

RESCINDED

OCC BULLETIN 2017-41

Subject: Home Mortgage Disclosure Act
Date: October 17, 2017

To: Chief Executive Officers and Compliance Officers of National Banks, Federal Savings Associations, and Federal Branches and Agencies; Department and Division Heads; All Examining Personnel; and Other Interested Parties

Replaced - See OCC 2019-12

Summary

The Office of the Comptroller of the Currency (OCC) is issuing this bulletin to inform national banks, federal savings associations, and federal branches and agencies (collectively, banks) about "key fields" the Board of Governors of the Federal Reserve System (FRB), the Federal Deposit Insurance Corporation (FDIC), and the OCC have determined examiners will typically use to test and validate the accuracy and reliability of home mortgage loan data collected beginning in 2018 pursuant to the Home Mortgage Disclosure Act (HMDA) rule issued October 15, 2015.

Note for Community Banks

This bulletin applies to all national banks, federal savings associations, and federal branches and agencies that are subject to HMDA data collection and reporting requirements.

Highlights

The FRB, the FDIC, and the OCC are issuing Designated Key HMDA Data Fields to support the efficient and effective evaluation of financial institutions' compliance with the HMDA's requirements. Of 110 data fields, 37 are identified as key fields. In certain circumstances, however, examiners may determine it necessary to review additional HMDA data fields, as appropriate.

Background

The HMDA, which is implemented by Regulation C (12 CFR 1003), requires certain financial institutions to collect, record, and report information about their mortgage lending activity.¹ Amendments to Regulation C (HMDA amendments)² establish the data to be collected.³ To ensure compliance with the HMDA's requirements, traditionally the FRB, the FDIC, and the OCC have identified and focused examination-related testing of HMDA data on certain agency-designated key fields. Key fields are those fields considered to be most important to ensuring the integrity of analyses of overall HMDA data.

Separately, the Federal Financial Institutions Examination Council (FFIEC) members issued "FFIEC HMDA Examiner Transaction Testing Guidelines" (guidelines) for the FFIEC members' examination staff to use in assessing the accuracy of the HMDA data that financial institutions record and report.⁴ The guidelines include a data sampling process that involves prioritizing designated data fields for review or reviewing all data fields within a sample. The guidelines themselves, however, do not establish designated key data fields. In an effort to promote efficiency, coordination, and consistency, the FRB, the

FDIC, and the OCC have jointly identified and designated 37 of the HMDA data fields to be collected beginning January 1, 2018, pursuant to the HMDA amendments, as Designated Key HMDA Data Fields. In identifying the Designated Key HMDA Data Fields, the FRB, the FDIC, and the OCC considered a variety of factors, including the HMDA’s requirements, the goal of ensuring the efficiency of bank examinations, and the effective validation of HMDA data important to evaluating compliance with the Community Reinvestment Act and fair lending requirements. The FRB, the FDIC, and the OCC also took into account the likelihood that a data field would be reported correctly based on past examination experience.

Accordingly, to evaluate financial institutions’ compliance with HMDA requirements, FRB, FDIC, and OCC examination staffs will focus on the Designated Key HMDA Data Fields during transaction testing pursuant to the HMDA for data collected on or after January 1, 2018.⁵ In certain circumstances, however, consistent with the FFIEC guidelines, such examination staff may determine that it is necessary to review additional HMDA data fields, as appropriate.

As suggested above, proper reporting of HMDA data is important in assessing the accuracy of the HMDA data that financial institutions record and report. Where errors that exceed established thresholds⁶ are identified in an institution’s HMDA data, the OCC supervisory office has discretion to require the institution to correct specific errors, without requiring resubmission of the data. The supervisory office may require resubmission of HMDA data when the inaccurate data are indicative of systemic internal control weaknesses that lead to question the integrity of the institution’s entire HMDA data report.

All 110 data fields are listed in the table below. Designated Key HMDA Data Fields are shown in italicized bold text.

