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TO: HEADS OF RESEARCH AT ALL FEDERAL RESERVE BANKS

Enclosed for distribution to respondents is a national summary of the January 2016 Senior Loan Officer Opinion Survey on Bank Lending Practices.

Enclosures:

Janury 2016 Senior Loan Officer Opinion Survey on Bank Lending Practices

This document is available on the Federal Reserve Board's web site (http://www.federalreserve.gov/econresdata/statisticsdata.htm)

The January 2016 Senior Loan Officer Opinion Survey on Bank Lending Practices

The January 2016 Senior Loan Officer Opinion Survey on Bank Lending Practices addressed changes in the standards and terms on, and demand for, bank loans to businesses and households over the past three months.[1] The survey included two sets of special questions: The first set asked banks about their outlook for lending practices and conditions over 2016, and the second set asked banks about their outlook for credit quality in 2016. This summary discusses the responses from 73 domestic banks and 24 U.S. branches and agencies of foreign banks.[2]

Regarding loans to businesses, the January survey results indicated that, on balance, banks tightened their standards on commercial and industrial (C&I) and commercial real estate (CRE) loans in the fourth quarter of 2015.[3] The survey results indicated that demand for C&I loans had weakened somewhat and demand for CRE loans strengthened somewhat during the fourth quarter on net. In response to the special questions, banks, on net, indicated that they expected standards on C&I and CRE loans to tighten over 2016 and loan performance of C&I loans and loans secured by multifamily residential properties (MF loans) to deteriorate over that same period.

Regarding loans to households, on balance, the survey found a moderate easing of standards on some categories of residential mortgage loans as well as on auto loans, while banks reported having left standards on credit card loans basically unchanged. Moderate net fractions of banks reported weaker demand across most categories of residential real estate loans, while demand for auto loans and credit card loans remained basically unchanged on net. In response to the special questions, banks, on net, indicated that they expected to ease standards on some categories of residential mortgage loans over 2016 and that delinquency and charge-off rates on subprime auto loans would increase.

[1] Respondent banks received the survey on or after December 29, 2015, and responses were due by January 12, 2016.

[2] Unless otherwise indicated, this document refers to reports from domestic banks in the survey.

[3] For questions that ask about lending standards or terms, reported net fractions equal the fraction of banks that reported having tightened (“tightened considerably” or “tightened somewhat”) minus the fraction of banks that reported having eased (“eased considerably” or “eased somewhat”). For questions that ask about loan demand, reported net fractions equals the fraction of banks that reported stronger demand (“substantially stronger” or “moderately stronger”) minus the fraction of banks that reported weaker demand (“substantially weaker” or “moderately weaker”). For this survey, when standards, terms, or demand is said to have “remained basically unchanged,” the net percentage of respondent banks that reported either tightening or easing of standards or terms, or stronger or weaker demand, is between 0 and 5 percent. The modifiers “small” and “modest” refer to net percentages between 5 and 10 percent. The modifier “moderate” refers to net percentages between 10 and 20 percent. The modifier “significant” refers to net percentages between 20 and 50 percent. The modifier “majority” refers to net percentages over 50 percent.

Lending to Businesses
(Table 1, questions 1–12; Table 2, questions 1–8)

Questions on commercial and industrial lending. On balance, a modest net fraction of banks reported a tightening of lending standards for C&I loans to large and middle-market firms over the past three months.[4] Meanwhile, standards for C&I loans to small firms remained basically unchanged on net. A moderate fraction of banks reported that they had increased premiums charged on riskier loans to large and middle-market firms on net. At the same time, for loans to large and middle-market firms, a moderate fraction of banks reported that spreads of loan rates over their cost of funds narrowed, a moderate fraction of large banks reported that the maximum size of credit lines increased, and banks reported that most other terms remained basically unchanged on net. Meanwhile, modest net fractions of foreign respondents reported a tightening of lending standards for C&I loans or credit lines. Moderate net fractions of foreign banks reported that the cost of credit lines increased and spreads over their cost of funds widened. Foreign banks reported similar trends to those of domestic banks for loans to large and middle-market firms for most of the remaining lending terms on net.

A majority of the domestic respondents that tightened either standards or terms on C&I loans over the past three months cited a less favorable or more uncertain economic outlook as well as a worsening of industry-specific problems affecting borrowers as important reasons, with some banks noting in their optional comments that energy-related industries, including oil and gas, were the concern. Significant net fractions of banks also attributed the tightening of loan terms to reduced tolerance for risk; decreased liquidity in the secondary market for these loans; and increased concerns about the effects of legislative changes, supervisory actions, or changes in accounting standards.

On balance, a moderate fraction of banks reported that demand for C&I loans was weaker during the fourth quarter for loans to large and middle-market firms as well as for loans to small firms. Among the banks that reported weaker loan demand, decreased investment in plant or equipment was the most commonly cited reason, though a reduced need to finance merger and acquisition activity, customer accounts receivable, and inventories were also cited by the majority of respondents. Additional reasons for weaker loan demand cited by significant net fractions of respondents included customers' internally generated funds increased and customers' borrowing shifted from the bank surveyed to another bank or nonbank source. During the fourth quarter of 2015, foreign bank respondents reported that demand for C&I loans remained basically unchanged on net.

[4] The survey asked respondents separately about their standards for, and demand from, large and middle-market firms, which are generally defined as firms with annual sales of $50 million or more, and small firms, which are those with annual sales of less than $50 million.

Questions on commercial real estate lending. On net, survey respondents indicated that their lending standards for CRE loans of all types tightened during the fourth quarter.[5] A significant net fraction of banks reported tightening standards for MF loans, a moderate net fraction reported tightening standards for construction and land development loans (CLD loans), and a small net fraction reported tightening standards for loans secured by nonfarm nonresidential properties (NFNR loans). Regarding changes in demand, modest net fractions of banks indicated that they had experienced stronger demand for all three types of CRE loans during the fourth quarter of 2015. Meanwhile, nearly all foreign banks reported leaving CRE lending standards unchanged, while a significant net fraction of foreign banks reported experiencing stronger demand for such loans.

Lending to Households
(Table 1, questions 13–26)

Questions on residential real estate lending. During the fourth quarter, a moderate net fraction of banks reported having eased standards on GSE-eligible loans, while a modest net fraction of banks reported having eased standards on QM jumbo and non-QM jumbo residential mortgage loans.[6] Meanwhile, banks left lending standards basically unchanged for all other categories of residential real estate loans on net. On the demand side, a moderate net fraction of banks reported weaker demand across most categories of home-purchase loans. Credit standards were reportedly little changed for approving applications of revolving home equity lines of credit, and a moderate fraction of banks reported that demand for such revolving home equity lines of credit had strengthened, all on net.

Questions on consumer lending. A moderate net fraction of banks indicated that they were more willing to make consumer installment loans compared with three months prior. Survey respondents stated that standards for credit card loans remained basically the same, on net, while a few large banks indicated that they had eased standards for approving applications for auto loans. Regarding terms on consumer loans, a modest net fraction of banks reported that they had increased credit card limits on new or existing credit card accounts, while all remaining terms surveyed remained basically unchanged on net.

Regarding demand for consumer loans, on balance, banks reported that demand for credit card and auto loans remained about unchanged during the fourth quarter.

[5] The three categories of CRE loans that banks are asked to consider are construction and land development loans, loans secured by nonfarm nonresidential properties, and loans secured by multifamily residential properties.

[6] See the appendix for a description of the seven categories of residential home-purchase loans introduced in the January 2015 survey.

Special Questions on Banks' Outlook for Lending Practices and Conditions over 2016
(Table 1, questions 27–33; Table 2, questions 9–12)

Survey respondents were asked about their expectations for lending practices and conditions over 2016, assuming that economic activity progresses in line with consensus forecasts. Modest net fractions of banks stated they expect to tighten their lending standards on C&I loans, moderate net fractions of banks stated they expect to tighten their lending standards on NFNR loans, and significant net fractions stated they expect to tighten their lending standards on CLD and MF loans over the course of this year. A majority expect interest rates charged on all categories of business loans to rise. Respondents expect spreads over their costs of funds to remain basically unchanged on C&I loans to large and middle-market firms, on net, while a small net fraction expects spreads over their cost of funds to widen for C&I loans to small firms. Moderate net fractions of banks expect spreads over their cost of funds to widen for NFNR and MF loans, while a significant net fraction expects spreads over their costs of funds to widen for CLD loans over 2016. On balance, a moderate net fraction of banks expects the volume of originations to increase for C&I loans to large and middle-market firms, and a significant net fraction of banks expects the volume of originations to increase for C&I loans to small firms. A significant net fraction expects the volume of originations to decrease for MF loans over 2016, and a moderate net fraction expects the volume of originations to decrease for CLD loans; meanwhile, respondents expect the volume of originations of NFNR loans to remain basically unchanged on net.

Significant net fractions of foreign banks expect to tighten their standards and expect spreads over their costs of funds to rise on all categories of business loans over 2016. A significant net fraction expects interest rates to rise on C&I loans, and majorities expect interest rates to rise on all categories of CRE loans. Modest net fractions of foreign banks expect the volume of originations of C&I loans to large and middle-market firms to decrease over 2016. On net, foreign banks expect the volume of originations of all categories of CRE loans except NFNR loans to remain unchanged over 2016. Moderate net fractions of foreign banks expect the volume of originations of NFNR loans to increase over 2016.

In contrast to their outlook for business loans, modest net fractions of domestic respondents expect to ease their standards for GSE-eligible and nonconforming jumbo residential mortgage loans. A majority expect interest rates to rise, and a moderate net fraction expects spreads over their cost of funds to increase. A small net fraction of respondents expects the volume of originations of GSE-eligible mortgage loans to decrease, while respondents expect the volume of originations of nonconforming jumbo residential mortgage loans to remain basically unchanged on net.

Special Questions on Banks' Outlook for Loan Performance over 2016
(Table 1, questions 34–36; Table 2, questions 13–14)

The January survey also contained a set of special questions on respondents' expectations for loan performance in 2016, assuming that economic activity progresses in line with consensus forecasts. These questions have been repeated annually, with some changes in loan categories, since 2006. On balance, a significant fraction of domestic banks reported that they expect an increase in delinquency and charge-off rates for all categories of C&I loans included in the survey over this year. A moderate net fraction of banks reported that they expect a deterioration of credit quality for MF loans, while credit quality for CLD and NFNR loans is expected to remain basically unchanged on net in 2016. In the consumer loan category, a significant net fraction of banks reported that they expect their delinquencies and charge-offs on subprime auto loans to increase in 2016.

A majority of foreign respondents expect an increase in delinquency and charge-off rates for syndicated leveraged C&I loans to large and middle-market firms this year, and a significant net fraction expects such an increase for C&I loans to small firms. A moderate net fraction of foreign respondents expects an increase in delinquency and charge-off rates for syndicated nonleveraged and nonsyndicated C&I loans to large and middle-market firms. Foreign respondents expect loan quality to remain basically unchanged for CRE loans.

This document was prepared by Robert Kurtzman, with the assistance of Edward Kim and Blake Taylor, Division of Monetary Affairs, Board of Governors of the Federal Reserve System.

