



2014 MORTGAGE LOG ANALYSIS REPORT



July 2015

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SOUTH CAROLINA DEPARTMENT OF CONSUMER AFFAIRS

The 2014 Mortgage Log Analysis Report is made available by the South Carolina Department of Consumer Affairs in compliance with S.C. Code Ann. Sections 37-22-210(C)(2) and 40-58-65(A). Pursuant to S.C. Code Ann. Section 2-1-230, an electronic version of the report was forwarded to the Office of Legislative Printing, Information and Technology Systems and to the State Library as provided in Section 60-2-30.

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INTRODUCTION

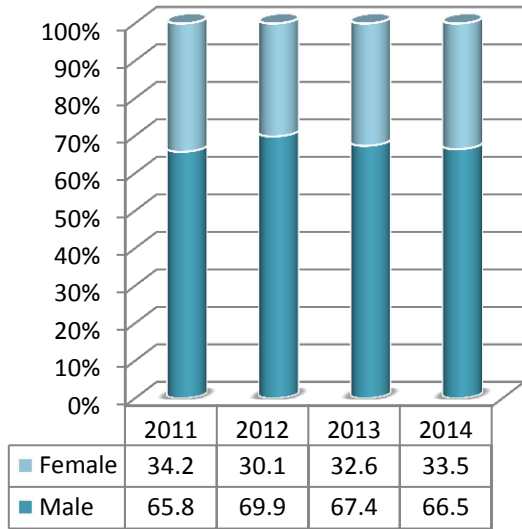
The mortgage log report is a requirement of the South Carolina Mortgage Lending Act (the Act), which became effective on January 1, 2010. The Act added Chapter 22 (Mortgage Lending) to Title 37 (Consumer Protection Code) and significantly amended Chapter 58 (Licensing of Mortgage Brokers) of Title 40 (Professions and Occupations). These laws require mortgage lenders and brokers to maintain a mortgage log and report their mortgage log data annually by March 31 for analysis and reporting.

The mortgage log contains the following data concerning all mortgage loan applications taken: credit score of the borrower, type of interest rate on the loan, term of the loan in years, annual percentage rate of the loan, and appraised value of the property. The mortgage log also contains data required by the federal Home Mortgage Disclosure Act (HMDA) including loan type, property type, purpose of the loan, owner/occupancy status, loan amount, action taken including reasons for denials, property location per census data, ethnicity and race of the borrower and co-borrower, sex of the borrower and co-borrower, gross annual income, purchaser of the loan, rate spread, HOEPA status, and lien status.

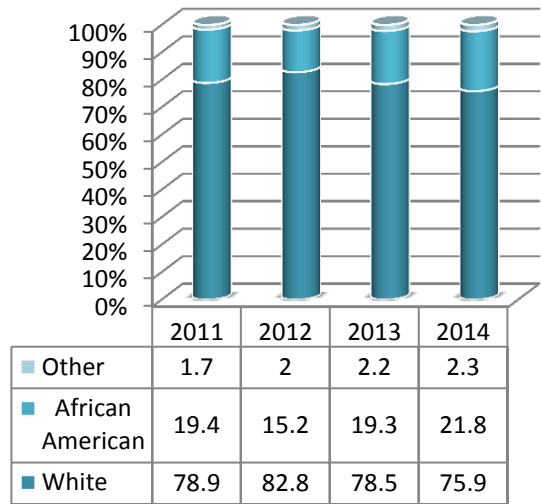
This report is based on data received by the South Carolina Department of Consumer Affairs (Department) as of June 26, 2015. As of that date, the number of mortgage log entries for each reporting year is **43,739 for 2011; 65,140 for 2012; 69,571 for 2013; 87,560 for 2014**. In the 2013 Mortgage Log Analysis, the Department revisited data from prior years and updated the report to reflect an accurate analysis and comparison of the three years of data. For 2014 data, the Department provided an alternative reporting method for licensees to use. As a result, the Department had more data available for analysis and the ability to analyze the data more accurately. On the other hand, the Department was tasked with consolidating almost four hundred mortgage log reports prior to analyzing the data. Nonetheless, the Department is confident that the 2014 data is an accurate reflection of mortgage activity conducted during calendar year 2014. Where noted with an asterisk (*), percentages are based on substantive entries reported for specific categories and do not include entries of “not applicable,” “not provided,” or blanks.

