HMDA Flowchart

Start Here

Is the loan secured by and made for the purpose of purchasing a dwelling*?

YES → Is the loan considered to be temporary financing such as Bridge or Construction?

NO → Are any of the proceeds to be used for home improvement purposes (loan secured by a dwelling*)?

YES → Is this a Line of Credit? (These may be optionally reported)

NO → Are any of the proceeds to be used for home improvement purposes (loan not secured by a dwelling*) and will be classified as home improvement?

YES → HMDA Applies:
Collect Borrower’s Race/Sex/Ethnicity
Complete Report Proof

NO → Will the new loan be secured by a dwelling* and replace and satisfy an old loan which is also secured by a dwelling*? (Refinance)

YES → HMDA Does Not Apply:
Do not Collect the Borrower’s Race/Sex/Ethnicity
Do Not Report as a HMDA Loan

NO → HMDA Does Not Apply:
Do not Collect the Borrower’s Race/Sex/Ethnicity
Do Not Report as a HMDA Loan

*Dwelling means any residential structure regardless of the number of acres, number of units (4-plex, 8-plex, etc.); whether or not it is a primary dwelling; secondary home; or rental property; or the borrower entity (consumer, business, etc.). The term dwelling includes an individual condominium unit, cooperative unit, mobile home, manufactured home or an apartment building. The term does not include transitory residences, such as, hotels, motels, dormitories, etc.