

Propensity to Fund Mortgages

Train data : 45642

Test data : 15214

Variables : 21

Field Name	Description
Property Value	The appraised value of the property
Mortgage Payment	A mortgage payment amount comprised of a principal portion, an interest portion, a property tax portion and a life insurance portion, calculated based on the interest rate, amortization period and payment frequency.
GDS	<p>The measure of the percentage of Gross Annual Income required, including rental income if applicable, for Housing Expenses (principal & interest, property taxes, heat, 50% of condominium fees) used for qualification.</p> <p>$\text{GDS \%} = \text{Annualized Housing Expenses} / \text{Annual Income}$</p>
LTV	<p>Loan-to-value (LTV) is the measure of the Mortgage Amount to the Property Value.</p> <p>$\text{LTV} = \text{Mortgage Amount} / \text{Appraised Property Value}$</p>
TDS	<p>The measure of the percentage of Gross Annual Income, including rental income if applicable, required for Housing Expenses (principal & interest, property taxes, heat, 50% of condominium fees) and other consumer debt obligations ("Other Expenses") used for qualification.</p> <p>$\text{TDS \%} = (\text{Annualized Housing Expenses} + \text{Other Expenses}) / \text{Annual Income}$</p>
Amortization	The requested amortization in months.
Mortgage Amount	The requested mortgage amount in dollars.
Rate	The interest rate used to qualify the mortgage application.
Mortgage Purpose	The purpose for which the applicant(s) is/are requesting the mortgage, purchase or refinance.

Payment Frequency	The frequency with which the applicant makes regular mortgage payments.
Property Type	The classification of the property being used to secure the mortgage.
Term	The requested mortgage term in months.
FSA	The Forward Sortation Area (FSA) is the first three characters of the postal code, designating a postal delivery area of property being mortgaged.
Age Range	The age range of the main applicant.
Gender	The gender of the main applicant.
Income	Total amount of income being used to qualify for the mortgage.
Income Type	Numericalized employment status type for the income
NAICS Code	Job Category by NAICS (North America Industry Classification System) code of the main applicant.
Credit Score	<p>AKA Beacon Score - A number generated by the Equifax Credit Bureau for the main applicant's credit-worthiness at the time of underwriting review and how likely it is that the applicant(s) will repay.</p> <p>Mathematical criteria involved in calculating a Beacon score can include late payments, current debts, length of time an account has been open, types of credit and new applications for credit.</p>
Result	The result of the application, either funded or not funded