DEMOGRAPHICS

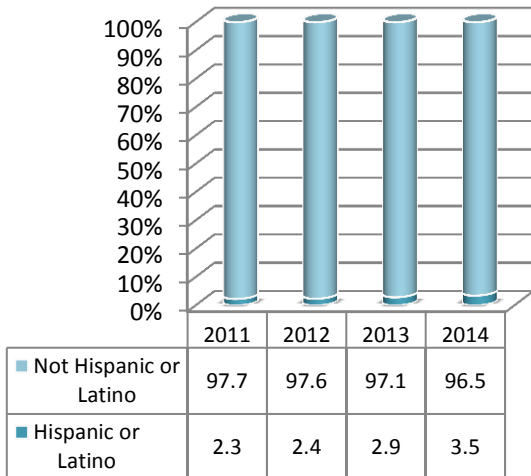
Borrower's Gender*



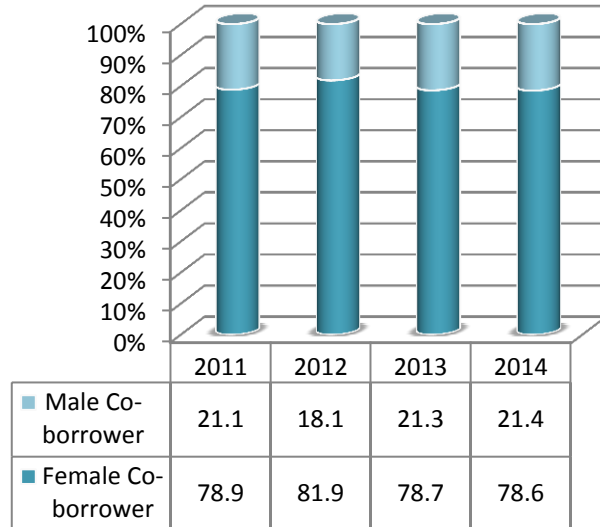
Borrower's Race*



Borrower's Ethnicity*



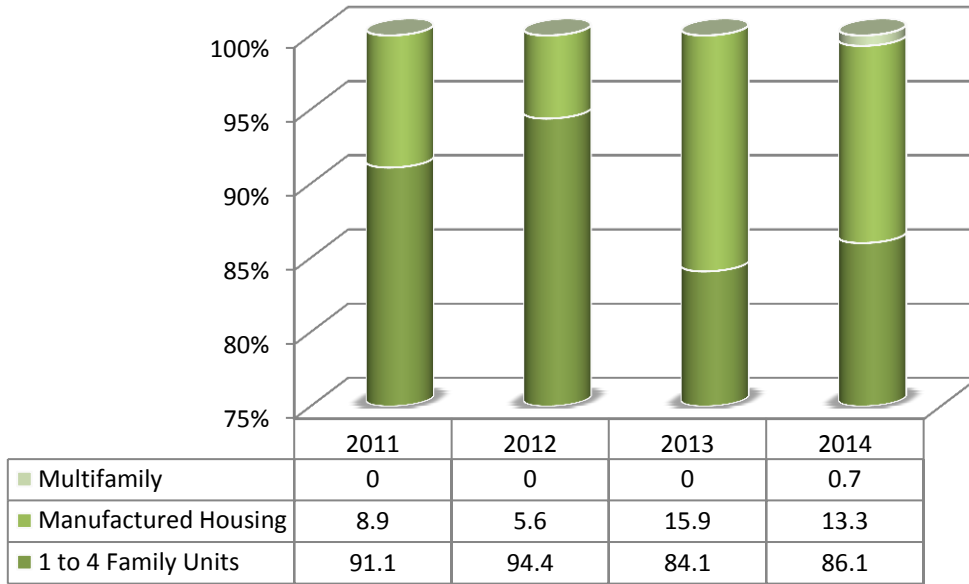
