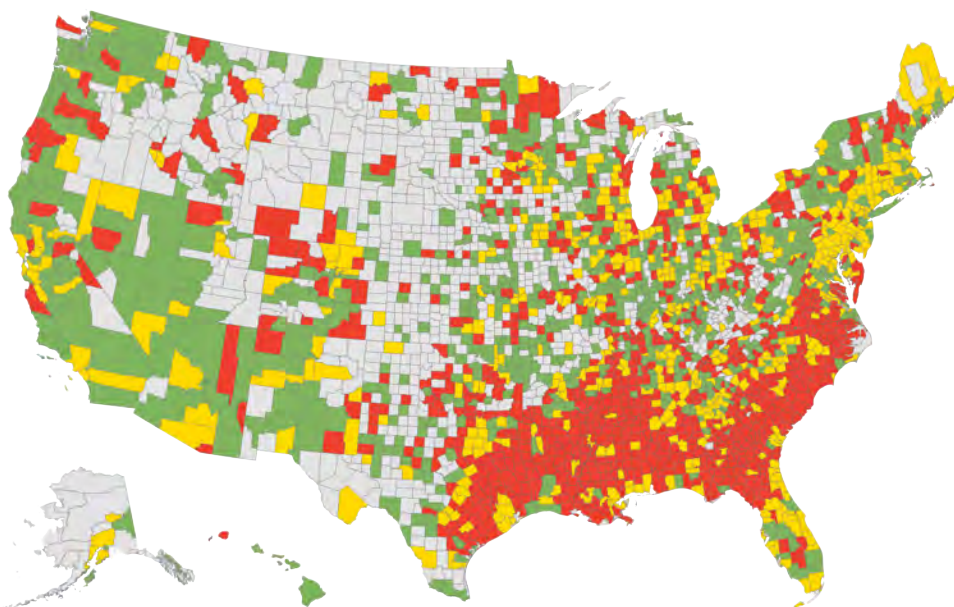


Mortgage Fairness Monitor



fairplay

Mortgage Fairness for Black Homebuyers in 2021

FairPlay has compiled data from the 2021 Home Mortgage Disclosure Act Database to create a map of mortgage fairness for Black homebuyers, using a standard test for discrimination, the Adverse Impact Ratio, commonly used by regulators and the courts.

TAKEAWAYS:

- + In 2021, Black homebuyers were approved for mortgages at 84.4% the rate of White homebuyers—the highest rate ever.
- + In 2019, before the COVID-19 pandemic and the substantial government relief programs that resulted from it, Black homebuyers were approved for mortgages at 78.5% the rate of White homebuyers — the same rate as in 1990.
- + The evidence therefore suggests that there has been no improvement in mortgage fairness for Black homebuyers for more than 30 years.

- + Black homebuyers experience the lowest approval rates for mortgages in the South and the Midwest, as well as in rural areas.

If Black homebuyers had an approval rate less than 80% relative to White homebuyers, the county is **RED**

