

Board of Governors of the Federal Reserve System

Home Mortgage Disclosure Act

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



2010 HMDA EDITS

**Federal Deposit Insurance Corporation (FDIC)
National Credit Union Administration (NCUA)
Office of the Comptroller of the Currency (OCC)
Office of Thrift Supervision (OTS)
Department of Housing and Urban Development (HUD)
Board of Governors of the Federal Reserve System (FRS)**

QUICK REFERENCE TO UNDERSTANDING HMDA EDITS

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

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

In addition, any data containing Validity errors that are not corrected will often result in an erroneous disclosure statement. Loan applications with Syntactical edits, if not corrected, will not be represented on the disclosure statement at all. Data with Quality edits, if not corrected when inaccurate, will cause an incorrect disclosure statement.

2010 HMDA EDIT CHANGES:

➤ REVISED EDITS

Transmittal Sheet & Loan/Application Register

- S010 (pg 1) Edit test modified to verify the first record identifier in the file = 1 (TS) and the second and all subsequent record identifiers = 2 (LAR).
- S040 (pg 1) Edit test modified to check for unique Application/Loan Number.
- V570 (pg 7) Application date removed due to Regulation C amendment.
- V575 (pg 7) Application date removed due to Regulation C amendment.

Transmittal Sheet

- S100 (pg 1) Edit test language modified to check for valid activity year.
- S028 (pg 1) Edit test adjusted to include timestamp format.

Macro Quality Edits

- Q029 (pg 17) Edit test modified to exclude the depository panel verification.

➤ NEW EDITS

Transmittal Sheet & Loan/Application Register

- S011 (pg 1) The HMDA file must contain at least one loan/application record (record identifier = 2).

Transmittal Sheet

- Q130 (pg 9) The number of loan/application records received in this transmission file per respondent does not = the total number of loan/application records reported in this respondent's transmission or the total number of loan/application records in this submission is missing from the transmittal sheet.
- Q012 (pg 9) The reported Tax ID number on the transmittal sheet of your HMDA data file does not match the Tax ID number reported in the previous calendar year submission.

Loan/Application Register

- Q067 (pg 11) If applicant ethnicity, race and sex = 4, 7, and 4, respectively, and co-applicant ethnicity, race and sex = 4, 7, and 4 or 5, 8, and 5, respectively, then applicant income should = NA.

2010 HMDA EDIT CHANGES: continued

Macro Quality Edits

- Q070 (pg 15) If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 1; and if the percentage of these loans that are sold to Fannie Mae or Freddie Mac in the current year is less than the percentage of the same type of loans sold to Fannie Mae or Freddie Mac in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is $\geq 10,000$, then the percentage of these loans sold to Fannie Mae or Freddie Mae for the current year should be $> 20\%$.
- Q071 (pg 15) If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 2; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 200 , then the percentage of these loans sold to Ginnie Mae for the current year should be $> 30\%$.
- Q072 (pg 16) If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 3; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 100 , then the percentage of these loans sold to Ginnie Mae for the current year should be $> 30\%$.
- Q073 (pg 16) If 250 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be $> 20\%$.
- Q074 (pg 16) If 250 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be $> 20\%$.
- Q075 (pg 16) If 750 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%.
- Q076 (pg 17) If 750 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%.

➤ DELETED EDITS

Transmittal Sheet

V130 Replaced with Q130. See New Edits.

Transmittal Sheet & Loan/Application Register

S030 Transaction code deleted from file specifications.

S035 Transaction code deleted from file specifications.

2010 HMDA EDIT CHANGES: continued

Transmittal Sheet & Loan/Application Register (continued)

S045 Transaction code deleted from file specifications.

Loan/Application Register

S013 Timestamp deleted from LAR ONLY.

S028 Timestamp deleted from LAR ONLY.

V200 Revised S010 to handle edit (See Revised Edits).

V452 Transition edit deleted. If first applicant race = 1, 2, 3, or 5 and (application date is < 20040101 and does not equal NA), applicant ethnicity field must = 4.

