

PUBLIC DISCLOSURE

NOVEMBER 4, 2024

**MORTGAGE LENDER COMMUNITY INVESTMENT
PERFORMANCE EVALUATION**

**PRIMELENDING, A PLAINSCAPITAL COMPANY
d/b/a PRIMELENDING d/b/a LOANPLICITY d/b/a MORTGAGE NINJA
MC13649
18111 PRESTON ROAD, #900
DALLAS, TX 75252**

**DIVISION OF BANKS
1000 WASHINGTON STREET
BOSTON, MA 02118**

<p>NOTE: This evaluation is not, nor should it be construed as, an assessment of the financial condition of this mortgage lender. The rating assigned to this mortgage lender does not represent an analysis, conclusion or opinion of the Division of Banks concerning the safety and soundness of this mortgage lender.</p>
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GENERAL INFORMATION

This document is an evaluation of the Mortgage Lender Community Investment (CRA) performance of **PrimeLending, A PlainsCapital Company d/b/a PrimeLending d/b/a Loanplicity d/b/a Mortgage Ninja (Lender or PrimeLending)** pursuant to Massachusetts General Laws chapter 255E, section 8 and the Division of Banks' (Division) regulation 209 CMR 54.00, prepared by the Division, the Lender's supervisory agency, as of November 4, 2024.

SCOPE OF EXAMINATION

An evaluation was conducted using examination procedures, as defined by CRA guidelines. A review of the Division's records, as well as the Lender's public CRA file, did not reveal any complaints.

The CRA examination included a comprehensive review and analysis, as applicable, of PrimeLending's:

- (a) origination of loans and other efforts to assist low- and moderate-income (LMI) residents, without distinction, to be able to acquire or to remain in affordable housing at rates and terms that are reasonable considering the mortgage lender's history with similarly situated borrowers, the availability of mortgage loan products suitable for such borrowers, and consistency with safe and sound business practices;
- (b) origination of loans that show an undue concentration and a systematic pattern of lending resulting in the loss of affordable housing units;
- (c) efforts working with delinquent residential mortgage customers to facilitate a resolution of the delinquency; and
- (d) other efforts, including public notice of the scheduling of examinations and the right of interested parties to submit written comments relative to any such examination to the Commissioner of Banks (Commissioner), as, in the judgment of the Commissioner, reasonably bear upon the extent to which a mortgage lender is complying with the requirements of fair lending laws and helping to meet the mortgage loan credit needs of communities in the Commonwealth of Massachusetts (Commonwealth or Massachusetts).

CRA examination procedures were used to evaluate PrimeLending's community investment performance. These procedures utilize two performance tests: the Lending Test and the Service Test. This evaluation considered PrimeLending's lending and community development activities for the period of January 1, 2022, through December 31, 2023. The data and applicable timeframes for the Lending Test and the Service Test are discussed below.

The Lending Test evaluates the mortgage lender's community investment performance pursuant to the following six criteria: geographic distribution of loans, lending to borrowers of different incomes, innovative and flexible lending practices, loss mitigation efforts, fair lending, and loss of affordable housing.

Home mortgage lending for 2022 and 2023 is presented in the geographic distribution, lending to borrowers of different incomes and the minority application flow tables. Comparative analysis of the Lender's lending performance for both years is provided. The aggregate lending data is used

for comparison purposes within the evaluation and is a measure of loan demand. It includes lending information from all Home Mortgage Disclosure Act (HMDA) reporting mortgage lenders who originated loans in the Commonwealth.

In addition to gathering and evaluating statistical information relative to a mortgage lender's loan volume, the CRA examination also reflects an in-depth review of the entity's mortgage lending using qualitative analysis. This analysis includes, but is not limited to, an assessment of the suitability and sustainability of the mortgage lender's loan products by reviewing the lender's internally maintained records of delinquencies and defaults as well as information publicly available through the Federal Reserve Banks and through local Registries of Deeds and through other sources available to the examination team. The examination included inspection of individual loan files for review of compliance with consumer protection provisions and scrutiny of these files for the occurrence of disparate treatment based on a prohibited basis.

