

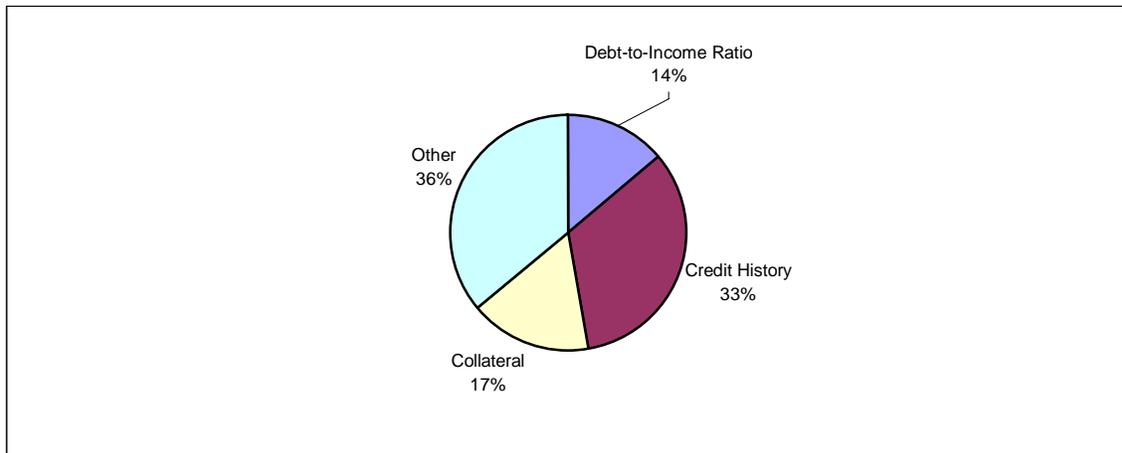
- Credit history – Bad credit history can discourage an individual’s chances of being approved for a loan.
- Collateral – This is any asset that can be converted to a cash value that can be used to secure a loan. Collateral can serve as a reason for loan denial if it has no monetary value, or is appraised too low for the value of the loan.
- Other - While HMDA has its own category for “other” reasons for denial, the “other” category used for the charts and tables in this section includes: employment history, insufficient cash, unverifiable information, credit application incompleteness, mortgage insurance denial, and HMDA’s “other” category.

The following sections show the breakdowns of reasons for denial for all loan types in general, by race/ethnicity, by income, and by gender.

*General Reasons for Denial*

The greatest percentage of denials for all loan types fell under the “other” category (36%), with another third of the denials being due to credit history issues. The remaining denials were almost evenly split between collateral and debt-to-income ratios. Figure 185 provides an illustration of the breakdown of reasons for denial, for all loan types applied for.

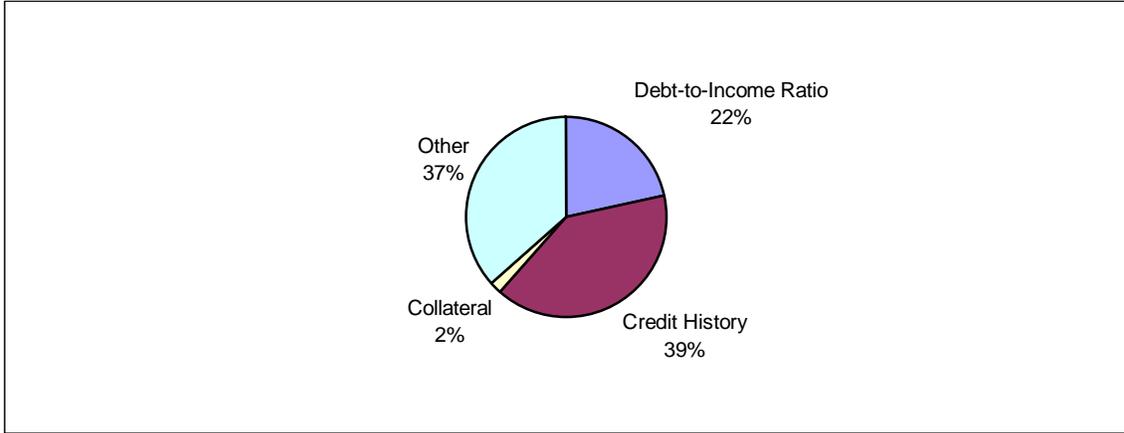
**Figure 185: Reasons for Loan Denial (Total Denials)**



Guaranteed loans were denied mostly for either debt-to-income ratio issues, or something identified in the “other” category. One-fifth of the denials were

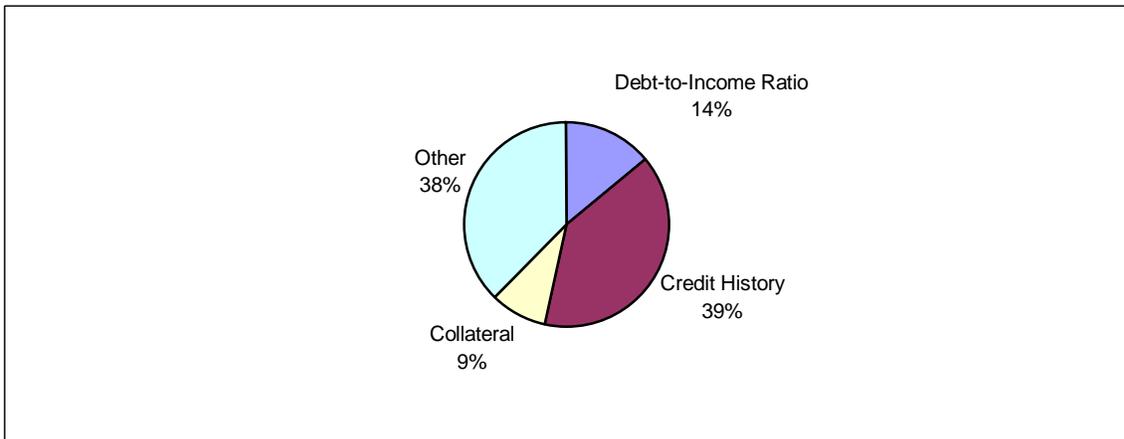
due to debt-to-income ratio issues. The following figure provides the breakdown of the reasons for denial of guaranteed loans.