V462 Transition edit deleted. If first co-applicant race = 1, 2, 3, or 5 and (application date is < 20040101 and does not equal NA), the co-applicant ethnicity field must = 4.

V510 Rate spread edit deleted due to Regulation C amendment.

V515 Rate spread edit deleted due to Regulation C amendment.

Q028 Replaced with Q075 and Q076 (See New Edits).

Q046 Not applicable.

EXPLANATION OF VALIDITY EDITS 285, 295, & 300

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

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

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

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

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

*Though this example is an acceptable entry and will pass all validity edits (provided a valid numeric state code is entered), the preference is for the institution to provide a valid state/county combination or a valid state/county/census tract combination. In the majority of cases, an institution should be able to provide the state/county/census tract combination since every state and county has a code and the 2000 Census assigned census tract numbers to all areas.

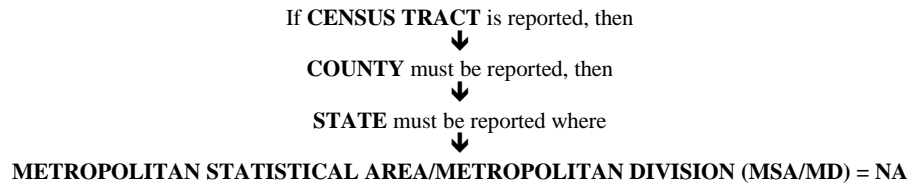
**For the State/County/Census Tract combination, a reported census tract will always be verified. This combination is used when the property is located in a Micropolitan Statistical Area and the institution meets all the reporting criteria and is thus required to report all mortgage lending activity.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

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

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

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

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



Name of Reporting Institution

City, State, Zip

Reporter's Identification Number

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

[illegible]

(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)

LOAN/APPLICATION REGISTER CODE SHEET

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

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

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|--------------------|--|--|
| <u>Transmittal Sheet (TS) & Loan/Application Register (LAR)</u> | | | |
| Record Identifier | S010 | The first record identifier in the file must = 1 (TS). The second and all subsequent record identifiers must = 2 (LAR). | First record identifier does not = 1 (TS) or second record identifier and all subsequent record identifiers do not = 2 (LAR) |
| Record Identifier | S011 | The HMDA file must contain at least one loan/application record (record identifier = 2). | File does not contain at least one loan/application record (record identifier = 2) |
| Agency Code | S020 | Agency code must = 1, 2, 3, 4, 5, 7. The agency that submits the data must be the same as the reported agency code. | Agency code not valid for agency sending data |
| Control Number | S025 | Control number must = a valid Respondent Identifier/Agency Code Combination for date processed. | Invalid Respondent Identifier/Agency code combination or ID not on panel |
| Application/Loan Number | S040 | Application/Loan Number must be unique. | Duplicate loan numbers reported; data already in file |
| <u>Transmittal Sheet (only)</u> | | | |
| Activity Year | S100 | Activity Year must = year being processed (= 2010). | Invalid Activity Year |
| Timestamp | S013 | Timestamp must be later than timestamp on database. | Record timestamp is earlier than, or equal to, timestamp on database (format = ccyyymmddhhmm) |
| Timestamp | S028 | Timestamp must be numeric and in ccyyymmddhhmm format. | Timestamp is missing or nonnumeric (format = ccyyymmddhhmm) |
| Respondent Mailing Address | V105 | Respondent name, address, city, state, and zip code must not = blank. | Respondent name, address, city, state or zip code is missing |

