



August 24, 2020

How impactful is the current refinance market in Monroe County? On page four of this month's report you'll see that 3541 is the total number of mortgages recorded through July 31<sup>st</sup> of this year. That number on July 31<sup>st</sup> of last year: 2557. Almost 1000 more mortgage recordings in 2020 so far. That's a lot of refinancing. How does that compare to other recent years? During all of 2017 and 2018 there were 3472 and 3406 recorded mortgages, respectively.

There's still plenty of opportunity though. From 2016 through 2019 I estimate that there were between 6000 and 7000 purchase transactions with first mortgage financing. Even with the 1000 additional mortgages this year, there's still a lot of homeowners that will benefit from refinancing.

The chart on page seven compares recorded deeds through July to the same period last year. As you can see, after a big decline in May due to the pandemic, sale transactions recovered in June and July and are now comparable to the level of activity a year ago.

This year, through July, we helped 3331 people buy, sell or refinance their properties. We are grateful to all our clients for providing us with the opportunity to assist that many people reach personal and financial milestones.

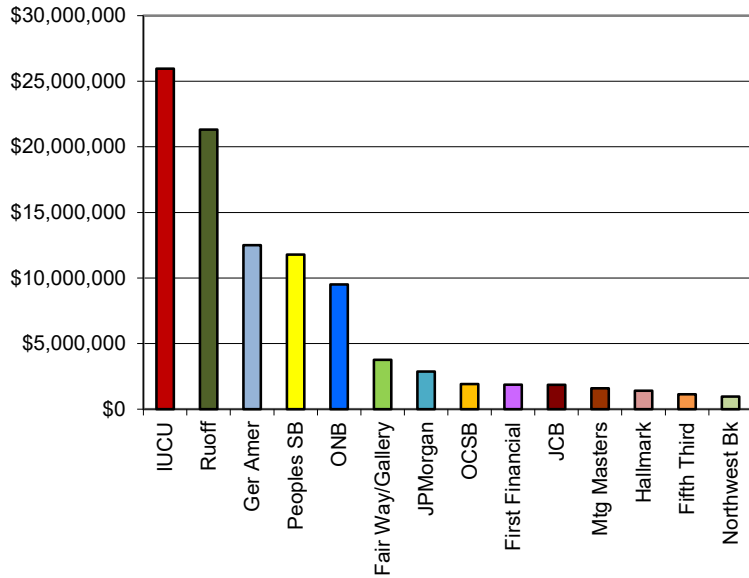
Thank you so much!

~ John Bethell



People who care. Service you trust.

**Dollars - July 2020**



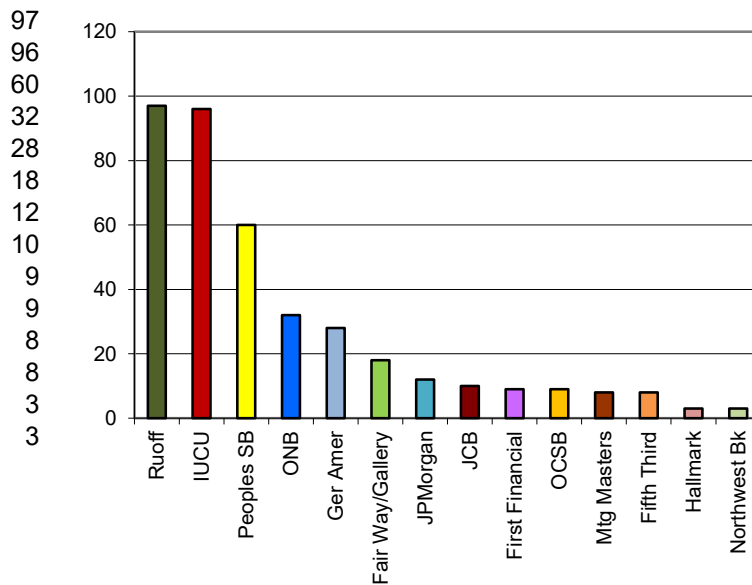
Residential and commercial property mortgages filed in Monroe County during July 2020.

IUCU	25,958,112
Ruoff	21,313,351
Ger Amer	12,502,776
Peoples SB	11,784,611
ONB	9,508,789
Fair Way/Gallery	3,762,509
JPMorgan	2,869,026
OCSB	1,915,296
First Financial	1,868,040
JCB	1,857,890
Mtg Masters	1,592,316
Hallmark	1,406,800
Fifth Third	1,136,100
Northwest Bk	961,516

Note- Charts & report do not include re-recordings, modifications, or those recorded without a property description.

