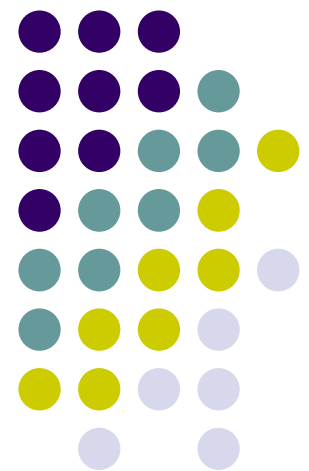


A Tale of Two Recoveries

**How Deutsche Bank, Ocwen Financial, and
Altisource Failed to Maintain Its Bank-
Owned Homes in African American and
Latino Neighborhoods in Columbus, OH.**



Overview: Maintenance Investigation of Bank-Owned Homes



- This PowerPoint reflects the investigation by the **Central Ohio Fair Housing Association** over 3 years from 2014-2016
- Banks claim to preserve and maintain their properties to the same standard of maintenance as is found in the neighborhood. NFHA and partners took photos of the bank-owned homes and neighboring homes to put into context how Deutsche Bank, Ocwen, and Altisource failed to maintain their properties in African American and Latino neighborhoods across the country.
- These investigations are about routine maintenance on the outside of the bank-owned homes. Banks are paid to mow lawns, remove trash/debris left by the previous owner or litterer, and secure doors and windows to thwart vandalism and squatters.
- Boarded doors and windows, overgrown grass, invasive plants, and trash and debris on the property detract from the home's curb appeal to owner-occupant buyers.

Methodology for Investigation



- For every bank-owned home, there were 39 maintenance or marketing factors evaluated on a checklist.
- The investigator simply marked “yes” or “no” as to whether the deficiency was present at the property.
 - For example, 1 broken window would count as 1 deficiency; likewise, 3 broken windows would count as 1 deficiency.
- Photos were taken of the bank-owned home and neighbors on both sides and across the street.

Methodology for Investigation



Curb Appeal

- Trash, Leaves, Overgrown Grass, Overgrown Shrubs, Invasive Plants, Dead Grass



Structure

- Broken Windows, Broken Doors, Damaged Fences, Damaged Roof, Holes, Wood Rot



Signage

- Trespassing/warning signs, "Bank owned", "Auction", or "Foreclosure" signs, "For Sale" signs missing or broken/discarded



Methodology for Investigation



Paint/Siding

- Graffiti, excessive peeling/chipped paint, damaged siding



Gutters

- Missing, out of place, broken, hanging, obstructed



Water Damage

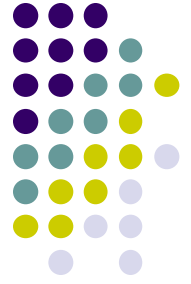
- Mold, discoloration, excessive rust, erosion