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|-----------------------------------|--------------------|---|--|
| Respondent State Code | V140 | Respondent state code must equal a valid postal code abbreviation (i.e., AL for Alabama). | Respondent state code is an invalid postal code |
| Respondent Zip Code | V145 | Respondent zip code format must be NNNNN or NNNNN-NNNN and left justified. | Respondent zip code is an invalid format |
| Respondent E-mail Address | V155 | A valid e-mail address for the institution must be provided and must be in the format of username@examplesdomain.topleveldomain. The e-mail address shall not contain any spaces and must contain only one @ symbol. The e-mail address shall not contain "@.", ".@" and ".." character strings. | E-mail address for institution is missing or is an invalid format. The e-mail address can only contain one @ symbol and must be in a format such as username@institutionname.topleveldomain. The e-mail address cannot contain "@.", ".@" or "..". For formatting purposes, institutionname represents the institution's domain and .topleveldomain represents .com, .org, .tv, .net, .info, .name etc. For example, hmdasubmitter@axbyczbank.com. |
| Parent Mailing Address | V110 | If respondent is a mortgage banking subsidiary (MBS) or a nondepository institution that has an affiliation with a depository institution, then parent name of the MBS or the depository institution that the nondepository institution is affiliated with along with the address, city, state and zip code must not = blank. | Parent name, address, city, state, or zip code is missing |
| Parent State Code | V111 | If parent state code is reported, then the postal code abbreviation must be valid (i.e., AL for Alabama). | Parent state code is an invalid postal code |
| Parent Zip Code | V112 | If parent zip code is reported, then the format must be NNNNN or NNNNN-NNNN and left justified. | Parent zip code is an invalid format |
| Institution Name | V150 | Institution Name cannot equal Contact Name. | Institution name = Contact Name |
| Contact Name | V115 | Name of contact person must not = blank. | Name of contact person is missing |
| Contact Telephone Number | V120 | Contact person telephone number must be in NNN-NNN-NNNN format and not blank. | Telephone number for contact person not in valid format or is missing |
| Fax Number | V135 | Fax Number must be in NNN-NNN-NNNN format and not = blank. | Fax Number not in valid format or is missing |
| Tax Identification (ID) Number | V125 | Tax ID number must be in NN-NNNNNNNN format and not = (99-9999999 or 00-0000000 or blank). | Tax ID number not in valid format or is missing |

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

VALIDITY AND SYNTACTICAL EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

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

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| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|--------------------|---|---|
| <u>Transmittal Sheet (only)</u> | | | |
| Parent Mailing Address | Q033 | If respondent is a bank, savings association, credit union, or independent mortgage company, and if any parent company exists, then parent name, address, city, state and zip code should not = blank. | Parent name, address, city, state, or zip code is missing |
| Tax Identification (ID) Number | Q012 | The reported Tax ID number on the transmittal sheet of your HMDA data file does not match the Tax ID number reported in the previous calendar year submission. | Tax ID number on TS does not match the Tax ID number reported in the previous calendar year submission |
| # of Loan Applications | Q130 | The number of loan/application records received in this transmission file per respondent does not = the total number of loan/application records reported in this respondent's transmission or the total number of loan/application records in this submission is missing from the transmittal sheet. | Loan/application records received in this transmission are missing or not = to the total number of loan/application records reported in this transmission |
| <u>Loan Application Register (only)</u> | | | |
| Date Application Received (Column B) | Q022 | If date application received is > (activity year minus 5), then date application received should = activity year or (activity year minus 1). | Date application received is not in activity year or (activity year minus 1); Verify |
| Date Application Received (Column B) | Q060 | Date application received should be > (activity year minus 5). | Application not received within the last five years; Verify |
| Loan Type (Column C) | Q035 | If purchaser type = 1 or 3, then loan type should = 1. | Purchaser type = 1 or 3; therefore loan type should = 1; Verify |
| Loan Amount (Column G) | Q001 | If loan amount and income are numeric and > 0 and the loan amount is \geq \$1,000 (\$1 million), then loan amount should be < 5 times the income. | Loan amount reported is \geq five times the income; Verify |
| Loan Amount (Column G) | Q002 | If property type = 1, then loan amount should be < \$2 million. | Loan amount reported is \geq \$2 million; Verify |
| Loan Amount (Column G) | Q003 | If loan type = 2 and property type = 1 or 2, then loan amount should be \leq \$729 (\$729 thousand). | Loan type = 2 and loan amount > \$729 (\$729 thousand); Verify |

QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT

| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|--------------------|---|--|
| Loan Amount (Column G) | Q004 | If loan type = 3 and property type = 1 or 2, then loan amount should be \leq \$729 (\$729 thousand). | Loan type = 3 and loan amount > \$729 (\$729 thousand); Verify |
| Loan Amount (Column G) | Q005 | If type of purchaser = 1-4, and property type = 1 or 2, then loan amount should be \leq \$729 (\$729 thousand). | Type of purchaser = 1-4, and property type = 1 or 2 and loan amount > \$729 (\$729 thousand); Verify |
| Loan Amount (Column G) | Q013 | If property type = 3, then loan amount should be in the range of \$100 thousand and \$10 million. | Loan amount is not within the expected range of \$100 thousand and \$10 million; Verify |
| Loan Amount (Column G) | Q036 | If property type = 2, then loan amount should be \leq \$150 (\$150 thousand). | Property type = 2 and loan amount reported is > \$150 (\$150 thousand); Verify |
| Loan Amount (Column G) | Q037 | If lien status = 2, then loan amount should be \leq \$250 (\$250 thousand). | Lien status = 2 and loan amount reported is > \$250 (\$250 thousand); Verify |
| Loan Amount (Column G) | Q038 | If lien status = 3, then loan amount should be \leq \$100 (\$100 thousand). | Lien status = 3 and loan amount reported is > \$100 (\$100 thousand); Verify |
| Loan Amount (Column G) | Q025 | If loan purpose = 1 and property type = 1, then loan amount should be > \$10 thousand. | Loan amount is numeric and \leq \$10 thousand; Verify |
| Action Taken Date (Column J) | Q032 | If action taken type = 1, then action taken date should not equal the date application received. | Loan is originated and action taken date = date application received; Verify |
| Applicant Ethnicity, Race, Sex (Columns O, Q, S) | Q026 | If action taken type = 1-5, 7, or 8, and application date \geq 20040101, then applicant ethnicity, race and/or sex should not = 4, 7, or 4, respectively. | Applicant ethnicity, race and/or sex = 4, 7, or 4, respectively; Verify |
| Income (Column U) | Q014 | If income is numeric, then income should be < \$2 million. | Income is numeric and \geq to \$2 million; Verify |
| Income (Column U) | Q024 | If income is numeric, then income should be > \$9 thousand. | Income is numeric and \leq to \$9 thousand; Verify |

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| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|-----------------------------------|--------------------|---|---|
| Income (Column U) | Q027 | If action taken type = 1-5, 7 or 8, and property type = 1 or 2, then applicant income should not = NA. | Income = NA; Verify |
| Income (Column U) | Q067 | If applicant ethnicity, race and sex = 4, 7, and 4, respectively, and co-applicant ethnicity, race and sex = 4, 7, and 4 or 5, 8, and 5, respectively, then applicant income should = NA. | Income is numeric; Verify |
| Rate Spread (Column X) | Q039 | If HOEPA status = 1 and action taken type = 1, then rate spread should not = NA. | HOEPA status = 1 and action taken type =1, therefore rate spread should not = NA; Verify |
| Rate Spread (Column X) | Q040 | If purchaser type = 1-4 and lien status = 1 or 2, then rate spread should be $\leq 10\%$ or NA. | Purchaser type = 1-4 and lien status = 1 or 2; therefore rate spread should be $\leq 10\%$ or NA; Verify |
| Rate Spread (Column X) | Q061 | If agency = 5, property type = 1, lien status = 1 and action taken type = 1, rate spread should be $\leq 5\%$ or NA. | Agency = 5, property type = 1, lien status = 1 and action taken type = 1; therefore, rate spread should be $\leq 5\%$ or NA; Verify |
| Rate Spread (Column X) | Q066 | If rate spread does not = NA, then rate spread should be $< 13\%$. | Rate spread does not = NA; therefore rate spread should be $< 13\%$; Verify |
| HOEPA (Column Y) | Q044 | If agency = 1, 2, 3, 4 or 7, action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread $> 8\%$, then HOEPA status should = 1. | Agency = 1-4 or 7, action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread $> 8\%$; therefore HOEPA status should = 1; Verify |
| HOEPA (Column Y) | Q045 | If agency = 1, 2, 3, 4 or 7, action taken type = 1, loan purpose = 2 or 3, lien status = 2, and rate spread $> 10\%$, then HOEPA status should = 1. | Agency = 1-4 or 7, action taken type =1, loan purpose = 2 or 3, lien status = 2, and rate spread $> 10\%$; therefore HOEPA status should = 1; Verify |
| HOEPA (Column Y) | Q050 | If agency = 5, HOEPA status should not = 1. | Agency = 5 and HOEPA status = 1; Verify |
| HOEPA (Column Y) | Q051 | If applicant ethnicity, race and sex = 4, 7, and 4, respectively, HOEPA status should not = 1. | Applicant ethnicity, race and sex = 4, 7, and 4 respectively and HOEPA status = 1; Verify |
| HOEPA (Column Y) | Q052 | If property type = 3, HOEPA status should not = 1. | Property type = 3 and HOEPA status = 1; Verify |
| HOEPA (Column Y) | Q064 | If purchaser type = 1 or 3, HOEPA status should not = 1. | Purchaser type = 1 or 3 and HOEPA status = 1; Verify |
| Property Type (Column D) | Q059 | If loan type = 3 or 4, then property type should not = 3. | Loan type = 3 or 4 and property type = 3; Verify |

QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT

| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
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| MSA/MD,State,County, Census Tract (Columns K, L, M, N) | Q049 | If action taken type = 7 or 8, then MSA/MD, state, county, census tract should equal NA. | Action taken type = 7 or 8; therefore, MSA/MD, state, county, census tract should = NA; Verify |
| MSA/MD Number (Column K) | Q595@ | If action taken type = 1-5, 7, or 8, then MSA/MD must = a corresponding respondent, MSA/MD combination on respondent panel, or NA. | MSA/MD not on respondent panel |

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

MACRO QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT

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

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| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|-------------|---|--|
| <u>The Macro Quality Edit Report contains the following edits and is generated by the FFIEC (continued)</u> | | | |
| MSA/MD (Column K) | Q023 | The number of loan applications that report MSA/MD = NA should be $\leq 30\%$ of the total number of loan applications. | The number of applications reporting MSA/MD = NA are $> 30\%$ of the total number of loan applications |
| Total Number of Loan Applications | Q011 | If current or previous year's total number of applications is $\geq 1,000$, then the current year should be within (+ or -) 25% of the previous year's total. | Total number of loan applications for current year not within (+ or -) 25% of the previous year's total |
| Total Number of Loan Applications | Q016 | The number of loan applications that report income $< \$10,000$ should be $\leq 20\%$ of total loan applications. | Total number of loan applications that reported income $< \$10,000$ is $> 20\%$ of total loan applications |
| HOEPA (Column Y) | Q053 | If agency = 5, action taken type = 1 and HOEPA status = 1, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans. | The number of loans where agency = 5, action taken type = 1 and HOEPA status = 1 is $> 1\%$ of the total number of originated loans |
| HOEPA (Column Y) | Q054 | If agency = 5, action taken type = 6 and HOEPA status = 1, then the total number of these loans should be $\leq 1\%$ of the total number of purchased loans. | The number of loans where agency = 5, action taken type = 6 and HOEPA status = 1 is $> 1\%$ of the total number of purchased loans |
| HOEPA (Column Y) | Q062 | If action taken type = 1, HOEPA status = 1, lien status = 1 and type of purchaser = 1, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans. | The number of loans where action taken type = 1, HOEPA status = 1, lien status = 1, and type of purchaser = 1 is $> 1\%$ of the total number of originated loans |
| HOEPA (Column Y) | Q063 | If action taken type = 1, HOEPA status = 1, lien status = 1 and type of purchaser = 3, then the total number of these loans should be $\leq 1\%$ of the total number of originated loans. | The number of loans where action taken type = 1, HOEPA status = 1, lien status = 1, and type of purchaser = 3 is $> 1\%$ of the total number of originated loans |
| HOEPA (Column Y) | Q065 | If HOEPA status = 1, then the total number of HOEPA loans should be < 200 . | The number of loans where HOEPA = 1 is ≥ 200 |
| Rate Spread (Column X) | Q055 | If HOEPA status = 1, action taken = 1 and rate spread $\geq 5\%$ and not = NA, then the total number of these loans should be $\leq 5\%$ of the total number of originated loans. | The number of loans where HOEPA status = 1, action taken = 1 and rate spread $\geq 5\%$ and not = NA is $> 5\%$ of the total number of originated loans |

