



Date: November 11, 2016

Proposed Location:

This location, Orlando (City, 2010), is located in Orange County, in the state of Florida.

It is located within or touches the following 2010 census tract(s): 12095016704, 12095016802, 12095016732, 12095017001, 12095016806, 12095016804, 12095016734, 12095013507, 12095016902, 12095018700, 12095014000, 12095013606, 12095014812, 12095018400, 12095012403, 12095018200, 12095014811, 12095014807, 12095014704, 12095015202, 12095018300, 12095011600, 12095016710, 12095016903, 12095018900, 12095012800, 12095015300, 12095014606, 12095018500, 12095014601, 12095012600, 12095011701, 12095012500, 12095014400, 12095014504, 12095012000, 12095013900, 12095013300, 12095013607, 12095018800, 12095012402, 12095011300, 12095015402, 12095016733, 12095013511, 12095012401, 12095012900, 12095014607, 12095014813, 12095012701, 12095014609, 12095013201, 12095013505, 12095011702, 12095014605, 12095014608, 12095013605, 12095011200, 12095013603, 12095013702, 12095014503, 12095013402, 12095013512, 12095014702, 12095010200, 12095011100, 12095013604, 12095010300, 12095010802, 12095014703, 12095011000, 12095013803, 12095014502, 12095013406, 12095013701, 12095013801, 12095013403, 12095013508, 12095010500, 12095013509, 12095013405, 12095010400, 12095013510, 12095013503.

Similarly, it is located within or touches the following zip code(s): 32832, 34744, 32824, 32827, 32819, 32822, 32808, 32809, 32835, 32829, 32812, 32807, 32810, 32789, 32839, 32811, 32804, 32805, 32806, 32803, 32801, 32814.

Data presented in this report summarize the geographies specified in the citation information in each section.

This Area is Served by (or touches):

School District(s): Orange County School District

Congressional District(s): Florida's 5th District (Corrine Brown - D), Florida's 7th District (John Mica - R), Florida's 9th District (Alan Grayson - D), Florida's 10th District (Daniel Webster - R)

Senators: Marco Rubio (R-FL), Bill Nelson (D-FL)

State Senate District(s): State Senate District 12, State Senate District 13, State Senate District 14, State Senate District 15

State House District(s): State House District 30, State House District 44, State House District 45, State House District 46, State House District 47, State House District 48, State House District 50

All Originations:

In 2014, 2,887 home loans were originated in this area. Please note that the 2014 HMDA data reflect the ongoing trauma in the housing and mortgage markets.

All Originations	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	8,826	5,492	2,582	2,301	2,074	1,873	3,826	3,820	2,887
Median Loan Amount	\$171,000	\$182,000	\$189,000	\$175,000	\$168,000	\$167,000	\$179,000	\$183,500	\$197,000
State (Florida)									
Number of Loans	812,598	519,263	257,847	262,505	240,933	231,618	371,814	362,657	267,659
Median Loan Amount	\$183,000	\$184,000	\$167,000	\$156,000	\$151,000	\$146,000	\$160,000	\$159,000	\$169,000
National									
Number of Loans	10,070,623	7,742,076	5,611,779	7,757,819	6,743,289	5,917,574	8,238,430	7,058,554	4,748,163
Median Loan Amount	\$163,000	\$168,000	\$170,000	\$176,000	\$175,000	\$168,000	\$179,000	\$174,000	\$181,000

Source: [HMDA](#)
Data aggregated by:
2006 - 2014 Data Contains: 1 Cities

Originations by Loan Purpose:

This area saw 70.87% of its loans originated for the purpose of purchasing a home and 29.13% for refinancing in 2014. Across the nation, 2014 saw a 0.8% growth in purchase loans but experienced a 55% decline in refinance mortgages, resulting in an overall decline of all originations.

Purchase	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	4,670	2,705	1,406	1,153	1,129	977	1,340	1,726	2,046
Median Loan Amount	\$195,000	\$205,000	\$210,500	\$175,000	\$162,000	\$164,000	\$187,000	\$216,000	\$213,500
Percent of All Loans	52.91%	49.25%	54.45%	50.11%	54.44%	52.16%	35.02%	45.18%	70.87%
State (Florida)									
Number of Loans	363,143	214,639	127,959	120,484	116,208	111,685	125,136	149,450	177,188
Median Loan Amount	\$205,000	\$201,000	\$175,000	\$148,000	\$144,000	\$144,000	\$157,000	\$175,000	\$180,000
Percent of All Loans	44.69%	41.34%	49.63%	45.9%	48.23%	48.22%	33.66%	41.21%	66.2%
National									
Number of Loans	4,667,928	3,524,874	2,562,011	2,413,549	2,181,851	2,037,856	2,306,579	2,648,557	2,772,003
Median Loan Amount	\$174,000	\$176,000	\$174,000	\$164,000	\$168,000	\$166,000	\$174,000	\$187,000	\$190,000
Percent of All Loans	46.35%	45.53%	45.65%	31.11%	32.36%	34.44%	28%	37.52%	58.38%

Refinance	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	4,156	2,787	1,176	1,148	945	896	2,486	2,094	841
Median Loan Amount	\$148,000	\$160,000	\$164,000	\$174,500	\$176,000	\$170,500	\$176,000	\$162,000	\$165,000
Percent of All Loans	47.09%	50.75%	45.55%	49.89%	45.56%	47.84%	64.98%	54.82%	29.13%
State (Florida)									
Number of Loans	449,455	304,624	129,888	142,021	124,725	119,933	246,678	213,207	90,471
Median Loan Amount	\$165,000	\$170,000	\$160,000	\$164,000	\$159,000	\$150,000	\$162,000	\$150,000	\$150,000
Percent of All Loans	55.31%	58.66%	50.37%	54.1%	51.77%	51.78%	66.34%	58.79%	33.8%
National									
Number of Loans	5,402,695	4,217,202	3,049,768	5,344,270	4,561,438	3,879,718	5,931,851	4,409,997	1,976,160
Median Loan Amount	\$153,000	\$160,000	\$165,000	\$183,000	\$179,000	\$170,000	\$181,000	\$166,000	\$167,000
Percent of All Loans	53.65%	54.47%	54.35%	68.89%	67.64%	65.56%	72%	62.48%	41.62%

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data Contains: 1 Cities

In this area, 27.03% of home purchase loans originated were government-insured. Despite an increase in FHA loans throughout the housing crisis, these loans decreased from 2010 - 2014, possibly due to an increase in mortgage insurance premiums associated with FHA loans.