**Figure 186: Reasons for Denial of Guaranteed Loans**



Similarly to guaranteed loan denials, when looking at reasons for the denial of conventional loans, results are the same, with credit history issues and “other” being the biggest reasons. Debt-to-income ratio problems, however, decreased as a reason. Figure 187 provides the visual breakdown for the denial of conventional loans.

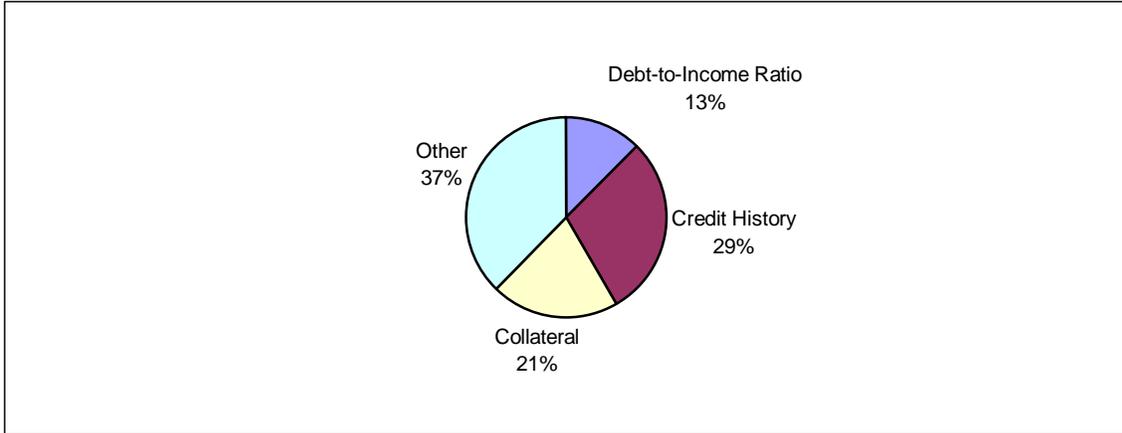
**Figure 187: Reasons for Denial of Conventional Loans**



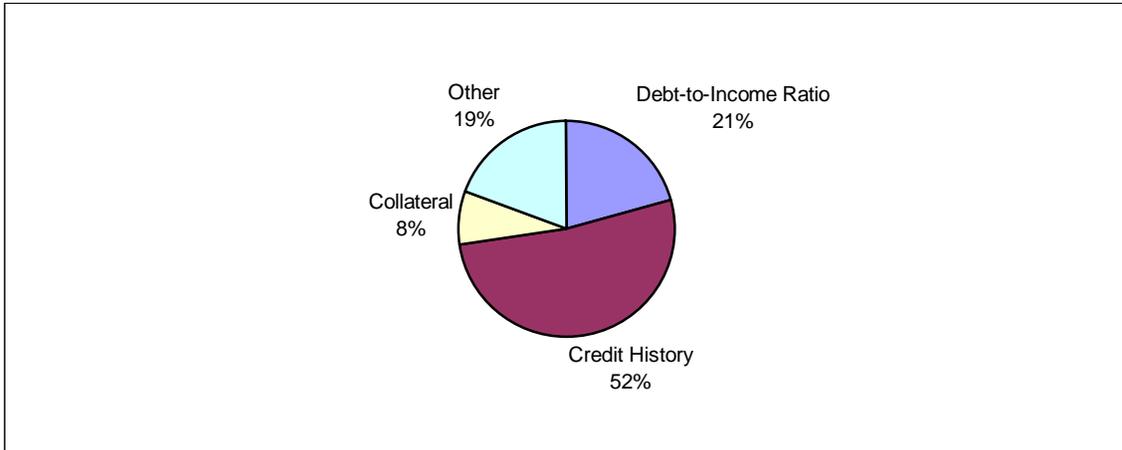
For reasons for denial of refinance loans, while the “other” category was the biggest reason, both credit history and collateral issues accounted for over 20% of denials. The following pie chart illustrates this breakdown. A

majority of denials of home improvement loans were due to credit history issues, with debt-to-income ratios responsible for another fifth of the reasons (see Figure 189).

**Figure 188: Reasons for Denial of Refinance Loans**



**Figure 189: Reasons for Denial of Home Improvement Loans**



*Reasons for Loan Denial by Race/Ethnicity*

Guaranteed loans

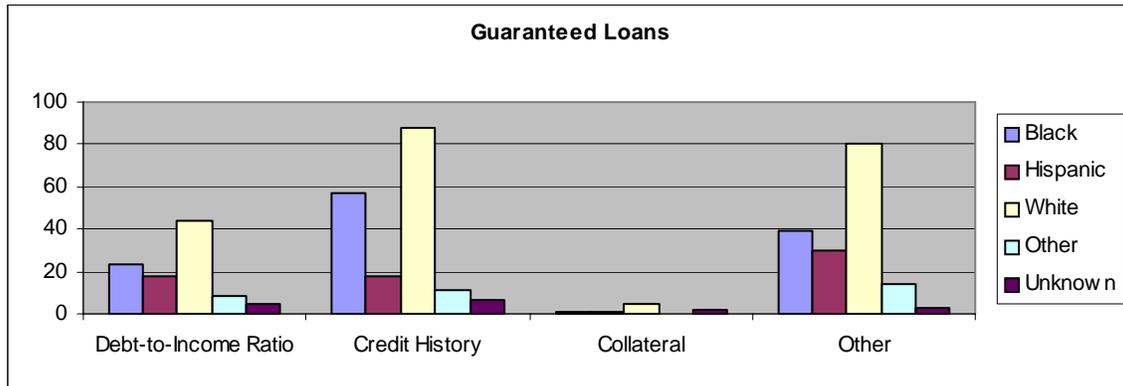
For African Americans who applied for guaranteed loans, almost half (47.5%) were denied because of credit history issues. For Hispanics, the greatest reason for denial fell in the “other” category. As with African Americans, white applicants also saw the most denials due to credit history problems. Those applicants in the “other” race/ethnicity category also reported credit history as the greatest reason for guaranteed loan denial. Figure 190

provides visual representations of the number of applicants in each race/ethnicity category by reason for denial of guaranteed loans.