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| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|-------------|---|---|
| <u>The Macro Quality Edit Report contains the following edits and is generated by the FFIEC (continued)</u> | | | |
| Rate Spread (Column X) | Q061 | If property type = 1, lien status = 1, action taken type = 1 and rate spread > 5% and not = NA, then the total number of these loans should be ≤ 1% of the total number of originated loans. | The number of loans where property type = 1, lien status = 1, action taken type = 1 and rate spread > 5% and not = NA is > 1% of the total number of originated loans |
| Action Taken – Type (Column I) | Q056 | If the total number of conventional home purchase loan applications is ≥ 50, then the total number of denied conventional home purchase loans should be ≤ 70%. | The total number of conventional home purchase loan applications is ≥ 50 and the total number of denied conventional home purchase loans is > 70% |
| Action Taken – Type (Column I) | Q057 | If the total number of loan applications is ≥ 50, then the total number of denied loan applications should be > zero. | The total number of loan applications is ≥ 50 and the total number of denied loans = zero |
| Action Taken – Type (Column I) | Q058 | If the total number of loan applications where preapproval = 1 is ≥ 1000, then the total number of preapproval requests denied (action taken = 7) should be > zero. | The total number of loan applications where preapproval = 1 is ≥ 1000 and the total number of preapproval requests denied = zero |
| Type of Purchaser (Column V) | Q070 | If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 1; and if the percentage of these loans that are sold to Fannie Mae or Freddie Mac in the current year is less than the percentage of the same type of loans sold to Fannie Mae or Freddie Mac in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 10,000, then the percentage of these loans sold to Fannie Mae or Freddie Mae for the current year should be > 20%. | Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 1. If the percentage of these loans that are sold to Fannie Mae or Freddie Mac in the current year is less than the percentage of the same category of loans sold to Fannie Mae or Freddie Mac in the prior year, then the percentage difference between the two years should be less than 10%; <u>or</u> if the number of these loans for the current year is ≥ 10,000, then the percentage of these loans sold to Fannie Mae or Freddie Mae for the current year should be > 20% |
| Type of Purchaser (Column V) | Q071 | If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 2; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 200 , then the percentage of these loans sold to Ginnie Mae for the current year should be > 30%. | Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 2. If the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same category of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; <u>or</u> if the number of these loans for the current year is ≥ 200 , then the percentage of these loans sold to Ginnie Mae for the current year should be > 30% |

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| <u>Transaction Item(s)</u> | <u>EDCK</u> | <u>Edit Test</u> | <u>Error Explanation</u> |
|--|-------------|---|--|
| <u>The Macro Quality Edit Report contains the following edits and is generated by the FFIEC (continued)</u> | | | |
| Type of Purchaser (Column V) | Q072 | If action taken type = 1 or 6, purpose of loan = 1 or 3, property type = 1 or 2, loan type = 3; and if the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same type of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 100 , then the percentage of these loans sold to Ginnie Mae for the current year should be $> 30\%$. | Action taken type = 1 or 6, loan purpose = 1 or 3, property type = 1 or 2, loan type = 3. If the percentage of these loans that are sold to Ginnie Mae in the current year is less than the percentage of the same category of loans sold to Ginnie Mae in the prior year, then the percentage difference between the two years should be less than 10%; or if the number of these loans for the current year is ≥ 100 , then the percentage of these loans sold to Ginnie Mae for the current year should be $> 30\%$ |
| Type of Purchaser (Column V) | Q073 | If 250 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be $> 20\%$. | Action taken type = 1 or 6, loan purpose = 1, property type = 1 or 2, loan type = 2 or 3. If 250 or greater of these loans are reported in the current year, then of these loans, the percentage sold should be $> 20\%$ sold |
| Type of Purchaser (Column V) | Q074 | If 250 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, and loan type = 2 or 3, then of these loans, the percentage of loans sold should be $> 20\%$. | Action taken type = 1 or 6, loan purpose = 3, property type = 1 or 2, loan type = 2 or 3. If 250 or greater of these loans are reported in the current year, then of these loans, the percentage sold should be $> 20\%$ sold |
| Type of Purchaser (Column V) | Q075 | If 750 or greater loans are reported with purpose of loan = 1, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%. | Action taken type = 1 or 6, loan purpose = 1, property type = 1 or 2. If 750 or greater loans of these loans are reported in the current year, then of these loans, the difference in the percentage of loans that are sold in the current year and the percentage of loans sold in the prior year should be less than (+ or -) 20%. Percent of government backed home purchases = # home purchase loans where loan type = 2 or 3 / # home purchase loans for the current year or previous year |

