

# Zixin Jiang

Department of Finance, Belk College of Business,  
University of North Carolina at Charlotte, 9209 Mary Alexander Rd, Charlotte, NC 28262, USA.

[zjiang5@charlotte.edu](mailto:zjiang5@charlotte.edu), +1 (216) 703-9182, <https://zixin-jiang.github.io/>

## EDUCATION

---

**University of North Carolina at Charlotte, Belk College of Business**

**Charlotte, USA**

*Ph.D in Finance*

Expected May 2026

*Dissertation: Essays on Mortgage Markets (ABD)*

**Kent State University, College of Business Administration**

**Kent, USA**

*M.A. in Economics, Concentration in Economic Analysis*

May 2021

**Wuhan University, Economics and Management School**

**Wuhan, China**

*Bachelor's degree in Economics, Major in Financial Engineering*

June 2018

## RESEARCH INTERESTS

---

Real Estate, Banking, Corporate Finance

## WORKING PAPERS

---

**Political Affiliation and the Pricing of Climate Risk in Mortgages (*Job Market Paper*)**

*Solo-authored*

**Abstract:** Using voter registration data for loan officers originating residential mortgages in coastal areas, I find that Democratic loan officers charge higher loan spreads for mortgages on properties exposed to sea level rise (SLR) than do Republican loan officers. The results hold with granular property location and loan officer fixed effects. Partisan pricing is more pronounced for properties outside FEMA-designated flood zones, for loan officers located in hurricane-prone states, and in communities with fewer climate change believers. These findings highlight how political ideology shapes the pricing of climate risk in mortgages.

**Bank Mergers and Loan Officer Reallocation**

*Solo-authored*

**Abstract:** I find that mortgage loan officer turnover increases after bank mergers. The effect is more pronounced for officers working in areas where both target and acquiring banks have mortgage businesses. Officers staying in the merged banks originate more loans than those leaving for other banks. The findings suggest that merged banks trying to improve efficiency by reducing redundant employees. Focusing on officers in overlapping areas, I find that officers in merged banks originate fewer loans closer to their offices. I also find that officers in merged banks originate fewer small loans after mergers. These results suggest that bank mergers lead to the loss of soft information and limit the availability of small mortgages.

## WORK IN PROGRESS

---

### **Labor Covenants in Loan Contracting**

*Co-authored with Yongqiang Chu, Hanzhong Shi, and Liang Tan*

### **Corporate Relocations and Insider Housing Transactions**

*Co-authored with Yongqiang Chu and Hanzhong Shi*

## PROFESSIONAL ACTIVITIES

---

### **Conference & Seminar Presentations**

#### **Political Affiliation and the Pricing of Climate Risk in Mortgages**

- American Finance Association (AFA) PhD Student Poster Session, 2026 (scheduled)
- Financial Management Association (FMA) Annual Meeting, 2025 (scheduled)
- China Banking and Corporate Finance Conference (CBCF) Young Scholars Forum (Spring) & Ba Li Tai Young Finance Scholars Forum (Jointly at Nankai University), 2025
- UNC Charlotte Finance Seminar, 2025

#### **Bank Mergers and Loan Officer Reallocation**

- Financial Management Association (FMA) Annual Meeting, 2025 (scheduled)
- Southern Finance Association (SFA) Annual Meeting, 2025 (scheduled)
- American Real Estate and Urban Economics Association (AREUEA) National Conference, 2025
- UNC Charlotte Finance Seminar, 2024

#### **Discussions**

- FMA Annual Meeting, 2025 (scheduled)
- SFA Annual Meeting, 2025 (scheduled)

## TEACHING EXPERIENCE

---

### **Instructor**

FINN 3120 Financial Management	Fall 2024
• Evaluation: 4.45/5.00, Response: 74/90 students	
FINN 3120 Financial Management	Summer 2024
• Evaluation: 4.32/5.00, Response: 25/28 students	
FINN 3120 Financial Management	Spring 2024
• Evaluation: 3.57/5.00, Response: 61/77 students	

## Teaching Assistant

MSRE 6160 Real Estate Capital Markets	Spring 2025
MSMG 6170 Financial Management	Spring 2024
MBAD 6155 Multinational Financial Management	Spring 2022
MBAD 6152 Financial Management	Fall 2021
FINN 6203 Financial Economic Theory	Fall 2021

## HONORS, AWARDS, GRANTS

---

- AFA PhD Student Travel Grant 2026
- Graduate Assistantship with Full Tuition Scholarship, UNC Charlotte 2021-2026
- The Graduate School Summer Fellowship, UNC Charlotte 2025
- Graduate and Professional Student Government Travel Funding, UNC Charlotte 2024
- Graduate Assistantship with Full Tuition Scholarship, Kent State University 2019-2021
- Second-Class Scholarship, Wuhan University 2017
- COMAP's Mathematical Contest in Modeling (Meritorious Winner) 2017

## SKILLS

---

- **Software:** SAS, STATA, Matlab, ArcGIS
- **Language:** Mandarin (Native), English (Fluent)

## REFERENCES

---

### Dr. Yongqiang Chu (Chair)

Childress Klein Distinguished Professor of Real Estate and Urban Economics

Director, Childress Klein Center for Real Estate

Professor of Finance, UNC Charlotte

[yongqiang.chu@charlotte.edu](mailto:yongqiang.chu@charlotte.edu)

### Dr. Patrick Smith

John Crosland, Sr. Distinguished Scholar in Real Estate and Development

Associate Professor of Finance, UNC Charlotte

[patrick.smith@charlotte.edu](mailto:patrick.smith@charlotte.edu)

### Dr. Chandler Lutz

Steven Ott Distinguished Scholar in Real Estate Finance

Associate Professor of Finance, UNC Charlotte

[clutz15@charlotte.edu](mailto:clutz15@charlotte.edu)