

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

1998-2008 MARKET SHARE

OVERVIEW

This analysis was undertaken to inspect how well the Wyoming Community Development Authority (WCDA) has been positioning itself in the home mortgage market. Two sources of data have been utilized, one of which from the WCDA. Since the WCDA began purchasing home loans in 1978, it has acquired more than 47,835 loans. While the WCDA operates on a fiscal year, data reported herein is based on a calendar year, so that it is comparable with the second data source, Home Mortgage Disclosure Act (HMDA) data. This information for 2008 was released in October of 2009.

Under HMDA, financial institutions are required to publicly disclose the race, sex, loan amount, and income of mortgage applicants and borrowers by census tract, as described in Appendix A. Hence, most mortgage lending activity is included in the HMDA data, which represents the most comprehensive collection of information regarding home purchase originations, home remodel loan originations, and refinancing available for Wyoming. Due to consolidation in the banking industry in recent years and increases in the number of Wyoming institutions reporting under HMDA guidelines, the period from 1998 through 2008 was chosen for comparison purposes.

Over this period, HMDA data showed 77,178 home purchase loan originations. However, these include home loan originations for homes outside of the WCDA's core market, such as homes that cost \$500,000 and householders whose incomes exceed \$200,000.

Consequently, the HMDA database was narrowed to only those loan originations that fit within the WCDA's market criteria. These represent home purchases where household incomes were less than or equal to \$94,000 and the loan amount did not exceed \$285,000. Furthermore, financial institutions whose primary lines of business represented subprime lending were also eliminated from the HMDA database.¹ Within these parameters, the eleven year period saw 68,797 HMDA loan originations occurring in Wyoming from 1998 through 2008. This compares to the 20,204 loans purchased with the assistance of the WCDA during the same period. However, there were drastic changes seen in the overall volume of loans occurring in 2008. The entire market fell by 28.2 percent, falling from 7,070 in 2007 to 5,150 in 2008. On the other hand, the number of WCDA originations fell by only a few loans, from 2,098 to 2,057. This resulted in the

Exhibit A			
WCDA Market Share Summary			
Calendar Years 1998-2008			
Year	HMDA Market Size	WCDA Market Size	WCDA Market Share
1998	6,424	1,824	28.4%
1999	6,286	1,955	31.1%
2000	5,544	2,063	37.2%
2001	5,625	1,780	31.6%
2002	5,106	1,844	36.1%
2003	5,491	1,516	27.6%
2004	6,702	1,678	25.0%
2005	7,633	1,739	22.8%
2006	7,766	1,650	21.2%
2007	7,070	2,098	29.7%
2008	5,150	2,057	39.9%
Total	68,797	20,204	29.4%

¹ Additional lenders whose primary line of business represented subprime lending. The size of the HMDA competitive market is slightly smaller than reported.

overall market share of the WCDA to jump significantly higher, from 29.7 percent in 2007 to 39.9 percent in 2008, as seen in Exhibit A, at right. The narrative presented on the following pages present several additional perspectives based on characteristics contained within the data.

MARKET SHARE

Within the WCDA’s market parameters, at the start of this historic period, total HMDA mortgage activity declined between 1998 and 2002, with 6,424 loan purchase originations in 1998, and 5,106 in 2002. Originations began increasing in 2003, reaching an all-time high of 7,766 loans in 2006, but slipped to 7,070 in 2007, and fell again by 27.2 percent to 5,150 in 2008. For WCDA, at the start of the historic period and between 1998 and 2003, WCDA loan activity fluctuated, reaching a high of 2,063 in 2000 and falling to a low of 1,516 in 2003. During 2004 and 2005, when total mortgage activity increased sharply, WCDA loan activity stayed relatively low, attaining 1,739 loans in 2005. However, the WCDA lending activity increased sharply in 2007, surging 27.2 percent over the 2006 level and remained strong in 2008 with 2,057 loans. As a result, the WCDA’s market share exceeded 29 percent in 2007 and jumped more than 10 percentage points in one year, exceeding 39 percent in 2008. These originated loans were segmented into three household income ranges. The share of each segment was calculated, as presented in Table 1.

For households with less than \$30,000 in income, the WCDA’s share increased from 41.0 percent in 1998 to 56.1 percent in 2002, but has since rebounded to 61.6 percent in 2008. WCDA loan purchases for households with incomes from \$50,001 to \$94,000 have also seen large increases, jumping from 0.4 percent in 1998 to 39.9 percent in 2008. However, this still represents just 2,966 loans over the eleven-year period. For more complete data on each of these market segments, refer to Appendix B.