Government-Insured Purchase	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	85	74	384	667	652	471	563	594	553
Median Loan Amount	\$150,000	\$163,000	\$182,000	\$159,000	\$147,000	\$146,000	\$162,000	\$186,000	\$162,000
Percent of All Loans	1.82%	2.74%	27.31%	57.85%	57.75%	48.21%	42.01%	34.41%	27.03%
State (Florida)									
Number of Loans	15,757	19,167	51,874	74,034	71,148	64,434	64,687	63,278	71,263
Median Loan Amount	\$174,000	\$178,000	\$163,000	\$144,000	\$140,000	\$137,000	\$147,000	\$164,000	\$167,000
Percent of All Loans	4.34%	8.93%	40.54%	61.45%	61.22%	57.69%	51.69%	42.34%	40.22%
National									
Number of Loans	383,142	393,892	944,990	1,299,854	1,149,391	1,011,164	1,029,647	993,674	1,001,607
Median Loan Amount	\$135,000	\$142,000	\$155,000	\$153,000	\$156,000	\$151,000	\$156,000	\$163,000	\$166,000
Percent of All Loans	8.21%	11.17%	36.88%	53.86%	52.68%	49.62%	44.64%	37.52%	36.13%

FHA Purchase Loans	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	72	60	352	613	605	427	472	474	441
Median Loan Amount	\$143,000	\$157,000	\$180,000	\$157,000	\$146,000	\$141,000	\$156,000	\$172,000	\$147,000
Percent of All Loans	1.54%	2.22%	25.04%	53.17%	53.59%	43.71%	35.22%	27.46%	21.55%
State (Florida)									
Number of Loans	8,598	11,887	40,427	56,517	55,531	46,209	44,514	41,056	43,056
Median Loan Amount	\$154,000	\$167,000	\$159,000	\$139,000	\$133,000	\$130,000	\$140,000	\$152,000	\$154,000
Percent of All Loans	2.37%	5.54%	31.59%	46.91%	47.79%	41.37%	35.57%	27.47%	24.3%
National									
Number of Loans	252,939	258,750	744,966	1,001,937	889,802	717,049	700,939	623,515	584,315
Median Loan Amount	\$127,000	\$134,000	\$154,000	\$152,000	\$153,000	\$147,000	\$151,000	\$157,000	\$157,000
Percent of All Loans	5.42%	7.34%	29.08%	41.51%	40.78%	35.19%	30.39%	23.54%	21.08%

Source: [HMDA](#)
 Data aggregated by:
 2006 - 2014 Data Contains: 1 Cities

Originations by Income:

Lending by Borrower Income

4.68% of loans in this area were for borrowers whose income was less than 50% of the Metropolitan Statistical Area's (MSA) Median Income in 2014 (<\$27,400), and 13.75% were for borrowers with incomes between 50% and 80% of MSA (or "area") income (\$27,400 - \$43,840). 18.53% of loans went to borrowers with incomes between 80% and 120% of area income (\$43,840 - \$65,760), and 60.27% went to borrowers with incomes greater than 120% of area income (\$65,760+). MSA Median Income (area income) \$54,800 in 2014 in this area.

Borrowers <50% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	391	234	138	150	156	103	256	275	135
Median Loan Amount	\$98,000	\$90,500	\$93,500	\$85,000	\$79,000	\$65,000	\$85,000	\$83,000	\$79,000
Percent of All Loans	4.43%	4.26%	5.34%	6.52%	7.52%	5.5%	6.69%	7.2%	4.68%
State (Florida)									
Number of Loans	26,560	16,074	13,712	19,400	19,178	16,104	26,937	24,361	14,611
Median Loan Amount	\$88,000	\$86,000	\$82,000	\$82,000	\$78,000	\$73,000	\$87,000	\$85,000	\$81,000
Percent of All Loans	3.27%	3.1%	5.32%	7.39%	7.96%	6.95%	7.24%	6.72%	5.46%
National									
Number of Loans	553,901	409,461	350,484	533,359	461,498	431,542	571,749	483,709	316,871
Median Loan Amount	\$80,000	\$82,000	\$86,000	\$96,000	\$93,000	\$90,000	\$96,000	\$94,000	\$90,000
Percent of All Loans	5.5%	5.29%	6.25%	6.88%	6.84%	7.29%	6.94%	6.85%	6.67%

Borrowers 50%-80% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	1,598	829	471	417	403	264	552	518	397
Median Loan Amount	\$128,000	\$132,000	\$123,000	\$120,000	\$108,000	\$105,500	\$117,000	\$122,000	\$113,000
Percent of All Loans	18.11%	15.09%	18.24%	18.12%	19.43%	14.1%	14.43%	13.56%	13.75%
State (Florida)									
Number of Loans	105,160	68,929	48,084	51,068	46,381	39,189	58,544	57,319	44,676
Median Loan Amount	\$125,000	\$125,000	\$120,000	\$113,000	\$110,000	\$102,000	\$113,000	\$112,000	\$116,000
Percent of All Loans	12.94%	13.27%	18.65%	19.45%	19.25%	16.92%	15.75%	15.81%	16.69%
National									
Number of Loans	1,718,144	1,346,263	1,062,357	1,393,420	1,173,311	1,015,589	1,368,277	1,200,429	871,133
Median Loan Amount	\$117,000	\$121,000	\$125,000	\$131,000	\$128,000	\$124,000	\$130,000	\$127,000	\$128,000
Percent of All Loans	17.06%	17.39%	18.93%	17.96%	17.4%	17.16%	16.61%	17.01%	18.35%

