and input that information into the reporting system.

ATTACHMENT A:

SAMPLE DATA COLLECTION FORM DEMOGRAPHIC INFORMATION OF APPLICANT AND CO-APPLICANT

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, race, and sex) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more "Hispanic or Latino" origins, and one or more designations for "Race."

The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, race, and sex on the basis of visual observation or surname. If you do not wish to provide some or all of this information, please check below.

Applicant:

Ethnicity:

☐ Hispanic or Latino – Check one or more

- ☐ Mexican
- ☐ Puerto Rican
- ☐ Cuban
- ☐ Other Hispanic or Latino – Print origin, for example, Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on:

☐ Not Hispanic or Latino

☐ I do not wish to provide this information

Race: Check one or more

☐ American Indian or Alaska Native – Print name of enrolled or principal tribe:

☐ Asian

- ☐ Asian Indian
- ☐ Chinese
- ☐ Filipino
- ☐ Japanese
- ☐ Korean
- ☐ Vietnamese
- ☐ Other Asian – Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian, and so on:

☐ Black or African American

☐ Native Hawaiian or Other Pacific Islander

- ☐ Native Hawaiian
- ☐ Guamanian or Chamorro
- ☐ Samoan
- ☐ Other Pacific Islander – Print race, for example, Fijian, Tongan, and so on:

☐ White

☐ I do not wish to provide this information

Sex:

- ☐ Female
- ☐ Male

☐ I do not wish to provide this information

Co-Applicant:

Ethnicity:

☐ Hispanic or Latino

- ☐ Mexican
- ☐ Puerto Rican
- ☐ Cuban
- ☐ Other Hispanic or Latino – Print origin, for example, Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on:

☐ Not Hispanic or Latino

☐ I do not wish to provide this information

Race:

☐ American Indian or Alaska Native – Print name of enrolled or principal tribe:

☐ Asian

- ☐ Asian Indian
- ☐ Chinese
- ☐ Filipino
- ☐ Japanese
- ☐ Korean
- ☐ Vietnamese
- ☐ Other Asian – Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian, and so on:

☐ Black or African American

☐ Native Hawaiian or Other Pacific Islander

- ☐ Native Hawaiian
- ☐ Guamanian or Chamorro
- ☐ Samoan
- ☐ Other Pacific Islander – Print race, for example, Fijian, Tongan, and so on:

☐ White

☐ I do not wish to provide this information

Sex:

- ☐ Female
- ☐ Male

☐ I do not wish to provide this information

To Be Completed by Financial Institution (for an application taken in person):

Was the ethnicity of the applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

Was the race of the applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

Was the sex of the applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

Was the ethnicity of the co-applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

Was the race of the co-applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

Was the sex of the co-applicant collected on the basis of visual observation or surname?

- ☐ Yes
- ☐ No

ATTACHMENT B:

Action taken chart

Scenarios	Reportable Action Taken	Reportable Date
Financial Institution made a credit decision approving an Application, including a preapproval request, before loan closing or account opening and that credit decision resulted in a Covered Loan being originated. Comments 4(a)(8)(i)-1.	Loan originated	Generally, loan closing or account opening date. If applicable, can be: later date of initial funds disbursement; date Financial Institution acquired Covered Loan from the party that initially received the Application; or, for a construction-to-permanent loan, date Covered Loan converts to permanent financing
Financial Institution made counteroffer and applicant accepted resulting in a Covered Loan being originated. Comments 4(a)(8)(i)-9 and 4(a)(8)(ii)-5.		
Financial Institution purchased a Covered Loan after closing or account opening, and Financial Institution did not make a credit decision on the Application prior to closing or account opening. Comments 4(a)(8)(i)-2 and 4(a)(8)(ii)-6.	Loan purchased	Date of purchase
Financial Institution made a credit decision on an Application prior to closing or account opening, but repurchased the Covered Loan from another entity to which the Financial Institution had sold it. Comments 4(a)(8)(i)-2 and 4(a)(8)(ii)-6.		

Financial Institution made a credit decision approving an Application before loan closing or account opening, all conditions were satisfied, Financial Institution agreed to extend credit, but a Covered Loan was not originated. Comments 4(a)(8)(i)-3, 4(a)(8)(i)-13, and 4(a)(8)(ii)-4.

Financial Institution made a credit decision approving an Application subject to conditions that are solely customary commitment or closing conditions,¹⁹ and the conditions were not all met. Comments 4(a)(8)(i)-13 and 4(a)(8)(ii)-4.

Financial Institution made a credit decision approving an Application, subject solely to outstanding conditions that are customary commitment or closing conditions, but applicant failed to respond or a Covered Loan was not originated. Comments 4(a)(8)(i)-3 and 4(a)(8)(ii)-4.