Year	Less than \$30,000	\$30,001 - \$50,000	\$50,001 - \$94,000	Total
1998	41.0%	35.5%	0.4%	28.4%
1999	47.9%	36.8%	1.0%	31.1%
2000	52.0%	47.8%	5.5%	37.2%
2001	50.1%	40.6%	4.1%	31.6%
2002	56.1%	50.0%	6.4%	36.1%
2003	46.7%	37.1%	6.0%	27.6%
2004	48.6%	35.1%	7.8%	25.0%
2005	46.2%	30.5%	10.8%	22.8%
2006	39.8%	32.7%	10.2%	21.2%
2007	43.5%	44.2%	18.4%	29.7%
2008	61.6%	57.3%	26.1%	39.9%
Average	47.8%	39.9%	10.6%	29.4%

Both the WCDA and HMDA data contain the race or ethnicity of the householder. Table 2 presents a comparison, by race, of the share of loans originated for each portfolio. Over the eleven-year history, the WCDA has been providing a similar rate of loans to racial minorities as compared to the market average. However, the share of loans given to Hispanics over the period was 2.9 percentage points higher than the market average. This represents some 943 loan purchases for Hispanic households by the WCDA.²

² Starting from 2004, HMDA modified the definition of Hispanic. See Table B.3 in Appendix B for technical details.

Table 2							
Percent Share of Homebuyers Served by Race and Ethnicity							
Total 1998 – 2008							
Market	White	Black	American Indian	Hispanic	Other³	Unknown/Missing	Total
Total Market	89.7%	0.5%	0.7%	1.8%	0.9%	6.4%	100.0%
WCDA Market	92.8%	0.5%	0.4%	4.7%	0.5%	1.1%	100.0%

A similar comparison was made for the gender of the loan recipient, as presented in Table 3 on the following page. The HMDA data had a significantly greater share of these data missing. Consequently, the WCDA has been providing a higher rate of loans to both males and females compared to the market average. Still, the data suggest that the WCDA tends to have a greater share of female heads of household than the market average, almost 3.4 percentage points higher.

Table 3				
Percent of Home Buyers Served by Gender				
Total 1998 – 2008				
Market	Male	Female	Not provided/NA	Total
Total Market	73.4%	22.2%	4.4%	100.0%
WCDA Market	74.1%	25.6%	0.3%	100.0%

The 68,797 HMDA originations and the 20,204 WCDA originations addressed in this eleven-year period were segmented by size of loan, with the WCDA market share of each segment seen in Table 4, below. For the loan products at the lower end of the market, originations of less than \$40,000, WCDA's share had fallen to 0.6 percent in 2007 and to zero percent in 2008. The WCDA share of homeowners purchasing homes with loans in the \$40,000 to \$80,000 range also has been steadily declining since 1999, slipping from 47.3 percent in 1999 to 24.5 percent in 2008. Households with loans of \$100,001 to \$150,000 experienced a large increase, increasing from 10.3 percent in 1998 to 55.9 percent in 2008. WCDA originations over the last eleven years for those homes in the \$150,000 to \$285,000 price range also have risen significantly, from 1.9 percent in 1998 to 42.0 percent in 2008.

Table 4						
Percent Share of Loan Originations in Homebuyer Market by Loan Amount						
Total 1998 – 2008						
Year	Less than \$40,000	\$40,001-\$80,000	\$80,001-\$100,000	\$100,001-\$150,000	\$150,001-\$285,000	Total
1998	6.2%	41.8%	42.6%	10.3%	1.9%	28.3%
1999	6.0%	47.3%	45.6%	10.7%	1.4%	30.8%
2000	5.3%	52.7%	65.2%	25.0%	4.6%	36.9%
2001	6.3%	50.3%	46.7%	16.3%	2.0%	30.6%
2002	5.9%	61.2%	61.9%	18.7%	1.5%	34.4%
2003	5.3%	43.9%	51.8%	20.2%	1.7%	26.5%
2004	2.5%	48.0%	57.7%	26.5%	2.9%	25.0%
2005	1.5%	34.5%	46.9%	34.0%	9.8%	22.8%
2006	0.9%	24.5%	39.2%	36.1%	13.9%	21.2%
2007	0.3%	22.5%	47.6%	47.7%	27.4%	29.2%
2008	0.0%	24.5%	53.7%	55.9%	42.0%	39.7%

³ Total market share for "other" category includes the Asian race category. Loans by race are presented in Table B.3, Appendix B.

Total	3.6%	44.9%	50.9%	29.1%	19.1%	28.9%
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The total value of loans made by the WCDA between 1998 and 2008 has been increasing at an annual rate of nearly 10.2 percent per year, from \$131.3 million in 1998 to nearly \$310.4 million in 2008. While the share of the total market declined from 29.0 percent to 22.2 percent between 1998 and 2006, it rose appreciably, to 35.5 percent in 2007 and to 42.5 in 2008. Table 5, on the following page, presents the total loan amounts made by the WCDA as compared with the value of the total market.