**Table 48: Reasons for Denial of Guaranteed Loans by Race/Ethnicity**

| Race/<br>Ethnicity | Reason for Denial           |      |                   |      |            |      |       |      |       |     |
|--------------------|-----------------------------|------|-------------------|------|------------|------|-------|------|-------|-----|
|                    | Debt-to-<br>Income<br>Ratio |      | Credit<br>History |      | Collateral |      | Other |      | Total |     |
|                    | #                           | %    | #                 | %    | #          | %    | #     | %    | #     | %   |
| <b>Black</b>       | 23                          | 19.2 | 57                | 47.5 | 1          | 0.8  | 39    | 32.5 | 120   | 100 |
| <b>Hispanic</b>    | 18                          | 26.9 | 18                | 26.9 | 1          | 1.5  | 30    | 44.8 | 67    | 100 |
| <b>White</b>       | 44                          | 20.3 | 88                | 40.6 | 5          | 2.3  | 80    | 36.9 | 217   | 100 |
| <b>Other</b>       | 8                           | 24.2 | 11                | 33.3 | 0          | 0.0  | 14    | 42.4 | 33    | 100 |
| <b>Unknown</b>     | 5                           | 29.4 | 7                 | 41.2 | 2          | 11.8 | 3     | 17.6 | 17    | 100 |
| <b>Total</b>       | 98                          | 21.6 | 181               | 39.9 | 9          | 2.0  | 166   | 36.6 | 454   | 100 |

**Figure 190: Amounts of Guaranteed Loans Denied, by Reason and Race/Ethnicity**



### Conventional loans

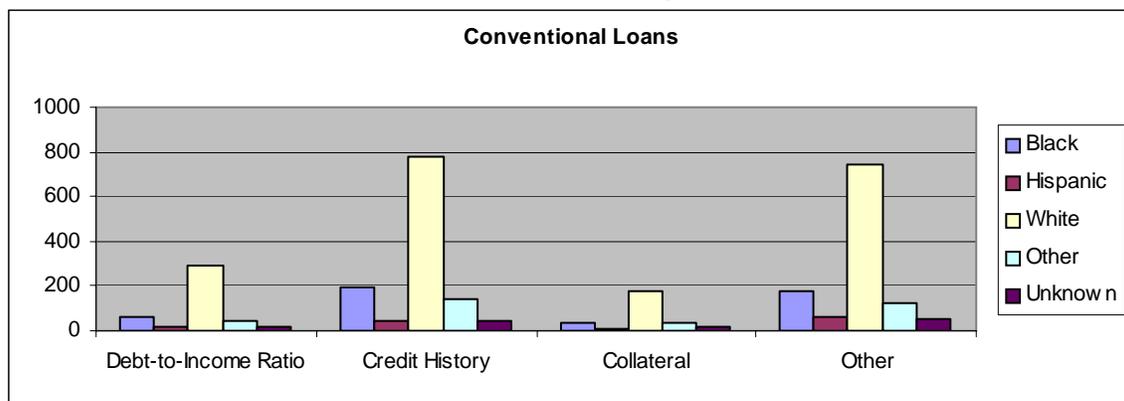
Similar to what was seen with guaranteed loan denials, when breaking down reasons for denial of conventional loans, for African Americans the greatest reason was due to credit history (41%). The greatest reason for denial that Hispanic loan applicants faced fell again in the “other” category, while white applicant denials were due to credit history problems. Those applicants classified as other in terms of race/ethnicity also had the greatest percentage of loan denials due to credit history. Figure 191 shows the breakdown of reasons for denial by numbers of applicants for each race/ethnic group.

**Table 49: Reasons for Denial of Conventional Loans by Race/Ethnicity**

| Race/ | Reason for Denial |
|-------|-------------------|
|-------|-------------------|

| Ethnicity       | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|-----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                 | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Black</b>    | 59                   | 12.6 | 192            | 41.0 | 39         | 8.3  | 178   | 38.0 | 468   | 100 |
| <b>Hispanic</b> | 19                   | 14.2 | 43             | 32.1 | 12         | 9.0  | 60    | 44.8 | 134   | 100 |
| <b>White</b>    | 296                  | 14.8 | 781            | 39.1 | 173        | 8.7  | 745   | 37.3 | 1995  | 100 |
| <b>Other</b>    | 47                   | 13.6 | 139            | 40.3 | 34         | 9.9  | 125   | 36.2 | 345   | 100 |
| <b>Unknown</b>  | 18                   | 14.3 | 40             | 31.7 | 14         | 11.1 | 54    | 42.9 | 126   | 100 |
| <b>Total</b>    | 439                  | 14.3 | 1195           | 39.0 | 272        | 8.9  | 1162  | 37.9 | 3068  | 100 |

**Figure 191: Amounts of Conventional Loans Denied, by Reason and Race/Ethnicity**



### Refinance loans

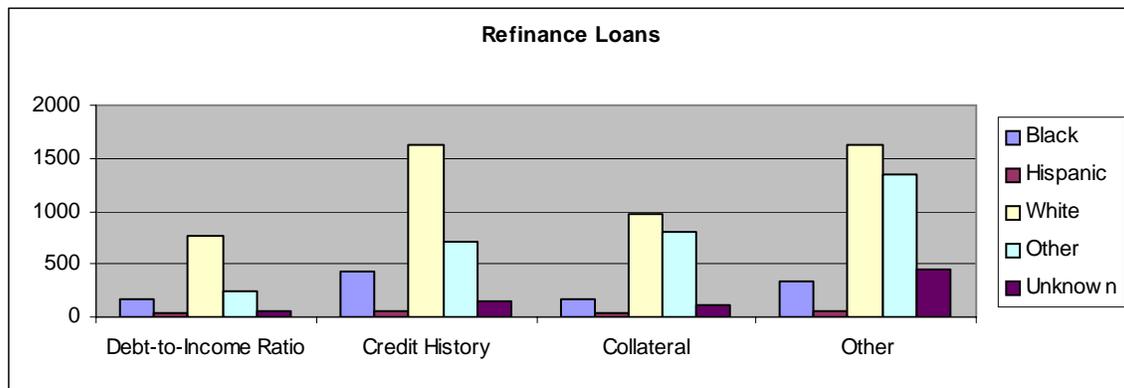
Looking at reasons for the denial of refinance loans, credit history was the largest reason for denial for African American applicants. Reasons for denial falling under the “other” category were the largest for Hispanic applicants, while whites were split evenly between credit history issues and “other” as the greatest reasons for denial. For applicants in the “other” race/ethnicity category, almost one-half of denials were due to other reasons (43.6%). Figure 192 provides the breakdown of denials by individual numbers for each race/ethnic group.