Borrowers 80%-120% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	2,176	1,391	604	518	402	319	686	771	535
Median Loan Amount	\$160,000	\$165,000	\$166,500	\$156,000	\$157,000	\$143,000	\$150,000	\$156,000	\$155,000
Percent of All Loans	24.65%	25.33%	23.39%	22.51%	19.38%	17.03%	17.93%	20.18%	18.53%
State (Florida)									
Number of Loans	193,166	121,548	66,151	60,440	53,116	47,229	77,311	77,639	62,541
Median Loan Amount	\$163,000	\$160,000	\$156,000	\$147,000	\$143,000	\$134,000	\$144,000	\$143,000	\$152,000
Percent of All Loans	23.77%	23.41%	25.66%	23.02%	22.05%	20.39%	20.79%	21.41%	23.37%
National									
Number of Loans	2,537,390	1,943,123	1,456,865	1,834,661	1,579,628	1,338,537	1,873,030	1,623,314	1,145,180
Median Loan Amount	\$152,000	\$155,000	\$162,000	\$167,000	\$163,000	\$157,000	\$165,000	\$161,000	\$167,000
Percent of All Loans	25.2%	25.1%	25.96%	23.65%	23.43%	22.62%	22.74%	23%	24.12%

Borrowers > 120% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	3,914	2,743	1,322	1,076	961	1,021	2,090	2,033	1,740
Median Loan Amount	\$238,000	\$240,000	\$265,000	\$245,000	\$240,000	\$230,000	\$240,000	\$252,000	\$264,000
Percent of All Loans	44.35%	49.95%	51.2%	46.76%	46.34%	54.51%	54.63%	53.22%	60.27%
State (Florida)									
Number of Loans	421,134	282,747	121,853	108,139	102,832	103,052	179,738	176,953	133,670
Median Loan Amount	\$235,000	\$233,000	\$226,000	\$216,000	\$215,000	\$207,000	\$210,000	\$213,000	\$233,000
Percent of All Loans	51.83%	54.45%	47.26%	41.2%	42.68%	44.49%	48.34%	48.79%	49.94%
National									
Number of Loans	4,648,458	3,707,026	2,491,686	3,287,414	3,078,751	2,657,645	3,753,172	3,236,426	2,183,572
Median Loan Amount	\$240,000	\$233,000	\$232,000	\$237,000	\$235,000	\$232,000	\$239,000	\$238,000	\$257,000
Percent of All Loans	46.16%	47.88%	44.4%	42.38%	45.66%	44.91%	45.56%	45.85%	45.99%

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data Contains: 1 Cities

Lending by Tract Income

1.07% of loans in this area were in Census Tract(s) with median income(s) of less than 50% of the Metropolitan Statistical Area's (MSA) Median Income in 2014 (<\$29,100), and 22.34% were in tract(s) with income(s) between 50% and 80% of MSA (or "area") income (\$29,100 - \$46,560). 33.77% of loans were in tracts with income(s) between 80% and 120% of area income (\$46,560 - \$69,840), and 42.81% went to residents in tracts with incomes greater than 120% of area income (\$69,840+)

Tracts with <50% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	273	142	53	27	16	7	59	45	31
Median Loan Amount	\$113,000	\$119,500	\$110,000	\$110,000	\$105,000	\$83,000	\$150,000	\$143,000	\$155,000
Percent of All Loans	3.09%	2.59%	2.05%	1.17%	0.77%	0.37%	1.54%	1.18%	1.07%
State (Florida)									
Number of Loans	10,099	6,439	2,550	1,309	1,133	896	1,671	1,968	1,615
Median Loan Amount	\$138,000	\$145,000	\$131,000	\$106,000	\$103,000	\$108,500	\$105,000	\$105,000	\$112,000
Percent of All Loans	1.24%	1.24%	0.99%	0.5%	0.47%	0.39%	0.45%	0.54%	0.6%
National									
Number of Loans	177,064	121,345	65,110	59,220	49,455	41,991	93,962	95,727	70,299
Median Loan Amount	\$154,000	\$158,000	\$151,000	\$160,000	\$160,000	\$158,000	\$137,000	\$134,000	\$143,000
Percent of All Loans	1.76%	1.57%	1.16%	0.76%	0.73%	0.71%	1.14%	1.36%	1.48%

Tracts with 50%-80% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	2,090	1,360	524	275	221	195	757	823	645
Median Loan Amount	\$139,500	\$153,000	\$154,000	\$114,000	\$96,000	\$109,000	\$125,000	\$118,000	\$120,000
Percent of All Loans	23.68%	24.76%	20.29%	11.95%	10.66%	10.41%	19.79%	21.54%	22.34%
State (Florida)									
Number of Loans	137,619	83,298	33,106	24,593	21,159	18,718	38,343	40,763	32,226
Median Loan Amount	\$150,000	\$152,000	\$133,000	\$116,000	\$108,000	\$104,000	\$117,000	\$116,000	\$122,000
Percent of All Loans	16.94%	16.04%	12.84%	9.37%	8.78%	8.08%	10.31%	11.24%	12.04%
National									
Number of Loans	1,465,200	1,027,956	625,849	657,447	540,859	467,570	800,892	772,444	557,484
Median Loan Amount	\$141,000	\$141,000	\$135,000	\$138,000	\$135,000	\$129,000	\$132,000	\$130,000	\$134,000
Percent of All Loans	14.55%	13.28%	11.15%	8.47%	8.02%	7.9%	9.72%	10.94%	11.74%

Tracts with 80%-120% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	5,176	3,194	1,416	1,353	1,238	1,060	1,356	1,274	975
Median Loan Amount	\$180,000	\$187,000	\$186,000	\$170,000	\$163,000	\$161,000	\$159,000	\$162,000	\$173,000
Percent of All Loans	58.64%	58.16%	54.84%	58.8%	59.69%	56.59%	35.44%	33.35%	33.77%
State (Florida)									
Number of Loans	423,004	269,091	133,462	130,768	116,141	110,802	160,385	159,429	122,100
Median Loan Amount	\$175,000	\$173,000	\$153,000	\$138,000	\$131,000	\$126,000	\$140,000	\$139,000	\$149,000
Percent of All Loans	52.06%	51.82%	51.76%	49.82%	48.2%	47.84%	43.14%	43.96%	45.62%
National									
Number of Loans	5,115,284	3,943,334	2,860,741	3,755,576	3,188,528	2,796,896	3,493,352	3,086,745	2,129,487
Median Loan Amount	\$150,000	\$152,000	\$152,000	\$155,000	\$152,000	\$145,000	\$153,000	\$150,000	\$157,000
Percent of All Loans	50.79%	50.93%	50.98%	48.41%	47.28%	47.26%	42.4%	43.73%	44.85%

