Table 1

Senior Loan Officer Opinion Survey on Bank Lending Practices at Selected Large Banks in the United States [1]

(Status of policy as of July 2014)

Questions 1-6 *ask about commercial and industrial (C&I) loans at your bank. Questions 1-3 deal with changes in your bank's lending policies over the past three months. Questions 4-5 deal with changes in demand for C&I loans over the past three months. Question 6 asks about changes in prospective demand for C&I loans at your bank, as indicated by the volume of recent inquiries about the availability of new credit lines or increases in existing lines. If your bank's lending policies have not changed over the past three months, please report them as unchanged even if the policies are either restrictive or accommodative relative to longer-term norms. If your bank's policies have tightened or eased over the past three months, please so report them regardless of how they stand relative to longer-term norms. Also, please report changes in enforcement of existing policies as changes in policies.*

1. Over the past three months, how have your bank's credit standards for approving applications for C&I loans or credit lines—other than those to be used to finance mergers and acquisitions—to large and middle-market firms and to small firms changed? (If your bank defines firm size differently from the categories suggested below, please use your definitions and indicate what they are.)

A. Standards for large and middle-market firms (annual sales of $50 million or more):

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	67	89.3	35	87.5	32	91.4
Eased somewhat	8	10.7	5	12.5	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

B. Standards for small firms (annual sales of less than $50 million):

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	66	91.7	34	91.9	32	91.4
Eased somewhat	6	8.3	3	8.1	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

2. For applications for C&I loans or credit lines—other than those to be used to finance mergers and acquisitions—from large and middle-market firms and from small firms that your bank currently is willing to approve, how have the terms of those loans changed over the past three months?

A. Terms for large and middle-market firms (annual sales of $50 million or more):

a. Maximum size of credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	59	78.7	30	75.0	29	82.9
Eased somewhat	16	21.3	10	25.0	6	17.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

b. Maximum maturity of loans or credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.3	0	0.0	1	2.9
Remained basically unchanged	69	92.0	38	95.0	31	88.6
Eased somewhat	5	6.7	2	5.0	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

c. Costs of credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.3	1	2.5	0	0.0
Remained basically unchanged	53	70.7	27	67.5	26	74.3
Eased somewhat	20	26.7	11	27.5	9	25.7
Eased considerably	1	1.3	1	2.5	0	0.0
Total	75	100.0	40	100.0	35	100.0

d. Spreads of loan rates over your bank's cost of funds (wider spreads=tightened, narrower spreads=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.3	1	2.5	0	0.0
Remained basically unchanged	29	38.7	12	30.0	17	48.6
Eased somewhat	44	58.7	26	65.0	18	51.4
Eased considerably	1	1.3	1	2.5	0	0.0
Total	75	100.0	40	100.0	35	100.0

e. Premiums charged on riskier loans

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	2.7	2	5.0	0	0.0
Remained basically unchanged	59	78.7	28	70.0	31	88.6
Eased somewhat	13	17.3	10	25.0	3	8.6
Eased considerably	1	1.3	0	0.0	1	2.9
Total	75	100.0	40	100.0	35	100.0

f. Loan covenants

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.3	0	0.0	1	2.9
Remained basically unchanged	60	80.0	28	70.0	32	91.4
Eased somewhat	14	18.7	12	30.0	2	5.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

g. Collateralization requirements

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	70	93.3	37	92.5	33	94.3
Eased somewhat	5	6.7	3	7.5	2	5.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

h. Use of interest rate floors (more use=tightened, less use=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	55	74.3	32	82.1	23	65.7
Eased somewhat	13	17.6	5	12.8	8	22.9
Eased considerably	6	8.1	2	5.1	4	11.4
Total	74	100.0	39	100.0	35	100.0

B. Terms for small firms (annual sales of less than $50 million):

a. Maximum size of credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	66	91.7	36	97.3	30	85.7
Eased somewhat	6	8.3	1	2.7	5	14.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

b. Maximum maturity of loans or credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	0	0.0	1	2.9
Remained basically unchanged	64	88.9	34	91.9	30	85.7
Eased somewhat	7	9.7	3	8.1	4	11.4
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

c. Costs of credit lines

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	1	2.7	0	0.0
Remained basically unchanged	55	76.4	27	73.0	28	80.0
Eased somewhat	16	22.2	9	24.3	7	20.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

d. Spreads of loan rates over your bank's cost of funds (wider spreads=tightened, narrower spreads=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	2.8	1	2.7	1	2.9
Remained basically unchanged	36	50.0	18	48.6	18	51.4
Eased somewhat	34	47.2	18	48.6	16	45.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

e. Premiums charged on riskier loans

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	3	4.2	2	5.4	1	2.9
Remained basically unchanged	59	81.9	29	78.4	30	85.7
Eased somewhat	9	12.5	6	16.2	3	8.6
Eased considerably	1	1.4	0	0.0	1	2.9
Total	72	100.0	37	100.0	35	100.0

f. Loan covenants

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	0	0.0	1	2.9
Remained basically unchanged	58	80.6	27	73.0	31	88.6
Eased somewhat	13	18.1	10	27.0	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

g. Collateralization requirements

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	67	93.1	33	89.2	34	97.1
Eased somewhat	5	6.9	4	10.8	1	2.9
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

h. Use of interest rate floors (more use=tightened, less use=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	49	70.0	27	77.1	22	62.9
Eased somewhat	16	22.9	6	17.1	10	28.6
Eased considerably	5	7.1	2	5.7	3	8.6
Total	70	100.0	35	100.0	35	100.0

3. If your bank has tightened or eased its credit standards or its terms for C&I loans or credit lines over the past three months (as described in questions 1 and 2), how important have been the following possible reasons for the change?

A. Possible reasons for tightening credit standards or loan terms:

a. Deterioration in your bank's current or expected capital position

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	5	83.3	1	50.0	4	100.0
Somewhat important	1	16.7	1	50.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

b. Less favorable or more uncertain economic outlook

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	6	100.0	2	100.0	4	100.0
Somewhat important	0	0.0	0	0.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

c. Worsening of industry-specific problems (please specify industries)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	5	83.3	2	100.0	3	75.0
Somewhat important	1	16.7	0	0.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

d. Less aggressive competition from other banks or nonbank lenders (other financial intermediaries or the capital markets)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	5	83.3	1	50.0	4	100.0
Somewhat important	1	16.7	1	50.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

e. Reduced tolerance for risk

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	5	83.3	2	100.0	3	75.0
Somewhat important	1	16.7	0	0.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

f. Decreased liquidity in the secondary market for these loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	6	100.0	2	100.0	4	100.0
Somewhat important	0	0.0	0	0.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

g. Deterioration in your bank's current or expected liquidity position

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	6	100.0	2	100.0	4	100.0
Somewhat important	0	0.0	0	0.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

h. Increased concerns about the effects of legislative changes, supervisory actions, or changes in accounting standards

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	5	83.3	2	100.0	3	75.0
Somewhat important	1	16.7	0	0.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	6	100.0	2	100.0	4	100.0