Appendix: Definitions

The January 2015 survey introduced new categories of residential real estate (RRE) loans that were designed to reflect the Consumer Financial Protection Bureau's qualified mortgage rules.[7] The seven new categories of RRE loans are defined as follows:

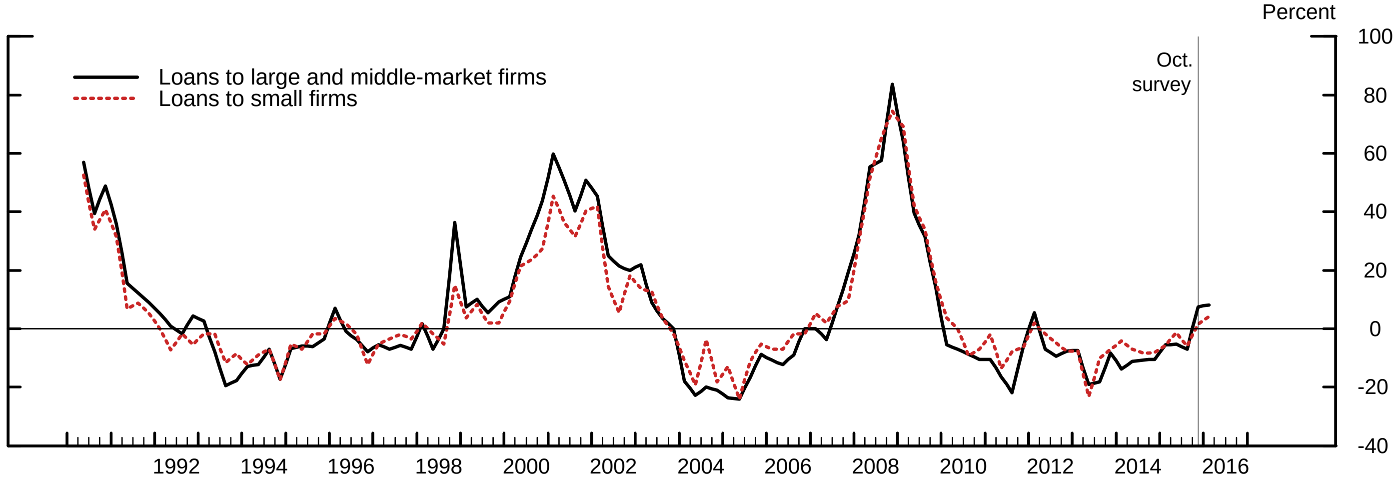
1. The **GSE-eligible** category of residential mortgages includes loans that meet the underwriting guidelines, including the loan limit amounts, of the government-sponsored enterprises (GSEs) Fannie Mae and Freddie Mac.
2. The **government** category of residential mortgages includes loans that are insured by the Federal Housing Administration, guaranteed by the Department of Veterans Affairs, or originated under government programs, including the U.S. Department of Agriculture home loan programs.
3. The **QM non-jumbo, non-GSE-eligible** category of residential mortgages includes loans that satisfy the standards for a qualified mortgage and have loan balances that are below the loan limit amounts set by the GSEs but otherwise do not meet the GSE underwriting guidelines.
4. The **QM jumbo** category of residential mortgages includes loans that satisfy the standards for a qualified mortgage but have loan balances that are above the loan limit amount set by the GSEs.
5. The **non-QM jumbo** category of residential mortgages includes loans that do not satisfy the standards for a qualified mortgage and have loan balances that are above the loan limit amount set by the GSEs.
6. The **non-QM non-jumbo** category of residential mortgages includes loans that do not satisfy the standards for a qualified mortgage and have loan balances that are below the loan limit amount set by the GSEs. Banks were asked to exclude from this category loans classified as subprime.
7. The **subprime** category of residential mortgages includes loans classified by banks as subprime. This category typically includes loans made to borrowers with weakened credit histories, which may include payment delinquencies, charge-offs, judgments,

[7] The definition of a qualified mortgage (QM) was introduced in the 2013 Mortgage Rules under the Truth in Lending Act (12 CFR Part 1026.32, Regulation Z). The standard for a QM excludes mortgages with loan characteristics such as negative amortization, balloon and interest-only payment schedules, terms exceeding 30 years, alt-A or no documentation, and total points and fees that exceed 3 percent of the loan amount. In addition, a QM requires that the monthly debt-to-income ratio of borrowers not exceed 43 percent. For more on the ability to repay and QM standards under Regulation Z, see the Consumer Financial Protection Bureau's website at www.consumerfinance.gov/regulations/ability-to-repay-and-qualified-mortgage-standards-under-the-truth-in-lending-act-regulation-z.

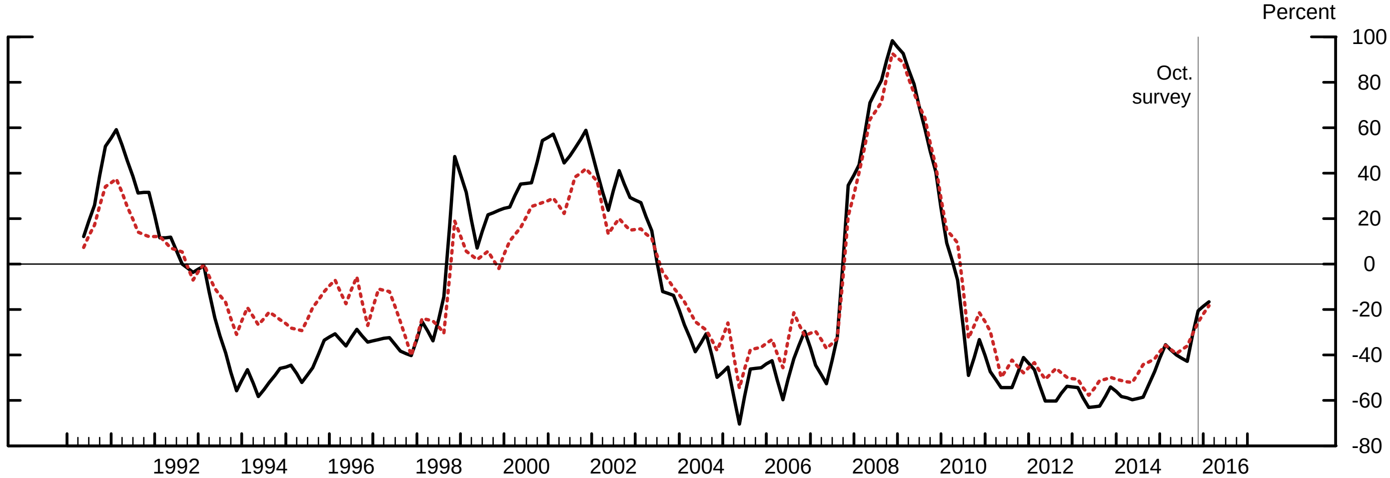
or bankruptcies; reduced repayment capacity as measured by credit scores or debt-to-income ratios; or incomplete credit histories.

Measures of Supply and Demand for Commercial and Industrial Loans, by Size of Firm Seeking Loan

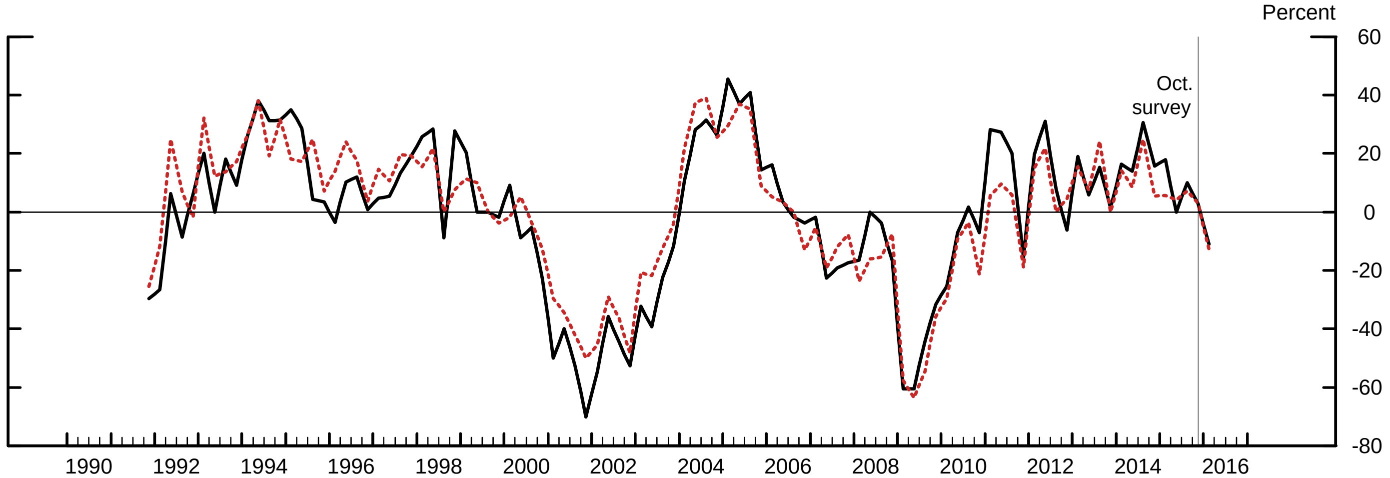
Net Percentage of Domestic Respondents Tightening Standards for Commercial and Industrial Loans



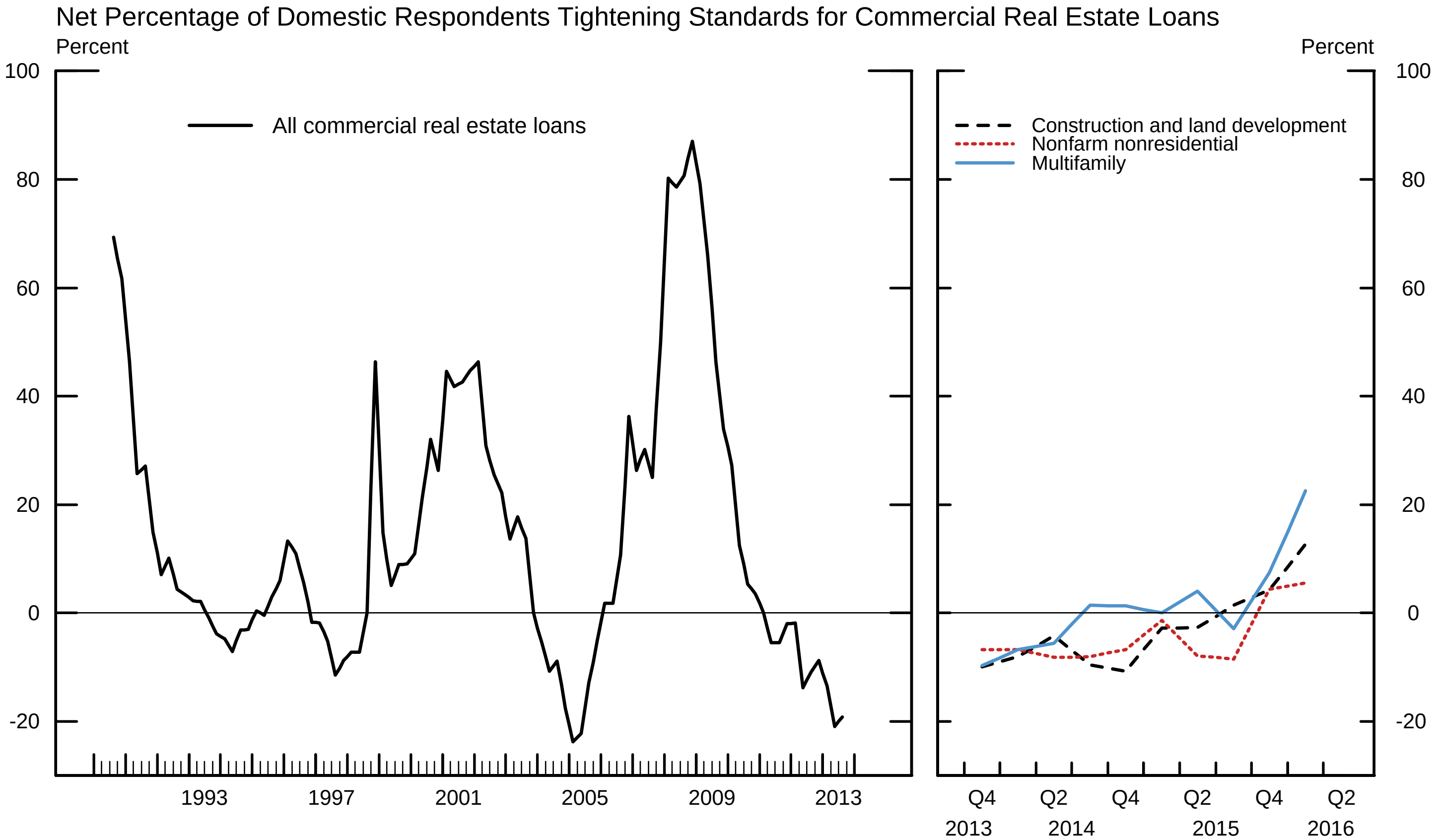
Net Percentage of Domestic Respondents Increasing Spreads of Loan Rates over Bank's Cost of Funds