Tracts with > 120% of MSA Median Income	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	1,287	796	589	646	599	611	1,654	1,678	1,236
Median Loan Amount	\$258,000	\$258,000	\$264,000	\$220,000	\$209,000	\$207,000	\$240,000	\$256,000	\$280,000
Percent of All Loans	14.58%	14.49%	22.81%	28.07%	28.88%	32.62%	43.23%	43.93%	42.81%
State (Florida)									
Number of Loans	239,137	158,896	88,139	105,027	101,910	100,700	171,014	159,993	111,359
Median Loan Amount	\$235,000	\$238,000	\$216,000	\$198,000	\$194,000	\$186,000	\$200,000	\$204,000	\$223,000
Percent of All Loans	29.43%	30.6%	34.18%	40.01%	42.3%	43.48%	45.99%	44.12%	41.6%
National									
Number of Loans	3,222,274	2,586,516	1,996,605	3,186,804	2,915,477	2,573,088	3,811,142	3,077,586	1,974,811
Median Loan Amount	\$207,000	\$214,000	\$216,000	\$219,000	\$217,000	\$212,000	\$224,000	\$223,000	\$236,000
Percent of All Loans	32%	33.41%	35.58%	41.08%	43.24%	43.48%	46.26%	43.6%	41.59%

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data Contains: 1 Cities

High-Cost Originations:

In PolicyMap, a loan is considered high cost when there is a rate spread reported. In the fourth quarter of 2009, HMDA changed its rules for reporting rate spreads in an effort to more accurately capture the current high-cost lending activity. Therefore, data shown here separates the first three quarters of 2009 from the last quarter of 2009. The 2010 - 2014 data in the table below represents the rate spread rule change implemented in 2009Q4. Change calculations between 2014 and years previous to 2010 should not be made due to the adjusted reporting rules implemented beginning in the fourth quarter of 2009.

For 2004-2009Q3, the rate spread on a loan was the difference between the Annual Percentage Rate (APR) on the loan and the treasury security yields as of the date of the loan's origination. Rate spreads were only reported by financial institutions if the APR was three or more percentage points higher for a first lien loan, or five or more percentage points higher for a second lien loan. A rate spread of three or more suggested that a loan was of notably higher cost than a typical loan.

For 2009Q4 and 2010 - 2014, the rate spread on a loan is the difference between the Annual Percentage Rate (APR) on the loan and the estimated average prime offer rate (APOR). Rate spreads are only reported by financial institutions if the APR is more than 1.5 percentage points higher for a first lien loan, or more than 3.5 percentage points higher for a second lien loan.

High-Cost Lending

10.39% of loans originated in this area were high-cost loans in 2014, compared to 10.7% of loans in Florida.

High-Cost Loans	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	3,307	1,366	228	79	5	48	30	49	136	300
Median Loan Amount	\$161,000	\$167,500	\$139,000	\$118,000	\$114,000	\$90,500	\$95,500	\$117,000	\$141,000	\$136,500
Percent of All Loans	37.47%	24.87%	8.83%	3.95%	1.67%	2.31%	1.6%	1.28%	3.56%	10.39%
State (Florida)										
Number of Loans	292,815	118,535	22,355	10,044	911	5,615	5,593	7,330	15,860	28,634
Median Loan Amount	\$184,000	\$185,000	\$139,000	\$119,000	\$103,000	\$102,000	\$108,000	\$124,000	\$140,000	\$146,000
Percent of All Loans	36.03%	22.83%	8.67%	4.37%	2.77%	2.33%	2.41%	1.97%	4.37%	10.7%
National										
Number of Loans	2,827,156	1,364,023	556,800	311,065	23,951	145,203	163,776	171,247	278,938	384,126
Median Loan Amount	\$152,000	\$144,000	\$107,000	\$103,000	\$81,000	\$88,000	\$99,000	\$100,000	\$126,000	\$139,000
Percent of All Loans	28.07%	17.62%	9.92%	4.53%	2.67%	2.15%	2.77%	2.08%	3.95%	8.09%

High-Cost Lending by Loan Type

High-Cost Loans	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
Purchase										
Number of Loans	1,750	649	121	46	2	25	11	22	116	275
Median Loan Amount	\$185,000	\$192,000	\$155,000	\$164,000	N/A	\$96,000	\$66,000	\$109,000	\$141,000	\$137,000
Percent of Purchase Loans	37.47%	23.99%	8.61%	4.75%	1.09%	2.21%	1.13%	1.64%	6.72%	13.44%
Refinance										
Number of Loans	1,557	717	107	33	3	23	19	27	20	25
Median Loan Amount	\$138,000	\$148,000	\$130,000	\$98,000	N/A	\$88,000	\$114,000	\$122,000	\$146,000	\$82,000
Percent of Refinance Loans	37.46%	25.73%	9.1%	3.2%	2.59%	2.43%	2.12%	1.09%	0.96%	2.97%

High-Cost Lending by Race

Looking across high-cost loans originated in 2014 in this area, 74.33% were to Whites, 17% were to African Americans, 2.33% were to Asians, and 36.33% were to Hispanics.