**Table 50: Reasons for Denial of Refinance Loans by Race/Ethnicity**

| Race/ | Reason for Denial |
|-------|-------------------|
|-------|-------------------|

| Ethnicity       | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|-----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                 | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Black</b>    | 169                  | 15.4 | 421            | 38.3 | 174        | 15.8 | 336   | 30.5 | 1100  | 100 |
| <b>Hispanic</b> | 29                   | 17.9 | 49             | 30.2 | 32         | 19.8 | 52    | 32.1 | 162   | 100 |
| <b>White</b>    | 775                  | 15.5 | 1631           | 32.6 | 966        | 19.3 | 1624  | 32.5 | 4996  | 100 |
| <b>Other</b>    | 246                  | 7.9  | 706            | 22.7 | 800        | 25.8 | 1354  | 43.6 | 3106  | 100 |
| <b>Unknown</b>  | 65                   | 8.2  | 157            | 19.9 | 110        | 13.9 | 457   | 57.9 | 789   | 100 |
| <b>Total</b>    | 1284                 | 12.6 | 2964           | 29.2 | 2082       | 20.5 | 3823  | 37.7 | 10153 | 100 |

**Figure 192: Amounts of Refinance Loans Denied, by Reason and Race/Ethnicity**



### Home Improvement Loans

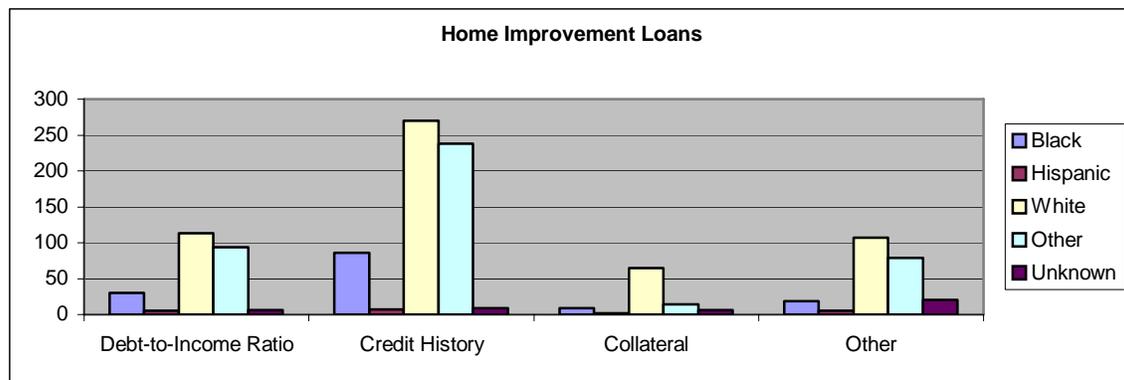
The largest reason for home improvement loan denial for all race/ethnicity categories (excluding unknowns) was credit history issues. Figure 193 provides a visual representation of the actual totals for each denial reason, by race/ethnicity.

**Table 51: Reasons for Denial of Home Improvement Loans by Race/Ethnicity**

| Race/ | Reason for Denial |
|-------|-------------------|
|-------|-------------------|

| Ethnicity       | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|-----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                 | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Black</b>    | 30                   | 20.8 | 86             | 59.7 | 9          | 6.3  | 19    | 13.2 | 144   | 100 |
| <b>Hispanic</b> | 5                    | 26.3 | 7              | 36.8 | 2          | 10.5 | 5     | 26.3 | 19    | 100 |
| <b>White</b>    | 113                  | 20.4 | 270            | 48.6 | 65         | 11.7 | 107   | 19.3 | 555   | 100 |
| <b>Other</b>    | 94                   | 22.1 | 238            | 56.0 | 14         | 3.3  | 79    | 18.6 | 425   | 100 |
| <b>Unknown</b>  | 6                    | 14.6 | 9              | 22.0 | 6          | 14.6 | 20    | 48.8 | 41    | 100 |
| <b>Total</b>    | 248                  | 20.9 | 610            | 51.5 | 96         | 8.1  | 230   | 19.4 | 1184  | 100 |

**Figure 193: Amounts of Home Improvement Loans Denied, by Reason and Race/Ethnicity**



*Reasons for Loan Denial by Income*

Guaranteed Loans

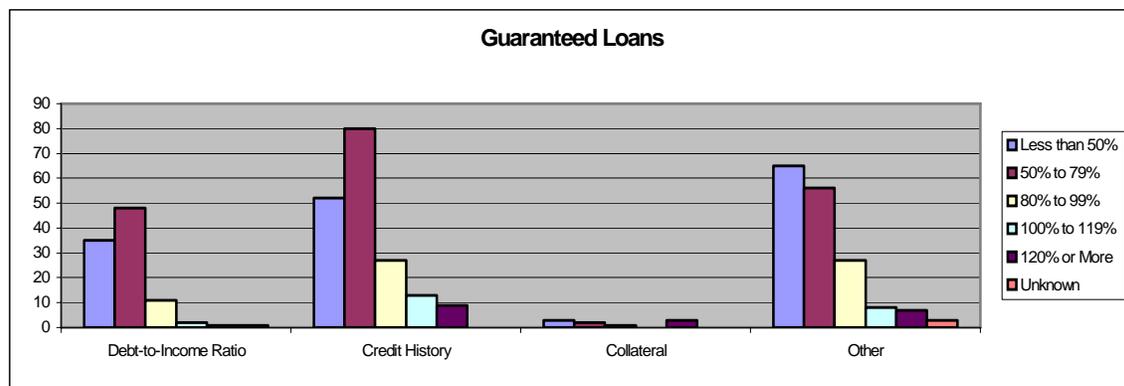
For applicants earning less than 50% of the median annual income, reasons for guaranteed loan denial fell largely in the “other” category (41.9%), with the next largest reason being credit history (33.5%). For all other income brackets, the largest reason for denial for this loan type was credit history (with the 80% to 99% of median income bracket also seeing an equal amount of denials due to credit history and also “other” reasons). Figure 194 provides the visual breakdown of reasons for denial by income.