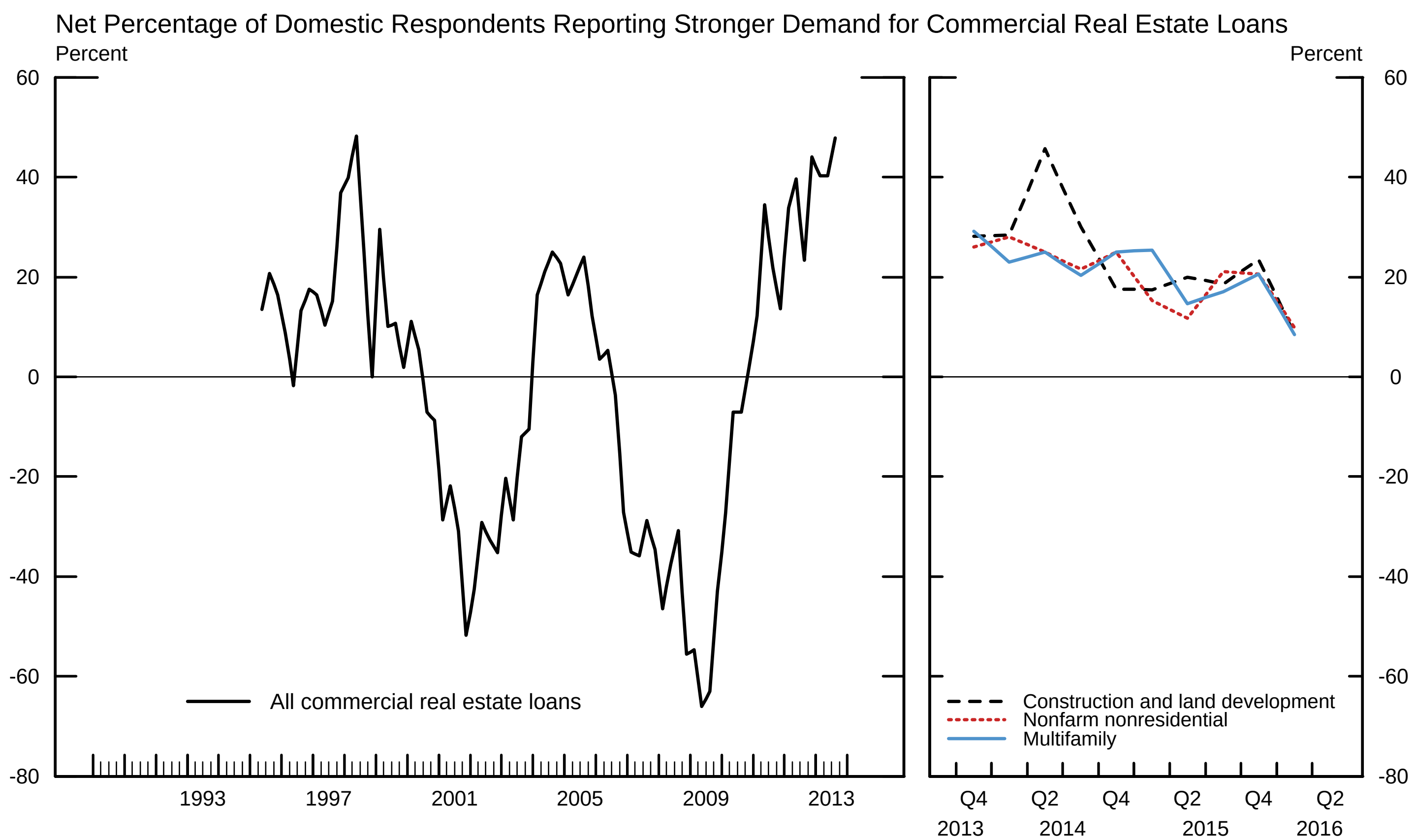


Net Percentage of Domestic Respondents Reporting Stronger Demand for Commercial and Industrial Loans



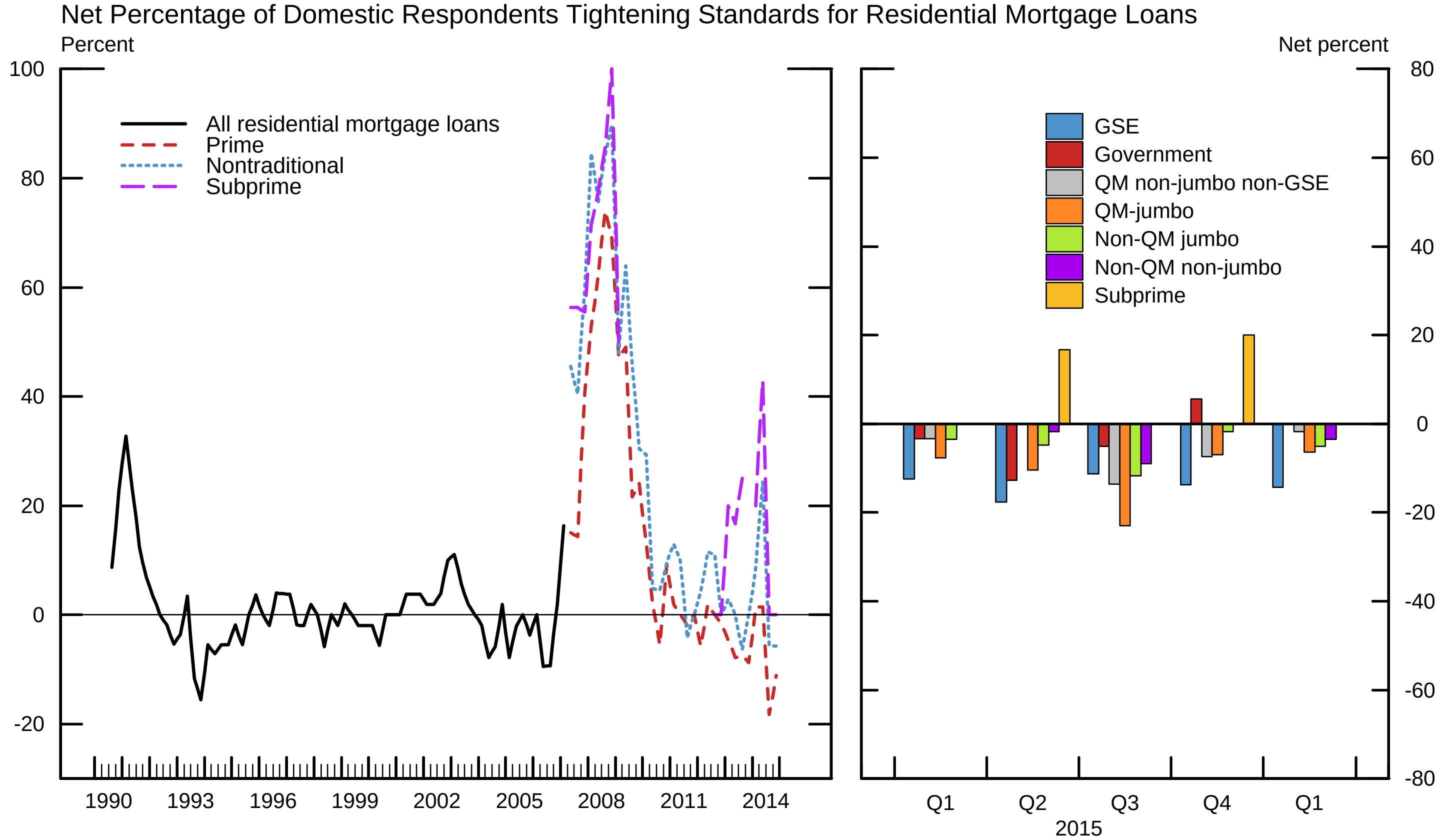
Measures of Supply and Demand for Commercial Real Estate Loans

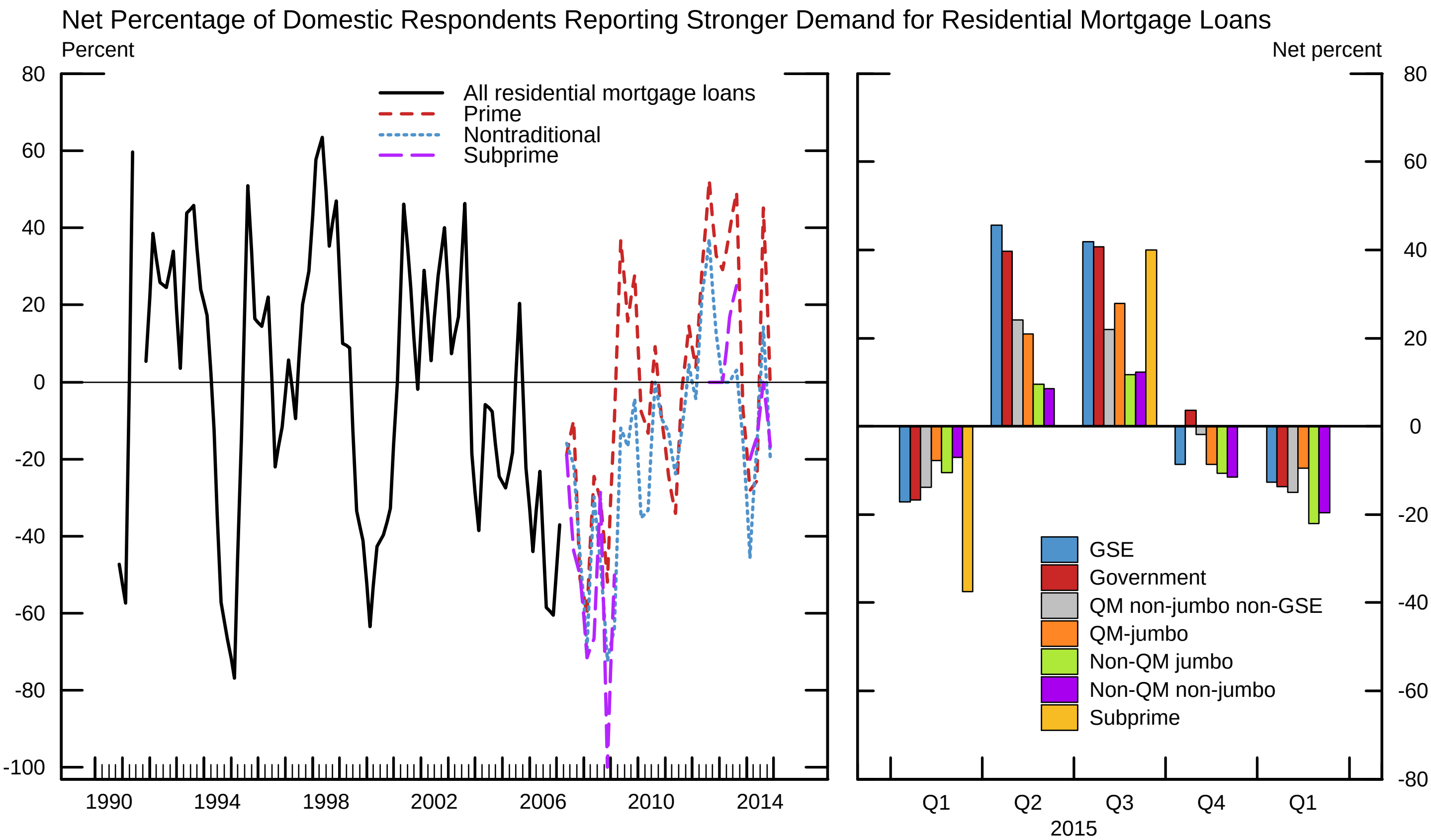




Note: For data starting in 2013:Q4, changes in demand for construction and land development, nonfarm nonresidential, and multifamily loans are reported separately.

Measures of Supply and Demand for Residential Mortgage Loans

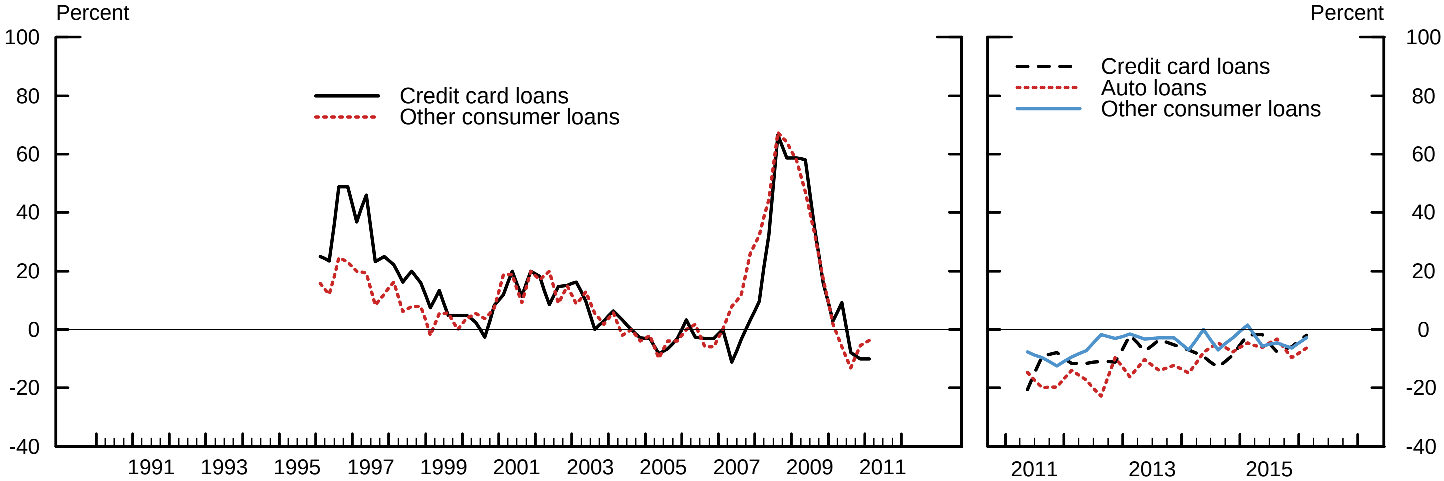




Note: For data starting in 2007:Q2, changes in standards and demand for prime, nontraditional, and subprime mortgage loans are reported separately. For data starting in 2014:Q4, changes in standards and demand were expanded into the following seven categories: GSE-eligible; government; QM non-jumbo non-GSE-eligible; QM-jumbo; non-QM jumbo; non-QM non-jumbo; and subprime. Series are not reported when the number of respondents is three or fewer.

