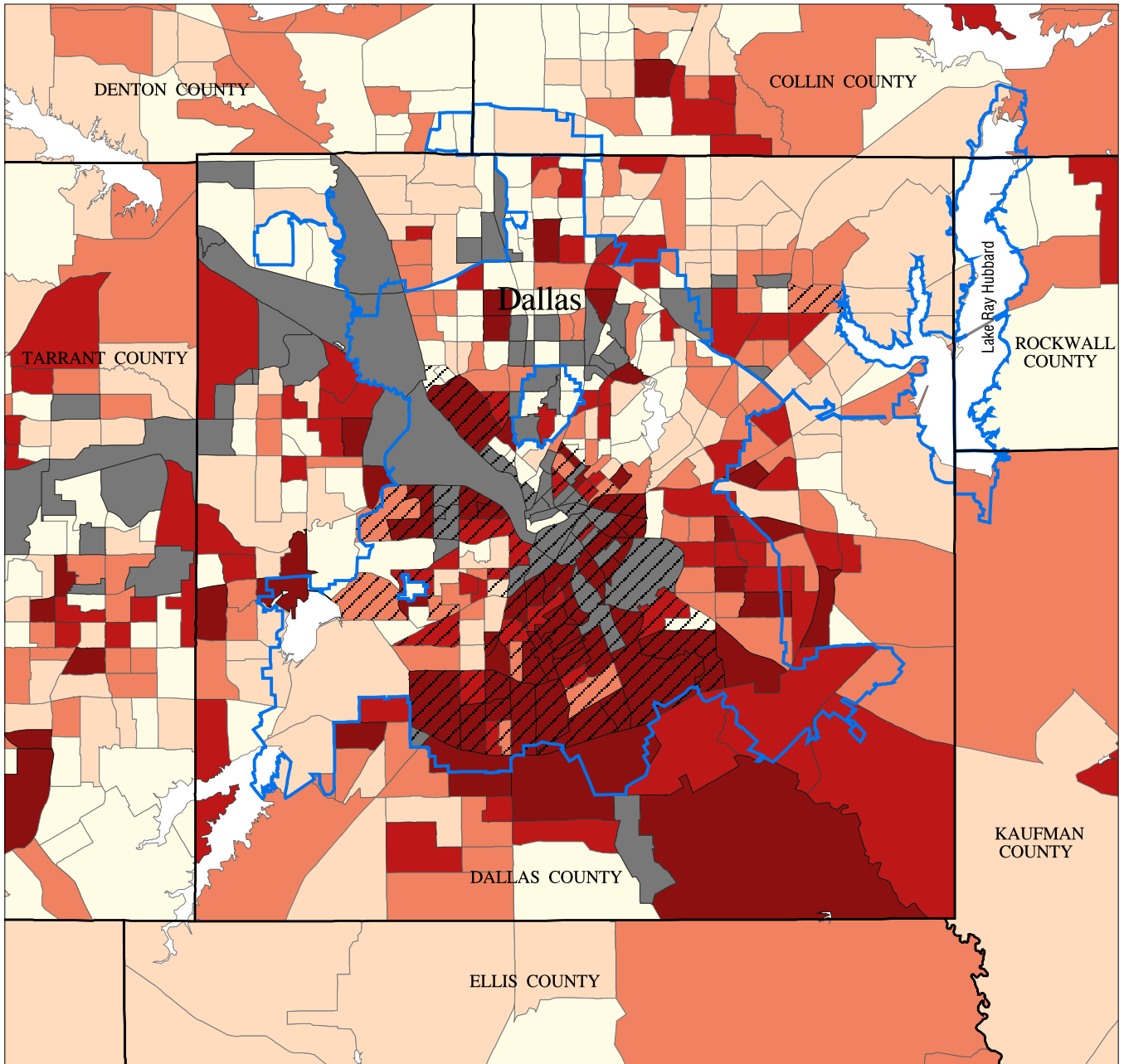


Refinancing Loans to Moderate Income Borrowers

Subprime Lenders Market Share and Neighborhood Racial Composition

Dallas Metropolitan Area 1999



Percentage of Refinancing Loans to Moderate Income Borrowers in 1999 made by Subprime Lenders - by Census Tract

- Dallas Municipal Boundary
- Minority Census Tract
- No Refinancing Loans to Moderate Income Borrowers

- 0% - 10%
- 10% - 25%
- 25% - 40%
- 40% - 60%
- 60% - 100%

Diagonal Overlay for Minority Neighborhoods

Minority Census Tract: Minority persons comprise 75% or more of census tract population.

In the Dallas MSA in 1999, the percentage of total refinancing loan originations to moderate income borrowers made by subprime lenders was 59.89% in census tracts in which minorities comprise 75% or more of the population, 35.80% in census tracts in which minorities comprise 50%-75% of the population, but only 22.48% in census tracts in which minorities comprise less than 25% of the population.

Sources: FFIEC, 1999 HMDA data; 1990 US Census data; and HUD, 1999 List of Subprime and Manufactured Home Lenders.