Table 5			
Percent Share of Mortgage Loan Amounts of Homebuyer Market			
WCDA 1998 – 2008			
Year	Total Market	Total WCDA	% of Market
1998	453,527,000	131,319,737	29.0%
1999	452,685,000	142,095,392	31.4%
2000	394,716,000	159,334,300	40.4%
2001	442,593,000	133,793,371	30.2%
2002	439,308,000	143,772,664	32.7%
2003	528,608,000	127,744,644	24.2%
2004	700,522,000	157,937,117	22.5%
2005	829,214,000	192,234,500	23.2%
2006	897,443,000	199,216,690	22.2%
2007	922,341,000	289,055,677	31.3%
2008	730,274,000	310,406,048	42.5%
Total	6,791,231,000	1,986,910,139	29.3%

The HMDA and WCDA data were then segmented by type of lender. The share of each portfolio, by type of lender, was computed and is presented in Table 6, on the following page. Almost 40 percent of the WCDA's loan products are FHA-insured, and the WCDA has a slightly higher rate of VA-guaranteed loans than the market in general. The WCDA has also been very successful in working with Rural Development and has a dominant position in that lender community. However, the WCDA may wish to enhance its presence in the conventional lending markets, as it has only a 43.7 percent share.

Table 6						
Percent of Homebuyers Served by Loan Type						
Total 1998 – 2008						
Market	Conventional	FHA - Insured	VA-Guaranteed	RD Guaranteed	Other	Total
Total Market	75.0%	17.2%	7.0%	0.8%	.	100.0%
WCDA Market	43.7%	39.9%	7.2%	8.6%	0.7%	100.0%

The share of loans originated in four of the more populous counties in the state, Laramie, Natrona, Campbell and Sweetwater, represented 40,858 loans, about 59.4 percent of all originations over the eleven-year period. The portion of the WCDA portfolio originated in these four counties is comparable, comprising a 58.7 percent share of the eleven-year total.

Conversely, almost 47 percent of the WCDA's portfolio is derived from five lenders, some 9,475 originations. Two of these five originators increased their level of WCDA participation between 2007 and 2008 rather significantly, First Interstate and Wallick and Volk. Others have been experiencing less activity with the WCDA than in prior years, as seen in Table 7, below.

Table 7												
Percent of Homebuyers WCDA Served by Lender												
1998 – 2008												
Lending Institution/Originator	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Major Mortgage	16.8%	20.8%	22.8%	22.3%	19.4%	23.2%	21.8%	18.3%	1.3%	0.0%	0.0%	14.8%
Wells Fargo Mortgage-Casper	16.8%	16.1%	14.2%	16.9%	16.2%	14.1%	10.8%	10.5%	10.2%	7.8%	7.8%	12.8%
Wallick and Volk	10.2%	10.6%	11.2%	4.6%	4.8%	4.0%	3.8%	6.1%	6.5%	14.6%	19.7%	9.1%

First Interstate Casper	0.0%	0.0%	0.6%	3.1%	4.1%	2.8%	7.0%	5.6%	9.0%	12.8%	12.6%	5.3%
American National Cheyenne	7.5%	5.4%	4.7%	5.4%	5.7%	6.2%	5.0%	5.5%	5.6%	2.6%	0.7%	4.8%

CONCLUSION

The WCDA is fulfilling its obligations to lower-income and minority racial and ethnic households, as well as serving rural Wyoming. The WCDA's ability to participate in loan originations has increased over the last few years. Furthermore, as the home loan mortgage market began to weaken considerably in latter 2008, the WCDA remained active in the lending market.

APPENDIX A: HMDA REPORTING CRITERIA

OVERVIEW

Congress enacted the Home Mortgage Disclosure Act (HMDA) in 1975; while it has been amended several times, it was made permanent in 1988. The act requires both depository and non-depository lenders to collect and publicly disclose information about housing-related loans and applications for them. Under the act, financial institutions are required to report the race, sex, loan amount, and income of mortgage applicants and borrowers by census tract.

However, institutions must meet a set of reporting criteria. For depository institutions these are:

1. The institution must be a bank, credit union, or savings association
2. The total assets must exceed the coverage threshold⁴
3. The institution must have had a home or branch office in a metropolitan statistical area (MSA)
4. The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one-to-four-family dwelling
5. The institution must be federally insured or regulated
6. The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than \$25 million
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year
4. The institution must have assets exceeding \$10 million or have originated 100 or more home purchases in the preceding calendar year

CHANGES IN HMDA REPORTING IMPLEMENTED IN 2004

In addition to modifications in reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002, as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans

⁴ Each December the Federal Reserve announces the threshold for the following year. The asset threshold may change from year to year, based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers.