High-Cost	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
Loans to Whites										
Number of Loans	2,055	831	131	55	4	36	26	36	94	223
Median Loan Amount	\$176,000	\$185,000	\$152,000	\$138,000	N/A	\$98,500	\$99,500	\$122,500	\$155,000	\$146,000
Percent of Loans to Whites	33.67%	21.71%	6.78%	3.47%	1.65%	2.17%	1.69%	1.19%	3.18%	10.1%
Percent of High-Cost Loans	62.14%	60.83%	57.46%	69.62%	80%	75%	86.67%	73.47%	69.12%	74.33%
Loans to African Americans										
Number of Loans	726	307	61	11	1	7	2	10	20	51
Median Loan Amount	\$134,000	\$139,000	\$132,000	\$82,000	N/A	\$84,000	N/A	\$74,500	\$97,000	\$107,000
Percent of Loans to African Americans	57.66%	41.04%	24.11%	9.91%	4.76%	5.88%	2.3%	4.59%	7.91%	23.39%
Percent of High-Cost Loans	21.95%	22.47%	26.75%	13.92%	20%	14.58%	6.67%	20.41%	14.71%	17%
Loans to Asians										
Number of Loans	59	27	2	1	0	1	0	1	7	7
Median Loan Amount	\$190,000	\$195,000	N/A	N/A	N/A	N/A	N/A	N/A	\$222,000	\$172,000
Percent of Loans to Asians	25.54%	19.01%	2.74%	1.52%	0%	1.56%	0%	0.61%	3.76%	5.56%
Percent of High-Cost Loans	1.78%	1.98%	0.88%	1.27%	0%	2.08%	0%	2.04%	5.15%	2.33%
Loans to Hispanics										
Number of Loans	1,066	465	64	13	2	7	5	7	30	109
Median Loan Amount	\$171,500	\$182,000	\$147,500	\$162,000	N/A	\$74,000	\$66,000	\$117,000	\$124,000	\$128,000
Percent of Loans to Hispanics	52.25%	38.15%	16.62%	7.07%	6.67%	3.55%	2.86%	1.58%	6.26%	21.08%
Percent of High-Cost Loans	32.23%	34.04%	28.07%	16.46%	40%	14.58%	16.67%	14.29%	22.06%	36.33%
Loans to Nonhispanics										
Number of Loans	1,842	741	141	56	3	37	23	41	91	178
Median Loan Amount	\$158,000	\$160,000	\$136,000	\$110,500	N/A	\$96,000	\$98,000	\$116,000	\$143,000	\$141,500
Percent of Loans to Nonhispanics	32.15%	20.51%	7.32%	3.5%	1.22%	2.23%	1.51%	1.35%	3.06%	8.54%
Percent of High-Cost Loans	55.7%	54.25%	61.84%	70.89%	60%	77.08%	76.67%	83.67%	66.91%	59.33%

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data for HMDA Contains: 1 Cities

High Cost Lending by Borrower Income

25.19% of loans in this area where the borrowers' income was less than 50% of the Metropolitan Statistical Area's (MSA) Median Income were high cost in 2014 (<\$29,100), and 23.93% of loans where borrowers' incomes were between 50% and 80% of MSA (or "area") income (\$29,100 - \$46,560) were high cost. 14.95% of loans that went to borrowers with incomes between 80% and 120% of area income (\$46,560 - \$69,840) were high cost, and 4.83% of loans that went to borrowers with incomes >120% of area income (\$69,840+) were high cost. MSA Median Income (area income) was \$58,200 in this area.

High-Cost Loans to Borrowers w/ <50% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	164	56	24	12	0	8	3	5	21	34
Median Loan Amount	\$100,000	\$91,000	\$78,000	\$77,500	N/A	\$72,000	N/A	\$57,000	\$79,000	\$76,500
Percent of Loans with Borrower Inc <50% MSA Median	41.94%	23.93%	17.39%	9.45%	0%	5.13%	2.91%	1.95%	7.64%	25.19%
State (Florida)										
Number of Loans	8,423	3,241	1,943	1,432	138	604	697	943	1,501	2,416
Median Loan Amount	\$87,000	\$82,000	\$67,000	\$71,000	\$61,500	\$63,500	\$65,000	\$73,000	\$77,000	\$82,000
Percent of Loans with Borrower Inc <50% MSA Median	31.71%	20.16%	14.17%	8.56%	5.16%	3.15%	4.33%	3.5%	6.16%	16.54%
National										
Number of Loans	183,930	97,781	64,579	39,532	3,429	18,282	21,934	23,771	34,046	44,173
Median Loan Amount	\$75,000	\$69,000	\$59,000	\$62,000	\$50,000	\$55,000	\$62,000	\$65,000	\$77,000	\$83,000
Percent of Loans with Borrower Inc <50% MSA Median	33.21%	23.88%	18.43%	8.51%	4.99%	3.96%	5.08%	4.16%	7.04%	13.94%

High-Cost Loans to Borrowers w/ 50%-80% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	647	223	71	25	1	11	5	13	38	95
Median Loan Amount	\$128,000	\$131,000	\$117,000	\$107,000	N/A	\$70,000	\$66,000	\$117,000	\$117,000	\$114,000
Percent of Loans with Borrower Inc 50% - 80% MSA Median	40.49%	26.9%	15.07%	7.08%	1.56%	2.73%	1.89%	2.36%	7.34%	23.93%
State (Florida)										
Number of Loans	37,199	14,713	5,516	2,585	155	935	1,078	1,560	4,002	8,113
Median Loan Amount	\$125,000	\$122,000	\$108,000	\$100,000	\$84,000	\$84,000	\$88,000	\$98,000	\$113,000	\$119,000
Percent of Loans with Borrower Inc 50% - 80% MSA Median	35.37%	21.35%	11.47%	5.84%	2.28%	2.02%	2.75%	2.66%	6.98%	18.16%
National										
Number of Loans	541,967	268,361	135,900	69,407	5,076	26,950	33,992	36,846	72,387	109,492
Median Loan Amount	\$111,000	\$105,000	\$89,000	\$88,000	\$69,000	\$73,000	\$85,000	\$85,000	\$110,000	\$120,000
Percent of Loans with Borrower Inc 50% - 80% MSA Median	31.54%	19.93%	12.79%	5.65%	3.09%	2.3%	3.35%	2.69%	6.03%	12.57%

High-Cost Loans to Borrowers w/ 80%-120% of MSA Median	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	949	399	59	19	0	8	3	14	30	80
Median Loan Amount	\$160,000	\$165,000	\$152,000	\$162,000	N/A	\$107,500	N/A	\$96,500	\$147,500	\$151,000
Percent of Loans with Borrower Inc 80% - 120% MSA Median	43.61%	28.68%	9.77%	4.08%	0%	1.99%	0.94%	2.04%	3.89%	14.95%
State (Florida)										
Number of Loans	75,062	28,544	6,382	2,406	117	740	881	1,374	4,188	8,185
Median Loan Amount	\$167,000	\$162,000	\$140,000	\$131,000	\$108,000	\$108,000	\$119,000	\$131,000	\$147,000	\$154,000
Percent of Loans with Borrower Inc 80% - 120% MSA Median	38.86%	23.48%	9.65%	4.5%	1.67%	1.39%	1.87%	1.78%	5.39%	13.09%
National										
Number of Loans	759,974	360,189	150,771	72,872	4,823	26,812	32,606	36,020	70,375	105,580
Median Loan Amount	\$150,000	\$140,000	\$116,000	\$108,000	\$80,000	\$87,000	\$102,000	\$104,000	\$137,000	\$152,000
Percent of Loans with Borrower Inc 80% - 120% MSA Median	29.95%	18.54%	10.35%	4.47%	2.38%	1.7%	2.44%	1.92%	4.34%	9.22%

