

COMMUNITY AREA 44 - CHATHAM

Housing Data

			<u>Total</u>		
Mortgageable Single Family Properties (estimated 2000)*			7,721		
*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>High Cost Loans</u>	
			High Rate	Very High Rate
Bank, Thrift, and Direct Operating Subsidiaries	649	\$77,852	177	13
Non-Bank Mortgage Companies	570	\$72,908	314	4
Total Single Family Lending	1,219	\$150,760	491	17

Conventional Single-Family Lending By Race/Ethnicity

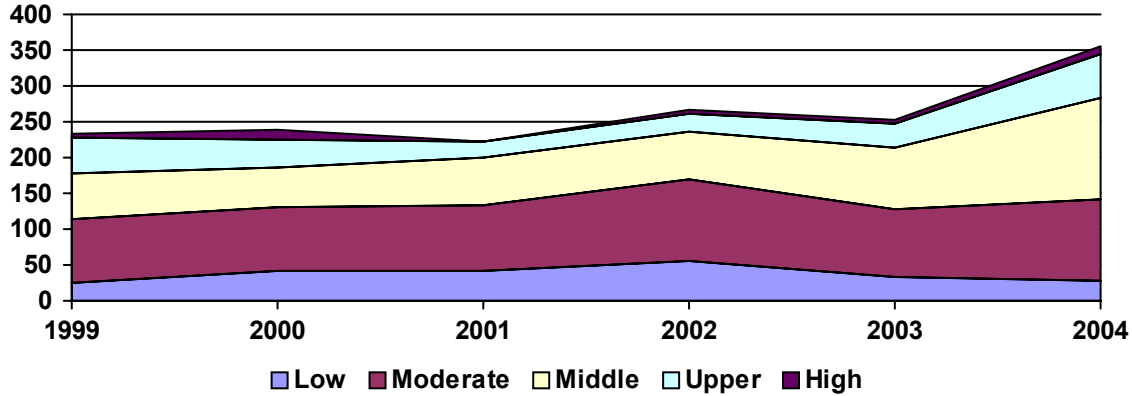
<u>Race/Ethnicity</u>	<u>Applications</u>	<u>Denials</u>	<u>Denial Rate</u>	<u>Total Originations</u>	<u>Origination Rate</u>	<u>High Cost Loans</u>	<u>High Cost Share</u>
Asian	21	2	9.5%	13	61.9%	4	30.8%
African American	2,179	656	30.1%	939	43.1%	391	41.6%
Hispanic	45	16	35.6%	18	40.0%	8	44.4%
White	205	49	23.9%	84	41.0%	31	36.9%
Other	16	6	37.5%	5	31.3%	1	20.0%
Not Reported	627	255	40.7%	160	25.5%	73	45.6%
Total	3,093	984	31.8%	1,219	39.4%	508	41.7%

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	184	180	186	243	299	448	143.5%
FHA/VA Home Purchase	73	80	72	69	46	22	-69.9%
Refinance	575	344	586	602	914	733	27.5%
Home Improvement	242	112	104	64	79	119	-50.8%
Multifamily	65	58	77	79	110	108	66.2%
Total Lending	1,139	774	1,025	1,057	1,448	1,430	25.5%
Foreclosures	181	155	192	234	193	150	-17.1%

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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	116	45	0	66	5	58.6%	0
COUNTRYWIDE HOME LOANS	71	28	2	35	6	43.1%	0
SHOREBANK	60	6	0	4	9	0.0%	41
FREMONT INVESTMENT & LOAN	59	43	0	13	3	93.2%	0
WASHINGTON MUTUAL BANK, FA	58	10	2	44	2	0.0%	0
NATIONAL CITY BANK, INDIANA	49	21	6	21	1	25.0%	0
AMERIQUEST MORTGAGE COMPANY	40	0	0	35	5	60.0%	0
LEHMAN BROTHERS BANK	38	11	0	27	0	63.9%	0
NEW CENTURY MTG CORPORATION	34	12	0	21	0	63.6%	1
WELLS FARGO BANK, NA	33	7	2	24	0	24.1%	0
OPTION ONE MORTGAGE CORP.	29	6	0	23	0	44.8%	0
CHASE MANHATTAN MORTGAGE CORP.	29	9	0	18	2	11.1%	0
CITIMORTGAGE, INC.	23	9	1	11	2	4.5%	0
LASALLE BANK NA	23	0	0	15	4	5.9%	4
LONG BEACH MORTGAGE CO.	21	13	0	8	0	71.4%	0
AMERICAN HOME MORTGAGE	21	4	4	13	0	23.1%	0
MILA INC	20	19	0	1	0	80.0%	0
FINANCE AMERICA, LLC	19	7	0	12	0	78.9%	0
CHARTER ONE BANK	19	4	0	5	0	0.0%	10
CHICAGO PATROLMEN'S F.C.U.	19	0	0	2	17	0.0%	0
JP MORGAN CHASE BANK, NA	18	2	0	8	8	22.2%	0
ACCREDITED HOME LENDERS, INC.	18	12	0	6	0	72.2%	0
BANK OF AMERICA, N.A.	17	6	0	8	2	0.0%	1
GREENPOINT MORTGAGE FUNDING	16	7	0	5	0	25.0%	4
MIDAMERICA BANK	15	4	0	6	2	0.0%	3
PEOPLE'S CHOICE HOME LOAN, INC	14	8	0	6	0	78.6%	0
CITIBANK, FSB	14	1	0	8	2	9.1%	3
WELLS FARGO FIN'L ILLINOIS INC	13	0	0	10	3	92.3%	0
WMC MORTGAGE CORP.	13	5	0	8	0	53.8%	0
ENCORE CREDIT CORP.	13	6	0	7	0	46.2%	0