2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans)
3. Presence of high annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments, or five percentage points for refinance loans

For the purposes of the 1998 - 2008 analysis, these new parameters were not entered. However, considering factors such as focusing only on first liens or excluding HALs as pertinent components of the WCDA market may be advisable. It is worth noting that doing so would make the comparable market share period less.

As an example, Table A.1, below, presents the number of loans, by amount, that would appear in the HMDA database if considering only loans with a first lien.

Table A.1						
Home Purchase Loans by Loan Amount						
HMDA Data, 2004 – 2008						
Year	Less than \$40,000	\$40,001 - \$80,000	\$80,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$285,000	Total
Current HMDA Market Evaluation						
2004	1,146	995	879	2,345	1,337	6,702
2005	1,532	896	769	2,517	1,919	7,633
2006	1,497	871	602	2,343	2,453	7,766
2007	1,131	573	418	1,871	3,077	7,070
2008	653	306	257	1,287	2,647	5,150
Current HMDA Market Evaluation Plus Only First Lien Originations						
2004	334	955	875	2343	1337	5,844
2005	322	787	767	2,514	1,918	6,308
2006	264	679	600	2,337	2,452	6,332
2007	252	450	413	1,871	3,075	6,061
2008	162	295	255	1,283	2,646	4,641

This example implies that second liens, and other instruments, are disproportionately located in loans that represent less than \$40,000. Still, this would also drive the WCDA market share much higher, reaching 44.3 percent of the market, or WCDA originated 2,057 of the 4,641 first lien loans.

APPENDIX B

Year	Less than \$30,000	\$30,001 - \$50,000	\$50,001 - \$94,000	Total
1998	2,064	2,732	1,628	6,424
1999	2,005	2,652	1,629	6,286
2000	1,566	2,436	1,542	5,544
2001	1,368	2,521	1,736	5,625
2002	1,128	2,193	1,785	5,106
2003	1,098	2,379	2,014	5,491
2004	1,018	2,701	2,983	6,702
2005	902	3,025	3,706	7,633
2006	721	2,849	4,196	7,766
2007	579	2,531	3,960	7,070
2008	333	1,905	2,912	5,150
Total	12,782	27,924	28,091	68,797

Year	Less than \$30,000	\$30,001 - \$50,000	\$50,001 - \$94,000	Total
1998	847	970	7	1,824
1999	961	977	17	1,955
2000	814	1,164	85	2,063
2001	686	1,023	71	1,780
2002	633	1,097	114	1,844
2003	513	882	121	1,516
2004	495	949	234	1,678
2005	417	922	400	1,739
2006	287	933	430	1,650
2007	252	1,119	727	2,098
2008	205	1,092	760	2,057
Total	6,110	11,128	2,966	20,204

Table B.3									
Number of Home Purchase Loans by Race and Ethnicity									
HMDA Data, 1998 – 2008									
Year	White	Black	American Indian/Alaskan Native	Asian/Pacific Islander	Hispanic Race	Other	Not provided/NA	Total	Hispanic Ethnicity⁵
1998	5,602	43	59	20	.	246	30	424	6,424
1999	5,494	25	44	28	.	265	40	390	6,286
2000	4,604	26	39	15	.	203	40	617	5,544
2001	4,693	24	29	25	.	171	21	662	5,625
2002	4,437	28	22	22	.	181	25	391	5,106
2003	4,953	26	28	30	.	195	28	231	5,491
2004	6,241	33	42	39	21	.	.	326	6,702
2005	7,107	43	71	56	11	.	.	345	7,633
2006	7,247	56	44	31	23	.	.	365	7,766
2007	6,508	42	44	35	25	.	.	416	7,070
2008	4,817	17	28	28	33	.	.	227	5,150
Total	61,703	363	450	329	113	1,261	184	4,394	68,797

Table B.4							
Number of Home Purchase Loans by Race and Ethnicity							
WCDA Data, 1998 – 2008							
Year	White	Black	American Indian	Hispanic	Other	Not Available/Missing	Total
1998	1,680	10	8	81	7	38	1,824
1999	1,797	14	7	73	5	59	1,955
2000	1,941	7	4	98	5	8	2,063
2001	1,662	9	11	79	11	8	1,780
2002	1,704	10	8	94	12	16	1,844
2003	1,407	8	4	77	9	11	1,516
2004	1,557	2	5	85	10	19	1,678
2005	1,604	6	7	81	8	33	1,739
2006	1,525	9	6	85	5	20	1,650
2007	1,949	18	6	101	13	11	2,098
2008	1,932	6	11	89	13	6	2,057
Total	18,758	99	77	943	98	229	20,204

⁵ Starting in 2004, HMDA discontinued reporting Hispanics as a race. Hispanics were categorized separately as an ethnicity. This ethnicity category may include people of any race. Hence, there is a discontinuity in the numbers reported under the Hispanic race category. The HMDA Hispanic market share presented in Table 2 represents the 1,261 Hispanic race records cited from 1998 through 2003 plus the 1,315 Hispanic Ethnicity records seen over 2004 - 2007. The total market share in Table 2 does not add precisely to 100 percent due to this anomaly.