**Table 52: Reasons for Denial for Guaranteed Loans, By Income**

| Income | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

| Compared to Median Income of MSA | Debt-to-Income Ratio |             | Credit History |             | Collateral |            | Other      |             | Total      |            |
|----------------------------------|----------------------|-------------|----------------|-------------|------------|------------|------------|-------------|------------|------------|
|                                  | #                    | %           | #              | %           | #          | %          | #          | %           | #          | %          |
| Less than 50%                    | 35                   | 22.6        | 52             | 33.5        | 3          | 1.9        | 65         | 41.9        | 155        | 100        |
| 50% to 79%                       | 48                   | 25.8        | 80             | 43.0        | 2          | 1.1        | 56         | 30.1        | 186        | 100        |
| 80% to 99%                       | 11                   | 16.7        | 27             | 40.9        | 1          | 1.5        | 27         | 40.9        | 66         | 100        |
| 100% to 119%                     | 2                    | 8.7         | 13             | 56.5        | 0          | 0.0        | 8          | 34.8        | 23         | 100        |
| 120% or More                     | 1                    | 5.0         | 9              | 45.0        | 3          | 15.0       | 7          | 35.0        | 20         | 100        |
| Unknown                          | 1                    | 25.0        | 0              | 0.0         | 0          | 0.0        | 3          | 75.0        | 4          | 100        |
| <b>Total</b>                     | <b>98</b>            | <b>21.6</b> | <b>181</b>     | <b>39.9</b> | <b>9</b>   | <b>2.0</b> | <b>166</b> | <b>36.6</b> | <b>454</b> | <b>100</b> |

**Figure 194: Amounts of Guaranteed Loans Denied, by Reason and Income**



### Conventional Loans

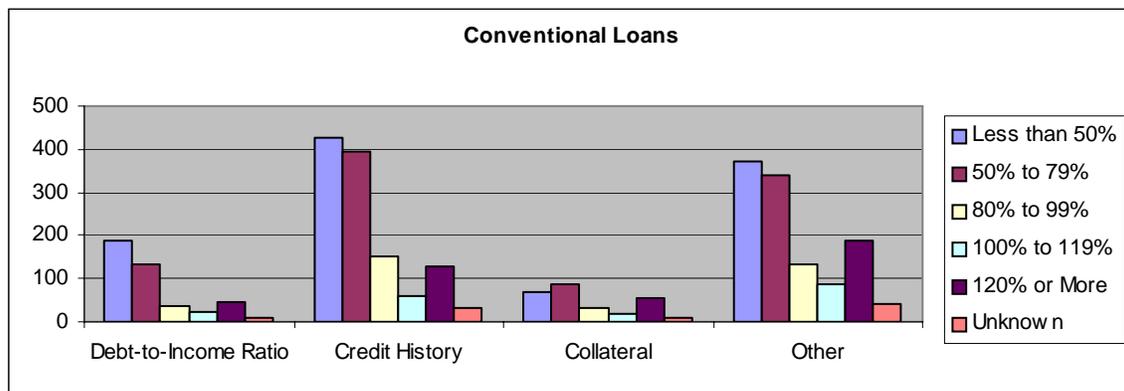
For the first three income brackets, the largest reason for the denial of conventional loans was credit history. The top 2 income brackets, however, saw a larger percentage of denials falling into the “other” denial category. Figure 195 shows the numbers of applicants by income level and reason for denial.

**Table 53: Reasons for Denial for Conventional Loans, By Income**

| Income | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

| Compared to Median Income of MSA | Debt-to-Income Ratio |             | Credit History |             | Collateral |            | Other       |             | Total       |            |
|----------------------------------|----------------------|-------------|----------------|-------------|------------|------------|-------------|-------------|-------------|------------|
|                                  | #                    | %           | #              | %           | #          | %          | #           | %           | #           | %          |
| Less than 50%                    | 188                  | 17.8        | 428            | 40.6        | 67         | 6.4        | 371         | 35.2        | 1054        | 100        |
| 50% to 79%                       | 134                  | 14.0        | 394            | 41.2        | 88         | 9.2        | 341         | 35.6        | 957         | 100        |
| 80% to 99%                       | 35                   | 9.9         | 153            | 43.2        | 33         | 9.3        | 133         | 37.6        | 354         | 100        |
| 100% to 119%                     | 25                   | 12.9        | 61             | 31.4        | 19         | 9.8        | 89          | 45.9        | 194         | 100        |
| 120% or More                     | 47                   | 11.2        | 129            | 30.8        | 57         | 13.6       | 186         | 44.4        | 419         | 100        |
| Unknown                          | 10                   | 11.1        | 30             | 33.3        | 8          | 8.9        | 42          | 46.7        | 90          | 100        |
| <b>Total</b>                     | <b>439</b>           | <b>14.3</b> | <b>1195</b>    | <b>39.0</b> | <b>272</b> | <b>8.9</b> | <b>1162</b> | <b>37.9</b> | <b>3068</b> | <b>100</b> |