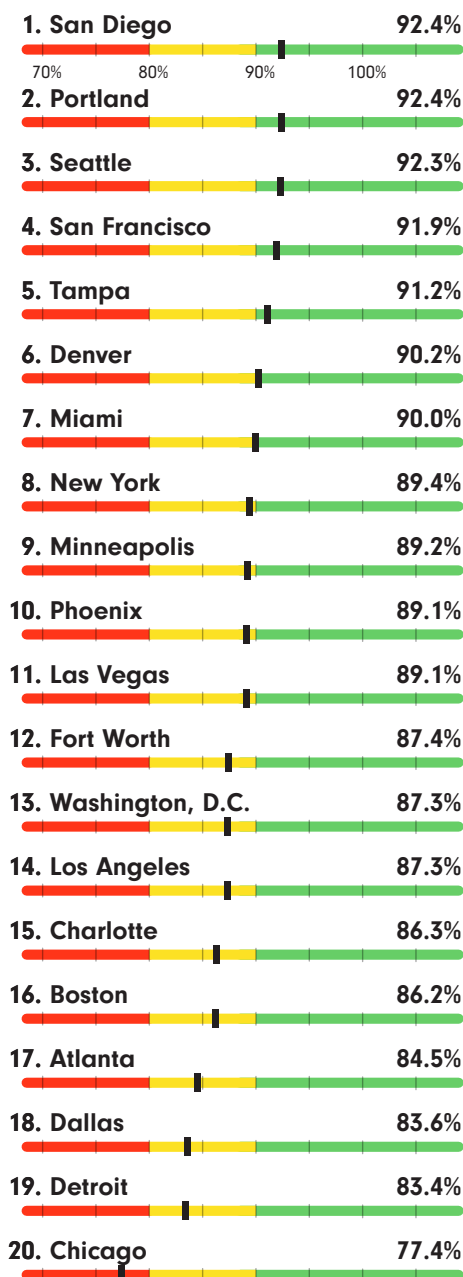
If Black homebuyers had an approval rate between 80% and 90% relative to White homebuyers, the county is **YELLOW**

If Black homebuyers had an approval rate of at least 90% relative to White homebuyers, the county is **GREEN**

20 CITIES RANKED BY FAIRNESS TO BLACK HOMEBUYERS

This is a ranking of the state of mortgage fairness in 20 major U.S. metropolitan areas, based on Adverse Impact Ratio.

FOR BLACK HOMEBUYERS:



Top 10 Fairest Lenders for Black Homebuyers in 2021

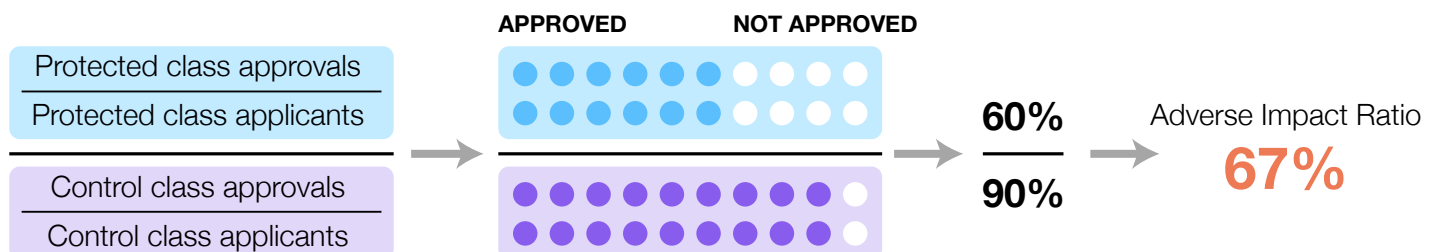
FairPlay evaluated the 50 largest mortgage lenders as determined by the number of applications for home purchases. Here are the ten fairest lenders to Black homebuyers, as measured by Adverse Impact Ratio:

LENDER	FAIRNESS SCORE*
1. Gateway First Bank	101.0%
2. Lakeview Loan Servicing	99.7%
3. Planet Home Lending	94.9%
4. Bank of America	94.0%
5. Community Bank	93.9%
6. Movement Mortgage	93.6%
7. Rocket Mortgage	93.4%
8. Nationstar Mortgage	92.5%
9. Guild Mortgage	91.6%
10. Primelending	91.4%

*Values over 100 indicate that Black homebuyers were approved at higher rates than the control group.

Calculating the Adverse Impact Ratio

Adverse Impact Ratio is a measure of demographic parity. Regulators and courts use this ratio as a first step to gauging whether members of a protected class get a positive outcome — being approved for a loan — as often as a control group. Here is how it is calculated:



Interested in Learning More?

FairPlay is the world's first Fairness-as-a-Service solution. To discover how you can use FairPlay's tools to safely approve more borrowers from historically disadvantaged communities and automate your fair lending compliance, contact info@fairplay.ai or visit our website at www.fairplay.ai.