

Zixin Jiang

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EDUCATION

University of North Carolina at Charlotte, Belk College of Business	Charlotte, USA
<i>Ph.D in Finance</i>	Expected May 2026
<i>Dissertation: Essays on Mortgage Markets (ABD)</i>	
Kent State University, College of Business Administration	Kent, USA
<i>M.A. in Economics, Concentration in Economic Analysis</i>	May 2021
Wuhan University, Economics and Management School	Wuhan, China
<i>Bachelor's degree in Economics, Major in Financial Engineering</i>	June 2018

RESEARCH INTERESTS

Real Estate Finance, Empirical Corporate Finance, Household Finance, Climate Finance, Banking, Corporate Governance, FinTech

TEACHING INTERESTS

Real Estate Finance, Corporate Finance, Investments, Financial Markets and Institutions, FinTech

WORKING PAPERS

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

Solo-authored

Selected Presentations: AFA PhD Poster Session (2026), FMA (2025), 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 (x2, 2025)

Bank Mergers and Loan Officer Reallocation

Solo-authored

Selected Presentations: AREUEA National (2025), FMA (2025), SFA (2025), UNC Charlotte Finance Seminar (2024)

(Working paper abstracts are attached at the end of this CV)

WORK IN PROGRESS

Corporate Relocations and Insider Housing Transactions

Co-authored with Yongqiang Chu and Hanzhong Shi

- Key Highlight: Employees exploit private information about upcoming corporate relocations to trade residential real estate ahead of public announcements.

Corporate Borrowing and Executive Mortgages

Co-authored with Yongqiang Chu and Hanzhong Shi

- Key Highlight: Relationship banks offer preferential pricing on executives' personal mortgages to reinforce corporate lending ties.

Pension Covenants in Loan Contracting

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

- Key Highlight: Introduces a novel, machine-learning-based measure of pension covenants from full loan contract text and provides new evidence on their determinants and real effects.

PROFESSIONAL ACTIVITIES

Conference & Seminar Presentations

2026: American Finance Association (AFA) PhD Student Poster Session

2025: American Real Estate and Urban Economics Association (AREUEA) National Conference, Financial Management Association (FMA) Annual Meeting ($\times 2$), Southern Finance Association (SFA) Annual Meeting, China Banking and Corporate Finance Conference (CBCF) Young Scholars Forum (Spring) & Ba Li Tai Young Finance Scholars Forum (Jointly at Nankai University), UNC Charlotte Finance Seminar ($\times 2$)

2024: UNC Charlotte Finance Seminar

Conference Discussions

2025 SFA Annual Meeting: *Political Alignment and Household Risk-Taking: Evidence from U.S. Mortgage Market* by Zijie Liu and Yang Yi

2025 FMA Annual Meeting: *Riskier Climate, Closer Ties? How Climate Risk Drives Firms Towards Bank Debt Financing* by Naser Al-Ayyoub and Hieu Phan

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

Dr. Patrick Smith

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

Associate Professor of Finance, UNC Charlotte

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Dr. Chandler Lutz

Steven Ott Distinguished Scholar in Real Estate Finance

Associate Professor of Finance, UNC Charlotte

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Abstracts of Selected 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 rate 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 try 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.