**Figure 195: Amounts of Conventional Loans Denied, by Reason and Income**



### Refinance Loans

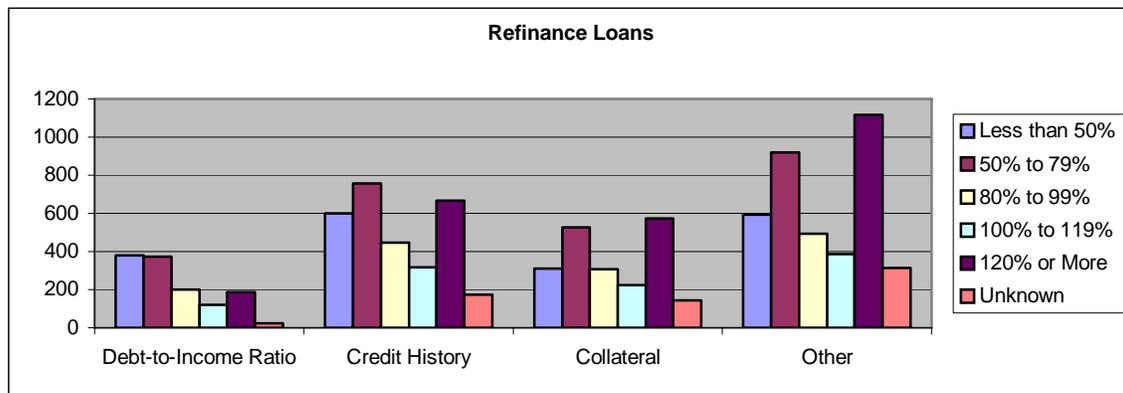
For all of the income brackets except for those earning less than 50% of the median annual income, the biggest reason for the denial of refinance loans fell into the “other” category. The lowest income bracket, however, had approximately the same amount of denials due to “other” reasons (31.4%) as to credit history problems (31.9%). Figure 196 shows the numbers of applicants falling into each income bracket, broken down by reason for denial.

**Table 54: Reasons for Denial for Refinance Loans, By Income**

| Income | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

| Compared to Median Income of MSA | Debt-to-Income Ratio |             | Credit History |             | Collateral  |             | Other       |             | Total        |            |
|----------------------------------|----------------------|-------------|----------------|-------------|-------------|-------------|-------------|-------------|--------------|------------|
|                                  | #                    | %           | #              | %           | #           | %           | #           | %           | #            | %          |
| Less than 50%                    | 381                  | 20.2        | 601            | 31.9        | 311         | 16.5        | 593         | 31.4        | 1886         | 100        |
| 50% to 79%                       | 372                  | 14.4        | 757            | 29.4        | 526         | 20.4        | 921         | 35.8        | 2576         | 100        |
| 80% to 99%                       | 200                  | 13.8        | 447            | 30.9        | 306         | 21.2        | 493         | 34.1        | 1446         | 100        |
| 100% to 119%                     | 119                  | 11.4        | 318            | 30.4        | 222         | 21.2        | 387         | 37.0        | 1046         | 100        |
| 120% or More                     | 188                  | 7.4         | 668            | 26.2        | 573         | 22.5        | 1117        | 43.9        | 2546         | 100        |
| Unknown                          | 24                   | 3.7         | 173            | 26.5        | 144         | 22.1        | 312         | 47.8        | 653          | 100        |
| <b>Total</b>                     | <b>1284</b>          | <b>12.6</b> | <b>2964</b>    | <b>29.2</b> | <b>2082</b> | <b>20.5</b> | <b>3823</b> | <b>37.7</b> | <b>10153</b> | <b>100</b> |

**Figure 196: Amounts of Refinance Loans Denied, by Reason and Income**



### Home Improvement Loans

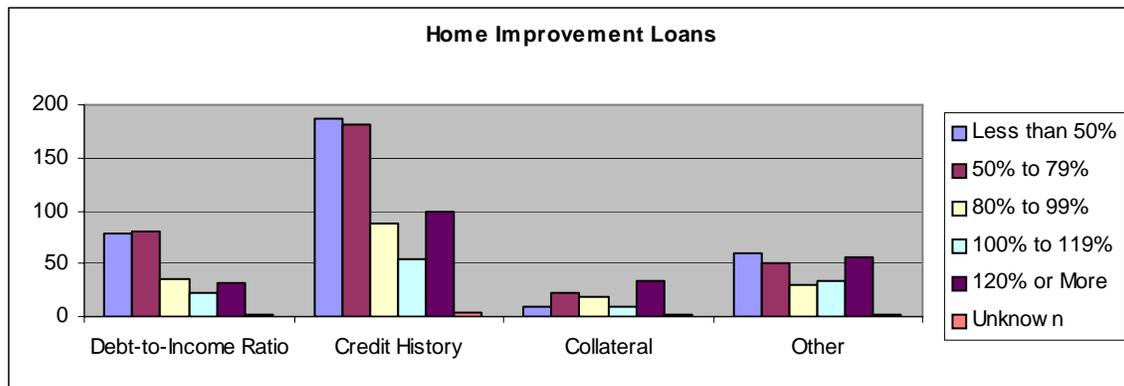
For all income brackets, the largest reason for denial of home improvement loans was credit history. In fact, for the first 3 income categories, this reason was responsible for a majority of all denials for this loan type. See Figure 197 for the breakdown in numbers rather than percentages.

**Table 55: Reasons for Denial for Home Improvement Loans, By Income**

| Income | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

| Compared to Median Income of MSA | Debt-to-Income Ratio |             | Credit History |             | Collateral |            | Other      |             | Total       |            |
|----------------------------------|----------------------|-------------|----------------|-------------|------------|------------|------------|-------------|-------------|------------|
|                                  | #                    | %           | #              | %           | #          | %          | #          | %           | #           | %          |
| Less than 50%                    | 78                   | 23.4        | 186            | 55.9        | 10         | 3.0        | 59         | 17.7        | 333         | 100        |
| 50% to 79%                       | 81                   | 24.2        | 181            | 54.0        | 23         | 6.9        | 50         | 14.9        | 335         | 100        |
| 80% to 99%                       | 35                   | 20.5        | 87             | 50.9        | 19         | 11.1       | 30         | 17.5        | 171         | 100        |
| 100% to 119%                     | 22                   | 18.5        | 54             | 45.4        | 9          | 7.6        | 34         | 28.6        | 119         | 100        |
| 120% or More                     | 31                   | 14.1        | 99             | 45.0        | 34         | 15.5       | 56         | 25.5        | 220         | 100        |
| Unknown                          | 1                    | 16.7        | 3              | 50.0        | 1          | 16.7       | 1          | 16.7        | 6           | 100        |
| <b>Total</b>                     | <b>248</b>           | <b>20.9</b> | <b>610</b>     | <b>51.5</b> | <b>96</b>  | <b>8.1</b> | <b>230</b> | <b>19.4</b> | <b>1184</b> | <b>100</b> |