B. Possible reasons for easing credit standards or loan terms:

a. Improvement in your bank's current or expected capital position

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	42	87.5	25	89.3	17	85.0
Somewhat important	6	12.5	3	10.7	3	15.0
Very important	0	0.0	0	0.0	0	0.0
Total	48	100.0	28	100.0	20	100.0

b. More favorable or less uncertain economic outlook

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	24	50.0	14	50.0	10	50.0
Somewhat important	23	47.9	14	50.0	9	45.0
Very important	1	2.1	0	0.0	1	5.0
Total	48	100.0	28	100.0	20	100.0

c. Improvement in industry-specific problems (please specify industries)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	39	81.3	25	89.3	14	70.0
Somewhat important	9	18.8	3	10.7	6	30.0
Very important	0	0.0	0	0.0	0	0.0
Total	48	100.0	28	100.0	20	100.0

d. More aggressive competition from other banks or nonbank lenders (other financial intermediaries or the capital markets)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	1	2.1	1	3.6	0	0.0
Somewhat important	14	29.2	6	21.4	8	40.0
Very important	33	68.8	21	75.0	12	60.0
Total	48	100.0	28	100.0	20	100.0

e. Increased tolerance for risk

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	37	77.1	21	75.0	16	80.0
Somewhat important	11	22.9	7	25.0	4	20.0
Very important	0	0.0	0	0.0	0	0.0
Total	48	100.0	28	100.0	20	100.0

f. Increased liquidity in the secondary market for these loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	36	75.0	22	78.6	14	70.0
Somewhat important	12	25.0	6	21.4	6	30.0
Very important	0	0.0	0	0.0	0	0.0
Total	48	100.0	28	100.0	20	100.0

g. Improvement in your bank's current or expected liquidity position

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	42	87.5	25	89.3	17	85.0
Somewhat important	5	10.4	2	7.1	3	15.0
Very important	1	2.1	1	3.6	0	0.0
Total	48	100.0	28	100.0	20	100.0

h. Reduced concerns about the effects of legislative changes, supervisory actions, or changes in accounting standards

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	45	93.8	26	92.9	19	95.0
Somewhat important	2	4.2	1	3.6	1	5.0
Very important	1	2.1	1	3.6	0	0.0
Total	48	100.0	28	100.0	20	100.0

4. Apart from normal seasonal variation, how has demand for C&I loans changed over the past three months? (Please consider only funds actually disbursed as opposed to requests for new or increased lines of credit.)

A. Demand for C&I loans from large and middle-market firms (annual sales of $50 million or more):

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	1	1.3	1	2.5	0	0.0
Moderately stronger	26	34.7	17	42.5	9	25.7
About the same	44	58.7	21	52.5	23	65.7
Moderately weaker	4	5.3	1	2.5	3	8.6
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

B. Demand for C&I loans from small firms (annual sales of less than $50 million):

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	22	30.6	9	24.3	13	37.1
About the same	46	63.9	27	73.0	19	54.3
Moderately weaker	4	5.6	1	2.7	3	8.6
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	72	100.0	37	100.0	35	100.0

5. If demand for C&I loans has strengthened or weakened over the past three months (as described in question 4), how important have been the following possible reasons for the change?

A. If stronger loan demand (answer 1 or 2 to question 4A or 4B), possible reasons:

a. Customer inventory financing needs increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	11	34.4	7	38.9	4	28.6
Somewhat important	19	59.4	11	61.1	8	57.1
Very important	2	6.3	0	0.0	2	14.3
Total	32	100.0	18	100.0	14	100.0

b. Customer accounts receivable financing needs increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	9	28.1	7	38.9	2	14.3
Somewhat important	20	62.5	11	61.1	9	64.3
Very important	3	9.4	0	0.0	3	21.4
Total	32	100.0	18	100.0	14	100.0

c. Customer investment in plant or equipment increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	7	21.9	5	27.8	2	14.3
Somewhat important	22	68.8	13	72.2	9	64.3
Very important	3	9.4	0	0.0	3	21.4
Total	32	100.0	18	100.0	14	100.0

d. Customer internally generated funds decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	26	83.9	15	83.3	11	84.6
Somewhat important	4	12.9	3	16.7	1	7.7
Very important	1	3.2	0	0.0	1	7.7
Total	31	100.0	18	100.0	13	100.0

e. Customer merger or acquisition financing needs increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	11	35.5	3	16.7	8	61.5
Somewhat important	14	45.2	10	55.6	4	30.8
Very important	6	19.4	5	27.8	1	7.7
Total	31	100.0	18	100.0	13	100.0

f. Customer borrowing shifted to your bank from other bank or nonbank sources because these other sources became less attractive

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	17	54.8	9	50.0	8	61.5
Somewhat important	10	32.3	7	38.9	3	23.1
Very important	4	12.9	2	11.1	2	15.4
Total	31	100.0	18	100.0	13	100.0

g. Customers' precautionary demand for cash and liquidity increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	25	80.6	15	83.3	10	76.9
Somewhat important	4	12.9	2	11.1	2	15.4
Very important	2	6.5	1	5.6	1	7.7
Total	31	100.0	18	100.0	13	100.0

B. If weaker loan demand (answer 4 or 5 to question 4A or 4B), possible reasons:

a. Customer inventory financing needs decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	3	60.0	0	0.0	3	75.0
Somewhat important	2	40.0	1	100.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

b. Customer accounts] receivable financing needs decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	3	60.0	0	0.0	3	75.0
Somewhat important	2	40.0	1	100.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

c. Customer investment in plant or equipment decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	2	40.0	0	0.0	2	50.0
Somewhat important	2	40.0	0	0.0	2	50.0
Very important	1	20.0	1	100.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

d. Customer internally generated funds increased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	4	80.0	1	100.0	3	75.0
Somewhat important	1	20.0	0	0.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

e. Customer merger or acquisition financing needs decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	3	60.0	0	0.0	3	75.0
Somewhat important	2	40.0	1	100.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

f. Customer borrowing shifted from your bank to other bank or nonbank sources because these other sources became more attractive

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	4	80.0	1	100.0	3	75.0
Somewhat important	0	0.0	0	0.0	0	0.0
Very important	1	20.0	0	0.0	1	25.0
Total	5	100.0	1	100.0	4	100.0

g. Customers’ precautionary demand for cash and liquidity decreased

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	3	60.0	0	0.0	3	75.0
Somewhat important	2	40.0	1	100.0	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	5	100.0	1	100.0	4	100.0

6. At your bank, apart from seasonal variation, how has the number of inquiries from potential business borrowers regarding the availability and terms of new credit lines or increases in existing lines changed over the past three months? (Please consider only inquiries for additional or increased C&I lines as opposed to the refinancing of existing loans.)

