# Quarterly Trends for Consolidated U.S. Banking Organizations Third Quarter 2019

Federal Reserve Bank of New York

**Research and Statistics Group** 

This report presents consolidated financial statistics for the U.S. commercial banking industry, including bank holding companies (BHCs) and banks. Statistics are based on quarterly regulatory filings and are inclusive of BHC nonbank subsidiaries<sup>1</sup>. Separate statistics are reported on a merger-adjusted basis for the subset of BHCs with >\$500bn in total assets as of the current quarter<sup>2</sup>, for BHCs with \$50bn-500bn in total assets, and for the remainder of the industry.

#### Highlights

- Return on equity and return on assets both decreased, dropping from 10.77% and 1.20% in 2019:Q2 to 9.92% and 1.09% in 2019:Q3, respectively.
- Net interest margin, defined as net interest income as a percentage of interest earning assets, fell slightly from last quarter, decreasing from 2.72% to 2.67%. The current net interest margin of 2.67% is slightly below its post-crisis (2009:Q1 – 2019:Q3) average of 2.69%.
- Noninterest income ratio, measured as noninterest income as a percentage of total assets, saw little change from last quarter with a value of 2.10% in both 2019:Q2 and 2019:Q3, which is slightly below its post-crisis average of 2.19%.
- Asset growth climbed from 4.00% in 2019:Q2 to 5.14% in 2019:Q3. Loan growth also increased from 3.92% to 4.53%, and domestic deposit growth increased from 4.16% to 6.19%.
- Measures of industry capitalization remain high by historical standards. Common equity tier 1 (CET1) capital as a percentage of risk-weighted assets (RWA) stands at 12.32%, well above its pre-crisis (2001:Q1 – 2007:Q3) average of 8.25%.

<sup>&</sup>lt;sup>1</sup> Industry statistics are calculated by summing consolidated financial data across all reporting U.S. parent BHCs and intermediate holding companies (IHCs) (from the FR Y-9C report), plus values for "standalone" banks not controlled by a BHC, or whose parent BHC does not report on a consolidated basis (from the FFIEC 031/041 reports). The data exclude savings bank holding companies, branches and agencies of foreign banks, or nonbanks not held by a U.S. BHC or IHC.

<sup>&</sup>lt;sup>2</sup> Six BHCs exceed this \$500bn size threshold: J.P. Morgan Chase, Bank of America, Citigroup, Wells Fargo, Goldman Sachs, and Morgan Stanley.

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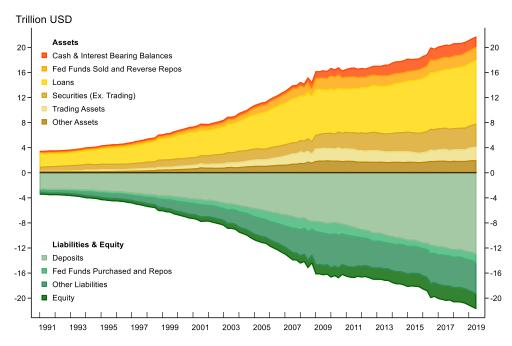
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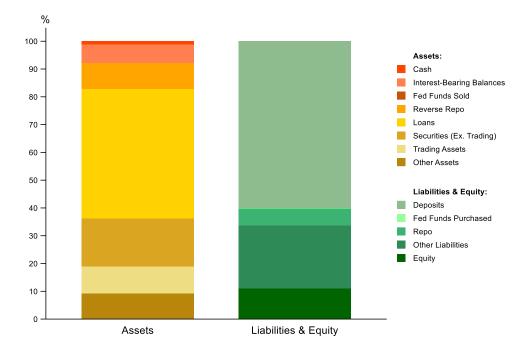
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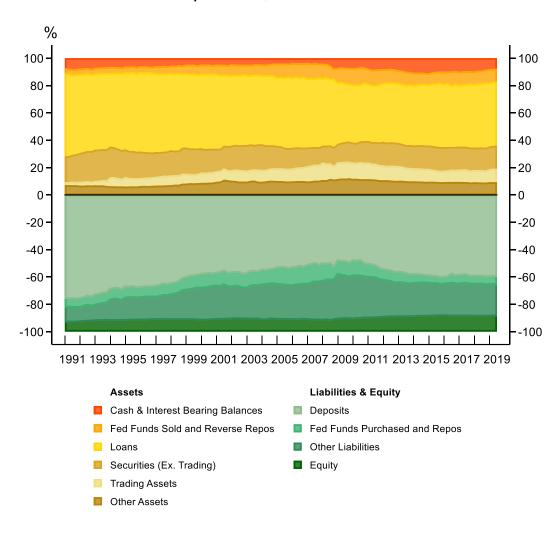
## 1. Composition of Banking Industry Assets and Liabilities

