As the foregoing is set up primarily as a ready means of comparing activity in the various types of mortgagee institutions, Home Owners' Loan Corporation's holdings and figures showing the approximate individual activity are not included in the totals nor reflected in the ratios shown.

1. Banks and Trust Companies

The foregoing figures disclose that the banks are the outstanding lenders in the Sacramento residential mortgage field, having made 58.6% of all loans since January 1, 1936 and owning 46.5% of the existing institutional holdings. Predominance of this type of institution would be even more marked if the holdings and activity of the California Veterans' Welfare Board were eliminated.

The fact that the banks are increasing their holdings more rapidly than all the other institutions and that their resources and available mortgage money are overshadowing, combined with their keenly competitive desire for residential mortgages, indicates that this type of institution will maintain and increase their present lending position.

In this connection it is worthy of note that practically all F. H. A. Title II loans are made through the banks and that 79.1% of their mortgage account consists of F. H. A. Title II loans. Based upon Federal Housing Administration activity, shown on Appendix Page 11-A, it is judged that more than 85% of current lending by the banks, as a group, is in the form of F. H. A. Title II loans.

The American Trust Company of San Francisco, which opened its branch in Sacramento in 1934, holds the largest amount of residential mortgages and is second in the number and amount of mortgages made since January 1, 1936. The growth of this institution since it entered the Sacramento field has been little short of phenomenal, and its present activity indicates continued growth.

The Bank of America, N. T. and S. A. of San Francisco, which has four branches in Sacramento and one in North Sacramento, is the leading financial institution of the city. While its residential mortgage loan account is slightly less than the American Trust Company, the amount of loans made since January 1, 1936 somewhat exceeds those of the other institution.

These two institutions might be said to dominate the mortgage loan situation in Sacramento, as they hold about 40% of all institutionally held residential mortgages and have made over 50% such loans since January 1, 1936.