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
The number of inquiries has increased substantially	1	1.3	1	2.5	0	0.0
The number of inquiries has increased moderately	31	41.3	15	37.5	16	45.7
The number of inquiries has stayed about the same	41	54.7	24	60.0	17	48.6
The number of inquiries has decreased moderately	2	2.7	0	0.0	2	5.7
The number of inquiries has decreased substantially	0	0.0	0	0.0	0	0.0
Total	75	100.0	40	100.0	35	100.0

Questions 7-12 *ask about changes in standards and demand over the* **past three months** *for three different types of CRE loans at your bank: construction and land development loans, loans secured by nonfarm nonresidential properties, and loans secured by multifamily residential properties. Please report changes in enforcement of existing policies as changes in policies.*

7. Over the past three months, how have your bank's credit standards for approving new applications for construction and land development loans or credit lines changed?

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	0	0.0	1	2.9
Remained basically unchanged	64	87.7	32	84.2	32	91.4
Eased somewhat	8	11.0	6	15.8	2	5.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	73	100.0	38	100.0	35	100.0

8. Over the past three months, how have your bank's credit standards for approving new applications for loans secured by nonfarm nonresidential properties changed?

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	2.7	0	0.0	2	5.7
Remained basically unchanged	64	86.5	33	84.6	31	88.6
Eased somewhat	8	10.8	6	15.4	2	5.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	74	100.0	39	100.0	35	100.0

9. Over the past three months, how have your bank's credit standards for approving new applications for loans secured by multifamily residential properties changed?

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	8	10.8	5	12.8	3	8.6
Remained basically unchanged	59	79.7	29	74.4	30	85.7
Eased somewhat	7	9.5	5	12.8	2	5.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	74	100.0	39	100.0	35	100.0

10. Apart from normal seasonal variation, how has demand for construction and land development loans changed over the past three months? (Please consider the number of requests for new spot loans, for disbursement of funds under existing loan commitments, and for new or increased credit lines.)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	24	32.9	10	26.3	14	40.0
About the same	47	64.4	28	73.7	19	54.3
Moderately weaker	2	2.7	0	0.0	2	5.7
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	73	100.0	38	100.0	35	100.0

11. Apart from normal seasonal variation, how has demand for loans secured by nonfarm nonresidential properties changed over the past three months? (Please consider the number of requests for new spot loans, for disbursement of funds under existing loan commitments, and for new or increased credit lines.)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	1	1.4	1	2.6	0	0.0
Moderately stronger	17	23.0	10	25.6	7	20.0
About the same	54	73.0	28	71.8	26	74.3
Moderately weaker	2	2.7	0	0.0	2	5.7
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	74	100.0	39	100.0	35	100.0

12. Apart from normal seasonal variation, how has demand for loans secured by multifamily residential properties changed over the past three months? (Please consider the number of requests for new spot loans, for disbursement of funds under existing loan commitments, and for new or increased credit lines.)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	17	23.0	8	20.5	9	25.7
About the same	55	74.3	30	76.9	25	71.4
Moderately weaker	2	2.7	1	2.6	1	2.9
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	74	100.0	39	100.0	35	100.0

Questions 13-14 *ask about three categories of* ***residential mortgage loans*** *at your bank—prime residential mortgages, nontraditional residential mortgages, and subprime residential mortgages. Question 13 deals with changes in your bank's credit standards for loans in each of these categories over the past three months. Question 14 deals with changes in demand for loans in each of these categories over the same period. If your bank's credit standards have not changed over the relevant period, please report them as unchanged even if the standards are either restrictive or accommodative relative to longer-term norms. If your bank's credit standards have tightened or eased over the relevant period, please so report them regardless of how they stand relative to longer-term norms. Also, please report changes in enforcement of existing standards as changes in standards.*

For the purposes of this survey, please use the following definitions of these loan categories (note that the loan categories are not mutually exclusive) and include first-lien loans only:

- *The* ***prime*** *category of residential mortgages includes loans made to borrowers that typically had relatively strong, well-documented credit histories, relatively high credit scores, and relatively low debt-to-income ratios at the time of origination. This would include fully amortizing loans that have a fixed rate, a standard adjustable rate, or a common hybrid adjustable rate—those for which the interest rate is initially fixed for a multi-year period and subsequently adjusts more frequently.*

- *The* ***nontraditional*** *category of residential mortgages includes, but is not limited to, adjustable-rate mortgages with multiple payment options, interest-only mortgages, and ``Alt-A'' products such as mortgages with limited income verification and mortgages secured by non-owner-occupied properties. (Please exclude standard adjustable-rate mortgages and common hybrid adjustable-rate mortgages.)*

- *The* ***subprime*** *category of residential mortgages typically includes loans made to borrowers that displayed one or more of the following characteristics at the time of origination: weakened credit histories that include payment delinquencies, chargeoffs, judgments, and/or bankruptcies; reduced repayment capacity as measured by credit scores or debt-to-income ratios; or incomplete credit histories.*

13. Over the past three months, how have your bank's credit standards for approving applications from individuals for mortgage loans to purchase homes changed?

A. Credit standards on mortgage loans that your bank categorizes as prime residential mortgages have:

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	2	2.8	1	2.8	1	2.9
Tightened somewhat	2	2.8	0	0.0	2	5.7
Remained basically unchanged	50	70.4	21	58.3	29	82.9
Eased somewhat	17	23.9	14	38.9	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

B. Credit standards on mortgage loans that your bank categorizes as nontraditional residential mortgages have:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	3	8.3	1	5.6	2	11.1
Remained basically unchanged	28	77.8	13	72.2	15	83.3
Eased somewhat	5	13.9	4	22.2	1	5.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	36	100.0	18	100.0	18	100.0

For this question, 35 respondents answered “My bank does not originate nontraditional residential mortgages.”

C. Credit standards on mortgage loans that your bank categorizes as subprime residential mortgages have:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	4	100.0	1	100.0	3	100.0
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	4	100.0	1	100.0	3	100.0

For this question, 66 respondents answered “My bank does not originate subprime residential mortgages.”

14. Apart from normal seasonal variation, how has demand for mortgages to purchase homes changed over the past three months? (Please consider only new originations as opposed to the refinancing of existing mortgages.)

A. Demand for mortgages that your bank categorizes as prime residential mortgages was:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	2	2.8	0	0.0	2	5.7
Moderately stronger	35	49.3	21	58.3	14	40.0
About the same	29	40.8	13	36.1	16	45.7
Moderately weaker	5	7.0	2	5.6	3	8.6
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

B. Demand for mortgages that your bank categorizes as nontraditional residential mortgages was:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	6	17.1	2	11.1	4	23.5
About the same	28	80.0	15	83.3	13	76.5
Moderately weaker	1	2.9	1	5.6	0	0.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	35	100.0	18	100.0	17	100.0

For this question, 36 respondents answered “My bank does not originate nontraditional residential mortgages.”

C. Demand for mortgages that your bank categorizes as subprime residential mortgages was:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	0	0.0	0	0.0	0	0.0
About the same	4	100.0	1	100.0	3	100.0
Moderately weaker	0	0.0	0	0.0	0	0.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	4	100.0	1	100.0	3	100.0

For this question, 66 respondents answered “My bank does not originate subprime residential mortgages.”