Application
approved but
not accepted

Any reasonable date, such
as approval date, deadline
for accepting offer, or date
file was closed

Financial Institution made a credit decision approving an Application, all underwriting and creditworthiness conditions²⁰ were met, outstanding conditions were solely customary commitment or closing conditions, and applicant expressly withdrew before a Covered Loan was originated. Comments 4(a)(8)(i)-13 and 4(a)(8)(ii)-4.

Covered Loan was originated, but Borrower rescinded after closing and before Financial Institution was required to submit its LAR containing information for the Covered Loan. Comments 4(a)(8)(i)-10 and 4(a)(8)(ii)-4.

¹⁹ Customary commitment or closing conditions include: a clear-title requirement, an acceptable property survey, acceptable title insurance binder, clear termite inspection, a subordination agreement from another lienholder, and, where the applicant plans to use the proceeds from the sale of one home to purchase another, a settlement statement showing adequate proceeds from the sale. Comment 4(a)(8)(i)-13.ii.

²⁰ Underwriting or creditworthiness conditions include: conditions that constitute a counter-offer, (such as a demand for a higher down-payment), satisfactory debt-to-income or loan-to-value ratios, a determination of need for private mortgage insurance, a satisfactory appraisal requirement, or verification or confirmation, in whatever form the Financial Institution requires, that the applicant meets underwriting conditions concerning applicant creditworthiness, including documentation or verification of income or assets. Comment 4(a)(8)(i)-13.iii.

Financial Institution denied an Application before applicant withdrew it and before file was closed for incompleteness. Comments 4(a)(8)(i)-4 and 4(a)(8)(ii)-2.

Financial Institution made a counteroffer, and applicant did not accept the counteroffer or failed to respond. Comments 4(a)(8)(i)-9 and 4(a)(8)(ii)-2.

Application denied

Date Application is denied or date notice sent to applicant

Financial Institution provided conditional approval specifying underwriting or creditworthiness conditions that were not all met. Comments 4(a)(8)(i)-13 and 4(a)(8)(ii)-2.

Application expressly withdrawn by applicant before Financial Institution made a credit decision denying or approving the Application and before file was closed for incompleteness. Comments 4(a)(8)(i)-5 and 4(a)(8)(ii)-3.

Financial Institution provided conditional approval specifying underwriting or creditworthiness conditions, and the Application was expressly withdrawn by the applicant before the applicant satisfied all specified underwriting or creditworthiness conditions and before the Financial Institution denied the loan or closed the file for incompleteness. Comments 4(a)(8)(i)-5 and 4(a)(8)(ii)-3.

Application withdrawn

Date the express withdrawal was received or date shown on the notification form (if written withdrawal)

Financial Institution approved an Application, subject to underwriting or creditworthiness conditions, sent notice of incompleteness under Regulation B, but the applicant failed to respond within the specified time. Comments 4(a)(8)(i)-13 and 4(a)(8)(ii)-2.

Applicant had not satisfied all underwriting or creditworthiness conditions, Financial Institution sent written notice of incompleteness under Regulation B, and the applicant did not respond to the request for additional information within the period of time specified in the notice. Comments 4(a)(8)(i)-6 and 4(a)(8)(ii)-2.

File closed for incompleteness
Note: A preapproval request that is closed for incompleteness is not reportable under HMDA

Date file was closed or date notice sent to applicant

Applicant had not satisfied all underwriting or creditworthiness conditions, Financial Institution sent written notice of incompleteness under Regulation B, the applicant did not respond, then the Financial Institution provided notice of adverse action on basis of incompleteness under Regulation B. Comments 4(a)(8)(i)-6 and 4(a)(8)(ii)-2.	Either file closed for incompleteness or application denied Note: A preapproval request that is closed for incompleteness is not reportable under HMDA	Date file was closed, Application was denied (as applicable), or notice sent to applicant
Application was a request for a preapproval under a Preapproval Program, the Financial Institution approved the preapproval request, but the Application did not result in the Financial Institution originating a Covered Loan. Comments 4(a)(8)(i)-8 and 4(a)(8)(ii)-4.	Preapproval request approved but not accepted	Any reasonable date, such as approval date, deadline for accepting offer, or date file was closed
Application was request for a preapproval under Preapproval Program, and the Financial Institution made a credit decision denying the preapproval request. Comments 4(a)(8)(i)-7 and 4(a)(8)(ii)-2.	Preapproval request denied	Date preapproval request was denied or date notice sent to applicant

ATTACHMENT C:

Sample notices

Below is a sample notice that can be provided to members of the public upon request to satisfy § 1003.5(b)(2) and (c). The following language is suggested, but is not required.

Home Mortgage Disclosure Act Notice

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials. These data are available online at the Consumer Financial Protection Bureau's Web site (www.consumerfinance.gov/hmda). HMDA data for many other financial institutions are also available at this Web site.

Below is a sample posted notice that can be used to satisfy § 1003.5(e) and inform the public of availability of HMDA data. The following language is suggested, but is not required.

Home Mortgage Disclosure Act Notice

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials. HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's Web site (www.consumerfinance.gov/hmda).

