



# Presentation to House Select Committee on Home Foreclosures

February 28, 2006

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North Carolina Commissioner of Banks

# Top 20 Mortgage Lenders in NC

All Originations (NC)

All Originations (Nation)

Lending Institution	Dollar Volume (\$000)	%	Dollar Volume (\$000)	%
1 WELLS FARGO BANK, NA (COMMERCIAL BANK)	3,149,598	6.5	167,882,649	6.7
2 COUNTRYWIDE HOME LOANS (MORTGAGE COMPANY)	2,729,233	5.7	161,758,649	6.4
3 BRANCH BANKING AND TRUST CO (COMMERCIAL BANK)	3,053,456	6.3	7,292,730	0.3
4 BANK OF AMERICA, N.A. (COMMERCIAL BANK)	2,701,442	5.6	82,880,233	3.3
5 NATIONAL CITY BANK, INDIANA (COMMERCIAL BANK)	1,269,370	2.6	76,697,407	3.1
6 WACHOVIA MORTGAGE (MORTGAGE COMPANY)	1,546,486	3.2	13,916,812	0.6
7 STATE EMPLOYEES CREDIT UNION (CREDIT UNION)	1,235,351	2.6		
8 CHASE MANHATTAN MORTGAGE CORP. (MORTGAGE COMPANY)	1,348,428	2.8	63,799,657	2.5
9 NATIONAL BANK OF COMMERCE (COMMERCIAL BANK)	985,170	2		
10 SUNTRUST MORTGAGE, INC (MORTGAGE COMPANY)	604,178	1.3	23,816,998	0.9
11 AMERICAN HOME MORTGAGE (MORTGAGE COMPANY)	538,399	1.1	21,610,959	0.9
12 ABN AMRO MORTGAGE GROUP, INC. (MORTGAGE COMPANY)	893,660	1.9	38,983,282	1.6
13 CENDANT MORTGAGE (MORTGAGE COMPANY)	362,913	0.8	21,597,809	0.9
14 FIRST HORIZON HOME LOAN CORP (MORTGAGE COMPANY)	595,221	1.2	27,850,490	1.1
15 RBC CENTURA (COMMERCIAL BANK)	620,887	1.3		
16 FIRST-CITIZENS BANK & TRUST CO (COMMERCIAL BANK)	587,716	1.2		
17 VANDERBILT MORTGAGE (MORTGAGE COMPANY)	95,299	0.2		
18 HSBC MORTGAGE CORP (MORTGAGE COMPANY)	699,986	1.5	23,907,750	1
19 DECISION ONE MORTGAGE (MORTGAGE COMPANY)	307,388	0.6	9,124,911	0.4
20 CTX MORTGAGE COMPANY, LLC (MORTGAGE COMPANY)	312,037	0.6	9,775,232	0.4