**Transactions July 2020**

- Ruoff
- IUCU
- Peoples SB
- ONB
- Ger Amer
- Fair Way/Gallery
- JPMorgan
- JCB
- First Financial
- OCSB
- Mtg Masters
- Fifth Third
- Hallmark
- Northwest Bk



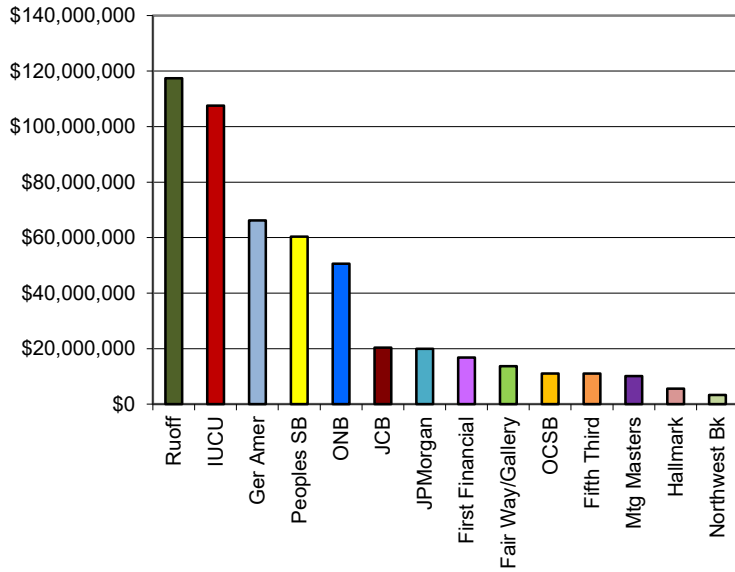


Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during the month of July 2020.

Lender	0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total		Total	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs	%	Amount	%
AMERICAN MTG SERVICE	0	0	8	1,196,077	10	2,862,807	1	510,400	19	3	4,569,284	3.1
BAXTER CREDIT UNION	1	35,000	2	305,280	0	0	0	0	3	0.5	340,280	0.2
BEDFORD FSB	1	0	2	296,000	3	802,200	0	0	6	1	1,098,200	0.7
BANK OF AMERICA	0	0	0	0	0	0	0	0	0	0	0	0
CRANE FEDERAL CREDIT UNION	1	30,000	0	0	1	220,920	0	0	2	0.3	250,920	0.2
FARM CREDIT MID AMERICA	0	0	2	259,875	1	297,500	0	0	3	0.5	557,375	0.4
FIRST FINANCIAL BANK	0	0	5	735,440	4	1,132,600	0	0	9	1.4	1,868,040	1.3
FREEDOM HOME MORTGAGE	0	0	1	161,914	1	480,659	0	0	2	0.3	642,573	0.4
FARMERS AND MECHANICS	0	0	6	676,648	2	486,000	0	0	8	1.3	1,162,648	0.8
FIFTH THIRD BANK	1	25,000	6	856,100	1	255,000	0	0	8	1.3	1,136,100	0.8
FAIR WAY LENDING (GALLERY MTG)	0	0	8	1,112,458	10	2,650,051	0	0	18	2.9	3,762,509	2.5
GERMAN AMERICAN BANCORP	2	37,500	16	2,267,332	8	2,517,944	2	7,680,000	28	4.5	12,502,776	8.5
HOOSIER HILLS CREDIT UNION	1	0	2	207,500	4	1,181,000	1	510,000	8	1.3	1,898,500	1.3
HALLMARK HOME MTG	0	0	0	0	1	386,000	2	1,020,800	3	0.5	1,406,800	1
INDIANA UNIVERSITY CREDIT UNION	20	598,969	40	4,887,379	25	7,522,410	11	12,949,354	96	15.4	25,958,112	17.6
JACKSON COUNTY BANK	1	15,000	6	898,875	2	424,720	1	519,295	10	1.6	1,857,890	1.3
JPMORGAN CHASE BANK	0	0	5	794,815	7	2,074,211	0	0	12	1.9	2,869,026	1.9
LOANDEPOTCOM	0	0	1	142,968	1	342,000	0	0	2	0.3	484,968	0.3
MORTGAGE MASTERS	0	0	4	655,116	4	937,200	0	0	8	1.3	1,592,316	1.1
MUTUALBANK	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWEST BANK	0	0	0	0	3	961,516	0	0	3	0.5	961,516	0.7
OWEN COUNTY STATE BANK	1	20,000	4	359,897	2	512,399	2	1,023,000	9	1.4	1,915,296	1.3
OLD NATIONAL BANK	3	62,000	16	1,941,553	9	2,990,236	4	4,515,000	32	5.1	9,508,789	6.4
PRIMELENDING	0	0	4	619,252	1	246,000	0	0	5	0.8	865,252	0.6
PEOPLES STATE BANK	5	143,000	33	4,305,705	20	5,565,506	2	1,770,400	60	9.6	11,784,611	8
REGIONS BANK	2	55,000	1	165,550	0	0	0	0	3	0.5	220,550	0.1
REGIONS MORTGAGE	0	0	4	497,500	6	1,974,300	2	1,358,500	12	1.9	3,830,300	2.6
RUOFF MORTGAGE	0	0	49	7,253,539	47	13,549,412	1	510,400	97	15.6	21,313,351	14.4
UNITED STATES OF AMERICA	0	0	0	0	0	0	0	0	0	0	0	0
UNION SAVINGS BANK	0	0	4	565,450	2	463,792	0	0	6	1	1,029,242	0.7
WELLS FARGO BANK	0	0	0	0	2	593,470	0	0	2	0.3	593,470	0.4
All Others	5	99,736	72	9,955,412	69	20,154,018	3	1,569,808	149	23.9	31,778,974	21.5
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TOTALS	44	1,121,205	301	41,117,635	246	71,583,871	32	33,936,957	623	100	147,759,668	100