Table B.5				
Number of Home Purchase Loans by Gender				
HMDA Data, 1998 – 2008				
Year	Male	Female	Not provided/ NA	Total
1998	4,768	1,344	312	6,424
1999	4,597	1,359	330	6,286
2000	3,813	1,198	533	5,544
2001	3,883	1,142	600	5,625
2002	3,702	1,084	320	5,106
2003	4,074	1,271	146	5,491
2004	5,036	1,537	129	6,702
2005	5,716	1,768	149	7,633
2006	5,928	1,685	153	7,766
2007	5,233	1,622	215	7,070
2008	3,729	1,272	149	5,150
Total	50,479	15,282	3,036	68,797

Table B.6				
Number of Home Purchase Loans by Gender				
WCDA Data, 1998 – 2008				
Year	Male	Female	Not provided/ NA	Total
1998	1,375	431	18	1,824
1999	1,461	472	22	1,955
2000	1,565	494	4	2,063
2001	1,298	475	7	1,780
2002	1,355	487	2	1,844
2003	1,107	408	1	1,516
2004	1,207	469	2	1,678
2005	1,287	443	9	1,739
2006	1,200	448	2	1,650
2007	1,608	490	0	2,098
2008	1,503	554	0	2,057
Total	14,966	5,171	67	20,204

Table B.7						
Number of Home Purchase Loans by Loan Amount						
HMDA Data, 1998 – 2008						
Year	Less than \$40,000	\$40,001 - \$80,000	\$80,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$285,000	Total
1998	1,357	2,672	1,189	998	208	6,424
1999	1,279	2,426	1,308	1,054	219	6,286
2000	1,312	1,954	1,031	1,052	195	5,544
2001	1,080	1,777	1,162	1,309	297	5,625
2002	895	1,290	1,008	1,521	392	5,106
2003	758	1,128	986	1,962	657	5,491
2004	1,146	995	879	2,345	1,337	6,702
2005	1,532	896	769	2,517	1,919	7,633
2006	1,497	871	602	2,343	2,453	7,766
2007	1,131	573	418	1,871	3,077	7,070
2008	653	306	257	1,287	2,647	5,150
Total	12,640	14,888	9,609	18,259	13,401	68,797

Table B.8						
Home Purchase Loans by Loan Amount						
WCDA Data, 1998 – 2008						
Year	Less than \$40,000	\$40,001 - \$80,000	\$80,001- \$100,000	\$100,001 - \$150,000	\$150,001 - \$285,000	Total
1998	84	1,118	506	103	4	1,815
1999	77	1,148	596	113	3	1,937
2000	70	1,030	672	263	9	2,044
2001	68	894	543	213	6	1,724
2002	53	789	624	285	6	1,757
2003	40	495	511	396	11	1,453
2004	29	478	507	621	39	1,674
2005	23	309	361	855	189	1,737
2006	13	213	236	845	340	1,647
2007	3	129	199	892	842	2,065
2008	.	75	138	720	1,111	2,044
Total	460	6,678	4,893	5,306	2,560	19,897

*307 Loans have been issued with loan amounts above \$285,000

Table B.9					
Number of Home Purchase Loans by Loan Type					
HMDA Data, 1998 – 2008					
Year	Conventional	FHA – Insured	VA- Guaranteed	Rural Housing/ Farm Service	Total
1998	4,453	1,380	525	66	6,424
1999	4,181	1,537	489	79	6,286
2000	3,872	1,238	402	32	5,544
2001	3,950	1,215	416	44	5,625
2002	3,767	885	376	78	5,106
2003	4,182	818	395	96	5,491
2004	5,410	775	465	52	6,702
2005	6,463	664	474	32	7,633
2006	6,546	777	425	18	7,766
2007	5,867	788	409	6	7,070
2008	2,895	1,738	442	75	5,150
Total	51,586	11,815	4,818	578	68,797

Table B.10						
Number of Home Purchase Loans by Loan Type						
WCDA Data, 1998 – 2008						
Year	Conventional	FHA - Insured	VA- Guaranteed	Rural Housing/ Farm Service	Other	Total
1998	335	1,087	198	203	1	1,824
1999	365	1,162	183	234	11	1,955
2000	554	1,012	241	209	47	2,063
2001	514	875	150	184	57	1,780
2002	752	738	114	232	8	1,844
2003	770	506	87	152	1	1,516
2004	920	501	76	176	5	1,678
2005	990	537	83	129	0	1,739
2006	996	466	96	91	1	1,650
2007	1,370	544	129	55	0	2,098
2008	1,254	629	102	71	1	2,057
Total	8,820	8,057	1,459	1,736	132	20,204

