



MCR Data Quality

Samples of Common Issues

#1 Amount-Count Mismatch

APPLICATION DATA

	Type of Action Taken	DIRECTLY RECEIVED FROM BORROWER			RECE
		Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)
AC010	Applications In Process at the Beginning of the Period	2	540,884	0	0
AC020	Applications Rec	1	224,000	0	0
AC030	Applications App	0	0	0	0
AC040	Applications Den	0	0	0	0
AC050	Applications With	1	224,000	0	0
AC060	File Closed for In	0	0	0	0
AC070	Loans Originated	2	540,884	0	0
AC080	Applications in Process at the End of the Period	0	0	0	0

Amount and Count fields have been entered in the wrong columns.

#2 Closed Loan Sections Not Equal

CLOSED LOAN DATA

Forward Mortgages		BROKERED			CLOSED- RETAIL APPLICATION			CLOSED-WHO	
Loan Type	Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)	Count (#)	
AC100	Conventional	0	0	0	748,910	4	187,228	0	
AC110	FHA-Insured	0	0	0	558,472	5	111,694	0	
AC120	VA-guaranteed	0	0	0	99,494	1	99,494	0	
AC130	FSA/RHS-guaranteed	0	0	0	160,218	1	160,218	0	
Property Type									
AC200	One to Four Family Dwelling	0	0	0	15,670,940	11	1,424,631	0	
AC210	Manufactured housing	0	0	0	0	0	0	0	
AC220	Multifamily Dwelling	0	0	0	0	0	0	0	
Purpose of Loan									
AC300	Home Purchase	0	0	0	1,002,684	8	125,336	0	
AC310	Home Improvement	0	0	0	0	0	0	0	
AC320	Refinancing	0	0	0	564,410	3	188,137	0	
AC400	HOEPA	0	0	0	0	0	0	0	
Lien Status									
AC500	First Lien	0	0	0	1,567,094	11	142,463	0	
AC510	Subordinate Lien	0	0	0	0	0	0	0	
AC520	Not Secured by	0	0	0	0	0	0	0	

These four sections are different ways of looking at the company's Closed Loans and they should equal one another. In this example, there appears to be a typo in the Property Type section.

#3 Zero in the Amount field

Section I

APPLICATION DATA

	Type of Action Taken	DIRECTLY RECEIVED FROM BORROWER			RECEIVED FROM 3RD PARTY		
		Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)	Count (#)	Average Size (\$)
AC010	Applications In Process at the Beginning of the Period	956,082	3	318,694	0	0	0
AC020	Applications Received	0	13	0	0	0	0
AC030	Applications Approved but not Accepted	532,705	4	133,176	0	0	0
AC040	Applications Denied	0	0	0	0	0	0
AC050	Applications Withdrawn	0	4	0	0	0	0
AC060	File Closed for Incompleteness	0	0	0	0	0	0
AC070	Loans Originated	1,712,513	7	244,645	0	0	0
AC080	Applications in Process at the End of the Period	136,000	1	136,000	0	0	0

If a loan count is provided, then a loan amount is needed.

CLOSED LOAN DATA

#4 Loans Originated Inconsistent

APPLICATION DATA

	Type of Action Taken	DIRECTLY RECEIVED FROM BORROWER		
		Amount (\$)	Count (#)	Average (\$)
AC010	Applications In Process at the Beginning of the Period	85,907,585	271	
AC020	Applications Received	70,504,132	241	
AC030	Applications Approved but not Accepted	515,012	2	
AC040	Applications Denied	12,153,196	44	
AC050	Applications Withdrawn	51,746,184	161	
AC060	File Closed for Incompleteness	13,749,461	36	
AC070	Loans Originated	43,028,937	154	
AC080	Applications in Process at the End of the Period	35,218,927	115	

Loan Originations are captured in three places in Section 1: Application Data, Closed Loan Data and MLO Data. The amount and count of Loans Originated should all be equal. In this example, the Application Data and Closed Loan Data match one another, but they do not match the totals under MLO Data.

CLOSED LOAN DATA

	Forward Mortgages	BROKERED			MLO		Amount (\$)	Count (#)	
		Loan Type	Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)			Count (#)
AC100	Conventional	700,000	1	700,000	27,964,673	98	285,374	0	0
AC110	FHA-Insured	0	0	0	11,338,004	42	269,952	0	0
AC120	VA-guaranteed	0	0	0	1,623,813	6	270,636	0	0
AC130	FSA/RHS-guaranteed	0	0	0	1,402,447	7	200,350	0	0

MORTGAGE LOAN ORIGINATOR DATA

Record ID	MLO NMLS ID	Employee Name	Amount (\$)	Count (#)	Average Size (\$)
Totals:		43	42,657,687	152	280,643

#5 Average Loan Size is High or Low

CLOSED LOAN DATA

	Forward Mortgages	BROKERED			CLOSED- RETAIL APPLICATION			A
		Loan Type	Amount (\$)	Count (#)	Average Size (\$)	Amount (\$)	Count (#)	
AC100	Conventional	0	0	0	1,465,244	10	146,524	
AC110	FHA-Insured	5,681,253	31	183,266	0	0	0	
AC120	VA-guaranteed	0	0	0	3,337,851	14	238,418	
AC130	FSA/RHS-guaranteed	0	0	0	172,383	1	172,383	

Property Type								
AC200	One to Four Family Dwelling	5,681,253	31	183,266	4,975,478	25	199,019	
AC210	Manufactured housing	0	0	0	0	0	0	
AC220	Multifamily Dwelling	0	0	0				

Purpose of Loan or Application								
AC300	Home Purchase	58,681,253	31	1,892,944	4,694,694			
AC310	Home Improvement	0	0	0				
AC320	Refinancing	0	0	0	280,000			

The average loan size is very high because of an apparent typo in the Loan Amount field.