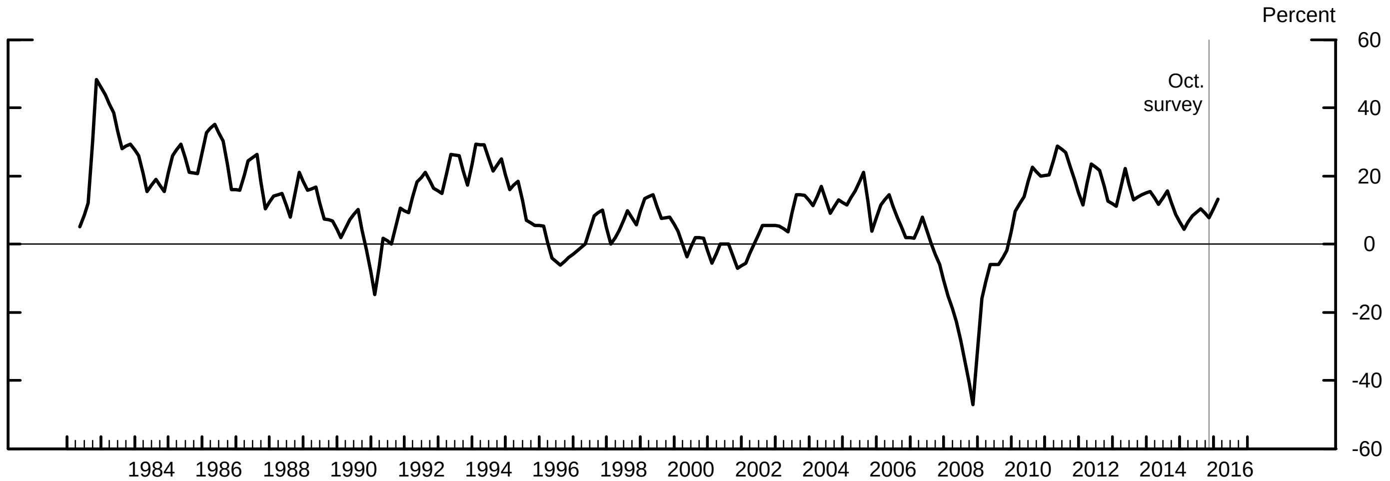
Measures of Supply and Demand for Consumer Loans

Net Percentage of Domestic Respondents Tightening Standards for Consumer Loans

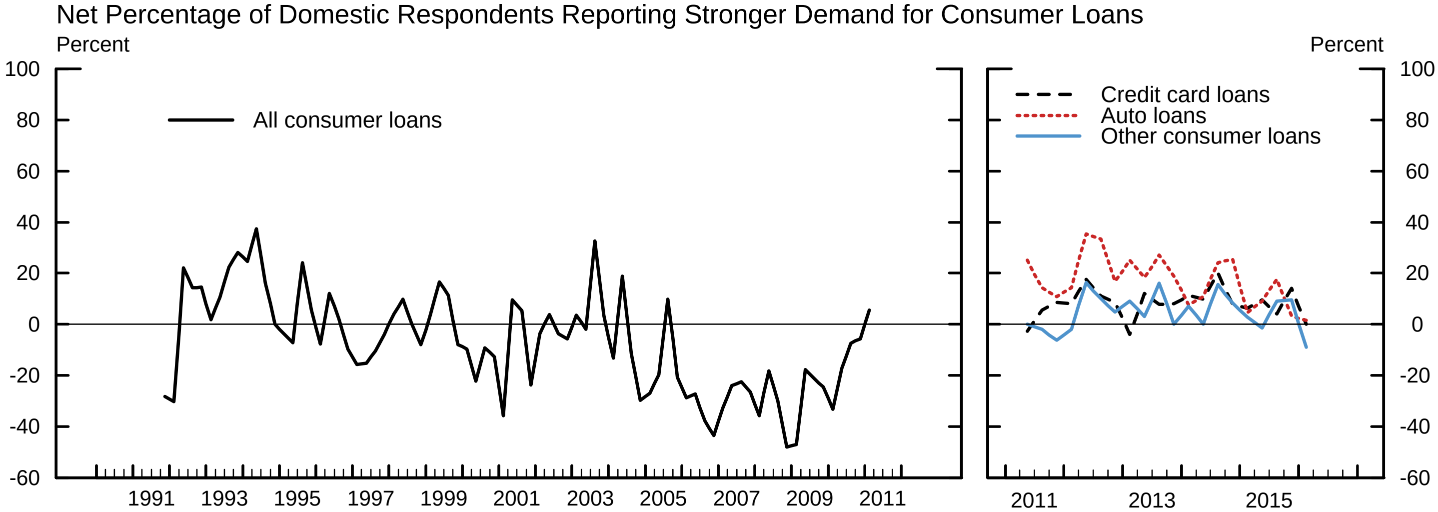


Note: For data starting in 2011:Q2, changes in standards for auto loans and consumer loans excluding credit card and auto loans are reported separately. In 2011:Q2 only, new and used auto loans are reported separately and equally weighted to calculate the auto loans series.

Net Percentage of Domestic Respondents Reporting Increased Willingness to Make Consumer Installment Loans



Net Percentage of Domestic Respondents Reporting Stronger Demand for Consumer Loans



Note: For data starting in 2011:Q2, changes in demand for credit card loans, auto loans, and consumer loans excluding credit card and auto loans are reported separately.

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 January 2016)

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	1	1.4	1	2.4	0	0.0
Tightened somewhat	8	11.0	6	14.6	2	6.3
Remained basically unchanged	61	83.6	33	80.5	28	87.5
Eased somewhat	2	2.7	1	2.4	1	3.1
Eased considerably	1	1.4	0	0.0	1	3.1
Total	73	100.0	41	100.0	32	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	5	7.0	3	7.7	2	6.3
Remained basically unchanged	64	90.1	35	89.7	29	90.6
Eased somewhat	2	2.8	1	2.6	1	3.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	4	5.6	2	4.9	2	6.5
Remained basically unchanged	57	79.2	29	70.7	28	90.3
Eased somewhat	10	13.9	9	22.0	1	3.2
Eased considerably	1	1.4	1	2.4	0	0.0
Total	72	100.0	41	100.0	31	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	3.2
Remained basically unchanged	68	94.4	40	97.6	28	90.3
Eased somewhat	2	2.8	1	2.4	1	3.2
Eased considerably	1	1.4	0	0.0	1	3.2
Total	72	100.0	41	100.0	31	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	6	8.3	4	9.8	2	6.5
Remained basically unchanged	59	81.9	33	80.5	26	83.9
Eased somewhat	6	8.3	4	9.8	2	6.5
Eased considerably	1	1.4	0	0.0	1	3.2
Total	72	100.0	41	100.0	31	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	7	9.7	5	12.2	2	6.5
Remained basically unchanged	46	63.9	28	68.3	18	58.1
Eased somewhat	17	23.6	7	17.1	10	32.3
Eased considerably	2	2.8	1	2.4	1	3.2
Total	72	100.0	41	100.0	31	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	14	19.4	11	26.8	3	9.7
Remained basically unchanged	56	77.8	29	70.7	27	87.1
Eased somewhat	2	2.8	1	2.4	1	3.2
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	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	12	16.7	7	17.1	5	16.1
Remained basically unchanged	49	68.1	26	63.4	23	74.2
Eased somewhat	11	15.3	8	19.5	3	9.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	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	4	5.6	4	9.8	0	0.0
Remained basically unchanged	64	88.9	36	87.8	28	90.3
Eased somewhat	4	5.6	1	2.4	3	9.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	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	1	1.4	1	2.6	0	0.0
Remained basically unchanged	64	91.4	37	94.9	27	87.1
Eased somewhat	3	4.3	1	2.6	2	6.5
Eased considerably	2	2.9	0	0.0	2	6.5
Total	70	100.0	39	100.0	31	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	2	2.8	0	0.0	2	6.3
Remained basically unchanged	66	93.0	37	94.9	29	90.6
Eased somewhat	3	4.2	2	5.1	1	3.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	1	2.6	0	0.0
Remained basically unchanged	66	93.0	37	94.9	29	90.6
Eased somewhat	4	5.6	1	2.6	3	9.4
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	2	2.8	1	2.6	1	3.1
Remained basically unchanged	64	90.1	34	87.2	30	93.8
Eased somewhat	5	7.0	4	10.3	1	3.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	4	5.6	1	2.6	3	9.4
Remained basically unchanged	50	70.4	30	76.9	20	62.5
Eased somewhat	17	23.9	8	20.5	9	28.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	7	9.9	3	7.7	4	12.5
Remained basically unchanged	62	87.3	35	89.7	27	84.4
Eased somewhat	2	2.8	1	2.6	1	3.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	7	9.9	3	7.7	4	12.5
Remained basically unchanged	58	81.7	32	82.1	26	81.3
Eased somewhat	6	8.5	4	10.3	2	6.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	2	2.8	2	5.1	0	0.0
Remained basically unchanged	67	94.4	37	94.9	30	93.8
Eased somewhat	2	2.8	0	0.0	2	6.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	63	90.0	35	92.1	28	87.5
Eased somewhat	6	8.6	3	7.9	3	9.4
Eased considerably	1	1.4	0	0.0	1	3.1
Total	70	100.0	38	100.0	32	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	22	95.7	15	93.8	7	100.0
Somewhat important	0	0.0	0	0.0	0	0.0
Very important	1	4.3	1	6.3	0	0.0
Total	23	100.0	16	100.0	7	100.0

b. Less favorable or more uncertain economic outlook

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	9	39.1	5	31.3	4	57.1
Somewhat important	10	43.5	8	50.0	2	28.6
Very important	4	17.4	3	18.8	1	14.3
Total	23	100.0	16	100.0	7	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	7	30.4	4	25.0	3	42.9
Somewhat important	5	21.7	3	18.8	2	28.6
Very important	11	47.8	9	56.3	2	28.6
Total	23	100.0	16	100.0	7	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	18	78.3	11	68.8	7	100.0
Somewhat important	3	13.0	3	18.8	0	0.0
Very important	2	8.7	2	12.5	0	0.0
Total	23	100.0	16	100.0	7	100.0

e. Reduced tolerance for risk

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	13	56.5	9	56.3	4	57.1
Somewhat important	9	39.1	6	37.5	3	42.9
Very important	1	4.3	1	6.3	0	0.0
Total	23	100.0	16	100.0	7	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	15	65.2	8	50.0	7	100.0
Somewhat important	5	21.7	5	31.3	0	0.0
Very important	3	13.0	3	18.8	0	0.0
Total	23	100.0	16	100.0	7	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	20	87.0	13	81.3	7	100.0
Somewhat important	1	4.3	1	6.3	0	0.0
Very important	2	8.7	2	12.5	0	0.0
Total	23	100.0	16	100.0	7	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	14	63.6	9	60.0	5	71.4
Somewhat important	3	13.6	3	20.0	0	0.0
Very important	5	22.7	3	20.0	2	28.6
Total	22	100.0	15	100.0	7	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	25	83.3	14	82.4	11	84.6
Somewhat important	3	10.0	1	5.9	2	15.4
Very important	2	6.7	2	11.8	0	0.0
Total	30	100.0	17	100.0	13	100.0

b. More favorable or less uncertain economic outlook

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	20	66.7	12	70.6	8	61.5
Somewhat important	8	26.7	3	17.6	5	38.5
Very important	2	6.7	2	11.8	0	0.0
Total	30	100.0	17	100.0	13	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	23	76.7	14	82.4	9	69.2
Somewhat important	4	13.3	1	5.9	3	23.1
Very important	3	10.0	2	11.8	1	7.7
Total	30	100.0	17	100.0	13	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	3.3	1	5.9	0	0.0
Somewhat important	14	46.7	7	41.2	7	53.8
Very important	15	50.0	9	52.9	6	46.2
Total	30	100.0	17	100.0	13	100.0