### **Balance Sheet Composition**

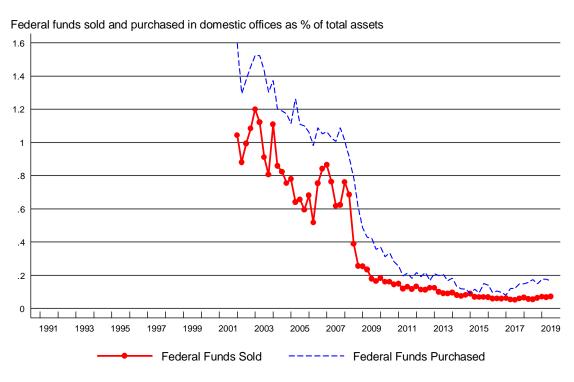


#### Balance Sheet Composition, Percent of Assets, Current Quarter





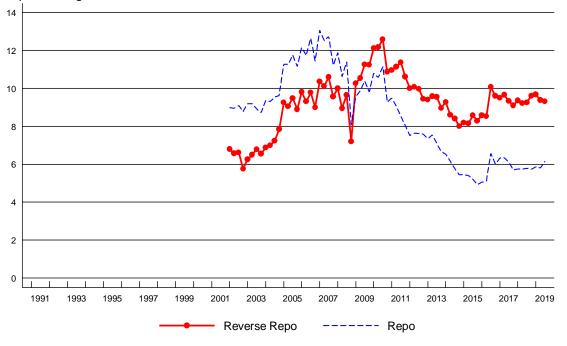
# Balance Sheet Composition, Percent of Assets



Federal Funds Sold and Purchased

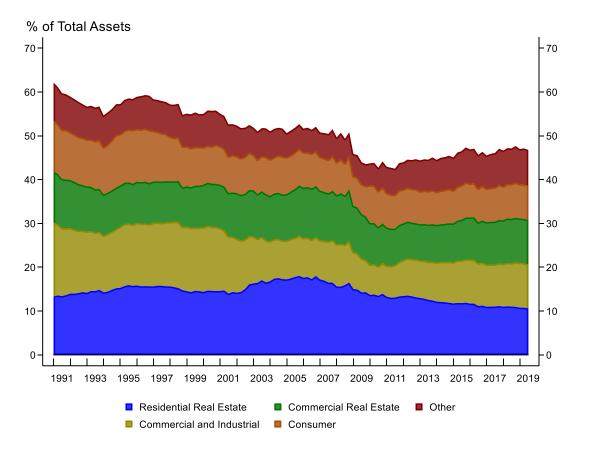
# **Repurchase Agreements**

Repurchase agreements as % of total assets

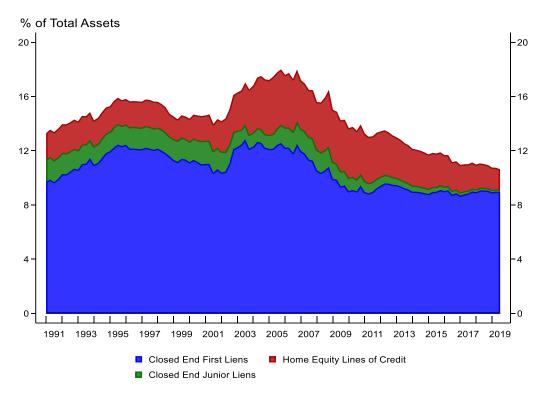


Note: These charts begin in 2002:Q1 because data for repurchase agreements and federal funds are not consistently reported separately prior to that date.