Source: Mortgage Bankers Association, 2004 Mortgage Market Summary

# Top 20 Subprime Lenders in NC

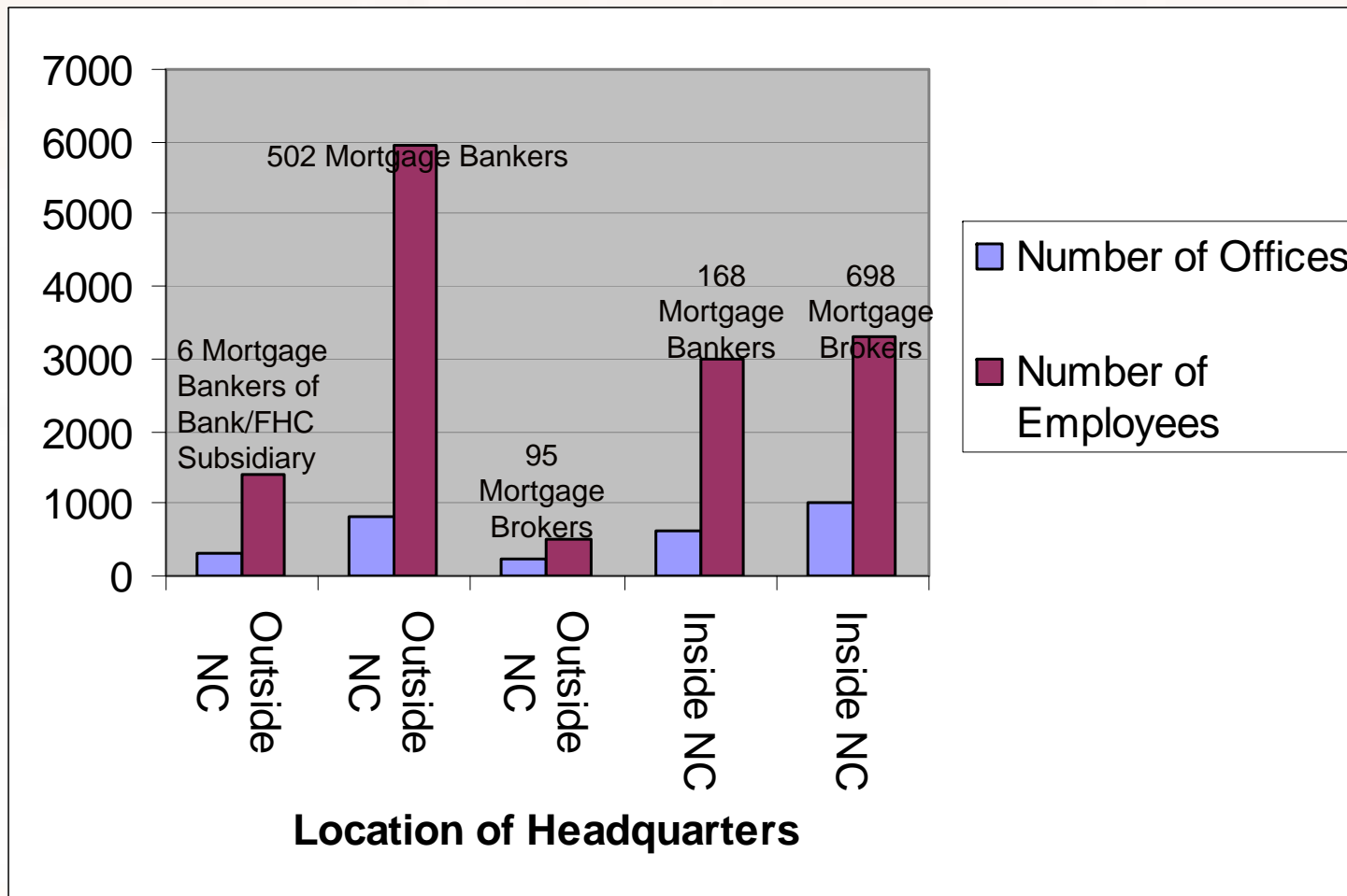
All Originations (NC)

All Originations (Nation)

Lending Institution	Dollar Volume (\$000)	%	Dollar Volume (\$000)	%
1 GREENPOINT MORTGAGE FUNDING (MORTGAGE COMPANY)	520,085	9.5		
2 ARGENT MORTGAGE COMPANY (MORTGAGE COMPANY)	332,937	6.1	44,014,234	10.9
3 OPTION ONE MORTGAGE CORP. (MORTGAGE COMPANY)	311,197	5.7	22,056,866	5.5
4 DECISION ONE MORTGAGE (MORTGAGE COMPANY)	307,388	5.6	9,124,911	2.3
5 AMERIQUEST MORTGAGE COMPANY (MORTGAGE COMPANY)	270,927	4.9	32,538,287	8.1
6 FREMONT INVESTMENT & LOAN (COMMERCIAL BANK)	238,680	4.3	23,804,037	5.9
7 SOUTHSTAR FUNDING (MORTGAGE COMPANY)	230,668	4.2	4,220,865	1.0
8 CITIFINANCIAL SERVICES, INC (MORTGAGE COMPANY)	217,695	4.0		
9 EQUITY ONE, INC (MORTGAGE COMPANY)	214,751	3.9		
10 NEW CENTURY MORTGAGE CORPORATION (MORTGAGE CO)	200,325	3.6	36,463,549	9.0
11 EQUIFIRST CORPORATION (MORTGAGE COMPANY)	199,122	3.6		
12 BENEFICIAL (MORTGAGE COMPANY)	192,290	3.5	7,729,003	1.9
13 LONG BEACH MORTGAGE CO. (MORTGAGE COMPANY)	159,166	2.9	15,958,524	4.0
14 FIRST GREENSBORO HOME EQUITY (MORTGAGE COMPANY)	142,913	2.6	479,850	0.1
15 ACCREDITED HOME LENDERS INC, (MORTGAGE COMPANY)	130,621	2.4	12,398,345	3.1
16 NOVASTAR MORTGAGE INC (MORTGAGE COMPANY)	126,340	2.3	1,694,274	0.4
17 WELLS FARGO FINANCIAL NC (MORTGAGE COMPANY)	120,290	2.2		
18 AIG FSB (FEDERAL SAVINGS INSTITUTION)	117,810	2.1	10,528,997	2.6
19 HFC (MORTGAGE COMPANY)	117,338	2.1	7,507,911	1.9
20 CENTEX HOME EQUITY COMPANY LLC (MORTGAGE COMPANY)	114,144	2.1	4,578,638	1.1

