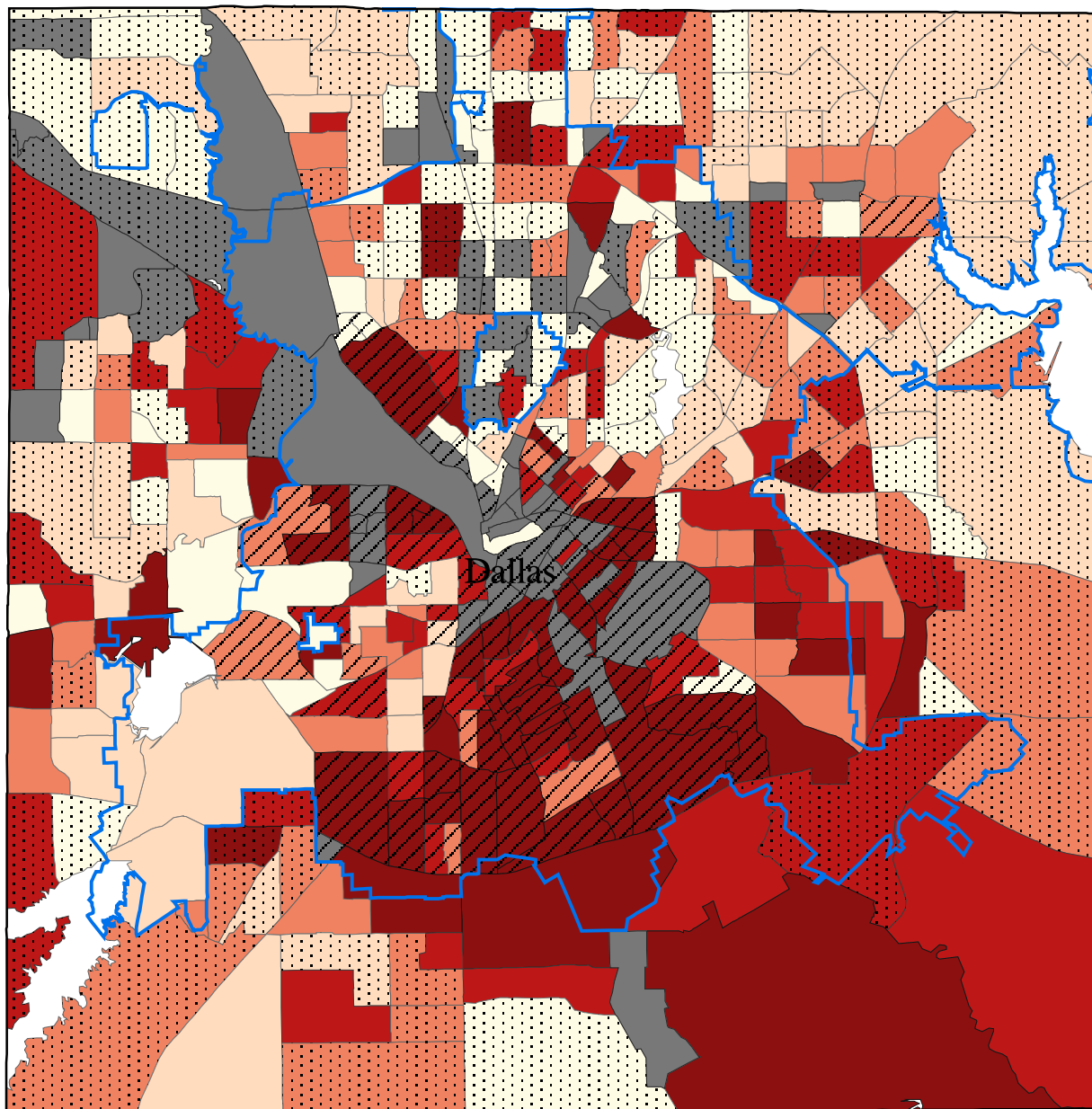


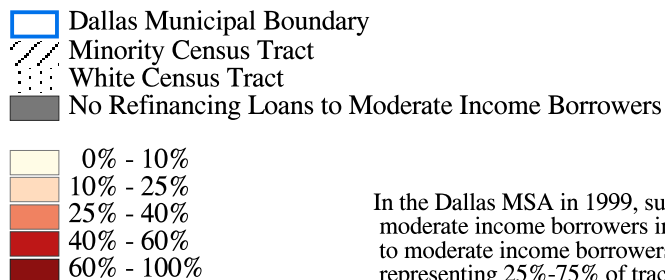
Disparate Access To Prime Refinancing Loans:

Moderate Income Borrowers in Minority Neighborhoods versus White Neighborhoods

Dallas County 1999



Subprime Lenders Market Share of Refinancing Loans Made to Moderate Income Borrowers in 1999 - by Census Tract



Diagonal Overlay for Minority Neighborhoods and Point Overlay for White Neighborhoods

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

White Census Tract: Minority persons comprise less than 25% of census tract population.

In the Dallas MSA in 1999, subprime lenders made 59.89% of total refinancing loan originations to moderate income borrowers in Minority census tracts, compared to only 22.48% of such originations to moderate income borrowers in White census tracts. In Integrated census tracts (minority persons representing 25%-75% of tract population), subprime lenders made 32.16% of total refinancing loan originations to moderate income borrowers.

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

Texas Low Income Housing Information Services, Austin, TX