Co-borrower's Gender*



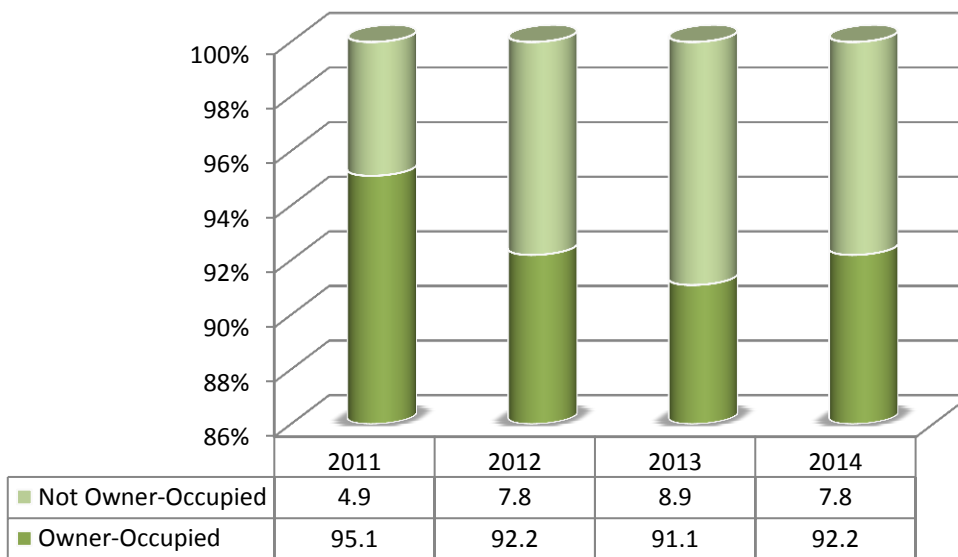
Total percentage of applications <i>with</i> a co-borrower	2011	2012	2013	2014
	31.1%	36%	37.5%	41.7%