Table B.11
Number of Home Purchase Loans by County
HMDA Data, 1998-2008

County	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Laramie	1,543	1,649	1,490	1,547	1,440	1,396	1,806	2,031	1,771	1,478	1,141	17,292
Natrona	1,190	1,183	1,010	1,082	934	1,086	1,340	1,419	1,565	1,493	1,184	13,486
Campbell	512	469	354	326	343	349	447	563	695	739	458	5,255
Sweetwater	545	399	309	292	307	400	524	592	540	546	371	4,825
Albany	244	306	309	345	367	361	393	508	385	401	343	3,962
Fremont	369	360	330	331	321	287	354	392	439	381	263	3,827
Sheridan	304	280	272	295	270	296	297	320	320	271	182	3,107
Uinta	211	148	162	141	221	233	277	296	361	285	224	2,559
Lincoln	117	141	113	112	130	143	201	237	266	174	127	1,761
Carbon	95	109	83	105	132	123	116	177	254	264	164	1,622
Converse	149	150	104	121	119	128	152	188	174	153	105	1,543
Park	166	138	93	74	80	133	130	136	130	151	97	1,328
Teton	145	100	59	67	57	108	147	120	102	77	34	1,016
Johnson	61	43	60	61	49	80	66	96	127	100	78	821
Washakie	54	57	45	21	53	75	65	61	115	102	66	714
Weston	53	67	38	28	50	68	73	92	94	90	54	707
Goshen	67	68	77	74	48	38	61	71	78	57	49	688
Platte	62	51	80	60	60	51	40	62	58	69	34	627
Sublette	49	37	35	64	36	34	75	82	68	58	36	574
Hot Springs	115	50	30	27	28	27	48	69	46	44	43	527
Crook	31	44	32	34	35	41	48	46	68	56	35	470
Big Horn	50	25	26	20	15	21	20	46	39	30	33	325
Niobrara	10	11	4	5	7	12	14	17	25	18	18	141
Missing	282	401	429	392	4	1	8	12	46	33	11	1,620
Total	6,424	6,286	5,544	5,624	5,106	5,491	6,702	7,633	7,766	7,070	5,150	68,797

Table B.12
Number of Home Purchase Loans by County
WCDA Data, 1998-2008

County	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Laramie	493	536	523	432	403	303	307	335	324	468	362	4,486
Natrona	333	379	374	317	326	278	383	301	258	342	396	3,687
Campbell	139	165	208	197	199	204	179	239	256	325	387	2,498
Sweetwater	100	111	114	100	96	92	112	132	98	126	117	1,198
Albany	86	98	93	97	108	74	65	89	83	103	100	996
Fremont	92	82	115	88	90	76	67	78	90	93	83	954
Park	77	89	114	88	99	62	81	79	81	75	82	927
Sheridan	80	98	79	71	84	66	73	93	73	101	107	925
Uinta	85	77	75	96	99	87	79	93	70	73	57	891
Carbon	67	42	41	41	40	44	40	47	49	45	47	503
Lincoln	36	36	43	53	55	49	36	36	31	45	37	457
Converse	37	51	47	37	32	27	44	34	33	35	50	427
Big Horn	35	36	32	30	34	31	38	28	48	38	40	390
Washakie	41	45	32	21	39	31	34	33	28	29	28	361
Goshen	9	15	21	22	29	21	29	22	24	33	28	253
Platte	21	28	20	23	17	21	19	17	18	25	23	232
Teton	39	6	42	14	7	2	14	31	20	43	14	232
Weston	17	16	17	11	17	11	22	7	13	29	28	188
Johnson	8	16	16	11	21	16	17	12	19	19	22	177
Crook	11	13	18	12	16	7	15	18	7	15	14	146
Hot Springs	4	7	18	7	12	5	12	6	15	15	17	118
Sublette	6	4	17	7	18	4	6	5	10	13	14	104
Niobrara	8	5	4	5	3	5	6	4	2	8	4	54
Total	1,824	1,955	2,063	1,780	1,844	1,516	1,678	1,739	1,650	2,098	2,057	20,204

Table B.13
Number of Home Purchase Loans by Lending Institution/Originator
Top Fifty Institutions: HMDA Data, Year 1998-2008

