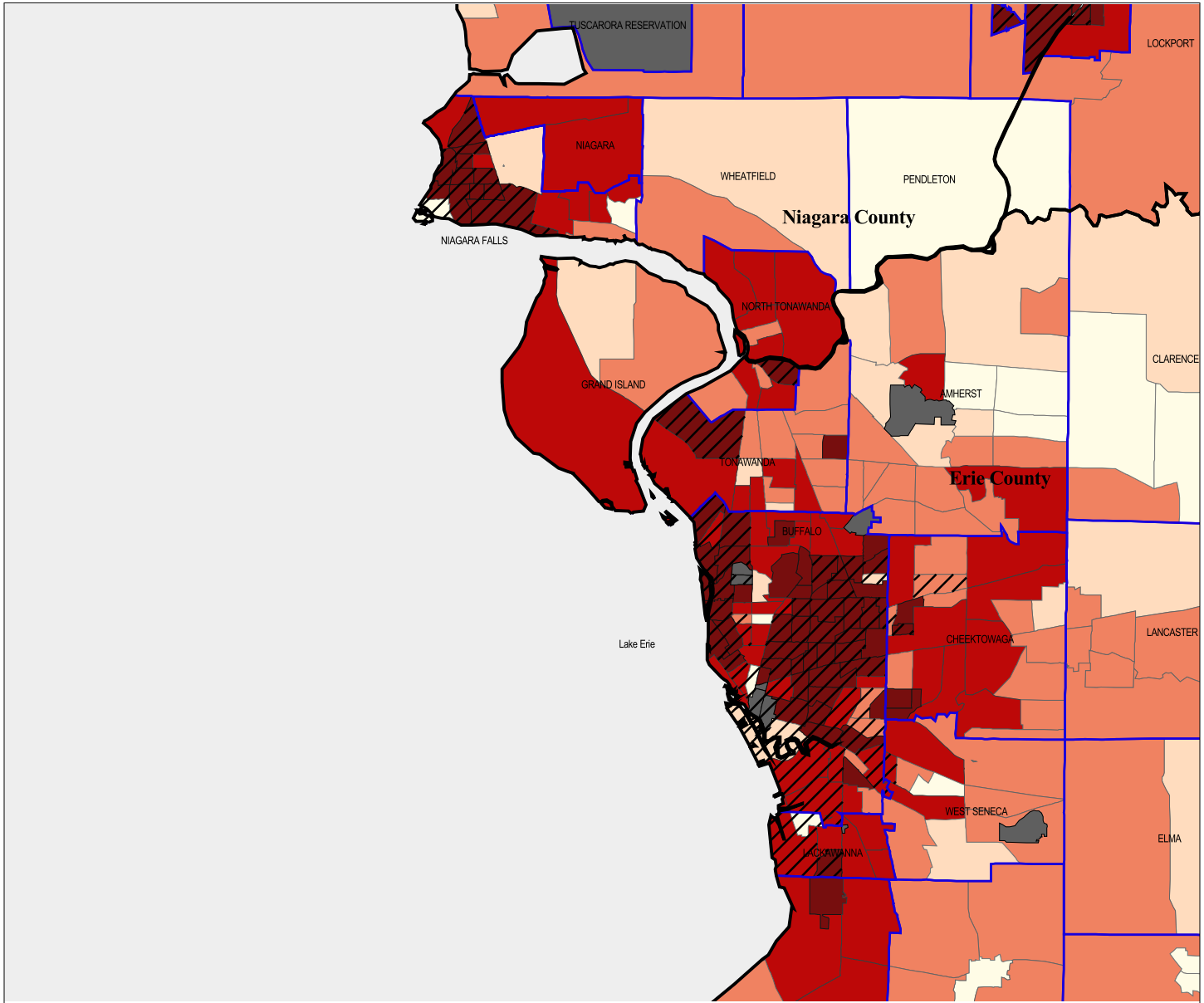
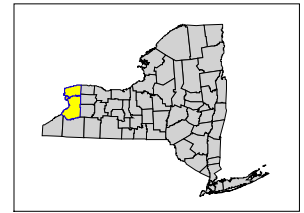
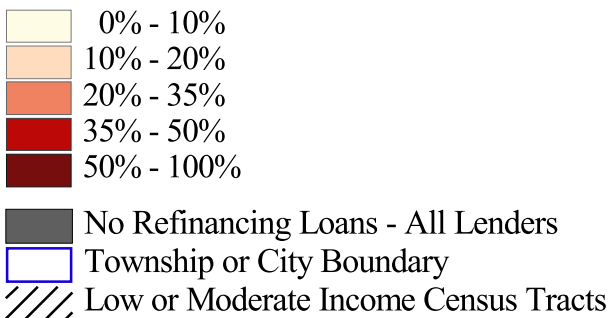


BUFFALO AND NIAGARA METROPOLITAN AREAS

Subprime Refinancing Loan Patterns - 2000



Subprime Lenders' Market Share of Refinancing Loans Made by All Lenders - by Census Tract



	Refinancing Loans Made by Subprime Lenders	Refinancing Loans Made by All Lenders	Subprime Lenders' Share of All Loans
in Buffalo MSA	2,328	5,876	39%
in Low or Moderate Income Census Tracts	883	1,314	67%
in Upper Income Census Tracts	374	1,575	24%
in New York State	27,786	82,990	33.5%

Low or Moderate Income Census Tract: Median family income is no more than 80% of MSA median family income. Upper Income Census Tract: Median family income is greater than 120% of MSA median family income. SOURCES: U.S. Census (1990); HMDA (2000); HUD Lender Classifications