The Service Test evaluates the mortgage lender's record of helping to meet the mortgage credit needs by analyzing the availability and effectiveness of a mortgage lender's systems for delivering mortgage loan products, the extent and innovativeness of its community development services, and, if applicable, loss mitigation services to modify loans and/or efforts to keep delinquent home borrowers in their homes.

MORTGAGE LENDER'S CRA RATING:

This mortgage lender is rated “High Satisfactory”

Lending Test: “High Satisfactory”

- The geographic distribution of the Lender’s loans reflects excellent dispersion in LMI census tracts.
- Given the demographics of Massachusetts, the loan distribution to borrowers reflects a good record of serving the credit needs among individuals of different income levels.
- PrimeLending makes use of flexible lending products, which are provided in a safe and sound manner to address the credit needs of LMI individuals.
- Lending practices and products did not show an undue concentration or a systematic pattern of lending resulting in mortgage loans that were not sustainable.
- Fair lending policies and practices are considered good.

Service Test: “High Satisfactory”

- The Lender provides an adequate level of community development services within the Commonwealth during the evaluation period.
- Service delivery systems are accessible to geographies and individuals of different income levels in the Commonwealth.

PERFORMANCE CONTEXT

Description of Mortgage Lender

PrimeLending was organized in Texas to operate as a residential mortgage lender and mortgage broker. The Lender has been licensed in Massachusetts as a mortgage lender and mortgage broker since October 6, 2009. At the time of examination, the Lender had four active branches located in Massachusetts. PrimeLending operates in numerous states and takes applications via its website, telephone, or in-person. Massachusetts loans retained for servicing are serviced through a third-party loan servicer, Cenlar FSB.

During 2022 and 2023, PrimeLending originated and purchased 741 loans totaling approximately \$321.7 million in Massachusetts.

Demographic Information

The Division's regulation 209 CMR 54.00 requires mortgage lenders to be evaluated on their performance within the Commonwealth. Demographic data is provided below to offer contextual overviews of the economic climate along with housing and population characteristics for Massachusetts.

DEMOGRAPHIC INFORMATION OF THE COMMONWEALTH						
Demographic Characteristics	Amount	% Low	% Moderate	% Middle	% Upper	% N/A
Geographies (Census Tracts)	1,620	10.5	19.1	37.0	30.0	3.4
Population by Geography	7,029,917	9.4	19.0	37.8	32.6	1.2
Owner-Occupied Housing by Geography	1,654,892	3.1	14.6	43.1	38.9	0.3
Family Distribution by Income Level	1,673,992	22.8	16.4	19.8	41.0	0.0
Distribution of Low- and Moderate-Income Families	655,582	15.8	27.3	37.1	19.1	0.7
Median Family Income	\$114,076		Median Housing Value			\$449,342
Households Below Poverty Level	10.6%		2023 Unemployment Rate			3.4%*
2022 HUD Adjusted Median Family Income	\$120,400		2023 HUD Adjusted Median Family Income			\$127,700

*Source: 2020 US Census; *Bureau of Labor Statistics annual average*

Based on the 2020 United States (US) Census, the Commonwealth's population was above 7 million people with a total of 2.9 million housing units. Of the total housing units, almost 1.6 million or 56.8 percent are owner-occupied, 992,088 or 34.1 percent are rental-occupied, and 9.1 percent are vacant units.

According to the 2020 US Census, there are 2.6 million households in the Commonwealth with a median household income of \$91,426. Nearly 40 percent of households are classified as LMI. Over ten percent of the total number of households are living below the poverty level. Individuals in these categories may find it challenging to qualify for traditional mortgage loan products.

Households classified as "families" totaled slightly over 1.67 million. Of all family households, 22.8 percent were low-income, 16.4 percent were moderate-income, 19.8 percent were middle-

income, and 41.0 percent were upper-income. The median family income according to the 2020 US Census data stood at \$114,076. The Department of Housing and Urban Development (HUD) adjusted median family income was \$120,400 in 2022 and increased to \$127,700 in 2023. The HUD adjusted median family income is updated yearly and takes into account inflation and other economic factors.