***Questions 15-16** ask about **revolving home equity lines of credit** at your bank. Question 15 deals with changes in your bank's credit standards over the past three months. Question 16 deals with changes in demand. If your bank's credit standards have not changed over the relevant period, please report them as unchanged even if they are either restrictive or accommodative relative to longer-term norms. If your bank's credit standards have tightened or eased over the relevant period, please so report them regardless of how they stand relative to longer-term norms. Also, please report changes in enforcement of existing standards as changes in standards.*

15. Over the past three months, how have your bank's credit standards for approving applications for revolving home equity lines of credit changed?

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	3	4.2	2	5.4	1	2.9
Remained basically unchanged	62	87.3	32	86.5	30	88.2
Eased somewhat	6	8.5	3	8.1	3	8.8
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	37	100.0	34	100.0

16. Apart from normal seasonal variation, how has demand for revolving home equity lines of credit changed over the past three months? (Please consider only funds actually disbursed as opposed to requests for new or increased lines of credit.)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	2	2.8	0	0.0	2	5.9
Moderately stronger	22	31.0	16	43.2	6	17.6
About the same	42	59.2	19	51.4	23	67.6
Moderately weaker	4	5.6	2	5.4	2	5.9
Substantially weaker	1	1.4	0	0.0	1	2.9
Total	71	100.0	37	100.0	34	100.0

The Consumer Financial Protection Bureau (CFPB)'s Ability-to-Repay and Qualified Mortgage Standards Under the Truth in Lending Act (hereafter, the ATR/QM rule) became effective on January 10, 2014. ***Questions 17-19*** *ask whether the ATR/QM rule is currently affecting the likelihood of your bank approving applications from individuals for mortgage loans to purchase homes and, if so, which of the ATR/QM rule's provisions may be affecting your bank's lending policies for such loans.*

17. Please indicate the extent to which the ATR/QM rule is affecting the likelihood of your bank approving applications from individuals for mortgage loans to purchase homes for each of the following categories of residential real estate loans.

a. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances less than or equal to the conforming loan limits announced by the FHFA and associated with a borrower who has a FICO score (or equivalent) of less than or equal to 680[2]

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
The approval rate is much lower than it would be otherwise be	2	2.9	1	2.8	1	2.9
The approval rate is somewhat lower than it would otherwise be	23	32.9	7	19.4	16	47.1
The approval rate is about the same	44	62.9	28	77.8	16	47.1
The approval rate is somewhat higher than it would otherwise be	1	1.4	0	0.0	1	2.9
The approval rate is much higher than it would otherwise be	0	0.0	0	0.0	0	0.0
Not sure/unknown	0	0.0	0	0.0	0	0.0
Total	70	100.0	36	100.0	34	100.0

b. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances less than or equal to the conforming loan limits announced by the FHFA and associated with a borrower who has a FICO score (or equivalent) of greater than 680

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
The approval rate is much lower than it would be otherwise be	0	0.0	0	0.0	0	0.0
The approval rate is somewhat lower than it would otherwise be	22	31.4	7	19.4	15	44.1
The approval rate is about the same	46	65.7	28	77.8	18	52.9
The approval rate is somewhat higher than it would otherwise be	2	2.9	1	2.8	1	2.9
The approval rate is much higher than it would otherwise be	0	0.0	0	0.0	0	0.0
Not sure/unknown	0	0.0	0	0.0	0	0.0
Total	70	100.0	36	100.0	34	100.0

c. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances greater than the conforming loan limits announced by the FHFA

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
The approval rate is much lower than it would be otherwise be	3	4.5	1	2.8	2	6.5
The approval rate is somewhat lower than it would otherwise be	32	47.8	16	44.4	16	51.6
The approval rate is about the same	30	44.8	18	50.0	12	38.7
The approval rate is somewhat higher than it would otherwise be	2	3.0	1	2.8	1	3.2
The approval rate is much higher than it would otherwise be	0	0.0	0	0.0	0	0.0
Not sure/unknown	1	1.5	0	0.0	1	3.2
Total	67	100.0	36	100.0	31	100.0

For this question, 2 respondents answered “My bank does not originate this type of loan.”

d. Home purchase loans that your bank categorizes as nontraditional residential mortgages (as described in questions 13B and 14B)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
The approval rate is much lower than it would be otherwise be	2	5.6	1	5.6	1	5.6
The approval rate is somewhat lower than it would otherwise be	17	47.2	6	33.3	11	61.1
The approval rate is about the same	16	44.4	11	61.1	5	27.8
The approval rate is somewhat higher than it would otherwise be	1	2.8	0	0.0	1	5.6
The approval rate is much higher than it would otherwise be	0	0.0	0	0.0	0	0.0
Not sure/unknown	1	2.8	0	0.0	1	5.6
Total	36	100.0	18	100.0	18	100.0

For this question, 27 respondents answered “My bank does not originate this type of loan.”

18. For each type of home purchase loan that you indicated having a **lower approval rate** due to the ATR/QM rule (answers of 1 or 2 in question 17), please indicate the importance of the following provisions of the ATR/QM rule in setting your bank's lending policies.

A. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances **less than or equal to** the conforming loan limits announced by the FHFA and associated with a borrower who has a FICO score (or equivalent) of **less than or equal to** 680:

a. The creditor must evaluate and document the borrower's credit history, assets, and debt payments

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	6	24.0	3	37.5	3	17.6
Somewhat important	7	28.0	3	37.5	4	23.5
Very important	9	36.0	2	25.0	7	41.2
The most important	3	12.0	0	0.0	3	17.6
Total	25	100.0	8	100.0	17	100.0

b. The creditor must evaulate the borrower's current and expected income

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	4	16.0	2	25.0	2	11.8
Somewhat important	6	24.0	3	37.5	3	17.6
Very important	8	32.0	2	25.0	6	35.3
The most important	7	28.0	1	12.5	6	35.3
Total	25	100.0	8	100.0	17	100.0

c. The borrower's debt to income ratio should not exceed 43 percent

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	4	16.0	0	0.0	4	23.5
Somewhat important	9	36.0	4	50.0	5	29.4
Very important	8	32.0	1	12.5	7	41.2
The most important	4	16.0	3	37.5	1	5.9
Total	25	100.0	8	100.0	17	100.0

d. Interest only, negative amortization, and balloon mortgages are not permitted

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	16	64.0	7	87.5	9	52.9
Somewhat important	3	12.0	0	0.0	3	17.6
Very important	4	16.0	0	0.0	4	23.5
The most important	2	8.0	1	12.5	1	5.9
Total	25	100.0	8	100.0	17	100.0

e. Total points and fees must not exceed 3 percent of the loan amount

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	13	52.0	3	37.5	10	58.8
Somewhat important	5	20.0	3	37.5	2	11.8
Very important	4	16.0	0	0.0	4	23.5
The most important	3	12.0	2	25.0	1	5.9
Total	25	100.0	8	100.0	17	100.0

f. Mortgages with an annual percentage rate more than 150 basis points over the average prime offer rate will not qualify for the safe harbor

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	12	48.0	4	50.0	8	47.1
Somewhat important	6	24.0	2	25.0	4	23.5
Very important	6	24.0	1	12.5	5	29.4
The most important	1	4.0	1	12.5	0	0.0
Total	25	100.0	8	100.0	17	100.0

B. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances **less than or equal to** the conforming loan limits announced by the FHFA and associated with a borrower who has a FICO score (or equivalent) of **greater than** 680:

a. The creditor must evaluate and document the borrower's credit history, assets, and debt payments

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	5	21.7	2	25.0	3	20.0
Somewhat important	7	30.4	4	50.0	3	20.0
Very important	10	43.5	2	25.0	8	53.3
The most important	1	4.3	0	0.0	1	6.7
Total	23	100.0	8	100.0	15	100.0

b. The creditor must evaulate the borrower's current and expected income

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	2	8.7	0	0.0	2	13.3
Somewhat important	6	26.1	3	37.5	3	20.0
Very important	8	34.8	4	50.0	4	26.7
The most important	7	30.4	1	12.5	6	40.0
Total	23	100.0	8	100.0	15	100.0

c. The borrower's debt to income ratio should not exceed 43 percent

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	5	21.7	0	0.0	5	33.3
Somewhat important	8	34.8	5	62.5	3	20.0
Very important	7	30.4	1	12.5	6	40.0
The most important	3	13.0	2	25.0	1	6.7
Total	23	100.0	8	100.0	15	100.0

d. Interest only, negative amortization, and balloon mortgages are not permitted

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	16	72.7	7	100.0	9	60.0
Somewhat important	2	9.1	0	0.0	2	13.3
Very important	4	18.2	0	0.0	4	26.7
The most important	0	0.0	0	0.0	0	0.0
Total	22	100.0	7	100.0	15	100.0

e. Total points and fees must not exceed 3 percent of the loan amount

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	13	56.5	4	50.0	9	60.0
Somewhat important	6	26.1	4	50.0	2	13.3
Very important	3	13.0	0	0.0	3	20.0
The most important	1	4.3	0	0.0	1	6.7
Total	23	100.0	8	100.0	15	100.0

f. Mortgages with an annual percentage rate more than 150 basis points over the average prime offer rate will not qualify for the safe harbor

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	12	52.2	5	62.5	7	46.7
Somewhat important	6	26.1	3	37.5	3	20.0
Very important	4	17.4	0	0.0	4	26.7
The most important	1	4.3	0	0.0	1	6.7
Total	23	100.0	8	100.0	15	100.0

C. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances **greater than** the conforming loan limits announced by the FHFA:

a. The creditor must evaluate and document the borrower's credit history, assets, and debt payments

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	8	21.1	5	27.8	3	15.0
Somewhat important	9	23.7	4	22.2	5	25.0
Very important	14	36.8	5	27.8	9	45.0
The most important	7	18.4	4	22.2	3	15.0
Total	38	100.0	18	100.0	20	100.0

b. The creditor must evaulate the borrower's current and expected income

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank’s lower approval rate)	5	13.2	4	22.2	1	5.0
Somewhat important	7	18.4	2	11.1	5	25.0
Very important	13	34.2	7	38.9	6	30.0
The most important	13	34.2	5	27.8	8	40.0
Total	38	100.0	18	100.0	20	100.0

c. The borrower's debt to income ratio should not exceed 43 percent

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank’s lower approval rate)	4	10.5	0	0.0	4	20.0
Somewhat important	8	21.1	4	22.2	4	20.0
Very important	18	47.4	9	50.0	9	45.0
The most important	8	21.1	5	27.8	3	15.0
Total	38	100.0	18	100.0	20	100.0

d. Interest only, negative amortization, and balloon mortgages are not permitted

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank’s lower approval rate)	19	51.4	8	44.4	11	57.9
Somewhat important	7	18.9	4	22.2	3	15.8
Very important	7	18.9	5	27.8	2	10.5
The most important	4	10.8	1	5.6	3	15.8
Total	37	100.0	18	100.0	19	100.0

e. Total points and fees must not exceed 3 percent of the loan amount

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important (to my bank's lower approval rate)	15	39.5	5	27.8	10	50.0
Somewhat important	12	31.6	8	44.4	4	20.0
Very important	7	18.4	2	11.1	5	25.0
The most important	4	10.5	3	16.7	1	5.0
Total	38	100.0	18	100.0	20	100.0

f. Mortgages with an annual percentage rate more than 150 basis points over the average prime offer rate will not qualify for the safe harbor

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important (to my bank's lower approval rate)	18	48.6	9	50.0	9	47.4
Somewhat important	8	21.6	4	22.2	4	21.1
Very important	7	18.9	2	11.1	5	26.3
The most important	4	10.8	3	16.7	1	5.3
Total	37	100.0	18	100.0	19	100.0

D. Home purchase loans that your bank categorizes as nontraditional residential mortgages (as described in questions 13B and 14B)

a. The creditor must evaluate and document the borrower's credit history, assets, and debt payments

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important (to my bank's lower approval rate)	1	5.0	0	0.0	1	7.7
Somewhat important	6	30.0	2	28.6	4	30.8
Very important	8	40.0	3	42.9	5	38.5
The most important	5	25.0	2	28.6	3	23.1
Total	20	100.0	7	100.0	13	100.0

b. The creditor must evaulate the borrower's current and expected income

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	1	5.0	0	0.0	1	7.7
Somewhat important	3	15.0	1	14.3	2	15.4
Very important	8	40.0	3	42.9	5	38.5
The most important	8	40.0	3	42.9	5	38.5
Total	20	100.0	7	100.0	13	100.0

c. The borrower's debt to income ratio should not exceed 43 percent

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	1	5.0	0	0.0	1	7.7
Somewhat important	5	25.0	2	28.6	3	23.1
Very important	11	55.0	4	57.1	7	53.8
The most important	3	15.0	1	14.3	2	15.4
Total	20	100.0	7	100.0	13	100.0

d. Interest only, negative amortization, and balloon mortgages are not permitted

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	10	50.0	4	57.1	6	46.2
Somewhat important	2	10.0	1	14.3	1	7.7
Very important	3	15.0	1	14.3	2	15.4
The most important	5	25.0	1	14.3	4	30.8
Total	20	100.0	7	100.0	13	100.0

e. Total points and fees must not exceed 3 percent of the loan amount

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	7	35.0	1	14.3	6	46.2
Somewhat important	6	30.0	4	57.1	2	15.4
Very important	2	10.0	1	14.3	1	7.7
The most important	5	25.0	1	14.3	4	30.8
Total	20	100.0	7	100.0	13	100.0

f. Mortgages with an annual percentage rate more than 150 basis points over the average prime offer rate will not qualify for the safe harbor

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important (to my bank's lower approval rate)	9	45.0	4	57.1	5	38.5
Somewhat important	3	15.0	1	14.3	2	15.4
Very important	4	20.0	1	14.3	3	23.1
The most important	4	20.0	1	14.3	3	23.1
Total	20	100.0	7	100.0	13	100.0

19. If you indicated **no effect or a higher approval rate** from the ATR/QM rule for conforming prime residential mortgages (answers 3, 4, or 5 to questions 17a or 17b), please indicate how important the designation of a temporary class of qualified mortgages is in your answer.[3] This temporary classification automatically considers any mortgage loan that is accepted by the government-sponsored enterprises' automated underwriting engines as a qualified mortgage even if some of the QM provisions (such as the debt-to-income ratio not exceeding 43 percent) are not met.