**Dollars - Year-to-Date through July 2020**



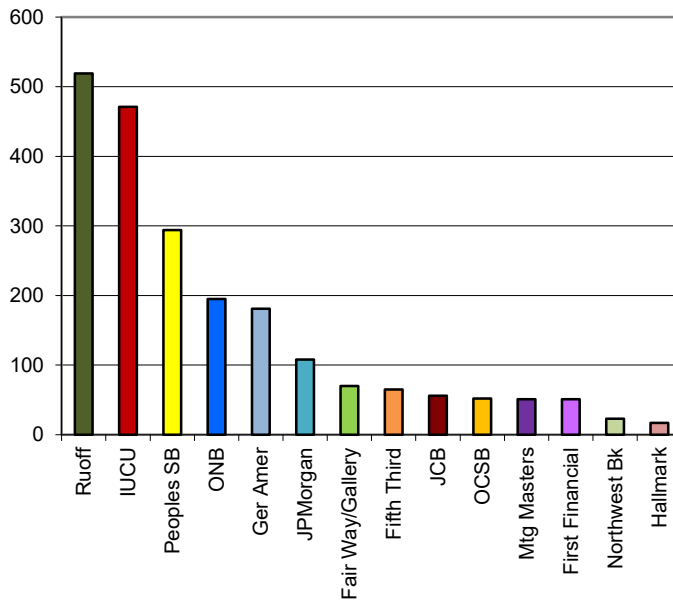
Residential and commercial property mortgages filed in Monroe County during 2020.

Ruoff	117,420,105
IUCU	107,549,228
Ger Amer	66,187,968
Peoples SB	60,344,670
ONB	50,589,206
JCB	20,347,978
JPMorgan	19,930,675
First Financial	16,781,829
Fair Way/Gallery	13,665,238
OCSB	11,023,818
Fifth Third	11,010,879
Mtg Masters	10,100,221
Hallmark	5,571,198
Northwest Bk	3,296,016

Note- Charts & report do not include re-recordings, modifications, or those recorded without a property description. Northwest Bk includes MutualBank.

**Transactions - Year-to-Date through July 2020**

Ruoff	519
IUCU	471
Peoples SB	294
ONB	195
Ger Amer	181
JPMorgan	108
Fair Way/Gallery	70
Fifth Third	65
JCB	56
OCSB	52
Mtg Masters	51
First Financial	51
Northwest Bk	23
Hallmark	17





Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during 2020.

