

PUBLIC DISCLOSURE

July 9, 2013

**MORTGAGE LENDER COMMUNITY INVESTMENT
PERFORMANCE EVALUATION**

**MORTGAGE LENDERS OF AMERICA LLC
ML10287**

**8400 WEST 110TH STREET, SUITE 500
OVERLAND PARK KS. 66210**

**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

Massachusetts General Laws chapter 255E, section 8 and the Division of Banks' (Division) regulation 209 CMR 54.00, Mortgage Lender Community Investment (CRA for mortgage lenders), require the Division to use its authority when examining mortgage lenders subject to its supervision who have made 50 or more home mortgage loans in the last calendar year, to assess the mortgage lender's record of helping to meet the mortgage credit needs of the Commonwealth, including low- and moderate-income neighborhoods and individuals, consistent with the safe and sound operation of the mortgage lender. Upon conclusion of such examination, the Division must prepare a written evaluation of the mortgage lender's record of meeting the credit needs of the Commonwealth.

This document is an evaluation of the CRA performance of **Mortgage Lenders of America, LLC (MLOA)** prepared by the Division, the mortgage lender's supervisory agency, as of **July 9, 2013**.

SCOPE OF EXAMINATION

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

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

- (a) origination of loans and other efforts to assist low- and moderate-income residents, without distinction, to be able to acquire or to remain in affordable housing at rates and terms that are reasonable considering the 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, 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.

CRA examination procedures were used to evaluate MLOA's community investment performance. These procedures utilize two performance tests: the Lending Test and the Service Test. This evaluation considered MLOA's lending and community development activities for the period of January 2011 through December 2012. 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 five criteria: geographic distribution of loans, lending to borrowers of different incomes, innovative and flexible lending practices, fair lending, and loss of affordable housing.

Home mortgage lending for 2011 and 2012 is presented in the geographic distribution, lending to borrowers of different incomes and the Minority Application Flow tables. Comparative analysis of the mortgage lender's lending performance for the year of 2011 and 2012 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 HMDA reporting lenders which originated loans in the Commonwealth of Massachusetts.

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, which 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 of its assessment area 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 RATING:

This mortgage lender is rated "Satisfactory."

- The geographic distribution of the lender's loans reflects an adequate dispersion in low- and moderate-income census tracts as it is reflective of the distribution of owner-occupied housing in those census tracts.
- The distribution of borrowers reflects, given the demographics of Massachusetts, a good record of serving the credit needs of individuals of different income levels, including those of low- and moderate-income.
- MLOA offers a number of flexible lending products, which are provided in a safe and sound manner to address the credit needs of low- and moderate-income individuals.
- Fair lending policies and practices are considered reasonable.
- The Lender has a limited number of Community Development services & donations.

PERFORMANCE CONTEXT

Description of Mortgage Lender

MLOA was organized in 2000 for the purpose of operating a mortgage lending firm providing financing for residential and commercial real estate. The lender offers services to consumers in approximately 20 states. MLOA does not maintain a branch office within the Commonwealth.

MLOA offers a variety of mortgage loan products to meet the needs of the Commonwealth's borrowers, and is an approved VA/FHA and USDA correspondent. The lender also maintains a membership with the Better Business Bureau.

Underwriting and major functions in the loan process are performed at MLOA's main office in Overland Park, Kansas. Approved loans are funded through established warehouse lines of credit. MLOA's business volume relies primarily on aggregator referrals (e.g. LendingTree, Bills.com) and the lender does not engage in any marketing in Massachusetts. Originated loans are closed in lender's name and sold immediately to secondary market investors, with servicing rights released. Massachusetts applications represent approximately 4.50 percent of MLOA's business volume.