PROPERTY

Property Type

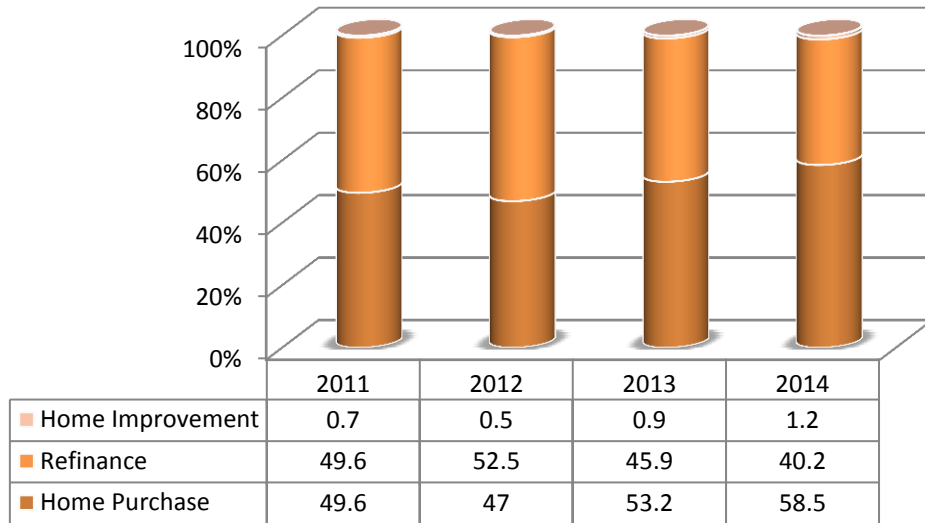


Occupant Type

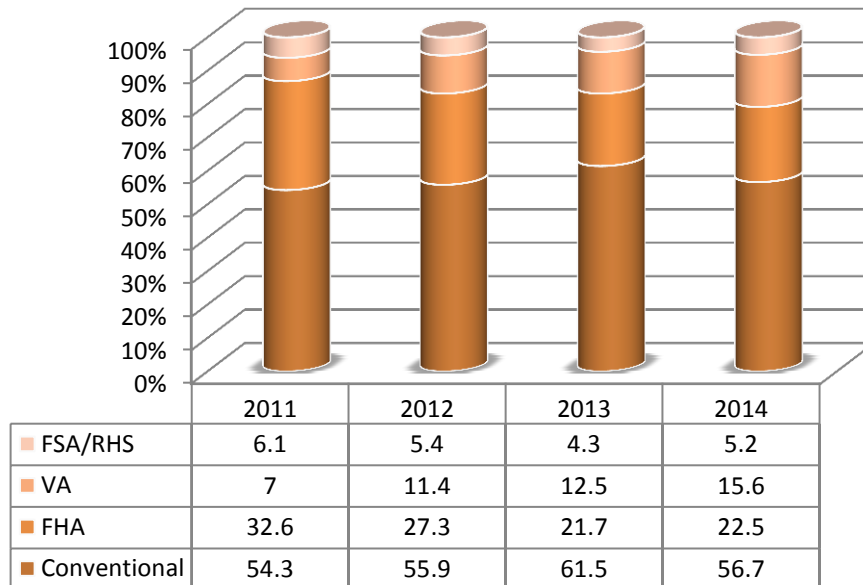


LOANS

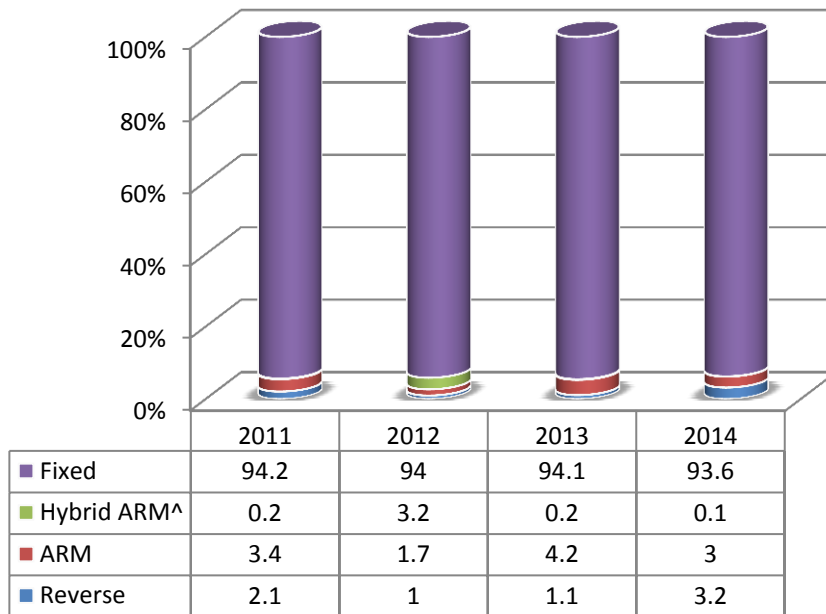
Loan Purpose



Origination

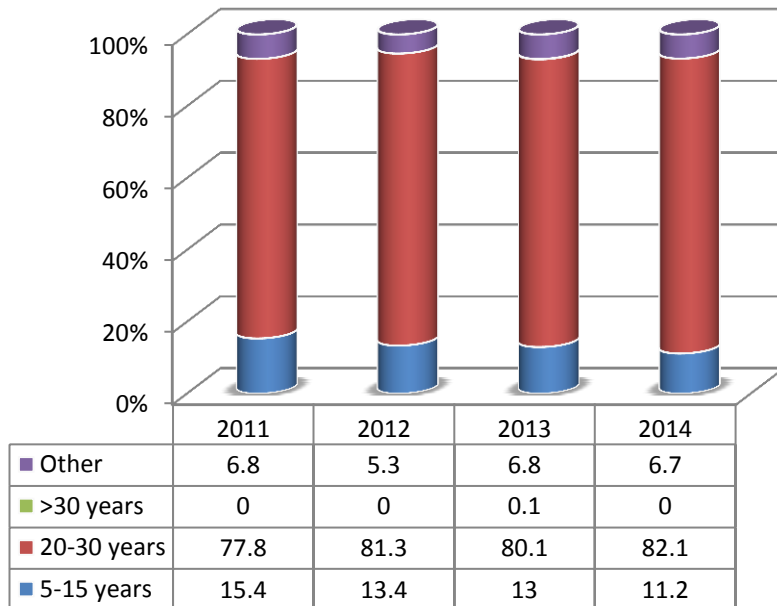