Rank	Lending Institution/Originator	Originator Tracking Number	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
1	Wells Fargo/Wells Fargo Home Mortgage	1741,95-2318940, 1632332	1,137	978	955	1,368	1,339	1,447	1,604	1,510	1,311	1,039	775	13,463
2	First Interstate Bank	659855		1	1	756	688	747	839	872	1,000	990	842	6,736
3	Major Mortgage	7915200006	624	848	707	633	606	621	859	319				5,217
4	Wallick and Volk, Inc	5807009993	453	502	297	200	217	234	311	483	582	1,001	825	5,105
5	Countywide Home Loans	1644643					229	295	396	547	596	301		2,364
6	Southern Bank and Trust Company	15359	303	284	227	197	19	166	156	112	171	171	102	1,908
7	Green Tree Servicing	2294709990	730	584	361	132	21		5	5	18	1		1,857
8	GMAC Mortgage LLC	4216200005	9	37	117	185	224	206	243	288	252	169	119	1,849
9	American National Bank	11380	281	225	197	223	250	284						1,460
10	Countrywide Home Loans	6414109996	333	438	407	236								1,414
11	PHH Mortgage Corporation	3027509990	159	161	140	190	184	153	108	107	93	75	24	1,394
12	Wyoming Bank & Trust	8718	21	123	109	248	156	105	61	135	109	120	121	1,308
13	First Interstate Bank	524	280	308	415									1,003
14	American National Bank	15383							230	308	210	78	46	872
15	Homecomings Financial LLC	7909100002	14	8	10	28	62	72	119	160	200	131	32	836
16	Bank of the West	3514							54	25	230	284	188	781
17	Suntrust Mortgage, Inc	1072246	5	5	19	48	46	54	62	92	150	151	30	662
18	Market Street Mortgage Corporation	593151342								248	369	21		638
19	Jonah Bank of Wyoming	58396										247	278	525
20	US Bank, N.A.	24		1	3	20	24	34	61	96	101	75	95	510
21	Western Vista Federal Credit Union	3972	42	48	39	46	70	6	1	114	42	57	44	509
22	Security First Bank	31966	93	90	52	42	45	33	40	48	5	11	26	485
23	First Horizon Home Loan Corporation	48-0875093	22	31	16	10	9	7	32	117	225			469
24	Bank of the Sierra	2597	146	140	171									457
25	ABM AMMO Mortgage Group Corporation	36-3744610				48	55	42	119	81	52	59		456
26	Pinnacle Bank	2232							83	109	94	96	69	451
27	Countywide Bank, FIB	18039										194	233	427
28	American Home Mortgage Corporation	7699300007				1	4	44	15	125	197			386
29	Centennial Lending LLC	84-1553724					6		51	74	88	87	48	354
30	Vanderbilt Mortgage	4856500006	29	30	45	34	25	43	22	24	28	69		349
31	Flagstar Bank	8412	23	52	29	28	17	31	24	47	19	22	17	309
32	Ned Fed Mortgage Corporation	5087				159	99	50						308
33	USAA Federal Sa	7975						6	45	58	54	96	42	301
34	First Tennessee Bank NA	336										211	81	292
35	Alternatives Federal Credit Union	23283	92	100	96									288
36	Universal Lending Corporation	543609999	11	11	12	25	17	31	56	54	26	3	34	280
37	Origen Financial	54-1779092			1		5	8	15	57	48	85	52	271

Table B.13 cont.
Number of Home Purchase Loans by Lending Institution/Originator
 Top Fifty Institutions: HMDA Data, Year 1998-2008

Rank	Lending Institution/Originator	Originator Tracking Number	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
38	AAA Worldwide Financial Co.	75-2731850	253	12										265
39	Colonial Savings, F.A.	6809		1			9	6	39	74	56	30	19	234
40	Premier Mortgage Corporation	2092600007							65	78	38	40		221
41	Conseco Bank, Inc	34536		45	119	35	21							220
42	Meridian Trust Federal Credit Union	9160	5	4	3	21	34	28	40	27	23	15	19	219
43	GMAC Bank	57803									51	105	62	218
44	Taylor, Bean & Whitaker	7499100008						2	3	25	81	38	67	216
45	Cherry Creek Mortgage	7107500004	2	6	2	1	1	8	22	44	52	47	24	209
46	First National Bank of Wyoming	15409					23	23	28	40	27	35	26	202
47	Wells Fargo Bank of Wyoming	10533	61	72	54	5	8							200
48	Pinnacle Bank - Wyoming	7361	5	6	6	2	30	81	55	4	4	2	1	196
49	Quicken Loans	7197000003		1	3	3	2	13	16	21	40	45	28	172
50	US Bank North Dakota	23446	24	26	3	5	14	16	29	15	13	5	3	153

Table B.14
Number of Home Purchase Loans by Lending Institution/Origination
 Top Fifty Institutions: WCDA Data, Year 1998-2008