Lender	\$0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total		%	Total	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount		Docs	Amount
AMERICAN MTG SERVICE	0	0	46	6,933,659	38	10,569,862	2	1,020,800	86	2.4	18,524,321	1.9	
BAXTER CREDIT UNION	2	70,000	8	1,023,965	15	4,264,939	0	0	25	0.7	5,358,904	0.5	
BEDFORD FSB	2	25,500	10	1,504,950	21	6,281,000	0	0	33	0.9	7,811,450	0.8	
BANK OF AMERICA	0	0	4	672,700	6	2,078,000	0	0	10	0.3	2,750,700	0.3	
CRANE FEDERAL CREDIT UNION	9	245,000	7	795,343	9	2,469,367	1	500,000	26	0.7	4,009,710	0.4	
FARM CREDIT MID AMERICA	1	45,815	8	975,523	5	1,350,404	2	1,182,140	16	0.5	3,553,882	0.4	
FIRST FINANCIAL BANK	1	0	25	3,348,142	16	4,740,641	9	8,693,046	51	1.4	16,781,829	1.7	
FREEDOM HOME MORTGAGE	0	0	27	3,909,099	22	6,376,226	0	0	49	1.4	10,285,325	1.1	
FARMERS AND MECHANICS	1	30,000	13	1,570,848	9	2,933,200	0	0	23	0.6	4,534,048	0.5	
FIFTH THIRD BANK	8	232,181	40	4,699,564	14	3,907,688	3	2,171,446	65	1.8	11,010,879	1.1	
FAIR WAY LENDING (GALLERY MTG)	0	0	40	5,874,195	30	7,791,043	0	0	70	2	13,665,238	1.4	
GERMAN AMERICAN BANCORP	15	392,400	84	10,470,082	65	19,960,031	17	35,365,455	181	5.1	66,187,968	6.8	
HOOSIER HILLS CREDIT UNION	1	0	7	963,248	11	3,409,900	1	510,000	20	0.6	4,883,148	0.5	
HALLMARK HOME MTG	0	0	6	1,016,421	8	2,563,977	3	1,990,800	17	0.5	5,571,198	0.6	
INDIANA UNIVERSITY CREDIT UNION	93	2,702,544	243	30,191,445	106	30,881,588	29	43,773,651	471	13.3	107,549,228	11	
JACKSON COUNTY BANK	2	51,500	20	2,647,475	28	8,753,013	6	8,895,990	56	1.6	20,347,978	2.1	
JPMORGAN CHASE BANK	4	121,500	66	8,668,978	36	9,814,397	2	1,325,800	108	3	19,930,675	2	
LOANDEPOTCOM	0	0	8	1,143,352	7	1,994,000	0	0	15	0.4	3,137,352	0.3	
MORTGAGE MASTERS	0	0	30	4,841,277	21	5,258,944	0	0	51	1.4	10,100,221	1	
MUTUALBANK	2	69,000	9	890,500	4	964,000	0	0	15	0.4	1,923,500	0.2	
NORTHWEST BANK	2	50,000	3	361,000	3	961,516	0	0	8	0.2	1,372,516	0.1	
OWEN COUNTY STATE BANK	8	176,667	23	2,960,044	16	4,627,762	5	3,259,345	52	1.5	11,023,818	1.1	
OLD NATIONAL BANK	28	750,455	94	10,975,548	54	16,006,246	19	22,856,957	195	5.5	50,589,206	5.2	
PRIMELENDING	0	0	19	2,894,042	13	3,508,628	1	507,925	33	0.9	6,910,595	0.7	
PEOPLES STATE BANK	25	717,800	157	19,311,591	94	27,064,529	18	13,250,750	294	8.3	60,344,670	6.2	
REGIONS BANK	5	136,000	6	635,779	0	0	0	0	11	0.3	771,779	0.1	
REGIONS MORTGAGE	0	0	16	1,972,445	15	4,776,299	3	2,074,500	34	1	8,823,244	0.9	
RUOFF MORTGAGE	0	0	251	37,564,818	260	75,779,037	8	4,076,250	519	14.7	117,420,105	12	
UNITED STATES OF AMERICA	1	17,000	0	0	0	0	0	0	1	0	17,000	0	
UNION SAVINGS BANK	0	0	48	6,363,156	16	4,057,782	0	0	64	1.8	10,420,938	1.1	
WELLS FARGO BANK	0	0	13	1,685,275	5	1,402,796	1	8,400,000	19	0.5	11,488,071	1.2	
All Others	69	1,104,867	467	63,916,849	353	100,698,995	34	194,433,894	923	26.1	360,154,605	36.9	
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TOTALS	279	6,938,229	1798	240,781,313	1300	375,245,810	164	354,288,749	3541	100	977,254,101	100	



