

COMMUNITY AREA 031 - SOUTH SUBURBAN COOK

Housing Data

			<u>Total</u>		
Mortgageable Single Family Properties (estimated 2000)*			124,207		
*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	107,052	70.7%	African American	46.4%	65.2%
Renter Occupied Units	36,757	24.3%	Asian	0.7%	74.5%
Vacant Units	7,507	5.0%	White	48.4%	84.0%
Total Units	151,316	100%	Other	4.5%	66.3%
			Hispanic*	6.1%	69.3%
Median Family Income		\$51,016	Total	NA	74.4%

Conventional Single-Family Mortgage Lending

	<u>Total Loans</u>	<u>Dollars Loaned (\$Thousands)</u>	<u>High Cost Loans</u>	
			High Rate	Very High Rate
Bank, Thrift, and Direct Operating Subsidiaries	11,864	\$1,322,690	3,033	226
Non-Bank Mortgage Companies	10,340	\$1,183,506	5,263	154
Total Single Family Lending	22,204	\$2,506,196	8,296	380

Conventional Single-Family Lending By Race/Ethnicity

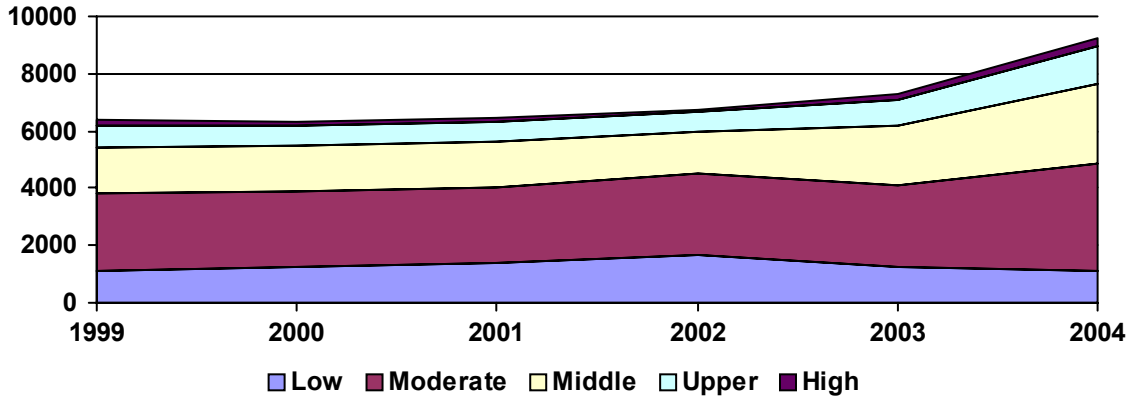
<u>Race/Ethnicity</u>	<u>Applications</u>	<u>Denials</u>	<u>Denial Rate</u>	<u>Total Originations</u>	<u>Origination Rate</u>	<u>High Cost Loans</u>	<u>High Cost Share</u>
Asian	374	83	22.2%	196	52.4%	51	26.0%
African American	28,516	8,715	30.6%	12,218	42.8%	5,642	46.2%
Hispanic	3,512	808	23.0%	1,834	52.2%	597	32.6%
White	10,922	2,516	23.0%	5,591	51.2%	1,423	25.5%
Other	329	98	29.8%	128	38.9%	67	52.3%
Not Reported	10,653	4,469	42.0%	2,237	21.0%	896	40.1%
Total	54,306	16,689	30.7%	22,204	40.9%	8,676	39.1%

Six-Year Trends

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>Change 1999 to 2004</u>
Conv. Home Purchase	4,193	4,536	4,582	5,546	6,916	9,804	133.8%
FHA/VA Home Purchase	2,706	2,367	2,603	2,085	1,564	1,141	-57.8%
Refinance	8,140	4,633	10,095	11,631	19,043	12,873	58.1%
Home Improvement	1,805	1,447	1,044	730	796	1,213	-32.8%
Multifamily	107	95	93	118	180	158	47.7%
Total Lending	16,951	13,078	18,417	20,110	28,499	25,189	48.6%
Foreclosures	2,464	2,445	3,218	3,818	3,389	3,169	28.6%

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Home Purchase Lending Trends by Borrower Income Level



Top Lenders

<u>Lender</u>	<u>Total Loans</u>	<u>Conv. Home Purchase</u>	<u>FHA/VA Home Purchase</u>	<u>Total Refinance</u>	<u>Total Home Imp.</u>	<u>Conv. High Cost Share</u>	<u>Total Multifamily</u>
ARGENT MORTGAGE COMPANY	1,643	748	0	802	93	60.7%	0
NATIONAL CITY BANK, INDIANA	1,220	549	147	516	8	39.6%	0
COUNTRYWIDE HOME LOANS	1,159	501	36	570	52	38.5%	0
WELLS FARGO BANK, NA	1,017	279	111	615	11	15.8%	1
FREMONT INVESTMENT & LOAN	900	595	0	302	3	93.2%	0
WASHINGTON MUTUAL BANK, FA	814	175	116	507	12	0.0%	4
CHASE MANHATTAN MORTGAGE CORP.	592	174	53	353	12	8.4%	0
AMERICAN HOME MORTGAGE	545	220	92	226	7	14.8%	0
AMERIQUEST MORTGAGE COMPANY	502	2	0	460	40	73.3%	0
LONG BEACH MORTGAGE CO.	479	309	0	170	0	60.8%	0
THE FIRST MORTGAGE CORPORATION	479	302	104	68	5	22.3%	0
NEW CENTURY MTG CORPORATION	462	177	0	258	23	60.7%	4
LEHMAN BROTHERS BANK	449	191	2	256	0	57.7%	0
MILA INC	406	331	0	75	0	79.3%	0
OPTION ONE MORTGAGE CORP.	403	153	0	239	11	65.0%	0
LASALLE BANK NA	392	108	19	244	14	1.7%	7
BANK OF AMERICA, N.A.	310	122	12	170	6	0.0%	0
DECISION ONE MORTGAGE	286	168	0	118	0	65.7%	0
JP MORGAN CHASE BANK, NA	286	24	2	201	59	10.2%	0
AEGIS WHOLESALE CORPORATION	278	13	21	244	0	1.9%	0
GREAT LAKES BANK, N.A.	268	40	0	155	69	7.6%	4
CITIMORTGAGE, INC.	266	102	3	154	7	5.4%	0
FINANCE AMERICA, LLC	263	129	0	134	0	74.1%	0
ACCREDITED HOME LENDERS, INC.	250	123	0	126	1	58.8%	0
FIELDSTONE MORTGAGE COMPANY	246	145	0	101	0	55.1%	0
CHARTER ONE BANK	236	51	2	170	6	0.0%	7
WMC MORTGAGE CORP.	224	107	0	116	1	61.2%	0
GMAC MORTGAGE CORPORATION	217	35	19	126	37	9.6%	0
AIG FSB	213	91	0	122	0	41.8%	0
CENDANT MORTGAGE	206	144	8	54	0	8.7%	0