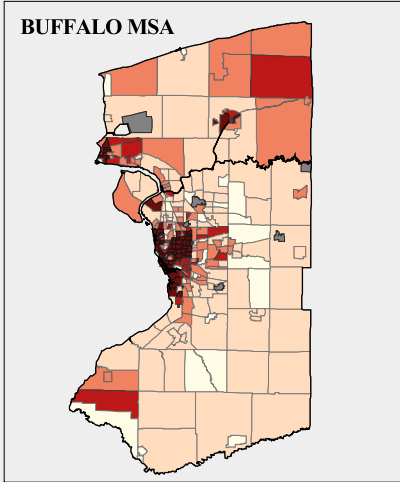
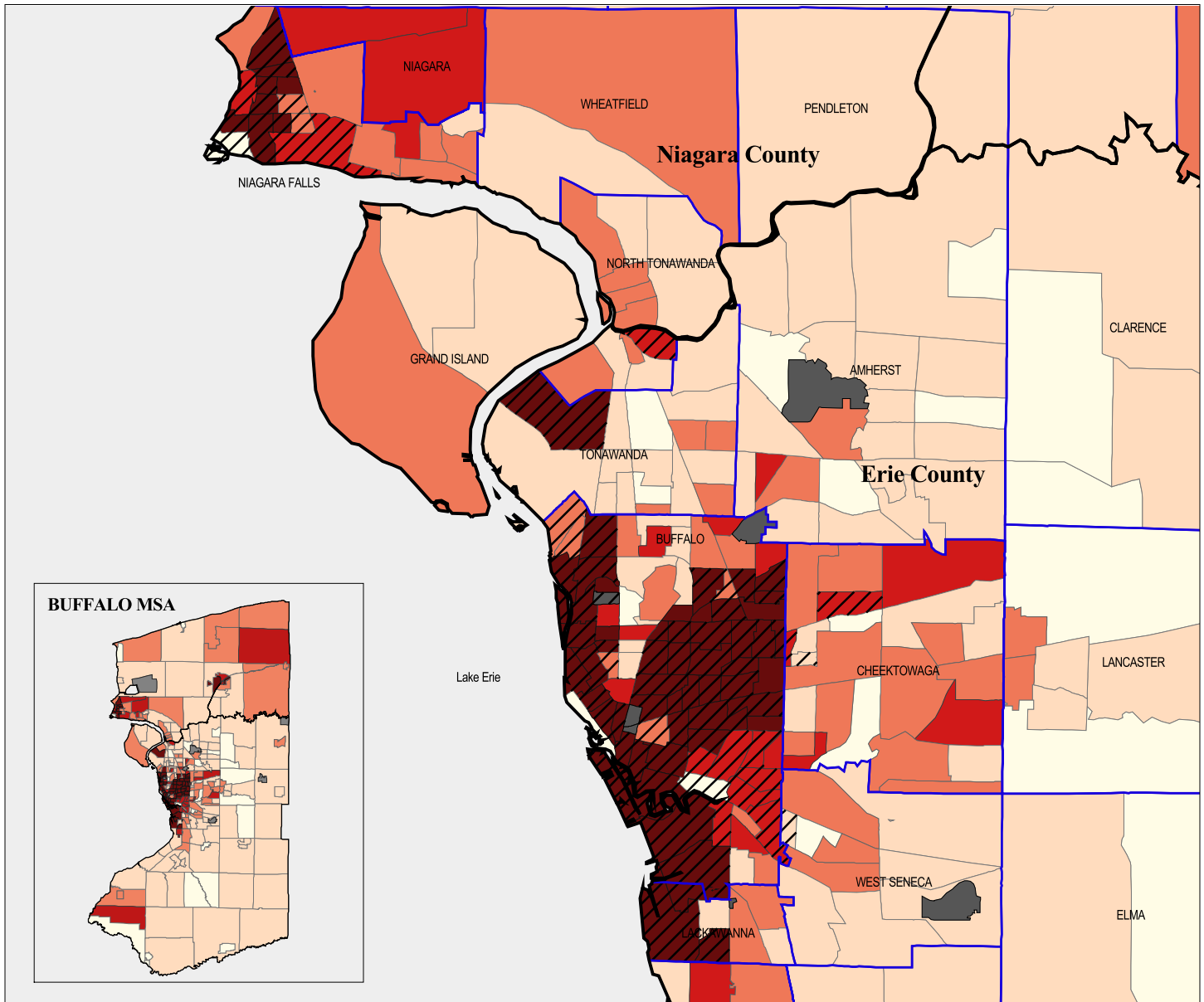
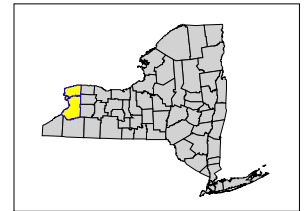
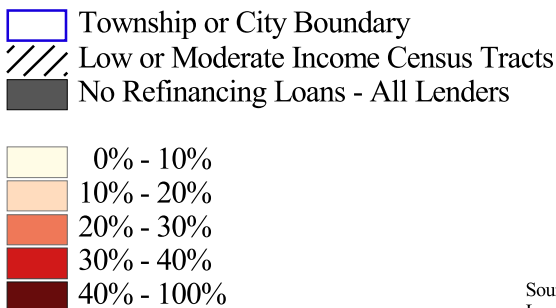


BUFFALO AND NIAGARA METROPOLITAN AREAS

Subprime Refinancing Loan Patterns - 1999



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	2,621	11,183	23.4%
in Low or Moderate Income Census Tracts	889	1,648	54%
in Upper Income Census Tracts	507	3,775	13%
in New York State	34,920	163,569	21.35%

Sources: 1999 HMDA data; 1990 U.S. Census; HUD 1999 List of Subprime and Manufactured Home Lenders.
 Low or Moderate Income Census Tract: Median family income is less than 80% of MSA median family income;
 Upper Income Census Tract: Median family income is greater than 120% of MSA median family income.