Massachusetts contains 1,620 census tracts. Of these, 170 or 10.5 percent are low-income; 309 or 19.1 percent are moderate-income; 599 or 37.0 percent are middle-income; 486 or 30.0 percent are upper-income; and 56 or 3.4 percent are NA or have no income designation. The tracts with no income designation are located in areas that contain no housing units and will not be included in this evaluation since they provide no lending opportunities. These areas are made up of correctional facilities, universities, military installations, and uninhabited locations such as the Boston Harbor Islands.

Low-income is defined as individual income that is less than 50 percent of the area median income. Moderate-income is defined as individual income that is at least 50 percent and less than 80 percent of the area median income. Middle-income is defined as individual income that is at least 80 percent and less than 120 percent of the area median income. Upper-income is defined as individual income that is more than 120 percent of the area median income.

The median housing value for Massachusetts was \$449,342 according to the 2020 US Census data. The unemployment rate for Massachusetts stood at an annual average of 3.4 percent for 2023, a decrease from the 2022 annual average rate of 3.8 percent, according to the Bureau of Labor Statistics. Employment rates would tend to affect a borrower's ability to remain current on mortgage loan obligations and also correlate with delinquency and default rates.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

The Lending Test evaluates a mortgage lender's record of helping to meet the mortgage credit needs of the Commonwealth through its lending activities. PrimeLending's lending efforts are rated under the six performance criteria: Geographic Distribution, Borrower Characteristics, Innovative or Flexible Lending Practices, Loss Mitigation Efforts, Fair Lending Policies and Procedures, and Loss of Affordable Housing. The following information details the data compiled and reviewed, as well as conclusions on the mortgage lending of PrimeLending.

PrimeLending's Lending Test performance was determined to be **"High Satisfactory"**.

I. Geographic Distribution

The geographic distribution of loans was reviewed to assess how well PrimeLending is addressing credit needs throughout Massachusetts. The following table presents, by number, PrimeLending's 2022 and 2023 HMDA reportable loans in low-, moderate-, middle-, and upper-income level geographies, in comparison to the percentage of owner-occupied housing units in each of the census tract income level categories, and the 2022 and 2023 aggregate lending data (inclusive of PrimeLending).

Geographic Distribution of HMDA Loans by Census Tract					
Tract Income Level	Year	% of MA Owner-Occupied Housing Units	Aggregate Performance % of #	PrimeLending #	PrimeLending %
Low	2022	3.1	4.4	65	13.60
	2023		4.5	36	13.69
Moderate	2022	14.6	16.0	168	35.15
	2023		15.5	96	36.50
Middle	2022	43.1	42.0	172	35.98
	2023		40.8	104	39.54
Upper	2022	38.9	37.1	70	14.64
	2023		38.5	25	9.51
Not Available	2022	0.3	0.5	3	0.63
	2023		0.7	2	0.76
Total	2022	100.0	100.0	478	100.0
	2023		100.0	263	100.0

Source: 2020 US Census; 1/1/2022 - 12/31/2023 Lender HMDA Data, 2022 and 2023 HMDA Aggregate Data

As shown in the above table, PrimeLending's lending to LMI geographies during 2022 and 2023 was significantly above the aggregate percentages and the demographics of owner-occupied housing units for both years. Despite the decrease in origination volume from 2022 to 2023, the Lender's percentage of loans made in low- and moderate-income census tracts increased slightly. The Lender's lending performance in LMI census tracts is considered excellent at this time.

II. Borrower Characteristics

The distribution of loans by borrower income was reviewed to determine the extent to which the Lender is addressing the credit needs of the Commonwealth's residents. The following table shows PrimeLending's 2022 and 2023 HMDA-reportable loans to low-, moderate-, middle-, and upper-income borrowers in comparison to the percentage of total families within the Commonwealth in each respective income group, and the 2022 and 2023 aggregate lending data (inclusive of PrimeLending).