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
My lending policies are not affected by the temporary classification	23	46.0	14	46.7	9	45.0
My lending policies would be somewhat tighter without the classification	18	36.0	11	36.7	7	35.0
My lending policies would be substantially tighter without the classification	9	18.0	5	16.7	4	20.0
Total	50	100.0	30	100.0	20	100.0

Questions 20-29 *ask about consumer lending at your bank. Question 20 deals with changes in your bank's willingness to make consumer loans over the past three months. Questions 21-26 deal with changes in credit standards and loan terms over the same period. Questions 27-29deal with changes in demand for consumer loans over the past three months. If your bank's lending policies have not changed over the past three months, please report them as unchanged even if the policies are either restrictive or accommodative relative to longer-term norms. If your bank's policies have tightened or eased over the past three months, please so report them regardless of how they stand relative to longer-term norms. Also, please report changes in enforcement of existing policies as changes in policies.*

20. Please indicate your bank's willingness to make consumer installment loans now as opposed to three months ago.

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Much more willing	1	1.4	0	0.0	1	2.9
Somewhat more willing	11	15.7	6	17.1	5	14.3
About unchanged	57	81.4	28	80.0	29	82.9
Somewhat less willing	1	1.4	1	2.9	0	0.0
Much less willing	0	0.0	0	0.0	0	0.0
Total	70	100.0	35	100.0	35	100.0

21. Over the past three months, how have your bank's credit standards for approving applications for credit cards from individuals or households changed?

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	47	87.0	27	87.1	20	87.0
Eased somewhat	7	13.0	4	12.9	3	13.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	54	100.0	31	100.0	23	100.0

22. Over the past three months, how have your bank's credit standards for approving applications for auto loans to individuals or households changed? (Please include loans arising from retail sales of passenger cars and other vehicles such as minivans, vans, sport-utility vehicles, pickup trucks, and similar light trucks for personal use, whether new or used. Please exclude loans to finance fleet sales, personal cash loans secured by automobiles already paid for, loans to finance the purchase of commercial vehicles and farm equipment, and lease financing.)

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	3.0	2	6.3	0	0.0
Remained basically unchanged	59	89.4	28	87.5	31	91.2
Eased somewhat	5	7.6	2	6.3	3	8.8
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

23. Over the past three months, how have your bank's credit standards for approving applications for consumer loans other than credit card and auto loans changed?

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	1	2.8	0	0.0
Remained basically unchanged	64	90.1	33	91.7	31	88.6
Eased somewhat	6	8.5	2	5.6	4	11.4
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

24. Over the past three months, how has your bank changed the following terms and conditions on new or existing credit card accounts for individuals or households?

a. Credit limits

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	43	82.7	24	80.0	19	86.4
Eased somewhat	9	17.3	6	20.0	3	13.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	52	100.0	30	100.0	22	100.0

b. Spreads of interest rates charged on outstanding balances over your bank's cost of funds (wider spreads=tightened, narrower spreads=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.9	0	0.0	1	4.5
Remained basically unchanged	49	94.2	29	96.7	20	90.9
Eased somewhat	2	3.8	1	3.3	1	4.5
Eased considerably	0	0.0	0	0.0	0	0.0
Total	52	100.0	30	100.0	22	100.0

c. Minimum percent of outstanding balances required to be repaid each month

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.9	0	0.0	1	4.5
Remained basically unchanged	50	96.2	29	96.7	21	95.5
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	1	1.9	1	3.3	0	0.0
Total	52	100.0	30	100.0	22	100.0

d. Minimum required credit score (increased score=tightened, reduced score=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	46	88.5	25	83.3	21	95.5
Eased somewhat	6	11.5	5	16.7	1	4.5
Eased considerably	0	0.0	0	0.0	0	0.0
Total	52	100.0	30	100.0	22	100.0

e. The extent to which loans are granted to some customers that do not meet credit scoring thresholds (increased=eased, decreased=tightened)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	3.8	0	0.0	2	9.1
Remained basically unchanged	49	94.2	29	96.7	20	90.9
Eased somewhat	1	1.9	1	3.3	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	52	100.0	30	100.0	22	100.0

25. Over the past three months, how has your bank changed the following terms and conditions on loans to individuals or households to purchase autos?

a. Maximum maturity

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	64	97.0	30	93.8	34	100.0
Eased somewhat	2	3.0	2	6.3	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

b. Spreads of loan rates over your bank's cost of funds (wider spreads=tightened, narrower spreads=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	4	6.1	4	12.5	0	0.0
Remained basically unchanged	58	87.9	26	81.3	32	94.1
Eased somewhat	4	6.1	2	6.3	2	5.9
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

c. Minimum required down payment (higher=tightened, lower=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.5	0	0.0	1	2.9
Remained basically unchanged	63	95.5	32	100.0	31	91.2
Eased somewhat	2	3.0	0	0.0	2	5.9
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

d. Minimum required credit score (increased score=tightened, reduced score=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	2	3.0	2	6.3	0	0.0
Remained basically unchanged	62	93.9	29	90.6	33	97.1
Eased somewhat	2	3.0	1	3.1	1	2.9
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

e. The extent to which loans are granted to some customers that do not meet credit scoring thresholds (increased=eased, decreased=tightened)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	3	4.5	1	3.1	2	5.9
Remained basically unchanged	63	95.5	31	96.9	32	94.1
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

26. Over the past three months, how has your bank changed the following terms and conditions on consumer loans *other than* credit card and auto loans?

a. Maximum maturity

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	70	98.6	35	97.2	35	100.0
Eased somewhat	1	1.4	1	2.8	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

b. Spreads of loan rates over your bank's cost of funds (wider spreads=tightened, narrower spreads=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	66	93.0	34	94.4	32	91.4
Eased somewhat	5	7.0	2	5.6	3	8.6
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

c. Minimum required down payment (higher=tightened, lower=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	1	1.4	1	2.8	0	0.0
Remained basically unchanged	69	97.2	35	97.2	34	97.1
Eased somewhat	1	1.4	0	0.0	1	2.9
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

d. Minimum required credit score (increased score=tightened, reduced score=eased)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	0	0.0	0	0.0	0	0.0
Remained basically unchanged	71	100.0	36	100.0	35	100.0
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

e. The extent to which loans are granted to some customers that do not meet credit scoring thresholds (increased=eased, decreased=tightened)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tightened considerably	0	0.0	0	0.0	0	0.0
Tightened somewhat	3	4.2	1	2.8	2	5.7
Remained basically unchanged	68	95.8	35	97.2	33	94.3
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

27. Apart from normal seasonal variation, how has demand from individuals or households for credit card loans changed over the past three months?

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	13	26.0	9	30.0	4	20.0
About the same	34	68.0	20	66.7	14	70.0
Moderately weaker	3	6.0	1	3.3	2	10.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	50	100.0	30	100.0	20	100.0

28. Apart from normal seasonal variation, how has demand from individuals or households for auto loans changed over the past three months?