High-Cost Loans to Borrowers w/ > 120% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	1,253	563	73	19	1	6	8	14	44	84
Median Loan Amount	\$224,000	\$215,000	\$215,000	\$191,000	N/A	\$235,000	\$187,500	\$250,000	\$255,000	\$226,500
Percent of Loans with Borrower Inc > 120% MSA Median	32.01%	20.52%	5.52%	2.01%	0.78%	0.62%	0.78%	0.67%	2.16%	4.83%
State (Florida)										
Number of Loans	147,022	62,342	8,226	2,674	178	1,046	1,400	2,371	5,207	9,076
Median Loan Amount	\$239,000	\$238,000	\$206,000	\$179,000	\$181,500	\$187,000	\$191,000	\$204,000	\$210,000	\$211,000
Percent of Loans with Borrower Inc > 120% MSA Median	34.91%	22.05%	6.75%	2.77%	1.52%	1.02%	1.36%	1.32%	2.94%	6.79%
National										
Number of Loans	1,166,227	567,319	192,233	99,584	7,012	43,478	49,046	55,224	84,821	110,460
Median Loan Amount	\$247,000	\$221,000	\$156,000	\$133,000	\$106,000	\$116,000	\$138,000	\$137,000	\$175,000	\$197,000
Percent of Loans with Borrower Inc > 120% MSA Median	25.09%	15.3%	7.71%	3.39%	2.03%	1.41%	1.85%	1.47%	2.62%	5.06%

Source: [HMDA](#)
Data aggregated by:
2006 - 2014 Data Contains: 1 Cities

High Cost Lending by Tract Income

8.89% of high-cost loans in this area where the Census Tract income was <50% of the Metropolitan Statistical Area (MSA) Median Income were high cost in 2014 (<\$29,100), and 5.83% where the Census Tract income was between 50% and 80% of the MSA Median Income were high cost (\$29,100 - \$46,560). 4.47% of loans where the Census Tract income was between 80% and 120% of the MSA Median Income were high cost (\$46,560 - \$69,840), and 1.61% of loans where the Census Tract income was >120% of the MSA Median Income were high cost (\$69,840+). MSA Median Income (area income) \$58,200 in this area in 2014.

High-Cost Loans to Borrowers in Tracts with <50% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	160	68	14	5	1	2	0	0	4	5
Median Loan Amount	\$114,500	\$118,500	\$111,500	\$107,000	N/A	N/A	N/A	N/A	N/A	\$94,000
Percent of Loans with Tract Inc <50% MSA Median	58.61%	47.89%	26.42%	21.74%	N/A	12.5%	0%	0%	8.89%	16.13%
State (Florida)										
Number of Loans	5,621	2,450	501	151	14	96	53	82	181	329
Median Loan Amount	\$136,000	\$143,000	\$118,000	\$91,000	\$83,000	\$73,000	\$66,000	\$78,000	\$94,000	\$107,000
Percent of Loans with Tract Inc <50% MSA Median	55.66%	38.05%	19.65%	13.27%	8.19%	8.47%	5.92%	4.91%	9.2%	20.37%
National										
Number of Loans	83,881	37,684	11,390	4,241	371	2,268	2,274	3,989	6,799	10,190
Median Loan Amount	\$140,000	\$128,000	\$89,000	\$88,000	\$70,000	\$71,000	\$79,000	\$73,000	\$98,000	\$118,500
Percent of Loans with Tract Inc <50% MSA Median	47.37%	31.06%	17.49%	8.15%	5.15%	4.59%	5.42%	4.25%	7.1%	14.5%

High-Cost Loans to Borrowers in Tracts with 50%-80% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	985	476	79	21	0	10	7	22	48	132
Median Loan Amount	\$140,000	\$152,000	\$134,000	\$109,000	N/A	\$76,500	\$41,000	\$106,500	\$95,000	\$108,000
Percent of Loans with Tract Inc 50% - 80% MSA Median	47.13%	35%	15.08%	8.82%	0%	4.52%	3.59%	2.91%	5.83%	20.47%
State (Florida)										
Number of Loans	64,284	26,146	4,708	1,672	165	1,000	838	1,344	2,895	5,765
Median Loan Amount	\$154,000	\$158,000	\$116,000	\$94,000	\$77,000	\$74,000	\$78,000	\$87,500	\$108,000	\$118,000
Percent of Loans with Tract Inc 50% - 80% MSA Median	46.71%	31.39%	14.22%	7.79%	5.28%	4.73%	4.48%	3.51%	7.1%	17.89%
National										
Number of Loans	594,856	271,006	99,428	45,156	3,678	21,821	23,500	28,947	51,468	77,104
Median Loan Amount	\$135,000	\$124,000	\$87,000	\$83,000	\$67,000	\$69,000	\$75,000	\$80,000	\$102,000	\$117,000
Percent of Loans with Tract Inc 50% - 80% MSA Median	40.6%	26.36%	15.89%	7.81%	4.64%	4.03%	5.03%	3.61%	6.66%	13.83%