Utilities

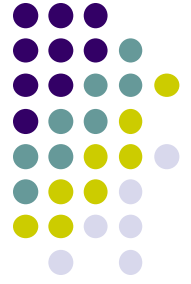
- Tampered with or exposed

Investigation

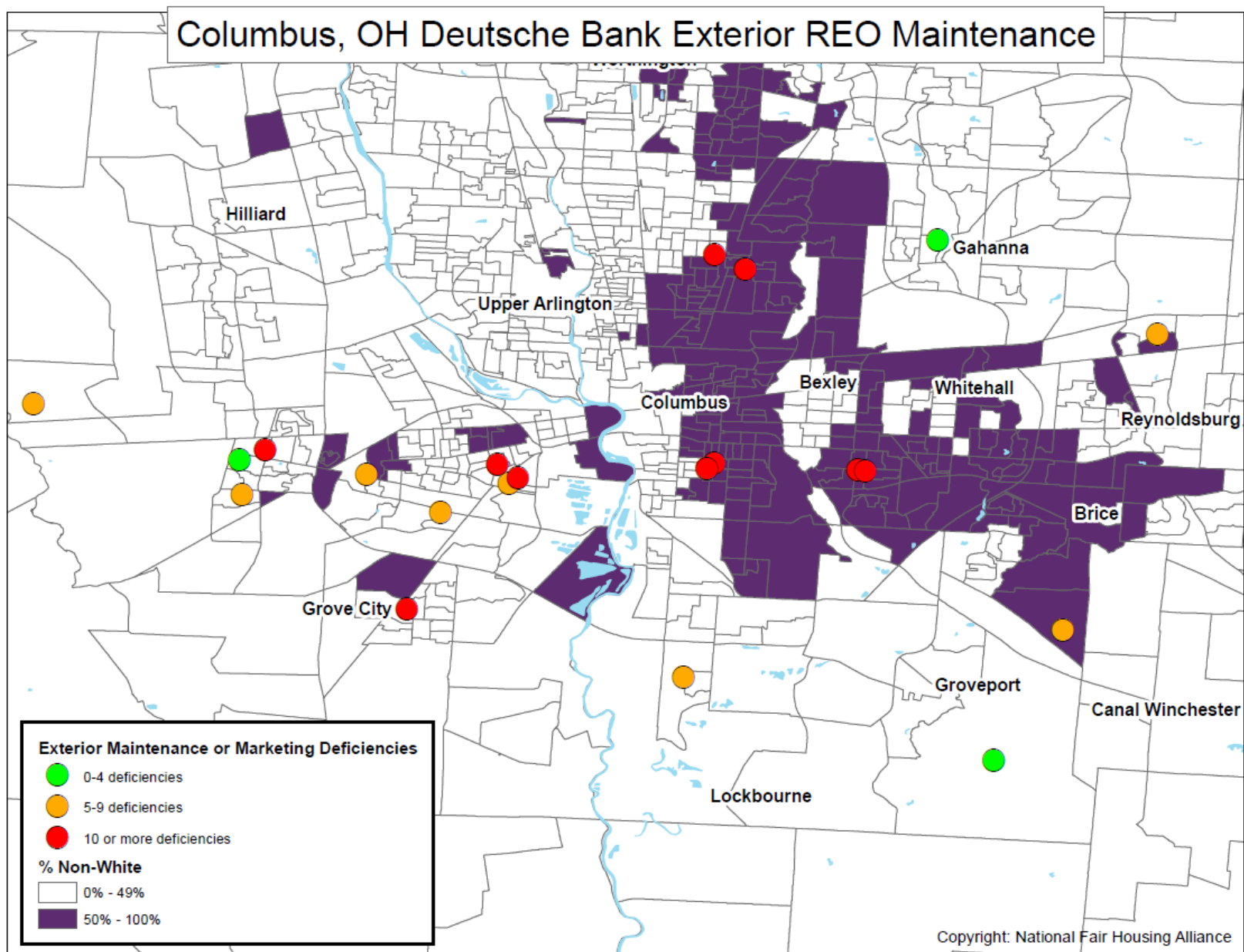


- A total of **21** Deutsche Bank properties were evaluated in the Columbus, OH metro area
 - 7 Deutsche Bank properties were located in predominantly African-American communities
 - 2 Deutsche Bank properties were located in predominantly non-White communities
 - 12 Deutsche Bank properties were located in predominantly White communities

Columbus, OH Metro Area Racial Disparities



- 55.6% of Deutsche Bank properties in communities of color had **trash or debris** on the premises, while only 41.7% of properties in White communities had the same problem.
- 66.7% of Deutsche Bank properties in communities of color had **overgrown or dead shrubbery**, while only 50.0% of properties in White communities had the same problem.
- 44.4% of Deutsche Bank properties in communities of color had **unsecured or boarded doors**, while only 33.3% of properties in White communities had the same problem.
- 55.6% of Deutsche Bank properties in communities of color had **broken or boarded windows**, while only 25.0% of properties in White communities had the same problem.





Examples of Deutsche Bank Homes in the Metro Columbus Area in Communities of Color

2014 - 2016

**Here is a Deutsche Bank home in an
African-American community in Columbus in 2016.**



Notice there is no “for sale” sign displayed.



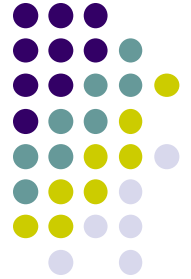
There is trash left at the base of this home's shrubs.

The next-door neighbor reported picking up the bank-owned home's trash, but some still remains that Deutsche Bank has left behind.

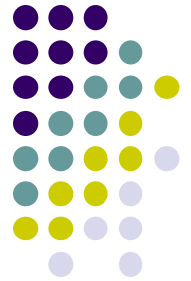




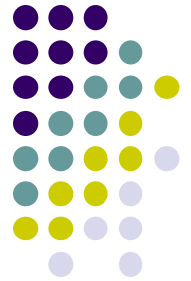
Deutsche Bank boarded two windows on the side and back of the home instead of replacing them and adding to the marketability of the home.



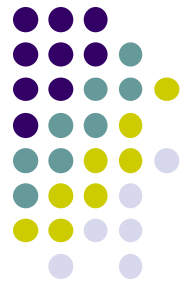
**Deutsche Bank home in an
African-American community in Columbus in 2016.**



Trash can be found in the home's front bushes.



Deutsche Bank did not address this home's wood rot and damaged siding, which in turn has created holes where animals and insects can get into the home.



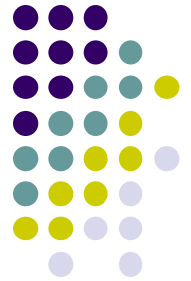
Deutsche Bank home in an African-American community in Columbus in 2014.