Demographic Information

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

2000 CENSUS DEMOGRAPHIC INFORMATION						
Demographic Characteristics	Amount	Low %	Moderate %	Middle %	Upper %	N/A %
Geographies (Census Tracts)	1,361	8.4	21.7	46.1	23.4	0.4
Population by Geography	6,349,097	5.8	20.5	47.6	26.0	0.1
Owner-Occupied Housing by Geography	1,508,248	1.6	12.8	54.0	31.6	0.0
Family Distribution by Income Level	1,587,537	20.5	17.7	22.3	39.5	0.0
Distribution of Low and Moderate Income Families Throughout AA Geographies	606,419	10.0	29.4	46.2	14.4	0.0
Median Family Income	\$65,318	Median Housing Value				\$202,268
Households Below Poverty Level	9.80%					

Source: 2000 US Census

Based on 2000 Census data, the Commonwealth of Massachusetts has a total population of just over 6.3 million people and a total of 2.6 million housing units. Of the total housing units, 1.5 million or 57.5 percent are owner-occupied, 935,332 or 35.7 percent are rental-occupied, and 6.8 percent were vacant units.

There were 2.4 million households in the Commonwealth with a median household income of \$53,686 as of the 2000 Census. Over 40 percent of the households were classified as low- and moderate-income. In addition, 9.8 percent of the total number of households were living below the poverty level.

2010 CENSUS DEMOGRAPHIC INFORMATION						
Demographic Characteristics	Amount	Low %	Moderate %	Middle %	Upper %	N/A %
Geographies (Census Tracts)	1,474	10.8	20.0	40.7	27.1	1.4
Population by Geography	6,547,629	8.9	18.9	42.8	29.2	0.2
Owner-Occupied Housing by Geography	1,608,474	2.9	13.7	48.9	34.5	0.0
Family Distribution by Income Level	1,600,588	19.3	17.7	24.4	38.6	0.0
Distribution of Low and Moderate Income Families Throughout AA Geographies	592,420	7.7	18.4	43.6	30.3	0.0
Median Family Income	\$86,272	Median Housing Value		373,206		
Households Below Poverty Level	11.14%					
2012 HUD Adjusted Median Family Income	\$87,891	Unemployment Rate		6.7%**		

Source: 2010 US Census
*as of 12/31/2012

Based on the 2010 Census, the Commonwealth's population grew to just over 6.5 million people with a total of 2.7 million housing units. Of the total housing units, 1.6 million or 57.7 percent are owner-occupied, 904,078 or 32.5 percent are rental-occupied, and 9.8 percent are vacant units.

According to the 2010 Census, there are 2.5 million households in the Commonwealth with a median household income of \$69,101. Over 39 percent of the households are now classified as low- and moderate-income. In addition, over 11 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' grew from 1.5 million to slightly over 1.6 million from the 2000 Census to the 2010 Census. Of all family households in 2000, 20.5 percent were low-income, 17.7 percent were moderate-income, 22.3 percent were middle-income, and 39.5 percent were upper-income. The median family income according to the 2000 census was \$65,318. As of the 2010 Census, of all family households, 19.3 percent are low-income, 17.7 percent are moderate-income, 24.4 percent are middle-income, and 38.6 percent are upper-income. The median family income according to the 2010 census was \$86,272. The Housing and Urban Development (HUD) adjusted median family income is \$87,891. The adjusted median family income is updated yearly and takes into account inflation and other economic factors.

The Commonwealth of Massachusetts contained 1,361 Census tracts as of the 2000 Census. Of these, 114 or 8.4 percent were low-income; 295 or 21.7 percent were moderate-income; 628 or 46.1 percent were middle-income; 319 or 23.4 percent were upper-income; and 5 or 0.4 percent were NA or have no income designation. Based on the 2010 Census the number of Census tracts in the Commonwealth of Massachusetts grew to 1,474. Of these, 160 or 10.8 percent are low-income; 295 or 20.0 percent are moderate-income; 600 or 40.7 percent are middle-income; 399 or 27.1 percent are upper-income; and 20 or 1.4 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 \$202,268 according to the 2000 Census. As of the 2010 Census the median housing value was \$373,206. The unemployment rate for the Commonwealth of Massachusetts as of December 31, 2012, stood at 6.7 percent which was a decrease from December 31, 2011 at 6.9 percent. During this time frame, May 2012 was the lowest unemployment rate within the year at 6.0 percent. Employment rates would tend to affect a borrower's ability to remain current on mortgage loan obligations and also correlates to delinquency and default rates.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

MLOA's lending efforts are rated under the five performance criteria: Geographic Distribution, Borrower Characteristics, Innovative or Flexible Lending Practices, 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 by MLOA.