Loan Type

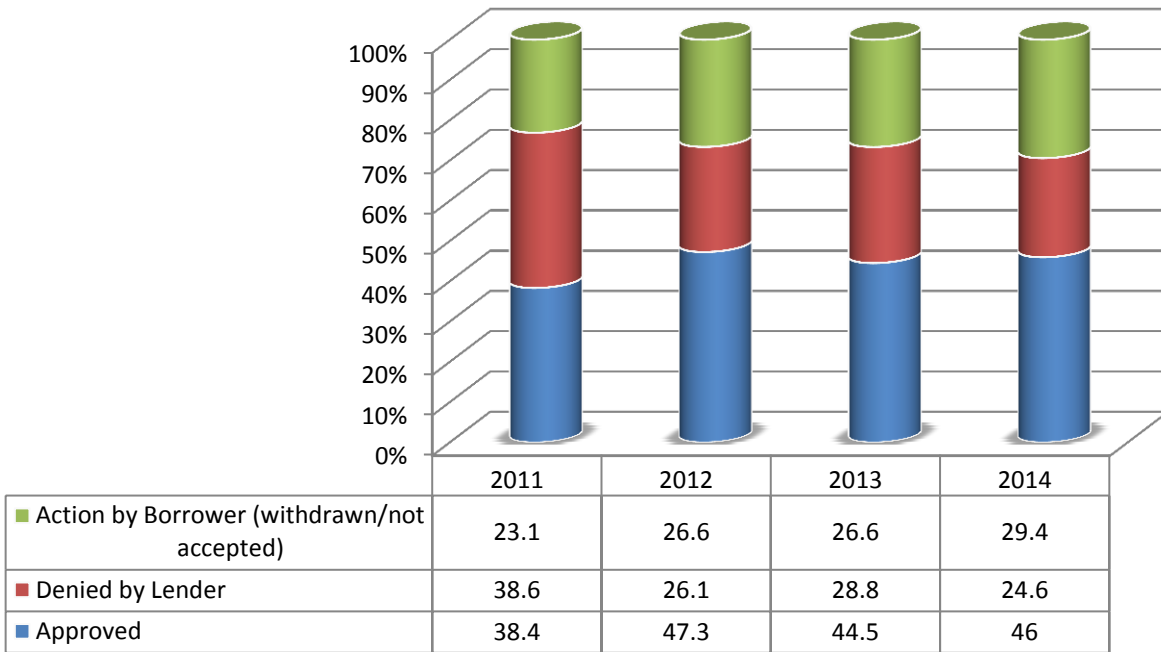


^ A Hybrid ARM is a mortgage that has features of both a fixed rate and an adjustable rate. Generally, the interest rate will remain fixed for a number of years before it begins adjusting.