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|--|-------------|--|--|
| <u>The Macro Quality Edit Report contains the following edits and is generated by the FFIEC (continued)</u> | | | |
| Type of Purchaser (Column V) | Q076 | If 750 or greater loans are reported with purpose of loan = 3, action taken type = 1 or 6, property type = 1 or 2, then of these loans, the difference between the percentage of loans that are sold in the current year and the percentage of the same type of loans sold in the prior year should be less than (+ or -) 20%. | Action taken type = 1 or 6, loan purpose = 3, property type = 1 or 2. If 750 or greater loans of these loans are reported in the current year, then of these loans, the difference in the percentage of loans that are sold in the current year and the percentage of loans sold in the prior year should be less than (+ or -) 20%. Percent of government backed home refinancings = # refinancing loans where loan type = 2 or 3 / # refinancing loans for the current year or previous year |
| Action Taken – Type (Column I) | Q080 | If action taken = 1, 2 or 3, property type = 1 or 2, and applicant ethnicity = 3 or 4, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5. | The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and applicant ethnicity = 3 or 4 is > 50% of the total number of loans where action taken = 1-5 |
| Action Taken – Type (Column I) | Q081 | If action taken = 1, 2 or 3, property type = 1 or 2, and first applicant race field = 6 or 7, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5. | The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and first applicant race field = 6 or 7 is > 50% of the total number of loans where action taken = 1-5 |
| Action Taken – Type (Column I) | Q082 | If action taken = 1, 2 or 3, property type = 1 or 2, and applicant sex = 3 or 4, then the total number of these loans should be ≤ 50% of the total number of loans where action taken = 1-5. | The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and applicant sex = 3 or 4 is > 50% of the total number of loans where action taken = 1-5 |
| Action Taken – Type (Column I) | Q083 | If action taken = 1, 2 or 3, property type = 1 or 2, and (applicant ethnicity = 3 or 4) and (first applicant race field = 6 or 7) and (applicant sex = 3 or 4), then the total number of these loans should be ≤ 20% of the total number of loans where action taken = 1-5. | The total number of loans where action taken = 1, 2 or 3, property type = 1 or 2, and (applicant ethnicity = 3 or 4) and (first applicant race field = 6 or 7) and (applicant sex = 3 or 4) is > 20% of the total number of loans where action taken = 1-5 |
| <u>A separate report for Q029 is generated by the FFIEC</u> | | | |
| MSA/MD,State,County, Census Tract (Columns K, L, M, N) | Q029 | If the reported state/county combination (when county is small and reported tract equals NA), or state/county/census tract combination is valid then the MSA/MD should not = NA. | MSA/MD = NA and state/county (when county is small and tract equals NA), or state/county/census tract is a valid combination and is located completely in an MSA/MD |

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| <u>Quality Edit Q030 is generated by the FFIEC and is included with the micro edits for each appropriate loan</u> | | | |
| MSA/MD,State,County, Census Tract (Columns K, L, M, N) | Q030 | If action taken type = 1, 2, 3, 4, 5, or 6; and if the HMDA respondent is a nondepository institution (a for-profit entity), or is a bank or savings institution who reports CRA data, then MSA/MD, state, county, census tract should equal a valid combination and not NA. | MSA/MD, state, county, census tract should not = NA |