Rank	Lending Institution/Originator	Originator Tracking Number	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
1	MAJOR MORTGAGE	460	306	407	470	397	358	351	366	318	22			2,995
2	WELLS FARGO MORTGAGE - CASPER	273	307	315	293	300	299	213	181	182	168	164	161	2,583
3	WALICK AND VOLK	435	186	207	231	81	88	61	63	106	107	307	405	1,842
4	FIRST INTERSTATE CAPER	210			13	55	76	43	118	98	148	269	259	1,079
5	AMERICAN NAT'L CHEYENNE	202	137	105	97	96	106	94	84	95	92	55	15	976
6	FIRST NATIONAL GILLETTE	212	71	69	32	34	79	88	76	107	105	131	172	964
7	SHOSHONE FIRST BANK	264	60	57	49	61	88	63	79	73	93	68	69	760
8	HILLTOP NATIONAL BANK	253	112	115	109	80	70	55	48	35	24	47	46	741
9	GMAC MORTGAGE	464			5	60	59	69	52	83	81	99	57	565
10	1ST INTERSTATE SHERIDAN	206	49	72	83	54	79	47	56	68	25			533
11	WYOMING BANK AND TRUST	278	23	56	57	71	54	29	28	19	37	31	33	438
12	FIRST NATIONAL OF POWELL	214	51	43	52	43	43	29	36	39	29	31	35	431
13	BIG HORN FEDERAL S & L	300	37	45	38	42	44	42	43	36	42	35	25	429
14	COUNTRYWIDE HOME LOANS INC.	298	1	37	76	52	21	24	30	30	29	55	46	401
15	SECURITY STATE BANK	244	1	2	11	39	44	52	50	40	45	41	24	349

Table B.14 cont.
Number of Home Purchase Loans by Lending Institution/Originator
Top Fifty Institutions: WCDA Data, Year 1998-2008

Rank	Lending Institution/Originator	Originator Tracking Number	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
16	SECURITY FIRST BANK	371	84	45	37	10	23	16	25	40	22	17	28	347
17	BW LENDING LLC	299		14	22	9	12	11	24	34	46	91	66	329
18	FIRST NATIONAL - WEST	260	21	27	25	29	41	36	26	37	31	20	20	313
19	FIR- CHEYENNE	275	70	57	46	40	36	6	17	11	4	2		289
20	ROCKY MOUNTAIN FEDERAL	200	14	16	16	6	14	16	25	37	31	40	49	264
21	MARKET STREET MORTGAGE	459									175	67	3	245
22	SHERIDAN STATE BANK	269	22	30	16	19	13	17	23	32	19	21	25	237
23	ROCK SPRINGS NATIONAL BANK	279	7	24	31	31	33	18	16	17	20	20	12	229
24	WESTERN VISTA FEDERAL CREDIT UNION	451	12	23	23	3	8	6	31	24	24	25	27	206
25	FIRST SECURITY BANK OF WYO	216	63	39	49	41								192
26	CENTRAL BANK AND TRUST	272	29	21	23	15	12	21	12	20	17	10	11	191
27	CONVERSE COUNTY BANK	209	21	17	16	16	12	8	22	13	14	17	30	186
28	FIRST INTERSTATE GILLETTE	246	47	44	40	5	5		6	7	21	1		176
29	JONAH BANK OF WYOMING	295										60	111	171
30	WESTERN BANK	290	10	10	19	26	51	25	13	4		5		163
31	JACKSON STATE BANK	228	33	4	21	7	6	1	8	20	16	22	13	151
32	WARREN FED CREDIT UNION	450	17	23	18	12	9	10	25	20				134
33	PLATTE VALLEY NATIONAL BANK	297					3	9	18	18	22	35	27	132
34	CENTENNIAL LENDING	489								10	33	45	29	117
35	TRI COUNTY SAVINGS BANK	377	8	10	9	10	12	2		3	7	30	19	110
36	FIRST NATIONAL BUFFALO	237									18	30	59	107
37	PINNACLE BANK	270					2		15	10	15	21	22	85
38	FIRST FEDERAL SAVINGS	312									10	31	34	75
39	FIRST HORIZON HOME LOAN CORPORATION	494									12	41	22	75
40	PINNACLE FINANCIAL SERVICES	452	3	3	9	3	15	14	12	4				63
41	MARKEE FINANCIAL GROUP	467					6	20	18	11	3			58
42	FIRST NATIONAL BANK OF WYOMING	258	2	3	1	5	1	2	6	5	5	7	11	48
43	CHEYENNE STATE BANK	288						5	7	10	12	7	3	44
44	AMERICAN HOME MORTGAGE	492									6	30	7	43
45	CHERRY CREEK MORTGAGE	491									11	11	17	39
46	PREMIER MORTGAGE INC.	488								9	4	14	10	37
47	MERIDIAN TRUST AND FEDERAL CREDIT UNION	466					3	9	11	9	3	1		36
48	UNCLASSIFIED	433										11	20	31
49	REPUBLIC MORTGAGE	480										20	11	31
50	SUNDANCE STATE BANK	247	2	6	5	6	3	1	3	3	1		1	31