

COMMUNITY AREA 44 - CHATHAM

Housing Data

	<u>Total</u>				
Mortgageable Single Family Properties (estimated 2007)*	7,804				
*Includes single-family structures (1-4 units) and condos (owner occupied units in buildings with 5+ units)					
	<u>Number</u>	<u>Percent</u>	<u>Race/Ethnicity</u>	<u>Share of Householders</u>	<u>Home - Ownership Rate</u>
Owner-Occupied Units	6,472	38.1%	African American	98.0%	41.1%
Renter Occupied Units	9,262	54.5%	Asian	0.3%	73.8%
Vacant Units	1,275	7.5%	White	0.3%	52.8%
Total Units	17,009	100%	Other	1.4%	35.1%
			Hispanic*	0.4%	31.6%
Median Family Income		\$38,286	Total	NA	41.1%

Conventional Single-Family Mortgage Lending

	<u>Total Loans</u>	<u>Dollars Loaned (\$Thousands)</u>	<u>Higher Cost Loans</u>	
			High Rate	Very High Rate
Bank, Thrift, and Direct Operating Subsidiaries	706	\$105,135	271	33
Non-Bank Mortgage Companies	193	\$31,376	81	8
Total Single Family Lending	899	\$136,511	352	41

Conventional Single-Family Lending By Race/Ethnicity

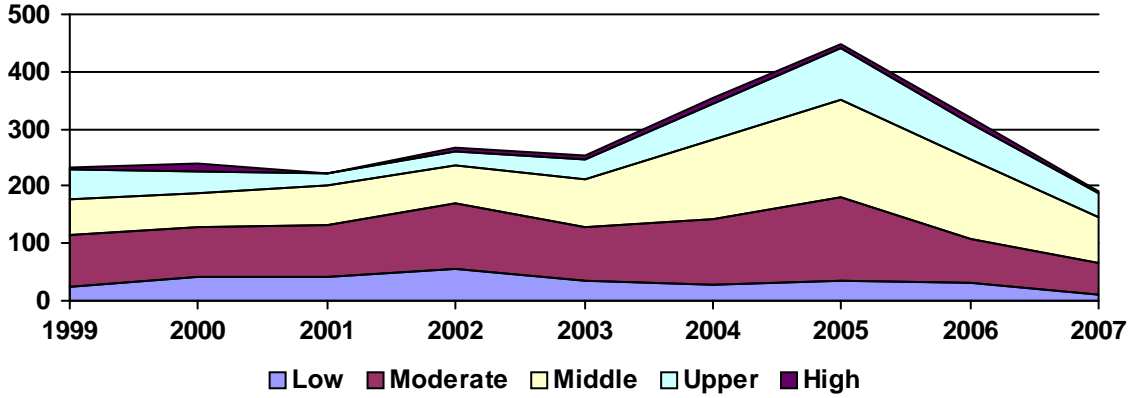
<u>Race/Ethnicity</u>	<u>Applications</u>	<u>Denials</u>	<u>Denial Rate</u>	<u>Total Originations</u>	<u>Origination Rate</u>	<u>Higher Cost Loans</u>	<u>Higher Cost Share</u>
Asian	9	2	22.2%	6	66.7%	1	16.7%
African American	1,902	737	38.7%	742	39.0%	335	45.1%
Latino	29	11	37.9%	7	24.1%	4	57.1%
White	188	66	35.1%	60	31.9%	26	43.3%
Other	7	4	57.1%	0	0.0%	0	NA
Not Reported	314	113	36.0%	84	26.8%	27	32.1%
Total	2,449	933	38.1%	899	36.7%	393	43.7%

Six-Year Trends

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>Change 2002 to 2007</u>
Conv. Home Purchase	243	299	448	579	567	282	16.0%
FHA/VA Home Purchase	69	46	22	10	10	20	-71.0%
Refinance	602	914	733	778	703	564	-6.3%
Home Improvement	64	79	119	123	119	99	54.7%
Multifamily	79	110	108	81	78	54	-31.6%
Total Lending	1,057	1,448	1,430	1,571	1,477	1,019	-3.6%
Foreclosures	234	193	150	162	222	272	16.2%

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Owner Occupied Home Purchase Lending Trends by Borrower Income Level



Top Lenders

<u>Lender</u>	<u>Total Loans</u>	<u>Home Purchase</u>		<u>Total Refinance</u>	<u>Total Home Imp.</u>	<u>Conv. Higher Cost Share</u>	<u>Total Multifamily</u>
		<u>First Lien</u>	<u>Junior Lien</u>				
BANK OF AMERICA, N.A.	52	22	6	19	5	15.4%	0
COUNTRYWIDE HOME LOANS	48	11	2	33	1	52.2%	0
JPMORGAN CHASE BANK	47	21	1	22	3	15.2%	0
CHASE MANHATTAN BANK USA, NA	43	9	1	31	2	95.3%	0
SHOREBANK	37	8	0	10	2	0.0%	17
COUNTRYWIDE BANK, FSB	37	10	2	24	1	25.0%	0
CITIMORTGAGE, INC	37	14	0	17	6	17.1%	0
WASHINGTON MUTUAL BANK	31	11	1	17	0	37.9%	2
WELLS FARGO BANK, NA	27	8	0	15	2	40.9%	0
LASALLE BANK NA	23	7	0	8	7	14.3%	0
NATIONAL CITY BANK	21	7	2	8	1	53.3%	0
INDYMAC BANK, F.S.B.	18	4	0	12	2	66.7%	0
CITIBANK, N.A.	17	0	0	5	6	9.1%	6
FIRST FRANKLIN CORPORATION	17	3	0	13	1	100.0%	0
EQUIFIRST CORPORATION	16	2	1	12	1	93.8%	0
TAYLOR, BEAN & WHITAKER	16	4	1	11	0	0.0%	0
BNC MORTGAGE	15	2	0	13	0	100.0%	0
HEMCOMINGS FINANCIAL LLC	13	5	2	6	0	53.8%	0
WELLS FARGO FIN'L ILLINOIS INC	12	0	0	12	0	100.0%	0
TCF NATIONAL BANK	12	3	1	6	2	33.3%	0
ARGENT MORTGAGE COMPANY	12	2	1	9	0	83.3%	0
MORTGAGEIT	12	3	0	7	0	20.0%	0
GE MONEY BANK	11	2	1	2	6	63.6%	0
SEAWAY NATIONAL BANK	10	1	0	6	3	20.0%	0
CAPITAL ONE HOME LOANS, LLC	10	0	0	5	5	60.0%	0
DELTA FUNDING CORPORATION	10	0	0	10	0	60.0%	0
THE CIT GROUP/CONSUMER FINANCE	9	7	1	1	0	100.0%	0
FIRST NLC FINANCIAL SERVICES,	9	2	0	7	0	0.0%	0
HSBC MORTGAGE CORP	9	6	0	3	0	44.4%	0
LEHMAN BROTHERS BANK, FSB	9	3	0	6	0	77.8%	0