e. Increased tolerance for risk

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Not important	18	60.0	13	76.5	5	38.5
Somewhat important	9	30.0	1	5.9	8	61.5
Very important	3	10.0	3	17.6	0	0.0
Total	30	100.0	17	100.0	13	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	23	76.7	12	70.6	11	84.6
Somewhat important	5	16.7	3	17.6	2	15.4
Very important	2	6.7	2	11.8	0	0.0
Total	30	100.0	17	100.0	13	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	25	83.3	13	76.5	12	92.3
Somewhat important	2	6.7	1	5.9	1	7.7
Very important	3	10.0	3	17.6	0	0.0
Total	30	100.0	17	100.0	13	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	24	80.0	13	76.5	11	84.6
Somewhat important	4	13.3	2	11.8	2	15.4
Very important	2	6.7	2	11.8	0	0.0
Total	30	100.0	17	100.0	13	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	0	0.0	0	0.0	0	0.0
Moderately stronger	5	6.9	4	9.8	1	3.2
About the same	54	75.0	29	70.7	25	80.6
Moderately weaker	13	18.1	8	19.5	5	16.1
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	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	5	7.0	2	5.1	3	9.4
About the same	52	73.2	28	71.8	24	75.0
Moderately weaker	14	19.7	9	23.1	5	15.6
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	4	57.1	3	75.0	1	33.3
Somewhat important	2	28.6	1	25.0	1	33.3
Very important	1	14.3	0	0.0	1	33.3
Total	7	100.0	4	100.0	3	100.0

b. Customer accounts receivable financing needs increased

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	4	50.0	3	60.0	1	33.3
Somewhat important	3	37.5	2	40.0	1	33.3
Very important	1	12.5	0	0.0	1	33.3
Total	8	100.0	5	100.0	3	100.0

c. Customer investment in plant or equipment increased

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	4	57.1	3	75.0	1	33.3
Somewhat important	2	28.6	1	25.0	1	33.3
Very important	1	14.3	0	0.0	1	33.3
Total	7	100.0	4	100.0	3	100.0

d. Customer internally generated funds decreased

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	5	71.4	4	100.0	1	33.3
Somewhat important	1	14.3	0	0.0	1	33.3
Very important	1	14.3	0	0.0	1	33.3
Total	7	100.0	4	100.0	3	100.0

e. Customer merger or acquisition financing needs increased

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Not important	3	42.9	1	25.0	2	66.7
Somewhat important	2	28.6	1	25.0	1	33.3
Very important	2	28.6	2	50.0	0	0.0
Total	7	100.0	4	100.0	3	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	2	25.0	2	40.0	0	0.0
Somewhat important	4	50.0	2	40.0	2	66.7
Very important	2	25.0	1	20.0	1	33.3
Total	8	100.0	5	100.0	3	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	5	71.4	2	50.0	3	100.0
Somewhat important	2	28.6	2	50.0	0	0.0
Very important	0	0.0	0	0.0	0	0.0
Total	7	100.0	4	100.0	3	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	5	33.3	3	27.3	2	50.0
Somewhat important	10	66.7	8	72.7	2	50.0
Very important	0	0.0	0	0.0	0	0.0
Total	15	100.0	11	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	7	46.7	5	45.5	2	50.0
Somewhat important	8	53.3	6	54.5	2	50.0
Very important	0	0.0	0	0.0	0	0.0
Total	15	100.0	11	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	3	20.0	2	18.2	1	25.0
Somewhat important	9	60.0	7	63.6	2	50.0
Very important	3	20.0	2	18.2	1	25.0
Total	15	100.0	11	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	9	60.0	8	72.7	1	25.0
Somewhat important	4	26.7	2	18.2	2	50.0
Very important	2	13.3	1	9.1	1	25.0
Total	15	100.0	11	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	7	46.7	4	36.4	3	75.0
Somewhat important	6	40.0	5	45.5	1	25.0
Very important	2	13.3	2	18.2	0	0.0
Total	15	100.0	11	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	10	66.7	7	63.6	3	75.0
Somewhat important	5	33.3	4	36.4	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	15	100.0	11	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	13	86.7	10	90.9	3	75.0
Somewhat important	2	13.3	1	9.1	1	25.0
Very important	0	0.0	0	0.0	0	0.0
Total	15	100.0	11	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	0	0.0	0	0.0	0	0.0
The number of inquiries has increased moderately	14	19.4	8	20.0	6	18.8
The number of inquiries has stayed about the same	46	63.9	26	65.0	20	62.5
The number of inquiries has decreased moderately	12	16.7	6	15.0	6	18.8
The number of inquiries has decreased substantially	0	0.0	0	0.0	0	0.0
Total	72	100.0	40	100.0	32	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	1	1.4	0	0.0	1	3.1
Tightened somewhat	11	15.5	6	15.4	5	15.6
Remained basically unchanged	56	78.9	30	76.9	26	81.3
Eased somewhat	3	4.2	3	7.7	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	9	12.5	3	7.5	6	18.8
Remained basically unchanged	58	80.6	34	85.0	24	75.0
Eased somewhat	5	6.9	3	7.5	2	6.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	72	100.0	40	100.0	32	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	19	26.8	11	28.2	8	25.0
Remained basically unchanged	49	69.0	26	66.7	23	71.9
Eased somewhat	3	4.2	2	5.1	1	3.1
Eased considerably	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	14	19.7	5	12.8	9	28.1
About the same	49	69.0	31	79.5	18	56.3
Moderately weaker	7	9.9	3	7.7	4	12.5
Substantially weaker	1	1.4	0	0.0	1	3.1
Total	71	100.0	39	100.0	32	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	0	0.0	0	0.0	0	0.0
Moderately stronger	13	18.3	8	20.5	5	15.6
About the same	52	73.2	28	71.8	24	75.0
Moderately weaker	6	8.5	3	7.7	3	9.4
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	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	16	22.5	5	12.8	11	34.4
About the same	45	63.4	27	69.2	18	56.3
Moderately weaker	10	14.1	7	17.9	3	9.4
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	71	100.0	39	100.0	32	100.0

Note: *Beginning with the January 2015 survey, the loan categories referred to in the questions regarding changes in credit standards and demand for residential mortgage loans have been revised to reflect the Consumer Financial Protection Bureau's qualified mortgage rules.*

Questions 13-14 *ask about seven categories of* ***residential mortgage loans*** *at your bank: Government-Sponsored Enterprise eligible (GSE-eligible) residential mortgages, government residential mortgages, Qualified Mortgage non-jumbo non-GSE-eligible (QM non-jumbo, non-GSE-eligible) residential mortgages, QM jumbo residential mortgages, non-QM jumbo residential mortgages, non-QM non-jumbo residential mortgages, and subprime residential mortgages.*

For the purposes of this survey, please use the following definitions of these loan categories and include first-lien closed-end loans to purchase homes only. The loan categories have been defined so that every first-lien closed-end residential mortgage loan used for home purchase fits into one of the following seven categories:

- *The* ***GSE-eligible*** *category of residential mortgages includes loans that meet the underwriting guidelines, including loan limit amounts, of the GSEs - Fannie Mae and Freddie Mac.*

- *The* ***government*** *category of residential mortgages includes loans that are insured by the Federal Housing Administration, guaranteed by the Department of Veterans Affairs, or originated under government programs, including the U.S. Department of Agriculture home loan programs.*

- *The* ***QM non-jumbo, non-GSE-eligible*** *category of residential mortgages includes loans that satisfy the standards for a qualified mortgage and have loan balances that are below the loan limit amounts set by the GSEs but otherwise do not meet the GSE underwriting guidelines.*

- *The* ***QM jumbo*** *category of residential mortgages includes loans that satisfy the standards for a qualified mortgage but have loan balances that are above the loan limit amount set by the GSEs.*

- *The* ***non-QM jumbo*** *category of residential mortgages includes loans that do not satisfy the standards for a qualified mortgage and have loan balances that are above the loan limit amount set by the GSEs.*

- *The* ***non-QM non-jumbo*** *category of residential mortgages includes loans that do not satisfy the standards for a qualified mortgage and have loan balances that are below the loan limit amount set by the GSEs.(Please exclude loans classified by your bank as subprime in this category.)*

- *The* ***subprime*** *category of residential mortgages includes loans classified by your bank as subprime. This category typically includes loans made to borrowers with weakened credit histories that include payment delinquencies, charge-offs, judgements, and/or bankruptcies; reduced repayment capacity as measured by credit scores or debt-to-income ratios; or incomplete credit histories.*

Question 13 *deals with changes in your bank's credit standards for loans in each of the seven loan categories over the past three months. 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.* ***Question 14*** *deals with changes in demand for loans in each of the seven loan categories over the past three months.*

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? (Please consider only new originations as opposed to the refinancing of existing mortgages.)

A. Credit standards on mortgage loans that your bank categorizes as **GSE-eligible** 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	2	3.2	0	0.0	2	6.5
Remained basically unchanged	50	79.4	24	75.0	26	83.9
Eased somewhat	11	17.5	8	25.0	3	9.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

For this question, 4 respondents answered “My bank does not originate GSE-eligible residential mortgages.”

B. Credit standards on mortgage loans that your bank categorizes as **government** 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	4	6.8	1	3.2	3	10.7
Remained basically unchanged	51	86.4	29	93.5	22	78.6
Eased somewhat	4	6.8	1	3.2	3	10.7
Eased considerably	0	0.0	0	0.0	0	0.0
Total	59	100.0	31	100.0	28	100.0

For this question, 8 respondents answered “My bank does not originate government residential mortgages.”

C. Credit standards on mortgage loans that your bank categorizes as **QM non-jumbo, non-GSE-eligible** 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	2	3.3	1	3.3	1	3.3
Remained basically unchanged	55	91.7	27	90.0	28	93.3
Eased somewhat	3	5.0	2	6.7	1	3.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	60	100.0	30	100.0	30	100.0

For this question, 7 respondents answered “My bank does not originate QM non-jumbo, non-GSE-eligible residential mortgages.”

D. Credit standards on mortgage loans that your bank categorizes as **QM jumbo** 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	2	3.2	1	3.0	1	3.3
Remained basically unchanged	55	87.3	29	87.9	26	86.7
Eased somewhat	6	9.5	3	9.1	3	10.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	63	100.0	33	100.0	30	100.0

For this question, 4 respondents answered “My bank does not originate QM jumbo residential mortgages.”

E. Credit standards on mortgage loans that your bank categorizes as **non-QM** jumbo 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	1	1.7	1	2.9	0	0.0
Remained basically unchanged	54	91.5	31	91.2	23	92.0
Eased somewhat	4	6.8	2	5.9	2	8.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	59	100.0	34	100.0	25	100.0

For this question, 9 respondents answered “My bank does not originate non-QM jumbo residential mortgages.”

F. Credit standards on mortgage loans that your bank categorizes as **non-QM non-jumbo** 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	1	1.8	1	3.1	0	0.0
Remained basically unchanged	53	93.0	30	93.8	23	92.0
Eased somewhat	3	5.3	1	3.1	2	8.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	57	100.0	32	100.0	25	100.0

For this question, 11 respondents answered “My bank does not originate non-QM non-jumbo residential mortgages.”

G. 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	1	25.0	0	0.0	1	33.3
Remained basically unchanged	2	50.0	0	0.0	2	66.7
Eased somewhat	1	25.0	1	100.0	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, 63 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 applications for new originations as opposed to applications for refinancing of existing mortgages.)

A. Demand for mortgages that your bank categorizes as **GSE-eligible** 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	7	11.1	1	3.1	6	19.4
About the same	41	65.1	20	62.5	21	67.7
Moderately weaker	15	23.8	11	34.4	4	12.9
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

For this question, 4 respondents answered “My bank does not originate GSE-eligible residential mortgages.”

B. Demand for mortgages that your bank categorizes as **government** 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	2	3.4	0	0.0	2	7.1
About the same	47	79.7	22	71.0	25	89.3
Moderately weaker	9	15.3	9	29.0	0	0.0
Substantially weaker	1	1.7	0	0.0	1	3.6
Total	59	100.0	31	100.0	28	100.0

For this question, 8 respondents answered “My bank does not originate government residential mortgages.”

C. Demand for mortgages that your bank categorizes as **QM non-jumbo, non-GSE-eligible** 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	4	6.7	1	3.3	3	10.0
About the same	43	71.7	19	63.3	24	80.0
Moderately weaker	13	21.7	10	33.3	3	10.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	60	100.0	30	100.0	30	100.0

For this question, 7 respondents answered “My bank does not originate QM non-jumbo, non-GSE-eligible residential mortgages.”