**Figure 197: Amounts of Home Improvement Loans Denied, by Reason and Income**



*Reasons for Loan Denial by Gender*

Guaranteed Loans

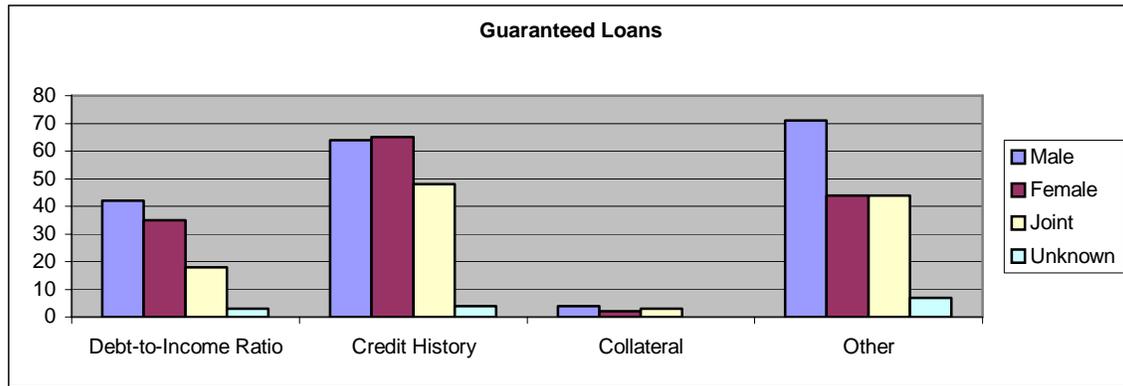
When breaking down reasons for the denial of guaranteed loans by gender, males' and females' biggest reasons were different from one another. While females' denials of guaranteed loans centered more around credit history more than any other reason, males' denials fell more into the "other" category. As for joint-filers, their reasons for denial of this loan type centered more on credit history. Figure 198 provides the visual breakdown in numbers.

**Table 56: Reasons for Denial for Guaranteed Loans, By Gender**

| Gender | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

|                | Debt-to-Income Ratio |      | Credit History |      | Collateral |     | Other |      | Total |     |
|----------------|----------------------|------|----------------|------|------------|-----|-------|------|-------|-----|
|                | #                    | %    | #              | %    | #          | %   | #     | %    | #     | %   |
| <b>Male</b>    | 42                   | 23.2 | 64             | 35.4 | 4          | 2.2 | 71    | 39.2 | 181   | 100 |
| <b>Female</b>  | 35                   | 24.0 | 65             | 44.5 | 2          | 1.4 | 44    | 30.1 | 146   | 100 |
| <b>Joint</b>   | 18                   | 15.9 | 48             | 42.5 | 3          | 2.7 | 44    | 38.9 | 113   | 100 |
| <b>Unknown</b> | 3                    | 21.4 | 4              | 28.6 | 0          | 0.0 | 7     | 50.0 | 14    | 100 |
| <b>Total</b>   | 98                   | 21.6 | 181            | 39.9 | 9          | 2.0 | 166   | 36.6 | 454   | 100 |

**Figure 198: Amounts of Guaranteed Loans Denied, by Reason and Gender**



### Conventional Loans

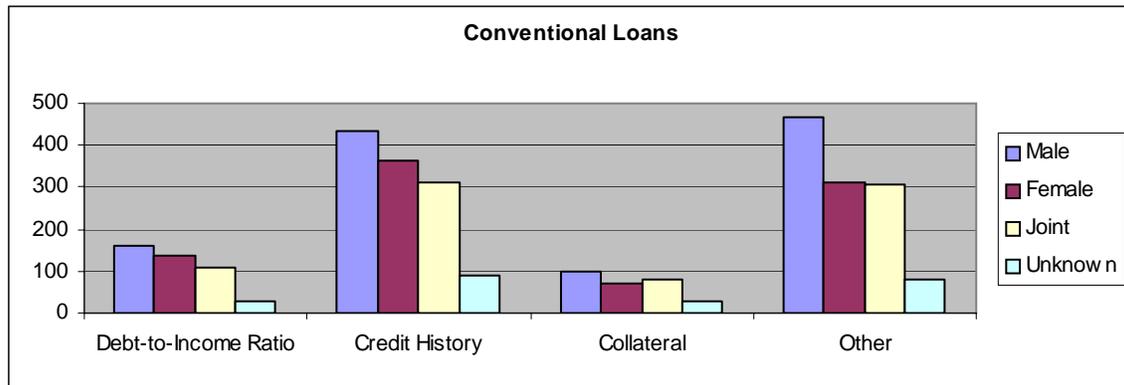
When comparing genders and the breakdown of denials of conventional loans, the largest percentage of denials for males fell under the “other” category (40.3%), while females saw the largest percentage of denials (41.3%) due to credit history. Joint-filers saw their biggest reasons for denial as “other” and credit history as well. Figure 199 illustrates the breakdown in actual numbers of applicants by gender and reason for denial.