Source: Mortgage Bankers Association, 2004 Mortgage Market Summary

# Mortgage Lending Act Licensees



Source: Office of the North Carolina Commissioner of Banks

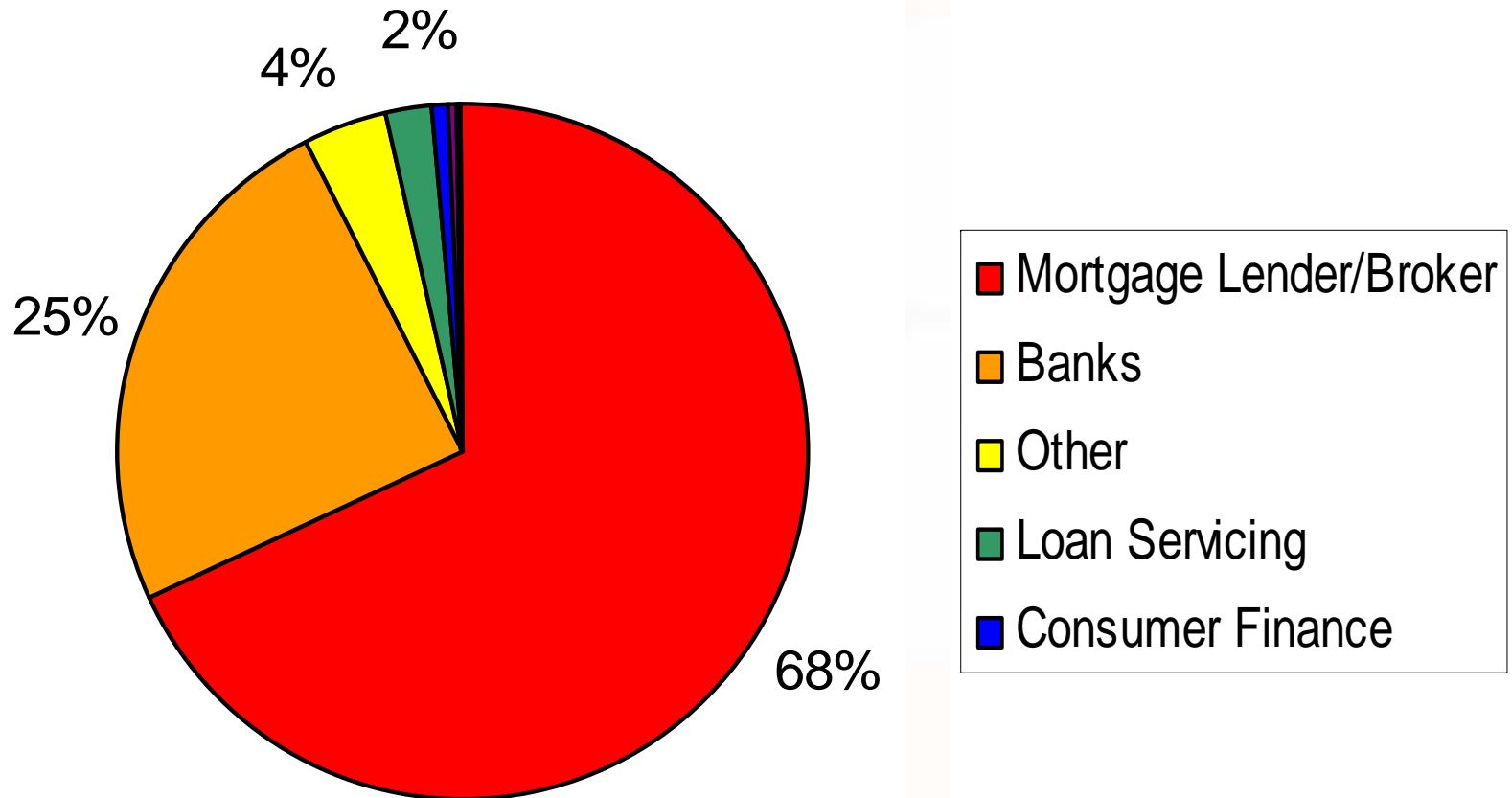
# The Bad: Foreclosures in North Carolina

- 2000: 20,579
- 2001: 25,871
- 2002: 35,589
- 2003: 44,209
- 2004: 42,882

**108 % Increase in 5 years**

# View of the Market Today

*There are still problems in the residential mortgage market.  
Total Complaints (1446) July 1, 2003 – June 30, 2004*



# Mortgage Complaints are varied.