D. Demand for mortgages that your bank categorizes as **QM jumbo** 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	7	11.1	3	9.1	4	13.3
About the same	43	68.3	20	60.6	23	76.7
Moderately weaker	13	20.6	10	30.3	3	10.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	63	100.0	33	100.0	30	100.0

For this question, 4 respondents answered "My bank does not originate QM jumbo residential mortgages."

E. Demand for mortgages that your bank categorizes as **non-QM jumbo** 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	2	3.4	0	0.0	2	8.0
About the same	42	71.2	23	67.6	19	76.0
Moderately weaker	15	25.4	11	32.4	4	16.0
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	59	100.0	34	100.0	25	100.0

For this question, 9 respondents answered "My bank does not originate non-QM jumbo residential mortgages."

F. Demand for mortgages that your bank categorizes as **non-QM non-jumbo** 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	45	80.4	24	75.0	21	87.5
Moderately weaker	11	19.6	8	25.0	3	12.5
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	56	100.0	32	100.0	24	100.0

For this question, 11 respondents answered "My bank does not originate non-QM non-jumbo residential mortgages."

G. 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, 62 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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	68	97.1	37	94.9	31	100.0
Eased somewhat	2	2.9	2	5.1	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	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	1	1.4	1	2.6	0	0.0
Moderately stronger	16	22.9	10	25.6	6	19.4
About the same	44	62.9	24	61.5	20	64.5
Moderately weaker	8	11.4	4	10.3	4	12.9
Substantially weaker	1	1.4	0	0.0	1	3.2
Total	70	100.0	39	100.0	31	100.0

Questions 17-26 *ask about consumer lending at your bank. Question 17 deals with changes in your bank's willingness to make consumer loans over the past three months. Questions 18-23 deal with changes in credit standards and loan terms over the same period. Questions 24-26 deal 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.*

17. 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	0	0.0	0	0.0	0	0.0
Somewhat more willing	9	13.2	6	16.7	3	9.4
About unchanged	59	86.8	30	83.3	29	90.6
Somewhat less willing	0	0.0	0	0.0	0	0.0
Much less willing	0	0.0	0	0.0	0	0.0
Total	68	100.0	36	100.0	32	100.0

18. 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	3	5.7	2	6.3	1	4.8
Remained basically unchanged	46	86.8	27	84.4	19	90.5
Eased somewhat	4	7.5	3	9.4	1	4.8
Eased considerably	0	0.0	0	0.0	0	0.0
Total	53	100.0	32	100.0	21	100.0

19. 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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	60	93.8	29	87.9	31	100.0
Eased somewhat	4	6.3	4	12.1	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	64	100.0	33	100.0	31	100.0

20. 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	1.5	1	2.8	0	0.0
Remained basically unchanged	64	94.1	32	88.9	32	100.0
Eased somewhat	3	4.4	3	8.3	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	68	100.0	36	100.0	32	100.0

21. 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	2	4.1	2	6.7	0	0.0
Remained basically unchanged	41	83.7	23	76.7	18	94.7
Eased somewhat	6	12.2	5	16.7	1	5.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	49	100.0	30	100.0	19	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	2.0	1	3.3	0	0.0
Remained basically unchanged	46	93.9	28	93.3	18	94.7
Eased somewhat	2	4.1	1	3.3	1	5.3
Eased considerably	0	0.0	0	0.0	0	0.0
Total	49	100.0	30	100.0	19	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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	49	100.0	30	100.0	19	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	49	100.0	30	100.0	19	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	1	2.0	1	3.3	0	0.0
Remained basically unchanged	47	95.9	28	93.3	19	100.0
Eased somewhat	1	2.0	1	3.3	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	49	100.0	30	100.0	19	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	1	2.0	0	0.0	1	5.3
Remained basically unchanged	48	98.0	30	100.0	18	94.7
Eased somewhat	0	0.0	0	0.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	49	100.0	30	100.0	19	100.0

22. 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	1	1.6	1	3.0	0	0.0
Remained basically unchanged	60	93.8	30	90.9	30	96.8
Eased somewhat	3	4.7	2	6.1	1	3.2
Eased considerably	0	0.0	0	0.0	0	0.0
Total	64	100.0	33	100.0	31	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	3	4.7	2	6.1	1	3.2
Remained basically unchanged	55	85.9	26	78.8	29	93.5
Eased somewhat	6	9.4	5	15.2	1	3.2
Eased considerably	0	0.0	0	0.0	0	0.0
Total	64	100.0	33	100.0	31	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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	64	100.0	33	100.0	31	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	64	100.0	33	100.0	31	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	1	1.6	1	3.0	0	0.0
Remained basically unchanged	62	96.9	31	93.9	31	100.0
Eased somewhat	1	1.6	1	3.0	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	64	100.0	33	100.0	31	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	1	1.6	1	3.1	0	0.0
Remained basically unchanged	62	98.4	31	96.9	31	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	63	100.0	32	100.0	31	100.0

23. 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	65	97.0	33	94.3	32	100.0
Eased somewhat	2	3.0	2	5.7	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	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	1	1.5	0	0.0	1	3.1
Remained basically unchanged	64	95.5	33	94.3	31	96.9
Eased somewhat	2	3.0	2	5.7	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	66	98.5	34	97.1	32	100.0
Eased somewhat	1	1.5	1	2.9	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	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	1	1.5	1	2.9	0	0.0
Remained basically unchanged	63	94.0	31	88.6	32	100.0
Eased somewhat	3	4.5	3	8.6	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	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	0	0.0	0	0.0	0	0.0
Remained basically unchanged	65	97.0	33	94.3	32	100.0
Eased somewhat	2	3.0	2	5.7	0	0.0
Eased considerably	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	100.0

24. 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	6	12.0	5	16.1	1	5.3
About the same	38	76.0	24	77.4	14	73.7
Moderately weaker	6	12.0	2	6.5	4	21.1
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	50	100.0	31	100.0	19	100.0

25. 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	0	0.0	0	0.0	0	0.0
Moderately stronger	9	14.3	6	18.8	3	9.7
About the same	46	73.0	22	68.8	24	77.4
Moderately weaker	8	12.7	4	12.5	4	12.9
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

26. 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	3	4.5	3	8.6	0	0.0
About the same	55	72.1	30	85.7	25	78.1
Moderately weaker	9	13.4	2	5.7	7	21.9
Substantially weaker	0	0.0	0	0.0	0	0.0
Total	67	100.0	35	100.0	32	100.0

Questions 27-28 *ask how your bank expects its lending practices and conditions for* ***C&I*** *loans to change over 2016.*

27. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **C&I loans to large and middle-market firms** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? (Please refer to the definitions of large and middle-market firms suggested in question 1. If your bank defines firm size differently from the categories suggested in question 1, please use your definitions and indicate what they are.) If your bank does not originate C&I loans to large and middle-market firms, please skip to Question 28.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of C&I loans or credit lines to large and middle-market firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tighten substantially	0	0.0	0	0.0	0	0.0
Tighten somewhat	11	15.3	9	22.0	2	6.5
Remain basically unchanged	56	77.8	30	73.2	26	83.9
Ease somewhat	5	6.9	2	4.9	3	9.7
Ease substantially	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on C&I loans to large and middle-market firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	41	56.9	25	61.0	16	51.6
Remain basically unchanged	29	40.3	14	34.1	15	48.4
Decrease somewhat	2	2.8	2	4.9	0	0.0
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	72	100.0	41	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for C&I loans to large and middle-market firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	13	18.3	7	17.5	6	19.4
Remain basically unchanged	46	64.8	28	70.0	18	58.1
Decrease somewhat	12	16.9	5	12.5	7	22.6
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	71	100.0	40	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of C&I loans to large and middle-market firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	0	0.0	0	0.0	0	0.0
Decrease somewhat	8	11.1	6	14.6	2	6.5
Remain basically unchanged	42	58.3	24	58.5	18	58.1
Increase somewhat	21	29.2	10	24.4	11	35.5
Increase substantially	1	1.4	1	2.4	0	0.0
Total	72	100.0	41	100.0	31	100.0

28. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **C&I loans to small firms** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? (Please refer to the definitions of small firms suggested in question 1. If your bank defines firm size differently from the categories suggested in question 1, please use your definitions and indicate what they are.) If your bank does not originate C&I loans to small firms, please skip to Question 29.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of C&I loans or credit lines to small firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tighten substantially	0	0.0	0	0.0	0	0.0
Tighten somewhat	10	14.3	6	15.4	4	12.9
Remain basically unchanged	54	77.1	30	76.9	24	77.4
Ease somewhat	6	8.6	3	7.7	3	9.7
Ease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on C&I loans to small firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	42	60.0	24	61.5	18	58.1
Remain basically unchanged	26	37.1	14	35.9	12	38.7
Decrease somewhat	2	2.9	1	2.6	1	3.2
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for C&I loans to small firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	14	20.0	6	15.4	8	25.8
Remain basically unchanged	46	65.7	28	71.8	18	58.1
Decrease somewhat	10	14.3	5	12.8	5	16.1
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of C&I loans to small firms to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	0	0.0	0	0.0	0	0.0
Decrease somewhat	7	10.0	4	10.3	3	9.7
Remain basically unchanged	37	52.9	21	53.8	16	51.6
Increase somewhat	26	37.1	14	35.9	12	38.7
Increase substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

Questions 29-31 *ask how your bank expects its lending practices and conditions for selected categories of* ***commercial real estate loans*** *to change over 2016.*

29. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **construction and land development loans (CLD loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate CLD loans, please skip to Question 30.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of CLD loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tighten substantially	1	1.5	1	2.7	0	0.0
Tighten somewhat	18	26.5	12	32.4	6	19.4
Remain basically unchanged	48	70.6	23	62.2	25	80.6
Ease somewhat	1	1.5	1	2.7	0	0.0
Ease substantially	0	0.0	0	0.0	0	0.0
Total	68	100.0	37	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on CLD loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	42	61.8	23	62.2	19	61.3
Remain basically unchanged	23	33.8	12	32.4	11	35.5
Decrease somewhat	3	4.4	2	5.4	1	3.2
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	68	100.0	37	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for CLD loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	21	30.9	11	29.7	10	32.3
Remain basically unchanged	41	60.3	24	64.9	17	54.8
Decrease somewhat	6	8.8	2	5.4	4	12.9
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	68	100.0	37	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of CLD loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	1	1.5	1	2.7	0	0.0
Decrease somewhat	20	29.4	15	40.5	5	16.1
Remain basically unchanged	38	55.9	16	43.2	22	71.0
Increase somewhat	9	13.2	5	13.5	4	12.9
Increase substantially	0	0.0	0	0.0	0	0.0
Total	68	100.0	37	100.0	31	100.0

30. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **loans secured by nonfarm nonresidential properties (NFNR loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate NFNR loans, please skip to Question 31.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of NFNR loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tighten substantially	0	0.0	0	0.0	0	0.0
Tighten somewhat	15	21.7	9	23.7	6	19.4
Remain basically unchanged	52	75.4	28	73.7	24	77.4
Ease somewhat	2	2.9	1	2.6	1	3.2
Ease substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	38	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on NFNR loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	42	60.9	24	63.2	18	58.1
Remain basically unchanged	23	33.3	12	31.6	11	35.5
Decrease somewhat	4	5.8	2	5.3	2	6.5
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	38	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for NFNR loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	18	26.1	8	21.1	10	32.3
Remain basically unchanged	44	63.8	27	71.1	17	54.8
Decrease somewhat	7	10.1	3	7.9	4	12.9
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	38	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of NFNR loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	0	0.0	0	0.0	0	0.0
Decrease somewhat	12	17.4	8	21.1	4	12.9
Remain basically unchanged	45	65.2	21	55.3	24	77.4
Increase somewhat	12	17.4	9	23.7	3	9.7
Increase substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	38	100.0	31	100.0

31. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **loans secured by multifamily residential properties (MF loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate MF loans, please skip to Question 32.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of MF loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Tighten substantially	2	2.9	1	2.6	1	3.2
Tighten somewhat	22	31.4	14	35.9	8	25.8
Remain basically unchanged	42	60.0	21	53.8	21	67.7
Ease somewhat	4	5.7	3	7.7	1	3.2
Ease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on MF loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	44	62.9	27	69.2	17	54.8
Remain basically unchanged	24	34.3	10	25.6	14	45.2
Decrease somewhat	2	2.9	2	5.1	0	0.0
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for MF loans to:

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	19	27.1	11	28.2	8	25.8
Remain basically unchanged	44	62.9	24	61.5	20	64.5
Decrease somewhat	7	10.0	4	10.3	3	9.7
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of MF loans to:

	All Respondents		**Large Banks**		**Other Banks**	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Decrease substantially	1	1.4	1	2.6	0	0.0
Decrease somewhat	28	40.0	17	43.6	11	35.5
Remain basically unchanged	35	50.0	18	46.2	17	54.8
Increase somewhat	6	8.6	3	7.7	3	9.7
Increase substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

Questions 32-33 *ask how your bank expects its lending practices and conditions for selected categories of* ***residential mortgage loans*** *to change over 2016.*

32. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **GSE-eligible residential mortgage loans** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate GSE-eligible residential mortgage loans, please skip to Question 33.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of GSE-eligible residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tighten substantially	0	0.0	0	0.0	0	0.0
Tighten somewhat	2	3.2	0	0.0	2	6.5
Remain basically unchanged	53	84.1	26	81.3	27	87.1
Ease somewhat	8	12.7	6	18.8	2	6.5
Ease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on GSE-eligible residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	47	74.6	23	71.9	24	77.4
Remain basically unchanged	16	25.4	9	28.1	7	22.6
Decrease somewhat	0	0.0	0	0.0	0	0.0
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for GSE-eligible residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	16	25.4	6	18.8	10	32.3
Remain basically unchanged	40	63.5	22	68.8	18	58.1
Decrease somewhat	7	11.1	4	12.5	3	9.7
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of GSE-eligible residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	1	1.6	0	0.0	1	3.2
Decrease somewhat	15	23.8	8	25.0	7	22.6
Remain basically unchanged	35	55.6	17	53.1	18	58.1
Increase somewhat	12	19.0	7	21.9	5	16.1
Increase substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	32	100.0	31	100.0

33. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **nonconforming jumbo residential mortgage loans** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate nonconforming jumbo residential mortgage loans, please skip to Question 34.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of nonconforming jumbo residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Tighten substantially	0	0.0	0	0.0	0	0.0
Tighten somewhat	4	6.3	0	0.0	4	14.3
Remain basically unchanged	49	77.8	27	77.1	22	78.6
Ease somewhat	10	15.9	8	22.9	2	7.1
Ease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	35	100.0	28	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on nonconforming jumbo residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	**Percent**	**Banks**	**Percent**	**Banks**	**Percent**
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	47	74.6	26	74.3	21	75.0
Remain basically unchanged	16	25.4	9	25.7	7	25.0
Decrease somewhat	0	0.0	0	0.0	0	0.0
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	35	100.0	28	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for nonconforming jumbo residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Increase substantially	0	0.0	0	0.0	0	0.0
Increase somewhat	17	27.0	9	25.7	8	28.6
Remain basically unchanged	41	65.1	24	68.6	17	60.7
Decrease somewhat	5	7.9	2	5.7	3	10.7
Decrease substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	35	100.0	28	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of nonconforming jumbo residential mortgage loans to:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Decrease substantially	0	0.0	0	0.0	0	0.0
Decrease somewhat	11	17.5	7	20.0	4	14.3
Remain basically unchanged	39	61.9	19	54.3	20	71.4
Increase somewhat	13	20.6	9	25.7	4	14.3
Increase substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	35	100.0	28	100.0

Questions 34-36 *ask about your bank's expectations for the behavior of loan delinquencies and charge-offs on selected categories of C&I, CRE, and consumer loans in 2016.*

34. Assuming that economic activity progresses in line with consensus forecasts, what is your outlook for delinquencies and charge-offs on your bank's **C&I loans** in the following categories in 2016? (Please refer to the definitions of large and middle-market firms and of small firms suggested in question 1. If your bank defines firm size differently from the categories suggested in question 1, please use your definitions and indicate what they are.)

A. Outlook for loan quality on my bank's **syndicated nonleveraged** C&I loans to large and middle-market firms:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	3	4.8	1	2.6	2	8.0
Loan quality is likely to remain around current levels	43	68.3	23	60.5	20	80.0
Loan quality is likely to deteriorate somewhat	17	27.0	14	36.8	3	12.0
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	63	100.0	38	100.0	25	100.0

For this question, 7 respondents answered “My bank does not originate this type of loan.”

B. Outlook for loan quality on my bank's **syndicated leveraged** C&I loans to large and middle-market firms:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	1	1.9	0	0.0	1	6.3
Loan quality is likely to remain around current levels	29	53.7	15	39.5	14	87.5
Loan quality is likely to deteriorate somewhat	24	44.4	23	60.5	1	6.3
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	54	100.0	38	100.0	16	100.0

For this question, 15 respondents answered “My bank does not originate this type of loan.”

C. Outlook for loan quality on my bank's **nonsyndicated** C&I loans to large and middle-market firms:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	3	4.3	1	2.5	2	6.7
Loan quality is likely to remain around current levels	49	70.0	24	60.0	25	83.3
Loan quality is likely to deteriorate somewhat	18	25.7	15	37.5	3	10.0
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	40	100.0	30	100.0

For this question, 1 respondent answered “My bank does not originate this type of loan.”

D. Outlook for loan quality on my bank's C&I loans to **small firms**:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	5	7.1	2	5.1	3	9.7
Loan quality is likely to remain around current levels	44	62.9	24	61.5	20	64.5
Loan quality is likely to deteriorate somewhat	20	28.6	12	30.8	8	25.8
Loan quality is likely to deteriorate substantially	1	1.4	1	2.6	0	0.0
Total	70	100.0	39	100.0	31	100.0

35. Assuming that economic activity progresses in line with consensus forecasts, what is your outlook for delinquencies and charge-offs on your bank's **commercial real estate loans** in the following categories in 2016?

A. Outlook for loan quality on my bank's **construction and land development** loans:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	3	4.3	1	2.6	2	6.7
Loan quality is likely to remain around current levels	61	88.4	34	87.2	27	90.0
Loan quality is likely to deteriorate somewhat	5	7.2	4	10.3	1	3.3
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	39	100.0	30	100.0

For this question, 1 respondent answered “My bank does not originate this type of loan.”

B. Outlook for loan quality on my bank's loans secured by **nonfarm nonresidential properties**:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	2	2.9	0	0.0	2	6.5
Loan quality is likely to remain around current levels	64	91.4	36	92.3	28	90.3
Loan quality is likely to deteriorate somewhat	4	5.7	3	7.7	1	3.2
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	70	100.0	39	100.0	31	100.0

C. Outlook for loan quality on my bank's loans secured by **multifamily residential properties**:

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	1	1.4	0	0.0	1	3.3
Loan quality is likely to remain around current levels	59	85.5	33	84.6	26	86.7
Loan quality is likely to deteriorate somewhat	9	13.0	6	15.4	3	10.0
Loan quality is likely to deteriorate substantially	0	0.0	0	0.0	0	0.0
Total	69	100.0	39	100.0	30	100.0

For this question, 1 respondent answered “My bank does not originate this type of loan.”

36. Assuming that economic activity progresses in line with consensus forecasts, what is your outlook for delinquencies and charge-offs on your bank's **auto loans to subprime borrowers** in 2016? (Please use your bank's definition of auto loans to subprime borrowers.)

	All Respondents		Large Banks		Other Banks	
	Banks	Percent	Banks	Percent	Banks	Percent
Loan quality is likely to improve substantially	0	0.0	0	0.0	0	0.0
Loan quality is likely to improve somewhat	1	4.5	0	0.0	1	10.0
Loan quality is likely to remain around current levels	15	68.2	9	75.0	6	60.0
Loan quality is likely to deteriorate somewhat	5	22.7	3	25.0	2	20.0
Loan quality is likely to deteriorate substantially	1	4.5	0	0.0	1	10.0
Total	22	100.0	12	100.0	10	100.0

For this question, 45 respondents answered “My bank does not originate this type of loan.”

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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 September 30, 2015. The combined assets of the 41 large banks totaled $9.2 trillion, compared to $9.5 trillion for the entire panel of 73 banks, and $13.2 trillion for all domestically chartered, federally insured commercial banks.

Table 2

Senior Loan Officer Opinion Survey on Bank Lending Practices at Selected Branches and Agencies of Foreign Banks in the United States [1]

(Status of policy as of January 2016)

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—changed?

	All Respondents	
	Banks	**Percent**
Tightened considerably	1	4.2
Tightened somewhat	2	8.3
Remained basically unchanged	20	83.3
Eased somewhat	1	4.2
Eased considerably	0	0.0
Total	24	100.0

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

a. Maximum size of credit lines

	All Respondents	
	Banks	**Percent**
Tightened considerably	0	0.0
Tightened somewhat	3	12.5
Remained basically unchanged	16	66.7
Eased somewhat	5	20.8
Eased considerably	0	0.0
Total	24	100.0

b. Maximum maturity of loans or credit lines

	All Respondents	
	Banks	**Percent**
Tightened considerably	0	0.0
Tightened somewhat	0	0.0
Remained basically unchanged	24	100.0
Eased somewhat	0	0.0
Eased considerably	0	0.0
Total	24	100.0

c. Costs of credit lines

	All Respondents	
	Banks	Percent
Tightened considerably	0	0.0
Tightened somewhat	4	16.7
Remained basically unchanged	20	83.3
Eased somewhat	0	0.0
Eased considerably	0	0.0
Total	24	100.0

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

	All Respondents	
	Banks	Percent
Tightened considerably	0	0.0
Tightened somewhat	5	20.8
Remained basically unchanged	18	75.0
Eased somewhat	1	4.2
Eased considerably	0	0.0
Total	24	100.0

e. Premiums charged on riskier loans

	All Respondents	
	Banks	Percent
Tightened considerably	1	4.2
Tightened somewhat	4	16.7
Remained basically unchanged	17	70.8
Eased somewhat	2	8.3
Eased considerably	0	0.0
Total	24	100.0

f. Loan covenants

	All Respondents	
	Banks	Percent
Tightened considerably	0	0.0
Tightened somewhat	2	8.3
Remained basically unchanged	20	83.3
Eased somewhat	2	8.3
Eased considerably	0	0.0
Total	24	100.0

g. Collateralization requirements

	All Respondents	
	Banks	Percent
Tightened considerably	0	0.0
Tightened somewhat	0	0.0
Remained basically unchanged	23	95.8
Eased somewhat	1	4.2
Eased considerably	0	0.0
Total	24	100.0

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

	All Respondents	
	Banks	Percent
Tightened considerably	0	0.0
Tightened somewhat	1	4.5
Remained basically unchanged	21	95.5
Eased somewhat	0	0.0
Eased considerably	0	0.0
Total	22	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	
	Banks	**Percent**
Not important	4	66.7
Somewhat important	1	16.7
Very important	1	16.7
Total	6	100.0

b. Less favorable or more uncertain economic outlook

	All Respondents	
	Banks	**Percent**
Not important	1	14.3
Somewhat important	5	71.4
Very important	1	14.3
Total	7	100.0

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

	All Respondents	
	Banks	**Percent**
Not important	1	16.7
Somewhat important	3	50.0
Very important	2	33.3
Total	6	100.0

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

	All Respondents	
	Banks	**Percent**
Not important	5	83.3
Somewhat important	0	0.0
Very important	1	16.7
Total	6	100.0

e. Reduced tolerance for risk

	All Respondents	
	Banks	**Percent**
Not important	3	42.9
Somewhat important	4	57.1
Very important	0	0.0
Total	7	100.0

f. Decreased liquidity in the secondary market for these loans

	All Respondents	
	Banks	**Percent**
Not important	3	42.9
Somewhat important	4	57.1
Very important	0	0.0
Total	7	100.0

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

	All Respondents	
	Banks	**Percent**
Not important	5	83.3
Somewhat important	0	0.0
Very important	1	16.7
Total	6	100.0

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

	All Respondents	
	Banks	**Percent**
Not important	4	66.7
Somewhat important	2	33.3
Very important	0	0.0
Total	6	100.0

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

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

Responses are not reported when the number of respondents is 3 or fewer.

b. More favorable or less uncertain economic outlook

Responses are not reported when the number of respondents is 3 or fewer.

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

Responses are not reported when the number of respondents is 3 or fewer.

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

Responses are not reported when the number of respondents is 3 or fewer.

e. Increased tolerance for risk

Responses are not reported when the number of respondents is 3 or fewer.

f. Increased liquidity in the secondary market for these loans

Responses are not reported when the number of respondents is 3 or fewer.

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

Responses are not reported when the number of respondents is 3 or fewer.

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

Responses are not reported when the number of respondents is 3 or fewer.

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.)