MLOA's Lending Test performance was determined to be "High Satisfactory" at this time.

I. Geographic Distribution

The geographic distribution of loans was reviewed to assess how well MLOA is addressing the credit needs throughout the Commonwealth of Massachusetts' low-, moderate-, middle-, and upper-income Census tracts.

The mortgage lender's geographic distribution of loans is consistent with the distribution of owner-occupied housing units but slightly below the performance of the aggregate distribution of loans in the Commonwealth's low-income census tracts for 2011. However, performance in lending in moderate-income tracts was excellent in 2011 and continue in 2012. In 2012, the lender's performance increased in low-income and moderate-income tracts, exceeding the housing demographics and the performance of the aggregate lenders. Overall, MLOA's distribution of loans reflects an adequate distribution of loans in the Commonwealth.

The following table presents MLOA's HMDA reportable loans as well as the 2011 and 2012 aggregate data (exclusive of MLOA). In addition, the table also reflects the percentage of owner-occupied housing units in each of the Census tract income categories.

Distribution of HMDA Loans by Income Category of the Census Tract								
Census Tract Income Level	Total Owner-Occupied Housing Units (2000 Census)	Aggregate Lending Data 2011	MLOA 2011		Total Owner-Occupied Housing Units (2010 Census)	Aggregate Lending Data 2012	MLOA 2012	
			#	%			#	%
	%	%	#	%	%	%	#	%
Low	1.6	1.4	0	0.0	2.9	2.1	3	2.9
Moderate	12.8	10.2	13	19.1	13.7	10.2	17	16.5
Middle	54.0	49.4	37	54.4	48.9	45.1	50	48.5
Upper	31.6	39.0	18	26.5	34.5	42.5	33	32.1
N/A	0.0	0.1	0	0.0	0.0	0.1	0	0.0
Total	100.0	100.0	68	100.0	100.0	100.0	103	100.0

Source: 2011 & 2012 HMDA LAR Data and 2000 & 2010 U.S. Census Data.

As reflected in the above table, the highest concentration of residential loans was originated in the middle-income census tracts for both 2011 and 2012. This is consistent with the middle-income census tract proportion of owner-occupied housing units in the Commonwealth.

MLOA's lending to low-income level geographies was below the percentage of owner occupied housing units and the aggregate data figure of 1.5 percent. However, overall lending was also low whereby one additional loan would align the lender with the aggregate performance.

In 2012, the percentage of lending in moderate-income census tracts remained at approximately the 2011 levels, while the lending to low-income geographies improved to 2.9 percent. Overall, the geographic distribution of residential loans reflects a reasonable dispersion throughout the Commonwealth.

II. Borrower Characteristics

The distribution of loans by borrower income levels was reviewed to determine the extent to which the lender is addressing the credit needs of the Commonwealth's residents.

MLOA achieved an adequate record of serving the mortgage credit needs among borrowers of different income levels based on the areas' demographics and a comparison to aggregate lending data in Massachusetts.

The following table shows HMDA-reportable loans to low-, moderate-, middle-, and upper-income borrowers in comparison to the aggregate and the percentage of total families within the Commonwealth in each respective income group.

Distribution of HMDA Loans by Borrower Income								
Census Tract Income Level	Total Families (2000 Census)	Aggregate Lending Data 2011	MLOA 2011		Total Families (2010 Census)	Aggregate Lending Data 2012	MLOA 2012	
	%	%	#	%	%	%	#	%
Low	20.5	6.3	7	10.3	19.3	6.0	4	3.9
Moderate	17.7	17.2	23	33.8	17.7	17.3	26	25.2
Middle	22.3	24.8	14	20.6	24.4	25.4	33	32.0
Upper	39.5	46.8	15	22.1	38.6	47.1	19	18.5
N/A	0.0	4.9	9	13.2	0.0	4.2	21	20.4
Total	100.0	100.0	68	100.0	100.0	100.0	103	100.0

Source: 2011 & 2012 HMDA LAR Data and 2000 & 2010 U.S. Census Data.