Distribution of HMDA Loans by Borrower Income					
Borrower Income Level	Year	% of MA Owner-Occupied Housing Units	Aggregate Performance % of #	PrimeLending #	PrimeLending %
Low	2022	22.8	7.4	48	10.04
	2023		6.1	24	9.13
Moderate	2022	16.4	19.7	202	42.26
	2023		16.3	98	37.26
Middle	2022	19.8	23.0	139	29.08
	2023		22.1	87	33.08
Upper	2022	41.0	37.5	88	18.41
	2023		35.8	52	19.77
Not Available	2022	0.0	12.4	1	0.21
	2023		19.7	2	0.76
Total	2022	100.0	100.0	478	100.0
	2023		100.0	263	100.0

Source: 2020 US Census; 1/1/2022 - 12/31/2023 Lender HMDA Data, 2022 and 2023 HMDA Aggregate Data

For 2022, lending to low-income borrowers was above the aggregate but below the percentage of families. Lending to low-income borrowers decreased slightly as a percentage of PrimeLending's lending in 2023, although this is in line with the aggregate trends. For both 2022 and 2023, lending to moderate-income borrowers was substantially above the percentage of both families and the aggregate. The Lender's overall lending performance to LMI borrowers is adequate at this time.

III. Innovative or Flexible Lending Practices

PrimeLending offers flexible lending products, which are provided in a safe and sound manner to address the credit needs of LMI individuals or geographies.

PrimeLending maintains HUD-approved Non-Supervised Federal Housing Administration (FHA) Loan Correspondent status. Although they contain imbedded insurance premiums, FHA products provide generally competitive interest rates and smaller down payments for LMI first-time homebuyers and existing homeowners. During the review period, PrimeLending originated 142 FHA loans totaling approximately \$77 million. Of these, 52 loans benefited low- to moderate-income borrowers, while 83 loans were originated in low- and moderate-income level geographies.

The Lender is also a Department of Veterans Affairs (VA) Automatic Approval Agent. The VA Home Loan Guarantee Program is designed specifically for the unique challenges facing service members and their families. Through VA-approved lenders like PrimeLending, the program offers low closing costs, no down payment requirement, and no private mortgage insurance requirement. In addition, under certain circumstances the Service Members Civil Relief Act provides military personnel with rights and protections on issues relative to mortgage interest rates and foreclosure proceedings. During the review period, PrimeLending originated 16 VA loans totaling \$7.8 million. Six of these loans benefited low- to moderate-income borrowers, while two were originated in moderate-income level geographies.

PrimeLending also offers loan products guaranteed by the U.S. Department of Agriculture (USDA). The USDA Rural Housing Program is an innovative loan program that provides 100% financing for eligible homebuyers in rural-designated areas. This program is for home purchase transactions, offers fixed rates, and does not require a down payment. Income requirements do apply, and the property must be located in a rural development designated area. Farm Service Agency loan products provide flexible temporary financing for customers who are planning to start, purchase, sustain or expand a family farm. During the review period, PrimeLending originated one loan totaling approximately \$187,000. This loan was not originated in a low- or moderate-income level geography, and it did not benefit a low- to moderate-income borrower.

PrimeLending also offers MassHousing products. MassHousing is a self-supporting non-profit quasi-public agency that provides financing for homebuyers and homeowners, as well as for developers and owners of affordable rental housing. The agency sells bonds to fund its credit programs. In 2022 and 2023, PrimeLending originated 49 MassHousing loans with a total of \$19.8 million in dollar volume.

In addition, PrimeLending offers several additional flexible loan programs, including FNMA HomeReady and FHLMC Home Possible loans. These programs are designed to extend to consumers certain benefits and flexible credit options, to help them meet their home buying, refinance or renovation needs, and help mortgage lenders to confidently serve a market of creditworthy low- to moderate-income borrowers. During the review period, the Lender's Massachusetts loans closed under these flexible lending programs totaled \$25.75 million in volume.