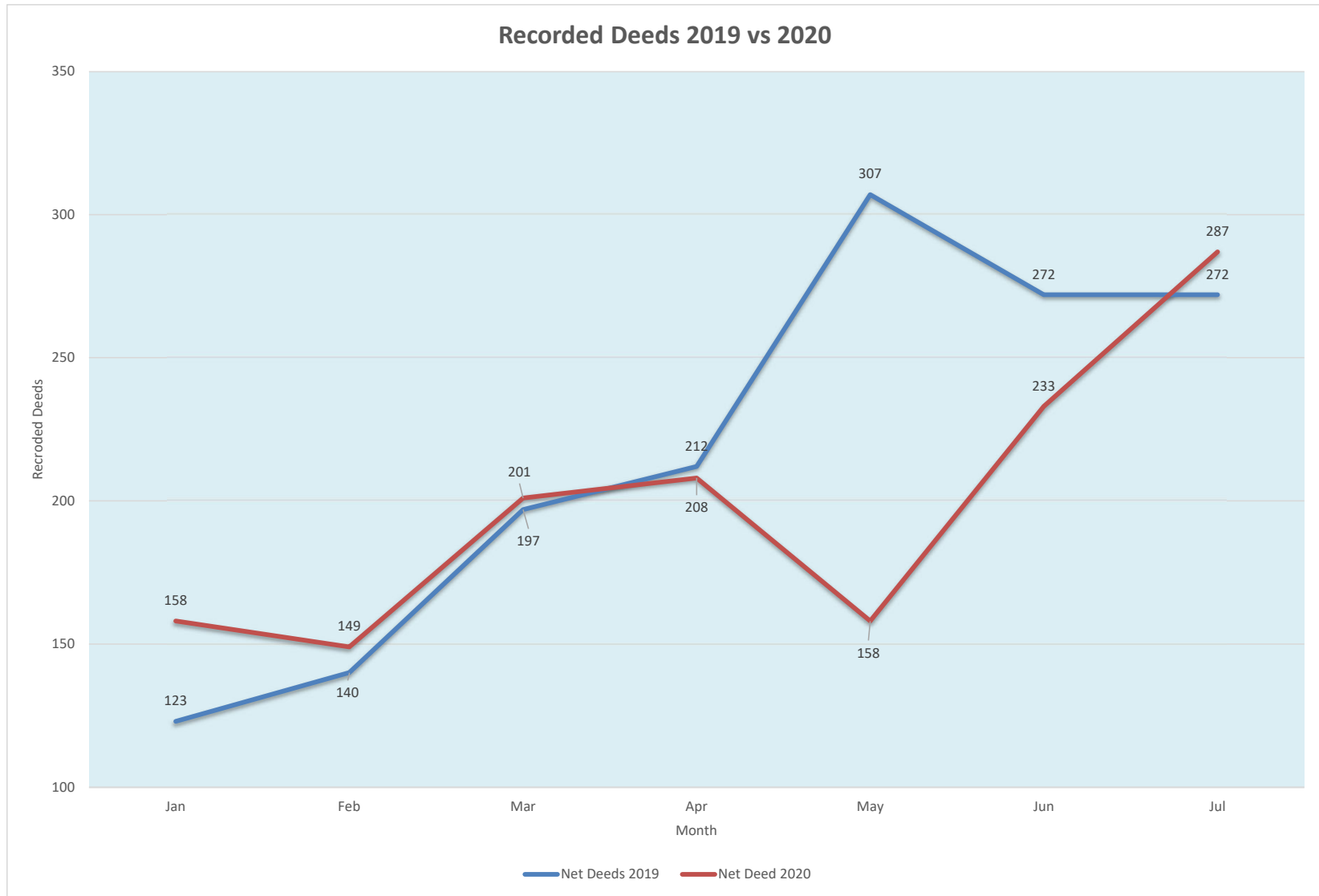
Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during the month of July 2020.