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Substantially stronger	2	3.0	1	3.1	1	2.9
Moderately stronger	16	24.2	10	31.3	6	17.6
About the same	46	69.7	21	65.6	25	73.5
Moderately weaker	2	3.0	0	0.0	2	5.9
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	66	100.0	32	100.0	34	100.0

29. Apart from normal seasonal variation, how has demand from individuals or households for consumer loans other than credit card and auto loans changed over the past three months?

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Substantially stronger	0	0.0	0	0.0	0	0.0
Moderately stronger	14	19.7	8	22.2	6	17.1
About the same	54	76.1	27	75.0	27	77.1
Moderately weaker	3	4.2	1	2.8	2	5.7
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	71	100.0	36	100.0	35	100.0

Question 30 *asks you to describe the current level of lending standards at your bank relative to the range of standards that has prevailed between 2005 and the present. For each of the loan categories listed below, please consider the points at which standards at your bank were tightest and easiest during this period.*

30. Using the range between the tightest and the easiest that lending standards at your bank have been between 2005 and the present, for each of the loan categories listed below, how would you describe your bank's current level of standards relative to that range?

A. C&I loans:

a. New syndicated or club loans (large loans originated by a group of relationship lenders) to investment-grade firms (or unrated firms of similar creditworthiness)

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	1	1.6	1	2.8	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	5	7.9	4	11.1	1	3.7
Somewhat easier than the midpoint of the range that standards have been during this period	19	30.2	11	30.6	8	29.6
Near the midpoint of the range that standards have been during this period	27	42.9	17	47.2	10	37.0
Somewhat tighter than the midpoint of the range that standards have been during this period	8	12.7	3	8.3	5	18.5
Significantly tighter than the midpoint of the range that standards have been during this period	2	3.2	0	0.0	2	7.4
Near the tightest level that standards have been during this period	1	1.6	0	0.0	1	3.7
Total	63	100.0	36	100.0	27	100.0

b. New syndicated or club loans to below-investment-grade firms (or unrated firms of similar creditworthiness)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	7	11.1	6	16.7	1	3.7
Somewhat easier than the midpoint of the range that standards have been during this period	15	23.8	11	30.6	4	14.8
Near the midpoint of the range that standards have been during this period	19	30.2	9	25.0	10	37.0
Somewhat tighter than the midpoint of the range that standards have been during this period	16	25.4	9	25.0	7	25.9
Significantly tighter than the midpoint of the range that standards have been during this period	4	6.3	1	2.8	3	11.1
Near the tightest level that standards have been during this period	2	3.2	0	0.0	2	7.4
Total	63	100.0	36	100.0	27	100.0

c. Non-syndicated loans to large and middle-market firms (annual sales of $50 million or more)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	6	8.6	5	13.9	1	2.9
Somewhat easier than the midpoint of the range that standards have been during this period	28	40.0	12	33.3	16	47.1
Near the midpoint of the range that standards have been during this period	28	40.0	16	44.4	12	35.3
Somewhat tighter than the midpoint of the range that standards have been during this period	7	10.0	3	8.3	4	11.8
Significantly tighter than the midpoint of the range that standards have been during this period	1	1.4	0	0.0	1	2.9
Near the tightest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Total	70	100.0	36	100.0	34	100.0

d. Non-syndicated loans to small firms (annual sales of less than $50 million)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	4	5.8	3	8.8	1	2.9
Somewhat easier than the midpoint of the range that standards have been during this period	18	26.1	6	17.6	12	34.3
Near the midpoint of the range that standards have been during this period	37	53.6	21	61.8	16	45.7
Somewhat tighter than the midpoint of the range that standards have been during this period	8	11.6	3	8.8	5	14.3
Significantly tighter than the midpoint of the range that standards have been during this period	2	2.9	1	2.9	1	2.9
Near the tightest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Total	69	100.0	34	100.0	35	100.0

e. Loans to very small firms (annual sales of less than $5 million)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	4	7.0	3	11.5	1	3.2
Somewhat easier than the midpoint of the range that standards have been during this period	10	17.5	5	19.2	5	16.1
Near the midpoint of the range that standards have been during this period	33	57.9	13	50.0	20	64.5
Somewhat tighter than the midpoint of the range that standards have been during this period	6	10.5	3	11.5	3	9.7
Significantly tighter than the midpoint of the range that standards have been during this period	3	5.3	2	7.7	1	3.2
Near the tightest level that standards have been during this period	1	1.8	0	0.0	1	3.2
Total	57	100.0	26	100.0	31	100.0

B. Loans secured by commercial real estate:

a. For construction and land development purposes

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	2	2.9	0	0.0	2	5.7
Somewhat easier than the midpoint of the range that standards have been during this period	11	16.2	8	24.2	3	8.6
Near the midpoint of the range that standards have been during this period	21	30.9	10	30.3	11	31.4
Somewhat tighter than the midpoint of the range that standards have been during this period	25	36.8	11	33.3	14	40.0
Significantly tighter than the midpoint of the range that standards have been during this period	7	10.3	4	12.1	3	8.6
Near the tightest level that standards have been during this period	2	2.9	0	0.0	2	5.7
Total	68	100.0	33	100.0	35	100.0

b. For nonfarm nonresidential purposes

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	2	2.9	2	5.9	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	20	29.0	10	29.4	10	28.6
Near the midpoint of the range that standards have been during this period	30	43.5	14	41.2	16	45.7
Somewhat tighter than the midpoint of the range that standards have been during this period	13	18.8	6	17.6	7	20.0
Significantly tighter than the midpoint of the range that standards have been during this period	3	4.3	2	5.9	1	2.9
Near the tightest level that standards have been during this period	1	1.4	0	0.0	1	2.9
Total	69	100.0	34	100.0	35	100.0

c. For multifamily purposes

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	5	7.4	3	9.1	2	5.7
Somewhat easier than the midpoint of the range that standards have been during this period	20	29.4	12	36.4	8	22.9
Near the midpoint of the range that standards have been during this period	31	45.6	14	42.4	17	48.6
Somewhat tighter than the midpoint of the range that standards have been during this period	10	14.7	3	9.1	7	20.0
Significantly tighter than the midpoint of the range that standards have been during this period	1	1.5	1	3.0	0	0.0
Near the tightest level that standards have been during this period	1	1.5	0	0.0	1	2.9
Total	68	100.0	33	100.0	35	100.0

C. Residential real estate:

a. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances less than or equal to the conforming loan limits announced by the FHFA

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	1	1.4	1	2.9	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	5	7.2	4	11.4	1	2.9
Near the midpoint of the range that standards have been during this period	31	44.9	13	37.1	18	52.9
Somewhat tighter than the midpoint of the range that standards have been during this period	22	31.9	12	34.3	10	29.4
Significantly tighter than the midpoint of the range that standards have been during this period	7	10.1	3	8.6	4	11.8
Near the tightest level that standards have been during this period	3	4.3	2	5.7	1	2.9
Total	69	100.0	35	100.0	34	100.0

b. Home purchase loans that your bank categorizes as prime residential mortgages (as described in questions 13A and 14A) with principal balances greater than the conforming loan limits announced by the FHFA