#	Data Field Name	Data Point Name
1	Record Identifier	
2	Legal Entity Identifier (LEI)	Legal Entity Identifier (LEI)
3	<i>Universal Loan Identifier (ULI)</i>	<i>Universal Loan Identifier (ULI)</i>
4	<i>Application Date</i>	<i>Application Date</i>
5	<i>Loan Type</i>	<i>Loan Type</i>
6	<i>Loan Purpose</i>	<i>Loan Purpose</i>
7	Preapproval	Preapproval
8	Construction Method	Construction Method
9	<i>Occupancy Type</i>	<i>Occupancy Type</i>
10	<i>Loan Amount</i>	<i>Loan Amount</i>
11	<i>Action Taken</i>	<i>Action Taken</i>
12	<i>Action Taken Date</i>	<i>Action Taken Date</i>
13	Street Address	Property Address
14	City	Property Address
15	State	Property Location & Property Address
16	Zip Code	Property Address
17	County	Property Location
18	<i>Census Tract</i>	<i>Property Location</i>

19	<i>Ethnicity of Applicant or Borrower: 1</i>	<i>Ethnicity</i>
20	Ethnicity of Applicant or Borrower: 2	Ethnicity
21	Ethnicity of Applicant or Borrower: 3	Ethnicity
22	Ethnicity of Applicant or Borrower: 4	Ethnicity
23	Ethnicity of Applicant or Borrower: 5	Ethnicity
24	Ethnicity of Applicant or Borrower: Free Form Text Field for Other Hispanic or Latino	Ethnicity
25	<i>Ethnicity of Co-Applicant or Co-Borrower: 1</i>	<i>Ethnicity</i>
26	Ethnicity of Co-Applicant or Co-Borrower: 2	Ethnicity
27	Ethnicity of Co-Applicant or Co-Borrower: 3	Ethnicity
28	Ethnicity of Co-Applicant or Co-Borrower: 4	Ethnicity
29	Ethnicity of Co-Applicant or Co-Borrower: 5	Ethnicity
30	Ethnicity of Co-Applicant or Co-Borrower: Free Form Text Field for Other Hispanic or Latino	Ethnicity
31	Ethnicity of Applicant or Borrower Collected on the Basis of Visual Observation or Surname	Ethnicity
32	Ethnicity of Co-Applicant or Co-Borrower Collected on the Basis of Visual Observation or Surname	Ethnicity
33	<i>Race of Applicant or Borrower: 1</i>	<i>Race</i>
34	<i>Race of Applicant or Borrower: 2</i>	<i>Race</i>
35	Race of Applicant or Borrower: 3	Race
36	Race of Applicant or Borrower: 4	Race
37	Race of Applicant or Borrower: 5	Race
38	Race of Applicant or Borrower: Free Form Text Field for American Indian or Alaska Native Enrolled or Principal Tribe	Race
39	Race of Applicant or Borrower: Free Form Text Field for Other Asian	Race
40	Race of Applicant or Borrower: Free Form Text Field for Other Pacific Islander	Race
41	<i>Race of Co-Applicant or Co-Borrower: 1</i>	<i>Race</i>
42	<i>Race of Co-Applicant or Co-Borrower: 2</i>	<i>Race</i>
43	Race of Co-Applicant or Co-Borrower: 3	Race
44	Race of Co-Applicant or Co-Borrower: 4	Race
45	Race of Co-Applicant or Co-Borrower: 5	Race
46	Race of Co-Applicant or Co-Borrower: Free Form Text Field for American Indian or Alaska Native Enrolled or Principal Tribe	Race
47	Race of Co-Applicant or Co-Borrower: Free Form Text Field for Other Asian	Race
48		Race

	Race of Co-Applicant or Co-Borrower: Free Form Text Field for Other Pacific Islander	
49	Race of Applicant or Borrower Collected on the Basis of Visual Observation or Surname	Race
50	Race of Co-Applicant or Co-Borrower Collected on the Basis of Visual Observation or Surname	Race
51	Sex of Applicant or Borrower	Sex
52	Sex of Co-Applicant or Co-Borrower	Sex
53	Sex of Applicant or Borrower Collected on the Basis of Visual Observation or Surname	Sex
54	Sex of Co-Applicant or Co-Borrower Collected on the Basis of Visual Observation or Surname	Sex
55	Age of Applicant or Borrower	Age
56	Age of Co-Applicant or Co-Borrower	Age
57	Income	Income
58	Type of Purchaser	Type of Purchaser
59	Rate Spread	Rate Spread
60	HOEPA Status	HOEPA Status
61	Lien Status	Lien Status
62	Credit Score of Applicant or Borrower	Credit Score
63	Credit Score of Co-Applicant or Co-Borrower	Credit Score
64	Applicant or Borrower, Name and Version of Credit Scoring Model	Credit Score
65	Applicant or Borrower, Name and Version of Credit Scoring Model: Conditional Free Form Text Field for Code 8	Credit Score
66	Co-Applicant or Co-Borrower, Name and Version of Credit Scoring Model	Credit Score
67	Co-Applicant or Co-Borrower, Name and Version of Credit Scoring Model: Conditional Free Form Text Field for Code 8	Credit Score
68	Reason for Denial: 1	Reason for Denial
69	Reason for Denial: 2	Reason for Denial
70	Reason for Denial: 3	Reason for Denial
71	Reason for Denial: 4	Reason for Denial
72	Reason for Denial: Conditional Free Form Text Field for Code 9	Reason for Denial
73	Total Loan Costs	Total Loan Costs or Total Points and Fees
74	Total Points and Fees	Total Loan Costs or Total Points and Fees
75	Origination Charges	Origination Charges
76	Discount Points	Discount Points
77	Lender Credits	Lender Credits