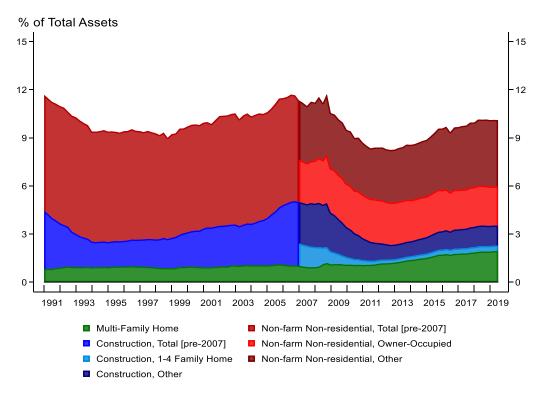
#### Loans

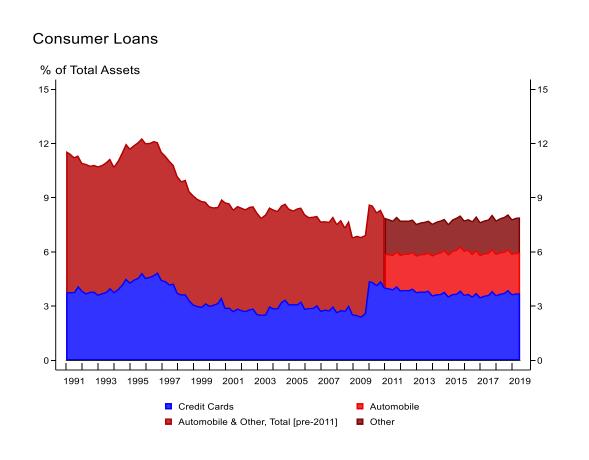


#### **Residential Real Estate Loans**

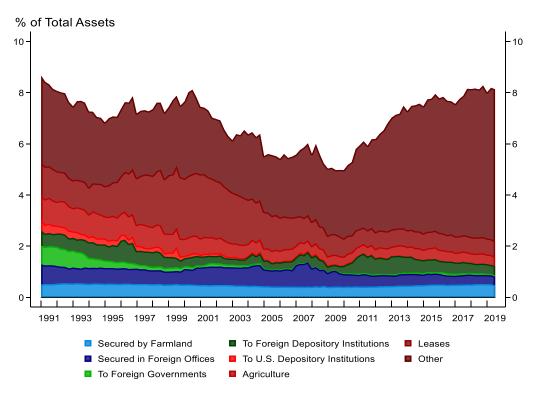


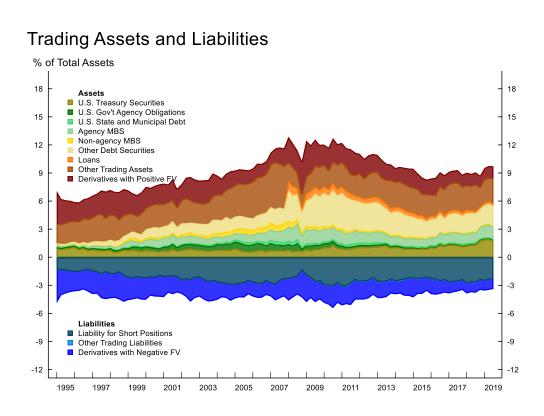
**Commercial Real Estate Loans** 



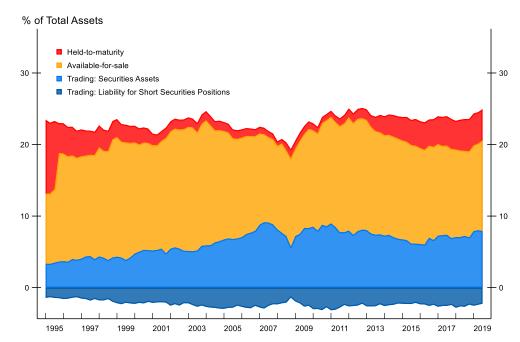








Note: The subcomponents of trading assets and liabilities in the above chart only represent banks and BHCs that reported total trading assets of \$10 million or more in any of the four preceding quarters, and \$2 million or more in average trading assets in any of the four preceding quarters prior to 2018:Q2.

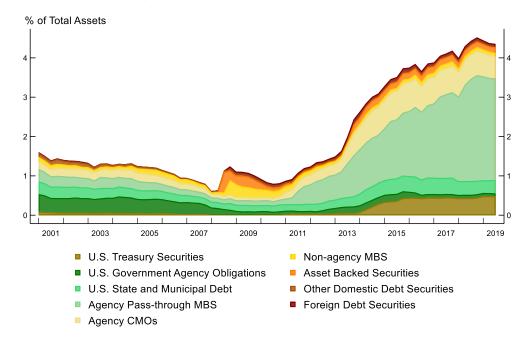


#### **Securities Portfolios**

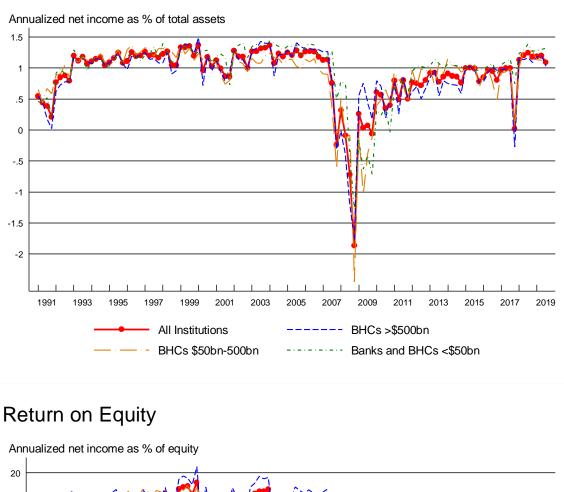
Note: Chart measures debt and equity securities portfolios. Thus, trading portfolio excludes other types of trading assets such as whole loans and derivatives.