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	2	2.9	2	5.7	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	3	4.3	2	5.7	1	2.9
Near the midpoint of the range that standards have been during this period	26	37.1	11	31.4	15	42.9
Somewhat tighter than the midpoint of the range that standards have been during this period	21	30.0	11	31.4	10	28.6
Significantly tighter than the midpoint of the range that standards have been during this period	14	20.0	7	20.0	7	20.0
Near the tightest level that standards have been during this period	4	5.7	2	5.7	2	5.7
Total	70	100.0	35	100.0	35	100.0

c. Home purchase loans that qualify for a guarantee from the Federal Housing Administration or the U.S. Department of Veterans Affairs

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	1	1.7	1	3.4	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	4	6.7	3	10.3	1	3.2
Near the midpoint of the range that standards have been during this period	37	61.7	16	55.2	21	67.7
Somewhat tighter than the midpoint of the range that standards have been during this period	12	20.0	5	17.2	7	22.6
Significantly tighter than the midpoint of the range that standards have been during this period	3	5.0	3	10.3	0	0.0
Near the tightest level that standards have been during this period	3	5.0	1	3.4	2	6.5
Total	60	100.0	29	100.0	31	100.0

d. Home purchase loans that your bank categorizes as nontraditional residential mortgages (as described in questions 13B and 14B)

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	5	11.9	2	10.0	3	13.6
Near the midpoint of the range that standards have been during this period	12	28.6	4	20.0	8	36.4
Somewhat tighter than the midpoint of the range that standards have been during this period	14	33.3	6	30.0	8	36.4
Significantly tighter than the midpoint of the range that standards have been during this period	5	11.9	5	25.0	0	0.0
Near the tightest level that standards have been during this period	6	14.3	3	15.0	3	13.6
Total	42	100.0	20	100.0	22	100.0

e. Home purchase loans that your bank categorizes as subprime residential mortgages (as described in questions 13C and 14C)

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Near the midpoint of the range that standards have been during this period	4	25.0	2	28.6	2	22.2
Somewhat tighter than the midpoint of the range that standards have been during this period	3	18.8	0	0.0	3	33.3
Significantly tighter than the midpoint of the range that standards have been during this period	2	12.5	2	28.6	0	0.0
Near the tightest level that standards have been during this period	7	43.8	3	42.9	4	44.4
Total	16	100.0	7	100.0	9	100.0

f. Revolving home equity lines of credit

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	9	12.9	6	16.7	3	8.8
Near the midpoint of the range that standards have been during this period	33	47.1	13	36.1	20	58.8
Somewhat tighter than the midpoint of the range that standards have been during this period	19	27.1	10	27.8	9	26.5
Significantly tighter than the midpoint of the range that standards have been during this period	6	8.6	4	11.1	2	5.9
Near the tightest level that standards have been during this period	3	4.3	3	8.3	0	0.0
Total	70	100.0	36	100.0	34	100.0

D. Consumer lending:

a. Credit card loans that your bank categorizes as prime credit card loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	10	22.2	6	22.2	4	22.2
Near the midpoint of the range that standards have been during this period	24	53.3	12	44.4	12	66.7
Somewhat tighter than the midpoint of the range that standards have been during this period	7	15.6	5	18.5	2	11.1
Significantly tighter than the midpoint of the range that standards have been during this period	3	6.7	3	11.1	0	0.0
Near the tightest level that standards have been during this period	1	2.2	1	3.7	0	0.0
Total	45	100.0	27	100.0	18	100.0

b. Credit card loans that your bank categorizes as subprime credit card loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	0	0.0	0	0.0	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	3	15.0	3	27.3	0	0.0
Near the midpoint of the range that standards have been during this period	9	45.0	3	27.3	6	66.7
Somewhat tighter than the midpoint of the range that standards have been during this period	3	15.0	1	9.1	2	22.2
Significantly tighter than the midpoint of the range that standards have been during this period	3	15.0	3	27.3	0	0.0
Near the tightest level that standards have been during this period	2	10.0	1	9.1	1	11.1
Total	20	100.0	11	100.0	9	100.0

c. Auto loans that your bank categorizes as prime auto loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	2	3.2	2	6.7	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	14	22.6	5	16.7	9	28.1
Near the midpoint of the range that standards have been during this period	34	54.8	14	46.7	20	62.5
Somewhat tighter than the midpoint of the range that standards have been during this period	9	14.5	6	20.0	3	9.4
Significantly tighter than the midpoint of the range that standards have been during this period	3	4.8	3	10.0	0	0.0
Near the tightest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Total	62	100.0	30	100.0	32	100.0

d. Auto loans that your bank categorizes as subprime auto loans

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	1	3.3	1	6.3	0	0.0
Somewhat easier than the midpoint of the range that standards have been during this period	4	13.3	3	18.8	1	7.1
Near the midpoint of the range that standards have been during this period	13	43.3	6	37.5	7	50.0
Somewhat tighter than the midpoint of the range that standards have been during this period	7	23.3	4	25.0	3	21.4
Significantly tighter than the midpoint of the range that standards have been during this period	2	6.7	2	12.5	0	0.0
Near the tightest level that standards have been during this period	3	10.0	0	0.0	3	21.4
Total	30	100.0	16	100.0	14	100.0

e. Consumer loans other than credit card and auto loans

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Near the easiest level that standards have been during this period	0	0.0	0	0.0	0	0.0
Significantly easier than the midpoint of the range that standards have been during this period	1	1.5	0	0.0	1	3.0
Somewhat easier than the midpoint of the range that standards have been during this period	10	14.9	4	11.8	6	18.2
Near the midpoint of the range that standards have been during this period	43	64.2	19	55.9	24	72.7
Somewhat tighter than the midpoint of the range that standards have been during this period	7	10.4	5	14.7	2	6.1
Significantly tighter than the midpoint of the range that standards have been during this period	5	7.5	5	14.7	0	0.0
Near the tightest level that standards have been during this period	1	1.5	1	2.9	0	0.0
Total	67	100.0	34	100.0	33	100.0

1. The sample is selected from among the largest banks in each Federal Reserve District. In the table, large banks are defined as those with total domestic assets of $20 billion or more as of March 31, 2014. The combined assets of the 40 large banks totaled $8.4 trillion, compared to $8.7 trillion for the entire panel of 75 banks, and $12.2 trillion for all domestically chartered, federally insured commercial banks. Return to text

2. Please include mortgages in high-cost areas with loan balances greater than $417,000 that are within the area-specific conforming loan limits. (up to $625,500 for fiscal year 2014) determined under the Housing and Economic Recovery Act of 2008. For more information on conforming loan limits, please see: http://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx. Return to text

3. The temporary QM definition must satisfy the general product feature prerequisites for a qualified mortgage and also satisfy the underwritting requirements of, and are eligible to be purchased, guaranteed, or insured by the GSEs while they operate under federal conservatorship or receivership. This temporary classification will phase out as each agency issues its own qualified mortgage rules, or the GSE conservatorship ends, or seven years elapse. Return to text