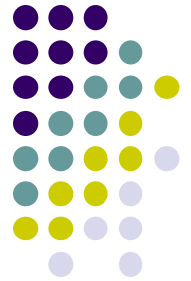
16

From the curb we can already see overgrown grass and shrubs as well as boarded windows.

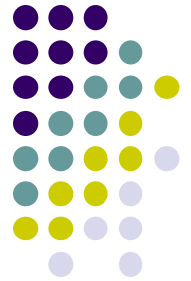
**Here is a closer look at the front of this home.
Some of the weeds are almost as tall as the home's gutters!**



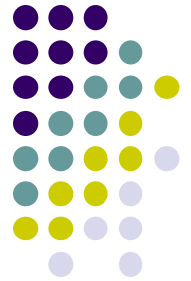
**Deutsche Bank has left this bird's nest on
the home's outside light.**



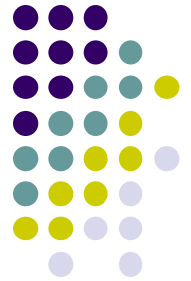
**More overgrown shrubbery and invasive plants
are found as you approach the back of the home.**



It's hard to tell because of all the overgrown weeds, but those openings used to be windows. There is now unfettered access into the home because Deutsche Bank did not properly secure these windows.



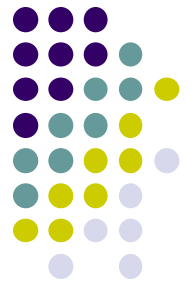
In the backyard, Deutsche Bank has also failed to properly secure the home's shed. It is open and full of trash and debris.



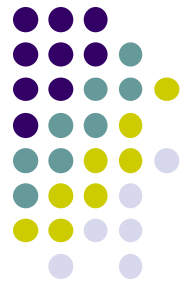
**Deutsche Bank home in an
African-American community in Columbus in 2014.**



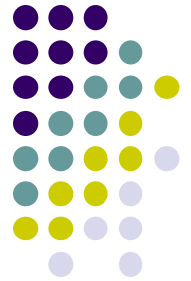
Instead of replacing this garage and adding to the value of the home, Deutsch Bank boarded it and created an eyesore for the neighborhood.



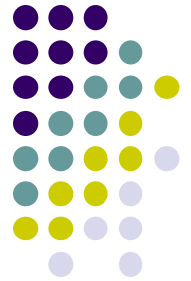
The home's mailbox is full of mail, signaling to people passing by that the home is vacant and not checked on regularly. That is readily apparent when we take a look at the backyard...



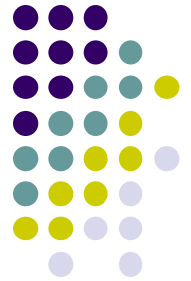
The backyard is completely overgrown, with invasive plants and weeds growing foot-tall in places.



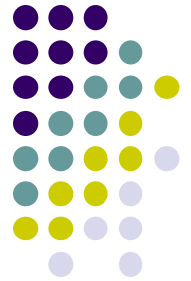
**Deutsche Bank home in an
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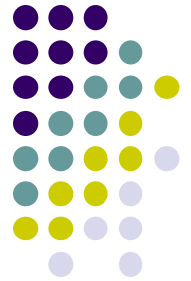
The home's shrubs are all overgrown and the grass is starting to become overgrown as well.



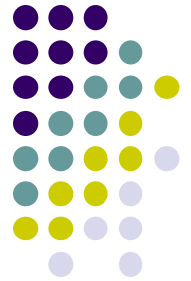
**Deutsche Bank has left trash to sit among more
overgrown shrubs and weeds.**

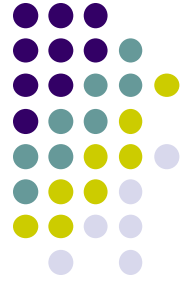


Many of the home's windows and doors are boarded, creating an eyesore for the neighborhood.



Deutsche Bank has not bothered to clean out this home's gutters, and plants have begun to grow inside.

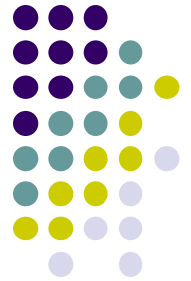




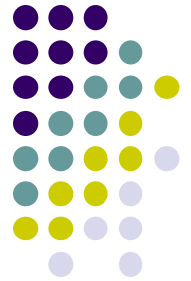
Examples of Deutsche Bank Homes in the Metro Columbus Area in White Neighborhoods

2014- 2016

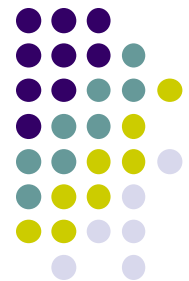
Examples of Deutsche Bank homes in White communities in the Columbus metro area that are well-maintained.



Deutsche Bank home in a White community in in Galloway in 2016.



This home has great curb appeal. There is no trash and there are no boarded doors or windows.



Deutsche Bank has taken good care of this home's backyard as well.