As shown in the above table, moderate- and middle-income borrowers accounted for the highest proportion of total loans by MLOA, with 54.4 percent originated in 2011 and 57.2 percent in 2012. The proportion of total loans to moderate-income level borrowers (33.8 percent in 2011 and 25.2 percent in 2012) exceeded the 17.7 percentage of families in those designated census tracts for both years, as well as the performance of the 2011 and 2012 aggregate data.

Lending to low-income borrowers, at 10.3 percent in 2011, was below the percentage of low-income families of 20.5 percent, however, was far above the performance of the aggregate data. Performance in lending to low-income borrowers decreased in 2012. Again, the relatively low volume of lending for both years would result in a relatively minor change in distribution of lending resulting in a relatively significant change in percentages. Also, the significant percentage of loans originated for which income was unknown and the fact that the majority of MLOA's lending consists of government loans indicates a willingness and ability to provide loans to low- and moderate-income borrowers.

III. Innovative or Flexible Lending Practices

MLOA offers a number of flexible lending products, which are provided in a safe and sound manner to address the credit needs of low- and moderate-income individuals or geographies. Majority of mortgage loans originated in Massachusetts during the past 24 months involved various government loan programs designed to assist low- and moderate-income consumers. In 2011, 80 of the 98 reported mortgage loan applications involved a government loan program, while in 2012 this ratio stood at 116 of 128 mortgage loan applications.

MLOA became a Housing and Urban Development approved Non-Supervised Loan Correspondent in 2001 for Federal Housing Authority loans. FHA products provide competitive interest rates, smaller down payments for low- and moderate-income first time homebuyers and existing homeowners. During the past 24 months, MLOA closed 71 Massachusetts loans totaling in excess of \$18 million.

Also in 2001, MLOA became approved by US Department of Veteran Affairs as correspondent for Veteran Administration. VA offers a variety of money-saving mortgage financing options to qualified veterans and surviving spouses. During the past 24 months, MLOA closed 81 Massachusetts loans totaling in excess of \$22 million.

Since 2008, MLOA offers the USDA Rural Housing Program, which is an innovative loan program that provides 100% financing for eligible homebuyers in rural-designated areas. This program is for home purchase transactions which offers fixed rates, and does not require a down payment. Income requirements do apply and borrowers can earn no more than 115% of the HUD median income for their area, adjusted by family size. The property must be located in a rural development designated area. During the past 24 months, MLOA closed 29 loans totaling \$6 million.

IV. Fair Lending

The Division examines a mortgage lender's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. The mortgage 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 mortgage lender personnel, and individual file review. No evidence of disparate treatment was identified.

MLOA has established an adequate record relative to fair lending policies and practices.

Fair lending is incorporated in MLOA's company-wide policy and procedures. Employees will not discriminate against loan applicants on the basis of race or color, national origin, religion or creed, sex, marital status, familial status, sexual orientation, handicap or disability, or age, or the fact that all or part of the applicant's income is derived from a public assistance program, or has in good faith exercised any right under the Consumer Credit Protection Act.

MLOA's lending policies and procedures apply to all employees and are constantly changing to keep pace with the various regulatory changes. All sales personnel receive on-site in-house training or from a contracted third party, in line with the NMLS requirements.

MINORITY APPLICATION FLOW

For 2011 and 2012, MLOA received 226 HMDA-reportable loan applications from within the Commonwealth of Massachusetts. Of these applications seven, or 3.1 percent, were received from minority applicants, of which five or 71.4 percent resulted in originations. MLOA received 9 or 4.0 percent of HMDA reportable applications from ethnic groups of Hispanic origin within its assessment area of which six or 66.7 percent were originated. This compares to a 75.7 percent overall ratio of originated loans by the lender.

Demographic information for Massachusetts reveals the total ethnic and racial minority population stood at 18.1 percent of the total population in 2010. This segment of the population is comprised of 6.8 percent Hispanic or Latino and 11.4 racial minorities: 5.0 percent Black; 3.7 percent Asian; 0.2 percent American Indian; 0.03 percent Native Hawaiian/Other Pacific Islander; and 2.4 percent identified as Other Race.

