

RESIDENTIAL MORTGAGE LOAN REPORT INFORMATION

RE 857A (Rev. 7/18)

Who Must File

This form must be filed by lenders that:

- a) Regularly* make loans on 1-to-4 unit residential real property; and
- b) Have total assets of 10 million dollars and less.

* Regularly is defined to mean at least twelve or more transactions annually during the immediately preceding calendar year that in aggregate total more than \$500,000 in value. Only licensed lenders making 10% or more in qualified loans must report.

This report does not apply to subsidiaries of depository institutions or subsidiaries of depository institution holding companies which currently report to a federal or state regulatory agency as provided by the Home Mortgage Disclosure Act of 1974, as amended (12 U.S.C. Section 2081 et seq.) or are subject to substantially the same report requirement by geographic area and loan product pursuant to an act of a federal or state regulatory agency.

When and Where to File

1. The lender must send two copies of the loan report to the Sacramento office of its state enforcement agency no later than March 31 following the calendar year for which the loan data is compiled.
2. The lender also must make its loan report available for examination by the public no later than March 31 of each year.

Instructions for Completion of Form

Data to be Shown

1. The lender must show the data on residential purchase and home improvement loan applications and loans that were originated during the calendar year covered by the report.
2. Data for each category on the statement must show the number of applications taken, the number of loans made, and the total dollar amount of loans made.
3. Dollar amounts are to be rounded to the nearest thousand (\$500 will be rounded up) and shown in terms of thousands.

Data to be Excluded

1. Do not report loans that, although secured by real estate, are made for purposes other than the purchase of or refinancing of a loan secured by residential real estate or home improvement (for example, a loan secured by residential real property for the purpose of financing education, a vacation, or business operation).
2. Also exclude from the report: construction loans and other temporary financing; loans made by the lender acting in a fiduciary capacity (by the lender's trust department, for example); loans on unimproved land; and refinancing of loans originated by the lender that involve no increase in the outstanding principal (provided the parties to the loan remain the same).

Geographic Itemization

(Grouping of loan data by Metropolitan Statistical Area (MSA), census tract or county, and outside-MSA)

1. Loan data is to be itemized separately for each MSA in which the lender has a home or branch office. A separate page must be used for each MSA. (See item #4 below for treatment of loans on property outside such MSAs.) The lender must use the MSA boundaries as defined by the U.S. Office of Management and Budget on January 1 of the calendar year for which the loan data is compiled.
2. Loan data on property within an MSA shall be further itemized in Section 1 by the census tract in which the property is located, except that the loan data shall be itemized by the county instead of census tract when the property to which the loan is related is located in a county that has not been assigned an MSA.
3. To determine census tract numbers and MSA boundaries, the lender should consult the Census Bureau's census tract outline maps.
4. For loans secured by properties located outside MSAs in which the reporting lender has a home or branch office, the loan data should be listed as an aggregate sum in Section 2 of the form; no geographic itemization is necessary.
5. If duplicate census tract numbers are encountered in an MSA the lender must indicate the county name in addition to the census tract number.

Type of Loan Itemization

(Itemization of each geographic grouping into loan categories.)

Column A—FHA, FmHA, and VA loans on 1-to-4 unit dwellings. This category includes loans that are secured by liens (both first and junior liens) and that are made for the purpose of purchasing residential real property and that have FHA, FmHA, and VA insurance or guarantee. It includes refinancings, except those identified in item #2 under *Data to be Excluded*. It may include, at a lender's option, first lien loans for home improvement purposes if the lender normally classifies first lien loans as purchase loans. It does not include FHA Title 1 loans, which are to be entered in column C.

Column B—Other home purchase loans (conventional loans) on 1-to-4 unit dwellings. This category includes loans secured by liens (both first and junior liens) and made for the purpose of purchasing residential real property, other than FHA, FmHA, and VA loans. It includes refinancings, except those identified in item #2 under *Data to be Excluded*. It may include, at a lender's option, first lien loans for home improvement purposes if the lender normally classifies first lien loans as purchase loans.

Column C—Home improvement loans on 1-to-4 unit dwellings. This category is limited to any loan, including a refinancing, that is to be used for repairing, rehabilitation, or remodeling a residential dwelling and that is recorded on the lenders books as a home improvement loan.

Column D—Non-occupant loans on 1-to-4 unit dwellings. This is an addendum category for reporting those home purchase and home improvement loans on 1-to-4 unit dwellings (recorded in columns A, B, and C) that were made to a borrower who did not, at the time of the loan application, intend to use the property as a principal dwelling.