IV. Loss Mitigation Efforts

The Division reviews a mortgage lender's efforts to work with delinquent home mortgage loan borrowers to facilitate a resolution of the delinquency, including the number of loan modifications, the timeliness of such modifications, and the extent to which such modifications are effective in preventing subsequent defaults or foreclosures.

Although PrimeLending retains the servicing rights for a portfolio of loans in Massachusetts, it utilizes a third-party servicer to service these loans. As such, this review does not include an evaluation of loan mitigation and modification efforts.

V. Fair Lending

The Division examines a mortgage lender's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. The Lender's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. The review included, but was not limited to, review of written policies and procedures, interviews with PrimeLending's personnel, and individual file review.

PrimeLending has established an adequate record relative to fair lending policies and procedural practices. No evidence of discriminatory or illegal credit practices was identified.

Minority Application Flow

Examiners reviewed the Lender's HMDA data to determine whether the mortgage application flow from various racial and ethnic groups was consistent with the area demographics.

During 2022 and 2023, PrimeLending received 1,043 HMDA-reportable mortgage loan applications from within Massachusetts. For these applications, the racial and ethnic identity were not specified in 10.4 percent and 5.0 percent of cases, respectively. Of the remaining applications, 227 or 21.8 percent were received from racial minority applicants, and 149 or 65.6 percent resulted in originations. For the review period, PrimeLending received 534 or 51.2 percent of HMDA-reportable applications from ethnic groups of Hispanic or Latino origin, and 395 or 74.0 percent were originated.

This compares to the 68.2 percent overall ratio of mortgage loans originated by the Lender in Massachusetts in 2022 and the 58.3 percent approval ratio by the aggregate group in 2022. In 2023, the Lender originated 76.6 percent of applications, and the aggregate group originated 53.2 percent.

Demographic information for Massachusetts reveals the total racial minority population stood at 30.4 percent of total population as of the 2020 US Census data. Racial minorities consisted of 7.0 percent Black; 7.3 percent Asian/Pacific Islander; 0.3 percent American Indian/Alaskan Native; 8.7 percent two or more minority races; and 7.1 percent identified as Other Race. Ethnic minorities consisted of 12.6 percent Hispanic or Latino.

Refer to the following table for information on the Lender's minority loan application flow as well as a comparison to aggregate lending data throughout the Commonwealth. The comparison of this data assists in deriving reasonable expectations for the rate of applications the Lender received from minority applicants.

Minority Application Flow						
Race	2022 Aggregate Data	2022 PrimeLending		2023 Aggregate Data	2023 PrimeLending	
	% of #	#	%	% of #	#	%
American Indian/ Alaska Native	0.3	1	0.14	0.3	1	0.29
Asian	6.6	36	5.14	6.5	10	2.92
Black/ African American	5.8	123	17.55	5.9	22	6.43
Hawaiian/Pacific Islander	0.2	3	0.43	0.2	0	0
2 or more Minority	0.2	2	0.29	0.2	3	0.88
Joint Race (White/Minority)	1.7	15	2.14	1.7	11	3.22
Total Minority	14.8	180	25.69	14.8	47	13.74
White	61.0	449	64.05	57.3	259	75.73
Race Not Available	24.2	72	10.27	27.9	36	10.53
Total	100.0	701	100	100.0	342	100
Ethnicity	2022 Aggregate Data	2022 PrimeLending		2023 Aggregate Data	2023 PrimeLending	
	% of #	#	%	% of #	#	%
Hispanic or Latino	7.4	314	44.79	7.6	202	59.06
Joint (Hisp-Lat /Non-Hisp-Lat)	1.5	10	1.43	1.5	8	2.34
Total Hispanic or Latino	8.9	324	46.22	9.1	210	61.40
Not Hispanic or Latino	67.6	342	48.79	63.8	115	33.63
Ethnicity Not Available	23.5	35	4.99	27.1	17	4.97
Total	100.0	701	100	100.0	342	100

Source: 1/1/2022 - 12/31/2023 Lender HMDA Data, 2022 & 2023 HMDA Aggregate Data

In 2022, PrimeLending's performance was above the aggregate's performance for racial minority applicants but fell slightly below in 2023. However, PrimeLending's performance was significantly above the aggregate for both years regarding ethnic minority applicants of Hispanic origin, and increased from 46.22 percent to 61.40 percent of applications.