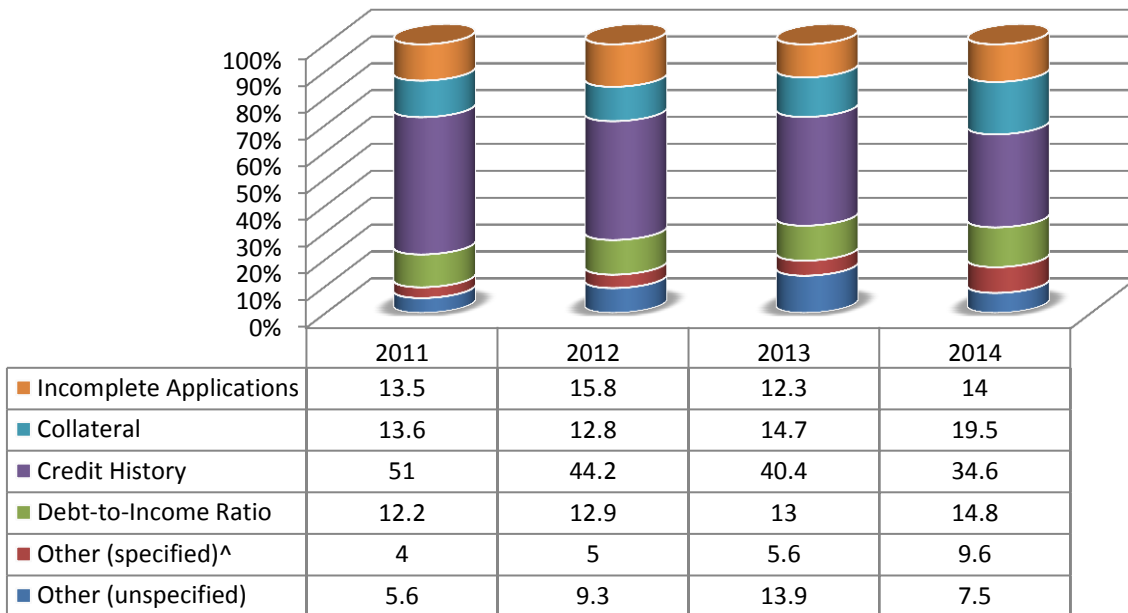
Loan Length



ACTION ON APPLICATIONS



Primary Reason for Denial

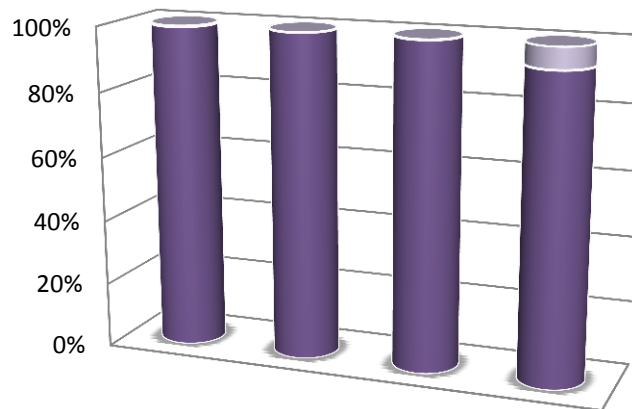


^Other (specified) includes employment history; insufficient cash (down payment, closing costs); mortgage insurance denied; and unverifiable information.

GENERAL DATA ON LOANS APPROVED

	2011	2012	2013	2014
Number of applications approved	16,774 (38.4%)	30,815 (47.3%)	30,982 (44.5%)	39,870 (46.0%)
Average Loan Amount	\$142,893	\$166,856	\$162,891	\$167,672
Average APR	5.31%	3.90%	4.46%	4.93%
Average Borrower Credit Score	717	686	720	712
Average Borrower Income	\$56,116	\$64,892	\$67,795	\$75,893
Average Appraised Value of Collateral	\$190,034	\$217,336	\$260,926	\$208,036

LIENS ON LOANS APPROVED



	2011	2012	2013	2014
■ N/A (Purchased Loans)	0.0	0.0	0.0	6.4
■ Secured by subordinate lien	0.5	0.2	0.3	0.2
■ Secured by first lien	99.5	99.8	99.7	93.3