78	Interest Rate	Interest Rate
79	Prepayment Penalty Term	Prepayment Penalty Term
80	Debt-to-Income Ratio	Debt-to-Income Ratio
81	Combined Loan-To-Value Ratio	Combined Loan-To-Value Ratio
82	Loan Term	Loan Term
83	Introductory Rate Period	Introductory Rate Period
84	Balloon Payment	Non-Amortizing Features
85	Interest-Only Payments	Non-Amortizing Features
86	Negative Amortization	Non-Amortizing Features
87	Other Non-Amortizing Features	Non-Amortizing Features
88	Property Value	Property Value
89	Manufactured Home Secured Property Type	Manufactured Home Secured Property Type
90	Manufactured Home Land Property Interest	Manufactured Home Land Property Interest
91	Total Units	Total Units
92	Multifamily Affordable Units	Multifamily Affordable Units
93	Submission of Application	Application Channel
94	Initially Payable to Your Institution	Application Channel
95	Mortgage Loan Originator NMLSR Identifier	Mortgage Loan Originator NMLSR Identifier
96	Automated Underwriting System: 1	Automated Underwriting System
97	Automated Underwriting System: 2	Automated Underwriting System
98	Automated Underwriting System: 3	Automated Underwriting System
99	Automated Underwriting System: 4	Automated Underwriting System
100	Automated Underwriting System: 5	Automated Underwriting System
101	Automated Underwriting System: Conditional Free Form Text Field for Code 5	Automated Underwriting System
102	Automated Underwriting System Result: 1	Automated Underwriting System
103	Automated Underwriting System Result: 2	Automated Underwriting System
104	Automated Underwriting System Result: 3	Automated Underwriting System
105	Automated Underwriting System Result: 4	

		Automated Underwriting System
106	Automated Underwriting System Result: 5	Automated Underwriting System
107	Automated Underwriting System Result: Conditional Free Form Text Field for Code 16	Automated Underwriting System
108	Reverse Mortgage	Reverse Mortgage
109	Open-End Line of Credit	Open-End Line of Credit
110	Business or Commercial Purpose	Business or Commercial Purpose

Further Information

Please contact the OCC's Compliance Risk Policy Division at (202) 649-5470.

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¹ 12 USC 2801 et seq.

² 80 Fed. Reg. 66127 (October 28, 2015), as further amended.

³ Beginning with data collected on or after January 1, 2018, financial institutions subject to the HMDA will collect and report data on covered loans specified in 12 CFR 1003.4(a)(1)-(38) on a loan application register containing 110 data fields, as specified in the Federal Financial Institutions Examination Council Filing Instructions Guide (FIG). The FIG is available on the FFIEC [website \[https://www.ffiec.org/hmda/formats.htm\]](https://www.ffiec.org/hmda/formats.htm) or the Consumer Financial Protection Bureau (CFPB) [website \[https://www.consumerfinance.gov/data-research/hmda/for-filers\]](https://www.consumerfinance.gov/data-research/hmda/for-filers).

⁴ The FFIEC members are comprised of the FDIC, the OCC, the CFPB, the National Credit Union Administration, and the State Liaison Committee. The FFIEC members promote compliance with federal consumer protection laws and regulations through supervisory and outreach programs. The HMDA is among the laws and regulations.

⁵ Each agency shall operate in accordance with its statutory authority.

⁶ The information provided in this bulletin supplements guidance issued on August 25, 2017, through OCC Bulletin 2017-31, "FFIEC HMDA Examiner Transaction Testing Guidelines," which indicates that examiners should direct a bank to correct any data field in its full HMDA Loan/Application Register (LAR) for any field where the error rate exceeds the stated resubmission threshold. The bank may also be required in such cases to resubmit its HMDA LAR with the corrected data field(s). However, OCC examiners will consult with their supervisory office, and as applicable Compliance Supervision Management, to determine whether resubmission is required based on specific facts and circumstances.

RESUBMITTED