High-Cost Loans to Borrowers in Tracts with 80%-120% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	1,913	740	117	41	3	29	19	19	57	109
Median Loan Amount	\$177,000	\$180,000	\$139,000	\$114,000	N/A	\$96,000	\$93,000	\$135,000	\$161,000	\$158,000
Percent of Loans with Tract Inc 80% - 120% MSA Median	36.96%	23.17%	8.26%	3.49%	1.69%	2.34%	1.79%	1.4%	4.47%	11.18%
State (Florida)										
Number of Loans	156,212	62,801	12,489	5,833	503	3,027	3,034	3,613	8,151	15,414
Median Loan Amount	\$182,000	\$180,000	\$134,000	\$113,000	\$97,000	\$95,000	\$98,000	\$114,000	\$132,000	\$142,000
Percent of Loans with Tract Inc 80% - 120% MSA Median	36.93%	23.34%	9.36%	5.11%	3.03%	2.61%	2.74%	2.25%	5.11%	12.62%
National										
Number of Loans	1,499,882	739,646	321,786	180,608	13,874	82,408	93,676	87,999	142,857	197,511
Median Loan Amount	\$144,000	\$135,000	\$102,000	\$97,000	\$77,000	\$85,000	\$94,000	\$96,000	\$120,000	\$133,000
Percent of Loans with Tract Inc 80% - 120% MSA Median	29.32%	18.76%	11.25%	5.44%	3.18%	2.58%	3.35%	2.52%	4.63%	9.28%

High-Cost Loans to Borrowers in Tracts with > 120% of MSA Median Income	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
City (Orlando)										
Number of Loans	249	82	18	12	1	7	4	8	27	54
Median Loan Amount	\$260,000	\$293,000	\$291,000	\$235,000	N/A	\$172,000	N/A	\$109,500	\$243,000	\$210,000
Percent of Loans with Tract Inc > 120% MSA Median	19.35%	10.3%	3.06%	2.12%	1.23%	1.17%	0.65%	0.48%	1.61%	4.37%
State (Florida)										
Number of Loans	65,733	26,908	4,620	2,343	222	1,460	1,652	2,281	4,590	7,077
Median Loan Amount	\$243,000	\$255,000	\$198,000	\$169,000	\$167,000	\$164,000	\$164,500	\$186,000	\$192,000	\$194,000
Percent of Loans with Tract Inc > 120% MSA Median	27.49%	16.93%	5.24%	2.54%	1.73%	1.43%	1.64%	1.33%	2.87%	6.36%
National										
Number of Loans	636,611	310,051	118,903	76,197	5,569	36,540	42,504	48,600	75,575	97,223
Median Loan Amount	\$200,000	\$198,000	\$152,000	\$140,000	\$120,000	\$124,000	\$137,500	\$136,000	\$164,000	\$176,000
Percent of Loans with Tract Inc > 120% MSA Median	19.76%	11.99%	5.96%	2.7%	1.54%	1.25%	1.65%	1.28%	2.46%	4.92%

Source: [HMDA](#)
Data aggregated by:
2006 - 2014 Data for HMDA Contains: 1 Cities

Originations for Purchase:

Purchase Originations

In 2014, the typical loan originated for the purchase of a home was for \$213,500.

Purchase	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
All Purchase										
Number of Loans	4,670	2,705	1,406	1,153	--	1,129	977	1,340	1,726	2,046
Median Loan Amount	\$195,000	\$205,000	\$210,500	\$175,000	--	\$162,000	\$164,000	\$187,000	\$216,000	\$213,500
Percent of All Loans	52.91%	49.25%	54.45%	50.11%	--	54.44%	52.16%	35.02%	45.18%	70.87%
High-Cost Purchase										
Number of Loans	1,750	649	121	46*	2	25	11	22	116	275
Median Loan Amount	\$185,000	\$192,000	\$155,000	\$164,000*	N/A	\$96,000	\$66,000	\$109,000	\$141,000	\$137,000
Percent of Purchase Loans	37.47%	23.99%	8.61%	4.75%*	1.09%	2.21%	1.13%	1.64%	6.72%	13.44%
Prime Purchase										
Number of Loans	2,920	2,056	1,285	923*	182	1,104	966	1,318	1,610	1,771
Median Loan Amount	\$200,000	\$211,000	\$217,000	\$178,000*	\$148,500	\$163,000	\$165,000	\$189,000	\$220,000	\$230,000
Percent of Purchase Loans	62.53%	76.01%	91.39%	95.25%*	98.91%	97.79%	98.87%	98.36%	93.28%	86.56%

*Indicates data for 2009Q1 - 2009Q3 only.

Piggyback Purchase Loans by Loan Type

Piggyback loans, also known as 80-20 loans, are multiple mortgage transactions, where a buyer obtains at least two loans in order to purchase a home. The second loan finances that part of the purchase price not being financed by the first loan. The 80-20 or piggyback loan has been used to avoid underwriting standards held by most lenders that require private mortgage insurance (or PMI) when less than a 20% down payment is made by the buyer. Studies suggest that these transactions have a higher risk of default and foreclosure as the homebuyers have little or no equity at risk. HMDA data does not explicitly identify 80-20 or piggyback loans; this is an analytic performed by PolicyMap.

The typical piggyback loan for the purchase of a home in this area was for \$326,000, and made up 0.29% of purchase loans made here. Across all purchase loans, the median purchase loan amount was for \$213,500.

Piggyback Loans	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014
Total										
Number of Loans	1,209	394	14	1	--	1	3	6	6	6
Median Loan Amount	\$218,000	\$230,000	\$389,000	N/A	--	N/A	N/A	\$286,000	\$490,500	\$326,000
Percent of Purchase Loans	25.89%	14.57%	1%	0.09%	--	0.09%	0.31%	0.45%	0.35%	0.29%
High-Cost Piggyback Loans										
Number of Loans	796	152	0	0*	0	0	1	0	3	0
Median Loan Amount	\$209,000	\$217,000	N/A	N/A*	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Piggyback Loans	65.84%	38.58%	0%	0%*	0%	0%	33.33%	0%	50%	0%
Prime Piggyback Loans										
Number of Loans	413	242	14	1*	0	1	2	6	3	6
Median Loan Amount	\$240,000	\$243,000	\$389,000	N/A*	N/A	N/A	N/A	\$286,000	N/A	\$326,000
Percent of Piggyback Loans	34.16%	61.42%	100%	100%*	0%	100%	66.67%	100%	50%	100%

*Indicates data for 2009Q1 - 2009Q3 only.

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data Contains: 1 Cities

Loans for Manufactured Housing:

Loans for Manufactured Housing

Loans for the purchase or refinance of manufactured housing, also known as mobile homes, are often structured differently than for conventional housing, and so are presented as a separate category in PolicyMap.