**Table 57: Reasons for Denial for Conventional Loans, By Gender**

| Gender | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

|                | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Male</b>    | 162                  | 14.0 | 433            | 37.3 | 97         | 8.4  | 468   | 40.3 | 1160  | 100 |
| <b>Female</b>  | 138                  | 15.6 | 364            | 41.3 | 70         | 7.9  | 310   | 35.1 | 882   | 100 |
| <b>Joint</b>   | 110                  | 13.7 | 310            | 38.6 | 78         | 9.7  | 305   | 38.0 | 803   | 100 |
| <b>Unknown</b> | 29                   | 13.0 | 88             | 39.5 | 27         | 12.1 | 79    | 35.4 | 223   | 100 |
| <b>Total</b>   | 439                  | 14.3 | 1195           | 39.0 | 272        | 8.9  | 1162  | 37.9 | 3068  | 100 |

**Figure 199: Amounts of Conventional Loans Denied, by Reason and Gender**



### Refinance Loans

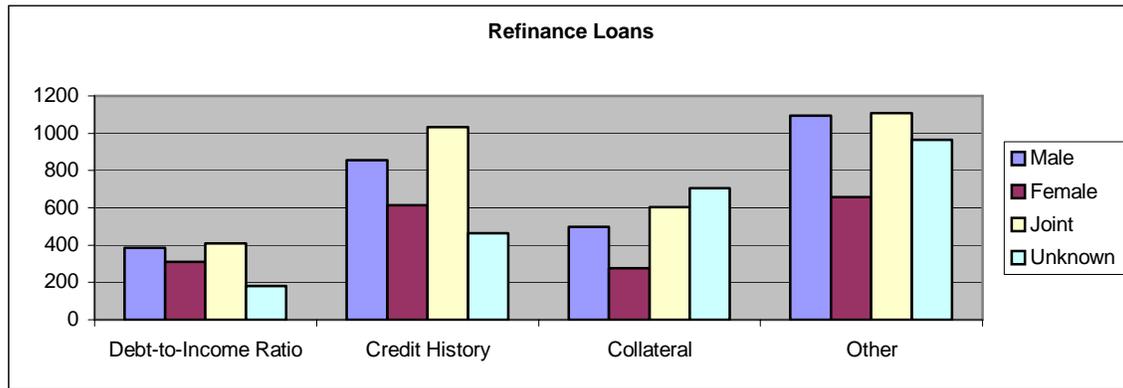
Exploring reasons for the denial of conventional loans, males, females, and joint-filers all experienced the largest percentages of denials due to “other” reasons. Another third of denials for all 3 categories, however, were due to credit history. Figure 200 illustrates the breakdown in actual numbers of applicants by gender and reason for denial.

**Table 58: Reasons for Denial for Refinance Loans, By Gender**

| Gender | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

|                | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Male</b>    | 386                  | 13.6 | 854            | 30.2 | 498        | 17.6 | 1093  | 38.6 | 2831  | 100 |
| <b>Female</b>  | 311                  | 16.7 | 613            | 33.0 | 275        | 14.8 | 658   | 35.4 | 1857  | 100 |
| <b>Joint</b>   | 408                  | 12.9 | 1034           | 32.8 | 604        | 19.2 | 1107  | 35.1 | 3153  | 100 |
| <b>Unknown</b> | 179                  | 7.7  | 463            | 20.0 | 705        | 30.5 | 965   | 41.7 | 2312  | 100 |
| <b>Total</b>   | 1284                 | 12.6 | 2964           | 29.2 | 2082       | 20.5 | 3823  | 37.7 | 10153 | 100 |

**Figure 200: Amounts of Refinance Loans Denied, by Reason and Gender**



### Home Improvement Loans

Finally, when breaking down reasons for the denial of home improvement loans by gender, close to a majority of reasons for females, males, and joint-filers were because of credit history (50.6%, 49.8%, and 46.1%, respectively). Figure 201 illustrates the breakdown in actual numbers of applicants by gender and reason for denial.

**Table 59: Reasons for Denial for Home Improvement Loans, By Gender**

| Gender | Reason for Denial |
|--------|-------------------|
|--------|-------------------|

|                | Debt-to-Income Ratio |      | Credit History |      | Collateral |      | Other |      | Total |     |
|----------------|----------------------|------|----------------|------|------------|------|-------|------|-------|-----|
|                | #                    | %    | #              | %    | #          | %    | #     | %    | #     | %   |
| <b>Male</b>    | 45                   | 18.4 | 124            | 50.6 | 30         | 12.2 | 46    | 18.8 | 245   | 100 |
| <b>Female</b>  | 58                   | 25.8 | 112            | 49.8 | 13         | 5.8  | 42    | 18.7 | 225   | 100 |
| <b>Joint</b>   | 60                   | 21.4 | 129            | 46.1 | 35         | 12.5 | 56    | 20.0 | 280   | 100 |
| <b>Unknown</b> | 85                   | 19.6 | 245            | 56.5 | 18         | 4.1  | 86    | 19.8 | 434   | 100 |
| <b>Total</b>   | 248                  | 20.9 | 610            | 51.5 | 96         | 8.1  | 230   | 19.4 | 1184  | 100 |

**Figure 201: Amounts of Home Improvement Loans Denied, by Reason and Gender**

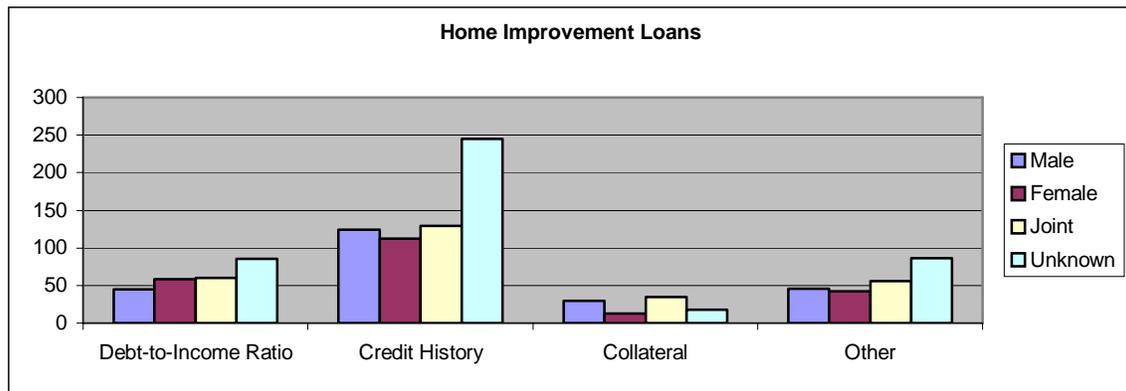


Figure 202. Greenville County  
Number of Guaranteed Home Purchase  
Loans Originated, by Census Tract