VI. Loss of Affordable Housing

This review concentrated on the suitability and sustainability of mortgage loans originated by PrimeLending by considering delinquency and default rates of the Lender and those of the overall marketplace. Information provided by the Lender was reviewed, as were statistics available on delinquency and default rates for mortgage loans.

A review of information and documentation, from both internal and external sources as partially described above, did not reveal lending practices or products that showed an undue concentration or a systematic pattern of lending, including a pattern of early payment defaults, resulting in the loss of affordable housing units.

SERVICE TEST

The Service Test evaluates a mortgage lender's record of helping to meet the mortgage credit needs in the Commonwealth by analyzing both the availability and effectiveness of a mortgage lender's systems for delivering mortgage loan products, the extent and innovativeness of its community development services, and loss mitigation services to modify loans or otherwise keep delinquent home loan borrowers in their homes. Community development services must benefit the Commonwealth or a broader regional area that includes the Commonwealth.

PrimeLending's Service Test performance was determined to be **"High Satisfactory"** at this time.

Community Development Services

A community development service is a service that:

- (a) has as its primary purpose community development; and
- (b) is related to the provision of financial services, including technical services

The Commissioner evaluates community development services pursuant to the following criteria:

- (a) the extent to which the mortgage lender provides community development services; and
- (b) the innovativeness and responsiveness of community development services.

During the review period PrimeLending provided a good level of qualified community development services in Massachusetts. PrimeLending's staff members provided eight educational seminars in the Commonwealth, including first time homebuyer seminars conducted in low-income census tracts in coordination with the Baez Law Group and the City of Lawrence on various homebuying topics. Several of these sessions were conducted in Spanish to assist those in the Hispanic/Latino population with the homebuying process. PrimeLending also participated in an annual housing fair and expo offered by the Asian Real Estate Association of America (AREAA) in 2022.

Mortgage Lending Services

The Commissioner evaluates the availability and effectiveness of a mortgage lender's systems for delivering mortgage lending services to LMI geographies and individuals.

PrimeLending provides a good delivery of mortgage lender services that are accessible to geographies and individuals of different income levels in the Commonwealth. During the review period, PrimeLending's local branch offices donated to institutions such as Urban Edge Housing Corp., which is a non-profit organization that provides services that meet the definition of community development to assist borrowers in the home ownership process by providing counseling as well as grants to eligible applicants.

As described above, lending practices and products do not show an undue concentration or a systematic pattern of lending resulting in mortgage loans that were not sustainable.

Qualified Investments

For the purposes of this CRA evaluation, a Qualified Investment is a lawful investment, deposit, membership share, or grant, the primary purpose of which is community development. The evaluation considered (1) the number of investments and grants, (2) the extent to which community development opportunities have been made available to the institution, and (3) the responsiveness of the institution's community development grants to the assessment area's needs.

During the review period, PrimeLending made financial donations totaling approximately \$18,250 to organizations within the Commonwealth engaged in community development activities. Furthermore, the Lender gave \$12,000 to Massachusetts consumers through PrimeLending's NeighborhoodEdge program that offers closing cost assistance to low- and moderate-income homebuyers.

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 255E, Section 8, and the Division's regulation 209 CMR 54.00, require all mortgage lenders to take the following actions within 30 business days of receipt of the CRA evaluation:

- 1) Make its most current CRA performance evaluation available to the public.
- 2) Provide a copy of its current evaluation to the public, upon request. In connection with this, the mortgage lender is authorized to charge a fee which does not exceed the cost of reproduction and mailing (if applicable).

The format and content of the mortgage lender's evaluation, as prepared by the Division of Banks, may not be altered or abridged in any manner. The mortgage lender is encouraged to include its response to the evaluation in its CRA public file.

The Division of Banks will publish the mortgage lender's Public Disclosure on its website no sooner than 30 days after the issuance of the Public Disclosure.