In this area, there were 2 loans originated for manufactured housing in 2014, representing 0.07% of the total loan activity.

Manufactured Housing Loans	2006	2007	2008	2009	2010	2011	2012	2013	2014
City (Orlando)									
Number of Loans	25	18	4	4	1	2	1	2	2
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	0.28%	0.33%	0.15%	0.17%	0.05%	0.11%	0.03%	0.05%	0.07%
State (Florida)									
Number of Loans	19,396	16,274	9,819	5,299	4,382	3,381	3,490	4,347	4,407
Median Loan Amount	\$78,000	\$81,000	\$79,000	N/A	\$63,000	\$59,000	\$61,000	\$65,000	\$66,000
Percent of All Loans	2.33%	3.04%	3.67%	1.98%	1.79%	1.44%	0.93%	1.18%	1.62%
National									
Number of Loans	208,112	198,419	162,704	122,341	97,948	89,193	100,777	110,056	96,747
Median Loan Amount	\$67,000	\$69,000	\$68,000	N/A	\$62,000	\$61,000	\$64,000	\$68,000	\$69,000
Percent of All Loans	2.02%	2.5%	2.82%	1.55%	1.43%	1.48%	1.21%	1.54%	2%

While 0.07% of loans in the area were for manufactured housing, this category represented 0.09% of the loans to Whites, 0% of loans to African Americans, 0% of loans to Asians, and 0.19% of loans to Hispanics.

Manufactured Housing Loans	2006	2007	2008	2009	2010	2011	2012	2013	2014
Loans to Whites									
Number of Loans	21	11	4	2	1	2	1	1	2
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Whites	0.34%	0.29%	0.21%	0.11%	0.06%	0.13%	0.03%	0.03%	0.09%
Percent of Manufactured Loans	84%	61.11%	100%	50%	100%	100%	100%	50%	100%
Loans to African Americans									
Number of Loans	1	1	0	1	0	0	0	1	0
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to African Americans	0.08%	0.13%	0%	0.75%	0%	0%	0%	0.39%	0%
Percent of Manufactured Loans	4%	5.56%	0%	25%	0%	0%	0%	50%	0%
Loans to Asians									
Number of Loans	0	1	0	0	0	0	0	0	0
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Asians	0%	0.7%	0%	0%	0%	0%	0%	0%	0%
Percent of Manufactured Loans	0%	5.56%	0%	0%	0%	0%	0%	0%	0%
Loans to Hispanics									
Number of Loans	7	3	2	1	0	0	0	2	1
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Hispanics	0.34%	0.25%	0.52%	0.47%	0%	0%	0%	0.42%	0.19%
Percent of Manufactured Loans	28%	16.67%	50%	25%	0%	0%	0%	100%	50%
Loans to Nonhispanics									
Number of Loans	15	12	2	2	1	2	1	0	1
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Nonhispanics	0.26%	0.33%	0.1%	0.11%	0.06%	0.13%	0.03%	0%	0.05%
Percent of Manufactured Loans	60%	66.67%	50%	50%	100%	100%	100%	0%	50%

Source: [HMDA](#)

Data aggregated by:

2006 - 2014 Data Contains: 1 Cities

Endnotes:

All data provided in this report is derived from a public database of lending activity, collected by the FFIEC and mandated by the Home Mortgage Disclosure Act (HMDA) of 1975. HMDA requires most mortgage lenders located in metropolitan areas to collect data about their housing-related lending activity, report the data annually to the government, and make the data publicly available.

Data in this report include originated loans made for the purchase and refinance of owner-occupied, one-to-four family dwellings, or, where specified, for the purchase or refinance of manufactured housing. When performing aggregations and calculations on the HMDA data, medians were not calculated and percents were not computed where the count of loan events of that type or the denominator of the calculation was less than five. These places are identified on the map as having Insufficient Data. If a cell in a table contains N/A, the data are not available or have been suppressed according to these rules.

Depending on the size of the area selected for this report, the above values capture data for the census tracts, counties, etc, in which at least 50% of their areas are contained. For custom areas, such as radii, custom regions, school districts, and political districts, the HMDA data in this report was calculated by summing the following component Cities in 2000 for years 2004-2011: Orlando; Cities in 2010 for 2012 - 2014: Orlando. For more information on HMDA data in PolicyMap, see the related entries for HMDA (Home Mortgage Disclosure Act) in our [Data Directory](#).

PolicyMap contains HMDA data for 2004 through 2014. The 2014 HMDA data reflect the ongoing difficulties in the housing and mortgage markets that began appearing in 2007. Users will find sharp decreases in originations, regardless of race, ethnicity or income. Users will also see an understated decline in higher priced loans (those PolicyMap previously classified as subprime and now classifies as high cost) as a result of widening rate spreads. Additionally, the higher incidence of FHA lending activity in the second half of 2008 and the entire years of 2009, 2010, 2011 and 2012 will be apparent in the government-insured home loan data. For more information and analysis of the 2014 HMDA data, see the published draft of an article that is forthcoming in the Federal Reserve Bulletin, available at http://www.federalreserve.gov/pubs/bulletin/2015/PDF/2014_HMDA.pdf.

Two changes implemented in the processing of the 2009 HMDA data include: 1. Separation of 2009Q1-2009Q3 from 2009Q4 lending data concerning rate spread reporting (high-cost and prime loans), and 2. Suppression of median home loan amounts for manufactured home loans. The separation of data for the first three quarters of 2009 from the last quarter for loans with or specifically without rate spreads is due to the fact that HMDA changed its rules for reporting rate spreads in the fourth quarter of 2009 in an effort to more accurately capture the current high-cost lending activity. The suppression of median home loan amounts for manufactured homes is due to the high incidence of error notations in the manufactured home loan data in 2009. In the 2010 - 2014 data, all information regarding loans with or specifically without rate spreads is reported according to the 2009Q4 reporting rules. Because of the relative lack of error notations in the manufactured home loan data in 2010 and 2011, median manufactured home loans were only suppressed in cases where the count of loan events of that type or the denominator of the calculation was less than five.

Further description of the source of the data and the terms used in the report can be found in the [Data Directory](#), or from HMDA at <http://www.ffiec.gov/hmda/>.

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