Lender	0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$510,400		\$510,401 & up		Total		Total	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs	%	Amount	%
AMERICAN MTG SERVICE	0	0	8	1,196,077	11	3,373,207	0	0	19	3	4,569,284	3.1
BAXTER CREDIT UNION	1	35,000	2	305,280	0	0	0	0	3	0.5	340,280	0.2
BEDFORD FSB	1	0	2	296,000	3	802,200	0	0	6	1	1,098,200	0.7
BANK OF AMERICA	0	0	0	0	0	0	0	0	0	0	0	0
CRANE FEDERAL CREDIT UNION	1	30,000	0	0	1	220,920	0	0	2	0.3	250,920	0.2
FARM CREDIT MID AMERICA	0	0	2	259,875	1	297,500	0	0	3	0.5	557,375	0.4
FIRST FINANCIAL BANK	1	58,000	4	677,440	4	1,132,600	0	0	9	1.4	1,868,040	1.3
FREEDOM HOME MORTGAGE	0	0	1	161,914	1	480,659	0	0	2	0.3	642,573	0.4
FARMERS AND MECHANICS	1	75,000	5	601,648	2	486,000	0	0	8	1.3	1,162,648	0.8
FIFTH THIRD BANK	2	85,000	5	796,100	1	255,000	0	0	8	1.3	1,136,100	0.8
FAIR WAY LENDING (GALLERY MTG)	0	0	8	1,112,458	10	2,650,051	0	0	18	2.9	3,762,509	2.5
GERMAN AMERICAN BANCORP	3	112,500	15	2,192,332	8	2,517,944	2	7,680,000	28	4.5	12,502,776	8.5
HOOSIER HILLS CREDIT UNION	1	0	2	207,500	5	1,691,000	0	0	8	1.3	1,898,500	1.3
HALLMARK HOME MTG	0	0	0	0	3	1,406,800	0	0	3	0.5	1,406,800	1
INDIANA UNIVERSITY CREDIT UNION	26	985,469	34	4,500,879	25	7,522,410	11	12,949,354	96	15.4	25,958,112	17.6
JACKSON COUNTY BANK	1	15,000	6	898,875	2	424,720	1	519,295	10	1.6	1,857,890	1.3
JPMORGAN CHASE BANK	0	0	5	794,815	7	2,074,211	0	0	12	1.9	2,869,026	1.9
LOANDEPOTCOM	0	0	1	142,968	1	342,000	0	0	2	0.3	484,968	0.3
MORTGAGE MASTERS	0	0	4	655,116	4	937,200	0	0	8	1.3	1,592,316	1.1
MUTUALBANK	0	0	0	0	0	0	0	0	0	0	0	0
NORTHWEST BANK	0	0	0	0	3	961,516	0	0	3	0.5	961,516	0.7
OWEN COUNTY STATE BANK	2	79,334	3	300,563	3	1,016,399	1	519,000	9	1.4	1,915,296	1.3
OLD NATIONAL BANK	6	232,000	13	1,771,553	10	3,500,236	3	4,005,000	32	5.1	9,508,789	6.4
PRIMELENDING	0	0	4	619,252	1	246,000	0	0	5	0.8	865,252	0.6
PEOPLES STATE BANK	7	266,125	31	4,182,580	21	6,075,906	1	1,260,000	60	9.6	11,784,611	8
REGIONS BANK	2	55,000	1	165,550	0	0	0	0	3	0.5	220,550	0.1
REGIONS MORTGAGE	0	0	4	497,500	6	1,974,300	2	1,358,500	12	1.9	3,830,300	2.6
RUOFF MORTGAGE	0	0	49	7,253,539	48	14,059,812	0	0	97	15.6	21,313,351	14.4
UNITED STATES OF AMERICA	0	0	0	0	0	0	0	0	0	0	0	0
UNION SAVINGS BANK	0	0	4	565,450	2	463,792	0	0	6	1	1,029,242	0.7
WELLS FARGO BANK	0	0	0	0	2	593,470	0	0	2	0.3	593,470	0.4
All Others	8	321,436	69	9,733,712	70	20,664,418	2	1,059,408	149	23.9	31,778,974	21.5
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TOTALS	63	2,349,864	282	39,888,976	255	76,170,271	23	29,350,557	623	100	147,759,668	100



Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during 2020.