<u>count</u>	<u>Current</u>	<u>Action under DFA</u>	<u>Effective 2018</u>	<u>Description</u>
1	Bank # from Call Report	modified	Legal Entity Identifier	Identifier issued to the financial institution (FI) by a utility endorsed by the Global LEI Foundation or LEI Regulatory Oversight Committee
2	Application or Loan Number	modified	Universal Loan Identifier	Identifier assigned to identify and retrieve a loan or application that contains the FI's LEI, an internally generated sequence of characters, and a check digit
3	Date Application Received	Existing	Application Date	no change
4	Type of Loan	Existing	Loan Type	no change
5	Property Type	Modified	Construction Method	Whether the dwelling is site-built or a manufactured home
6	Purpose of Loan	Modified	Loan Purpose	Purchase: Open or closed end credit used for home purchase/subordinate lien loans used for down-payment or purchase of different home. Home Improvement: Open-end or Closed end used for home improvement. Refinancing: Closed - end or Open-end credit where the new dwelling -secured debt obligation satisfies and replaces an existing dwelling-secured debt obligation by the same borrower. Cash-Out refinancing is new purpose as is OTHER. Other is to be used if the purpose is not Purchase, Improvement, refinancing, or cash-out refinancing.
7	Occupancy	Modified	Occupancy Type	Whether the property will be used as a principal residence, second residence, or investment property.
8	Loan Amount	Modified	Loan Amount	Added Reverse Mortgage: initial principal limit
9	Request for Preapproval	Modified	Preapproval	Must only report on denied or approved but not accepted.
10	Type of Action Taken	Existing	Action Taken	Originated will be reported as an originated covered loan.
11	Date of Action Taken	Existing	Action Taken Date	no change
12	MSA/MD#, state code, ,county code	Existing	Property Location	no change
13	Census Tract	Existing	Property Location	no change
14	Ethnicity, Race, Sex of applicants	Modified	Ethnicity, Race, Sex of applicants	Applicant's or borrower's GMI and if information was collected by visual observation or surname
15	Income	Existing	Income	no change
16	Type of Purchaser	Modified	Type of Purchaser	Type of entity that purchased the loan.
17	Reasons for Denial	Modified	Reasons for Denial	Now Required
18	Rate Spread	Modified	Rate Spread	Difference between the APR and the APOR for a comparable transaction.
19	HOEPA Status	Existing	HOEPA Status	no change
20	Lien Status	Modified	Lien Status	must now report for covered loans bank purchases
21	NONE	New	Property Address	Address of the property securing the loan (or proposed to secure a loan)
22	NONE	New	Age	Applicant's or borrower's Age

23	NONE	New	Credit Score	Credit Score relied on and the name and version of the credit scoring model
24	NONE	New	Total Loan Costs or Total Points and Fees	Either Total Loan Costs or Total Points and Fees Charged
25	NONE	New	Origination Charges	Total borrower-paid origination charges
26	NONE	New	Discount Points	Points paid to the creditor to reduce the interest rate
27	NONE	New	Lender Credits	Amount of lender credits
28	NONE	New	Interest Rate	Interest rate on the approved application or loan
29	NONE	New	Prepayment Penalty Term	Term in months of any prepayment penalty
30	NONE	New	Debt-to-Income Ratio	Ratio of the applicant's or borrower's total monthly debt to total monthly income relied on
31	NONE	New	Combined Loan-to-Value Ratio	Ratio of the total amount of debt that is secured by the property to the value of the property that was relied on
32	NONE	New	Loan Term	Number of months after which the legal obligation will mature or terminate
33	NONE	New	Introductory Rate Period	Number of months until the first date the interest rate may change
34	NONE	New	Property Value	Value of the property relied on that secures the loan
35	NONE	New	Manufactured Home Secured Property Type	MH home and land or MH home and NO land
36	NONE	New	Manufactured Home Land property Interest	Applicant's ownership or leasehold interest in the land where the MH is located
37	NONE	New	Total Units	Number of individual dwelling units related to the property
38	NONE	New	Multifamily Affordable Units	Number of individual dwelling units related to the property that are income-restricted under federal, state, or local affordable housing programs
39	NONE	New	Application Channel	Whether the application was submitted directly to the FI and whether the obligation was initially payable to the FI
40	NONE	New	MLO NMLSR Identifier	National Mortgage Licensing System & Registry identifier for the Mortgage Loan Originator
41	NONE	New	Automated Underwriting System	Name of AUS used by the FI to evaluate the application and the result generated by that system
42	NONE	New	Reverse Mortgage	Indicator of whether the transaction is for a reverse mortgage
43	NONE	New	Open-End Line of Credit	Indicator of whether the transaction is for an open-end line of credit
44	NONE	New	Business or Commercial Purpose	Indicator of whether the transaction is primarily for a business or commercial purpose
45	NONE	New	Non-Amortizing Features	Whether the transaction involves a Balloon payment, Interest-Only Payment, Negative Amortization, or any other type of non-amortizing feature.