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

MINORITY APPLICATION FLOW						
RACE	2011 Aggregate Data	MLOA 2011		MLOA 2012		2012 Aggregate Data
	%	Amt	%	Amt	%	%
American Indian/Alaska Native	0.1	0	0.0	0	0.0	0.1
Asian	4.6	1	1.0	4	3.1	4.8
Black/ African American	1.9	0	0.0	1	0.8	1.7
Hawaiian/Pac Isl.	0.1	0	0.0	0	0.0	0.1
2 or more Minority	0.1	0	0.0	0	0.0	0.1
Joint Race (White/Minority)	1.1	0	0.0	1	0.8	1.2
Total Minority	7.9	1	1.0	6	4.7	8.0
White	68.1	67	68.4	79	61.7	69.6
Race Not Available	24.0	30	30.6	43	33.6	22.4
Total	100.0	98	100.0	128	100.0	100.0
ETHNICITY						
Hispanic or Latino	2.1	4	4.1	4	3.1	2.1
Not Hispanic or Latino	73.1	67	68.4	78	60.9	74.7
Joint (Hisp/Lat /Not Hisp/Lat)	0.8	0	0.0	1	0.8	0.8
Ethnicity Not Available	24.0	27	27.5	45	35.2	22.4
Total	100.0	98	100.0	128	100.0	100.0

Source: 2000 U.S. Census Data, 2011 & 2012 HMDA Data

MLOA's performance was below the 2011 aggregate's performance for racial minority applicants. MLOA received 1.0 percent of its applications from racial minorities while the aggregate received 7.9 percent. The mortgage lender's performance, however, was above the aggregate for applications from ethnic minorities. MLOA received 4.1 percent of its applications from ethnic minorities while the aggregate received 2.9 percent. MLOA's number of racial minority applicants increased from 2011 to 2012 while the aggregate remained consistent. Nonetheless, at 4.7 percent MLOA's percentage for racial minorities in 2012 was still below the 2011 aggregate of 7.9 percent. The percentage for ethnic minorities remained consistent from 2011 to 2012.

V. Loss of Affordable Housing

This review concentrated on the suitability and sustainability of mortgage loans originated by MLOA by taking into account delinquency and default rates of the mortgage 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. Additionally, individual mortgage loans were tracked for their status through local Registries of Deeds and other available sources including public records of foreclosure filings.

An extensive 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. Furthermore, the current delinquency rates were found to be consistent with industry averages.

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.

MLOA's Service Test performance was determined to be "Needs to Improve" at this time.

Mortgage Lending Services

MLOA provides an effective delivery of mortgage lender services to geographies and individuals of different income levels in the Commonwealth.

Business development relies primarily on aggregator referrals (e.g. LendingTree, Bills.com) and the lender engages in no marketing in Massachusetts.

As MLOA does not routinely service mortgage loans, it would not work directly with delinquent borrowers. Therefore, this review would not include an evaluation of loan mitigation and modification efforts as the mortgage lender would not be accountable for such action. However, as described above, lending practices and products did not show an undue concentration or a systematic pattern of lending resulting in mortgage loans that were not sustainable.

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.

Qualified Investments

A Qualified Investment for the purposes of this CRA for Mortgage Lenders evaluation is a lawful investment, deposit, membership share, or grant that has as its primary purpose 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.

MLOA generally participates in various fundraising activities for disaster victims through the Red Cross; however, does not currently engage in any qualified community development investments targeted at Massachusetts consumer or geographies.

Management is encouraged to employ a strong focus and a pro-active commitment in community development activities or investments that meet the definition of community development under the CRA regulation. Other activities may include, but not necessarily limited to: financial literacy education initiatives targeted to low and moderate-income individuals; and foreclosure prevention counseling and/or providing technical assistance to community organizations in a leadership capacity.

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 255E, Section 8, and 209 CMR 54.00, the CRA for Mortgage Lenders regulation, requires all mortgage lenders to take the following actions within 30 business days of receipt of the CRA for Mortgage Lenders evaluation of their mortgage lender:

- 1) Make its most current CRA for Mortgage Lenders 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 for Mortgage Lenders 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.