Lender	\$0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$510,400		\$510,401 & up		Total		Total			
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs	%	Amount	%
AMERICAN MTG SERVICE	1	67,500	45	6,866,159	40	11,590,662	0	0	86	2.4	18,524,321	1.9		
BAXTER CREDIT UNION	4	180,000	6	913,965	15	4,264,939	0	0	25	0.7	5,358,904	0.5		
BEDFORD FSB	2	25,500	10	1,504,950	21	6,281,000	0	0	33	0.9	7,811,450	0.8		
BANK OF AMERICA	0	0	4	672,700	6	2,078,000	0	0	10	0.3	2,750,700	0.3		
CRANE FEDERAL CREDIT UNION	10	304,343	6	736,000	10	2,969,367	0	0	26	0.7	4,009,710	0.4		
FARM CREDIT MID AMERICA	2	96,507	7	924,831	5	1,350,404	2	1,182,140	16	0.5	3,553,882	0.4		
FIRST FINANCIAL BANK	6	296,959	20	3,051,183	18	5,750,641	7	7,683,046	51	1.4	16,781,829	1.7		
FREEDOM HOME MORTGAGE	0	0	27	3,909,099	22	6,376,226	0	0	49	1.4	10,285,325	1.1		
FARMERS AND MECHANICS	3	178,200	11	1,422,648	9	2,933,200	0	0	23	0.6	4,534,048	0.5		
FIFTH THIRD BANK	14	597,981	34	4,333,764	14	3,907,688	3	2,171,446	65	1.8	11,010,879	1.1		
FAIR WAY LENDING (GALLERY MTG)	0	0	40	5,874,195	30	7,791,043	0	0	70	2	13,665,238	1.4		
GERMAN AMERICAN BANCORP	31	1,336,232	68	9,526,250	68	21,485,031	14	33,840,455	181	5.1	66,187,968	6.8		
HOOSIER HILLS CREDIT UNION	1	0	7	963,248	12	3,919,900	0	0	20	0.6	4,883,148	0.5		
HALLMARK HOME MTG	0	0	6	1,016,421	10	3,584,777	1	970,000	17	0.5	5,571,198	0.6		
INDIANA UNIVERSITY CREDIT UNION	137	5,449,044	199	27,444,945	109	32,394,588	26	42,260,651	471	13.3	107,549,228	11		
JACKSON COUNTY BANK	3	111,500	19	2,587,475	29	9,253,013	5	8,395,990	56	1.6	20,347,978	2.1		
JPMORGAN CHASE BANK	12	592,942	58	8,197,536	36	9,814,397	2	1,325,800	108	3	19,930,675	2		
LOANDEPOTCOM	0	0	8	1,143,352	7	1,994,000	0	0	15	0.4	3,137,352	0.3		
MORTGAGE MASTERS	0	0	30	4,841,277	21	5,258,944	0	0	51	1.4	10,100,221	1		
MUTUALBANK	5	255,750	6	703,750	4	964,000	0	0	15	0.4	1,923,500	0.2		
NORTHWEST BANK	3	125,000	2	286,000	3	961,516	0	0	8	0.2	1,372,516	0.1		
OWEN COUNTY STATE BANK	10	308,001	21	2,828,710	17	5,131,762	4	2,755,345	52	1.5	11,023,818	1.1		
OLD NATIONAL BANK	44	1,711,768	78	10,014,235	55	16,516,246	18	22,346,957	195	5.5	50,589,206	5.2		
PRIMELENDING	0	0	19	2,894,042	14	4,016,553	0	0	33	0.9	6,910,595	0.7		
PEOPLES STATE BANK	47	2,082,687	135	17,946,704	99	29,604,229	13	10,711,050	294	8.3	60,344,670	6.2		
REGIONS BANK	7	242,195	4	529,584	0	0	0	0	11	0.3	771,779	0.1		
REGIONS MORTGAGE	2	121,350	14	1,851,095	15	4,776,299	3	2,074,500	34	1	8,823,244	0.9		
RUOFF MORTGAGE	7	434,925	244	37,129,893	267	79,341,437	1	513,850	519	14.7	117,420,105	12		
UNITED STATES OF AMERICA	1	17,000	0	0	0	0	0	0	1	0	17,000	0		
UNION SAVINGS BANK	4	279,100	44	6,084,056	16	4,057,782	0	0	64	1.8	10,420,938	1.1		
WELLS FARGO BANK	1	50,000	12	1,635,275	5	1,402,796	1	8,400,000	19	0.5	11,488,071	1.2		
All Others	97	2,874,752	439	62,146,964	356	102,223,395	31	192,909,494	923	26.1	360,154,605	36.9		
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS	454	17,739,236	1623	229,980,306	1333	391,993,835	131	337,540,724	3541	100	977,254,101	100		



Source: John Bethell Title proprietary property records data base

Monroe County Recorded Deeds that represent transaction.

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