	All Respondents	
	Banks	**Percent**
Substantially stronger	0	0.0
Moderately stronger	4	16.7
About the same	17	70.8
Moderately weaker	3	12.5
Substantially weaker	0	0.0
Total	24	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 4), possible reasons:

a. Customer inventory financing needs increased

	All Respondents	
	Banks	**Percent**
Not important	2	50.0
Somewhat important	2	50.0
Very important	0	0.0
Total	4	100.0

b. Customer accounts receivable financing needs increased

	All Respondents	
	Banks	**Percent**
Not important	1	25.0
Somewhat important	2	50.0
Very important	1	25.0
Total	4	100.0

c. Customer investment in plant or equipment increased

	All Respondents	
	Banks	**Percent**
Not important	1	25.0
Somewhat important	3	75.0
Very important	0	0.0
Total	4	100.0

d. Customer internally generated funds decreased

	All Respondents	
	Banks	**Percent**
Not important	3	75.0
Somewhat important	1	25.0
Very important	0	0.0
Total	4	100.0

e. Customer merger or acquisition financing needs increased

	All Respondents	
	Banks	**Percent**
Not important	0	0.0
Somewhat important	2	50.0
Very important	2	50.0
Total	4	100.0

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

	All Respondents	
	Banks	**Percent**
Not important	2	50.0
Somewhat important	2	50.0
Very important	0	0.0
Total	4	100.0

g. Customers' precautionary demand for cash and liquidity increased

	All Respondents	
	Banks	**Percent**
Not important	2	50.0
Somewhat important	2	50.0
Very important	0	0.0
Total	4	100.0

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

a. Customer inventory financing needs decreased

Responses are not reported when the number of respondents is 3 or fewer.

b. Customer accounts receivable financing needs decreased

Responses are not reported when the number of respondents is 3 or fewer.

c. Customer investment in plant or equipment decreased

Responses are not reported when the number of respondents is 3 or fewer.

d. Customer internally generated funds increased

Responses are not reported when the number of respondents is 3 or fewer.

e. Customer merger or acquisition financing needs decreased

Responses are not reported when the number of respondents is 3 or fewer.

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

Responses are not reported when the number of respondents is 3 or fewer.

g. Customers' precautionary demand for cash and liquidity decreased

Responses are not reported when the number of respondents is 3 or fewer.

6. At your bank, apart from normal 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	
	Banks	**Percent**
The number of inquiries has increased substantially	0	0.0
The number of inquiries has increased moderately	1	4.3
The number of inquiries has stayed about the same	20	87.0
The number of inquiries has decreased moderately	2	8.7
The number of inquiries has decreased substantially	0	0.0
Total	23	100.0

Questions 7-8 *ask about commercial real estate (CRE) loans at your bank, including construction and land development loans and loans secured by nonfarm nonresidential real estate. Question 7 deals with changes in your bank's standards over the past three months. Question 8 deals with changes in demand. If your bank's lending standards or terms 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 standards or terms 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.*

7. Over the past three months, how have your bank's credit standards for approving applications for CRE loans changed?

	All Respondents	
	Banks	**Percent**
Tightened considerably	0	0.0
Tightened somewhat	1	5.9
Remained basically unchanged	16	94.1
Eased somewhat	0	0.0
Eased considerably	0	0.0
Total	17	100.0

8. Apart from normal seasonal variation, how has demand for CRE loans changed over the past three months?

	All Respondents	
	Banks	**Percent**
Substantially stronger	1	5.9
Moderately stronger	4	23.5
About the same	12	70.6
Moderately weaker	0	0.0
Substantially weaker	0	0.0
Total	17	100.0

Questions 9 *asks how your bank expects its lending practices and conditions for* ***C&I*** *loans to change over 2016.*

9. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **C&I loans to large and middle-market firms** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? (Please refer to the definitions of large and middle-market firms suggested in question 1. If your bank defines firm size differently from the categories suggested in question 1, please use your definitions and indicate what they are.) If your bank does not originate C&I loans to large and middle-market firms, please skip to Question 10.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of C&I loans or credit lines to large and middle-market firms to:

	All Respondents	
	Banks	**Percent**
Tighten substantially	1	4.2
Tighten somewhat	4	16.7
Remain basically unchanged	19	79.2
Ease somewhat	0	0.0
Ease substantially	0	0.0
Total	24	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on C&I loans to large and middle-market firms to:

	All Respondents	
	Banks	**Percent**
Increase substantially	0	0.0
Increase somewhat	11	45.8
Remain basically unchanged	13	54.2
Decrease somewhat	0	0.0
Decrease substantially	0	0.0
Total	24	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for C&I loans to large and middle-market firms to:

	All Respondents	
	Banks	Percent
Increase substantially	0	0.0
Increase somewhat	6	25.0
Remain basically unchanged	17	70.8
Decrease somewhat	1	4.2
Decrease substantially	0	0.0
Total	24	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of C&I loans to large and middle-market firms to:

	All Respondents	
	Banks	Percent
Decrease substantially	0	0.0
Decrease somewhat	5	20.8
Remain basically unchanged	16	66.7
Increase somewhat	3	12.5
Increase substantially	0	0.0
Total	24	100.0

Questions 10-12 *ask how your bank expects its lending practices and conditions for selected categories of* ***commercial real estate loans*** *to change over 2016.*

10. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **construction and land development loans (CLD loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate CLD loans, please skip to Question 11.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of CLD loans to:

	All Respondents	
	Banks	Percent
Tighten substantially	1	9.1
Tighten somewhat	3	27.3
Remain basically unchanged	7	63.6
Ease somewhat	0	0.0
Ease substantially	0	0.0
Total	11	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on CLD loans to:

	All Respondents	
	Banks	Percent
Increase substantially	0	0.0
Increase somewhat	8	72.7
Remain basically unchanged	3	27.3
Decrease somewhat	0	0.0
Decrease substantially	0	0.0
Total	11	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for CLD loans to:

	All Respondents	
	Banks	**Percent**
Increase substantially	0	0.0
Increase somewhat	5	45.5
Remain basically unchanged	5	45.5
Decrease somewhat	1	9.1
Decrease substantially	0	0.0
Total	11	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of CLD loans to:

	All Respondents	
	Banks	**Percent**
Decrease substantially	0	0.0
Decrease somewhat	3	27.3
Remain basically unchanged	5	45.5
Increase somewhat	3	27.3
Increase substantially	0	0.0
Total	11	100.0

11. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **loans secured by nonfarm nonresidential properties (NFNR loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate NFNR loans, please skip to Question 12.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of NFNR loans to:

	All Respondents	
	Banks	**Percent**
Tighten substantially	0	0.0
Tighten somewhat	4	44.4
Remain basically unchanged	5	55.6
Ease somewhat	0	0.0
Ease substantially	0	0.0
Total	9	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on NFNR loans to:

	All Respondents	
	Banks	**Percent**
Increase substantially	0	0.0
Increase somewhat	8	88.9
Remain basically unchanged	1	11.1
Decrease somewhat	0	0.0
Decrease substantially	0	0.0
Total	9	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for NFNR loans to:

	All Respondents	
	Banks	**Percent**
Increase substantially	0	0.0
Increase somewhat	4	50.0
Remain basically unchanged	2	25.0
Decrease somewhat	2	25.0
Decrease substantially	0	0.0
Total	8	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of NFNR loans to:

	All Respondents	
	Banks	**Percent**
Decrease substantially	0	0.0
Decrease somewhat	1	11.1
Remain basically unchanged	6	66.7
Increase somewhat	2	22.2
Increase substantially	0	0.0
Total	9	100.0

12. Assuming that economic activity progresses in line with consensus forecasts, how does your bank expect the following lending practices and conditions for **loans secured by multifamily residential properties (MF loans)** to change over 2016 compared to current practices and conditions, apart from normal seasonal variation? If your bank does not originate MF loans, please skip to Question 13.

A. Compared to current practices and conditions, over 2016, my bank expects its **lending standards** for approving applications of MF loans to:

	All Respondents	
	Banks	Percent
Tighten substantially	0	0.0
Tighten somewhat	3	30.0
Remain basically unchanged	7	70.0
Ease somewhat	0	0.0
Ease substantially	0	0.0
Total	10	100.0

B. Compared to current practices and conditions, over 2016, my bank expects the average **level of interest rates** on MF loans to:

	All Respondents	
	Banks	Percent
Increase substantially	0	0.0
Increase somewhat	6	60.0
Remain basically unchanged	4	40.0
Decrease somewhat	0	0.0
Decrease substantially	0	0.0
Total	10	100.0

C. Compared to current practices and conditions, over 2016, my bank expects the average **spread of loan rates over my bank's cost of funds** for MF loans to:

	All Respondents	
	Banks	**Percent**
Increase substantially	0	0.0
Increase somewhat	4	40.0
Remain basically unchanged	5	50.0
Decrease somewhat	1	10.0
Decrease substantially	0	0.0
Total	10	100.0

D. Compared to current practices and conditions, over 2016, my bank expects the average **volume of originations** of MF loans to:

	All Respondents	
	Banks	**Percent**
Decrease substantially	0	0.0
Decrease somewhat	1	10.0
Remain basically unchanged	8	80.0
Increase somewhat	1	10.0
Increase substantially	0	0.0
Total	10	100.0

Questions 13-14 *ask about your bank's expectations for the behavior of loan delinquencies and charge-offs on selected categories of C&I and CRE loans in 2016.*

13. Assuming that economic activity progresses in line with consensus forecasts, what is your outlook for delinquencies and charge-offs on your bank's **C&I loans** in the following categories in 2016? (Please refer to the definitions of large and middle-market firms and of small firms suggested in question 1. If your bank defines firm size differently from the categories suggested in question 1, please use your definitions and indicate what they are.)

A. Outlook for loan quality on my bank's **syndicated nonleveraged** C&I loans to large and middle-market firms:

	All Respondents	
	Banks	**Percent**
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	1	4.2
Loan quality is likely to remain around current levels	19	79.2
Loan quality is likely to deteriorate somewhat	4	16.7
Loan quality is likely to deteriorate substantially	0	0.0
Total	24	100.0

B. Outlook for loan quality on my bank's **syndicated leveraged** C&I loans to large and middle-market firms:

	All Respondents	
	Banks	**Percent**
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	0	0.0
Loan quality is likely to remain around current levels	10	43.5
Loan quality is likely to deteriorate somewhat	13	56.5
Loan quality is likely to deteriorate substantially	0	0.0
Total	23	100.0

For this question, 1 respondent answered “My bank does not originate this type of loan.”

C. Outlook for loan quality on my bank's **nonsyndicated** C&I loans to large and middle-market firms:

	All Respondents	
	Banks	Percent
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	1	4.2
Loan quality is likely to remain around current levels	19	79.2
Loan quality is likely to deteriorate somewhat	4	16.7
Loan quality is likely to deteriorate substantially	0	0.0
Total	24	100.0

D. Outlook for loan quality on my bank's C&I loans to **small firms**:

	All Respondents	
	Banks	Percent
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	1	11.1
Loan quality is likely to remain around current levels	5	55.6
Loan quality is likely to deteriorate somewhat	3	33.3
Loan quality is likely to deteriorate substantially	0	0.0
Total	9	100.0

For this question, 13 respondents answered “My bank does not originate this type of loan.”

14. Assuming that economic activity progresses in line with consensus forecasts, what is your outlook for delinquencies and charge-offs on your bank's **commercial real estate loans** in the following categories in 2016?

A. Outlook for loan quality on my bank's **construction and land development** loans:

	All Respondents	
	Banks	**Percent**
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	0	0.0
Loan quality is likely to remain around current levels	12	100.0
Loan quality is likely to deteriorate somewhat	0	0.0
Loan quality is likely to deteriorate substantially	0	0.0
Total	12	100.0

For this question, 8 respondents answered “My bank does not originate this type of loan.”

B. Outlook for loan quality on my bank's loans secured by **nonfarm nonresidential properties**:

	All Respondents	
	Banks	**Percent**
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	0	0.0
Loan quality is likely to remain around current levels	9	100.0
Loan quality is likely to deteriorate somewhat	0	0.0
Loan quality is likely to deteriorate substantially	0	0.0
Total	9	100.0

For this question, 7 respondents answered “My bank does not originate this type of loan.”

C. Outlook for loan quality on my bank's loans secured by **multifamily residential properties**:

	All Respondents	
	Banks	**Percent**
Loan quality is likely to improve substantially	0	0.0
Loan quality is likely to improve somewhat	0	0.0
Loan quality is likely to remain around current levels	10	100.0
Loan quality is likely to deteriorate somewhat	0	0.0
Loan quality is likely to deteriorate substantially	0	0.0
Total	10	100.0

For this question, 8 respondents answered “My bank does not originate this type of loan.”

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1. As of September 30, 2015, the 24 respondents had combined assets of $1.3 trillion, compared to $2.4 trillion for all foreign related banking institutions in the United States. The sample is selected from among the largest foreign-related banking institutions in those Federal Reserve Districts where such institutions are common.