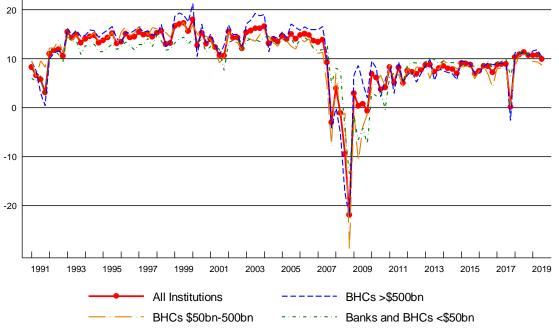
#### Available-for-Sale Securities % of Total Assets U.S. Treasury Securities Non-agency MBS U.S. Government Agency Obligations Asset Backed Securities U.S. State and Municipal Debt Other Domestic Debt Securities Agency Pass-through MBS Foreign Debt Securities Agency CMOs Equity Securities and Mutual Funds

## Held-to-Maturity Securities



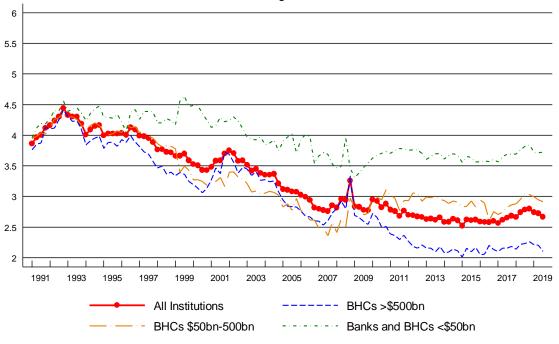
## Return on Assets





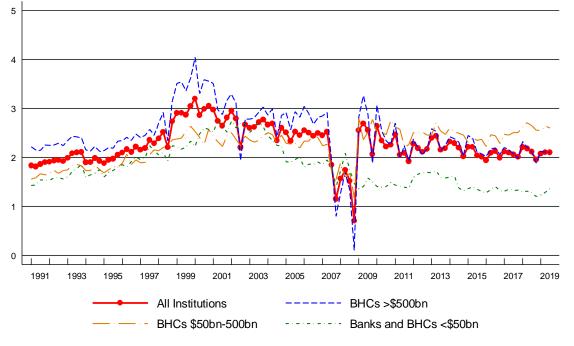
## Net Interest Margin

Annualized net interest income as % of interest-earning assets



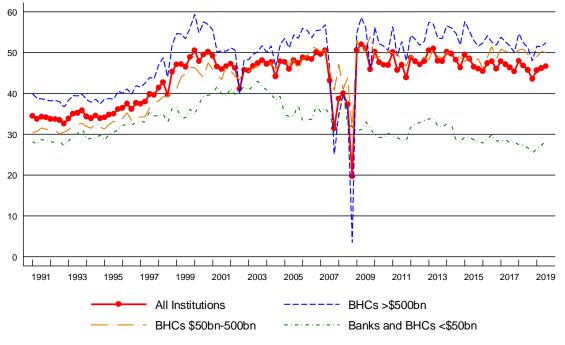
## Noninterest Income Ratio

Annualized noninterest income as % of total assets



## Noninterest Income Share

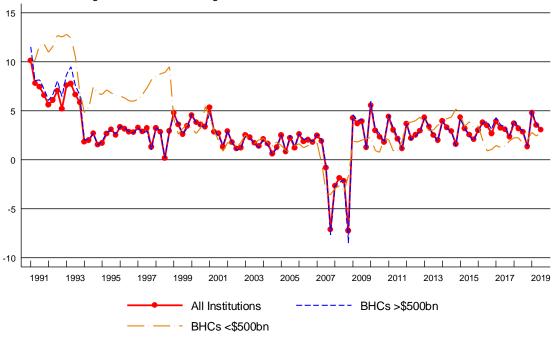
Noninterest income as % of net operating revenue



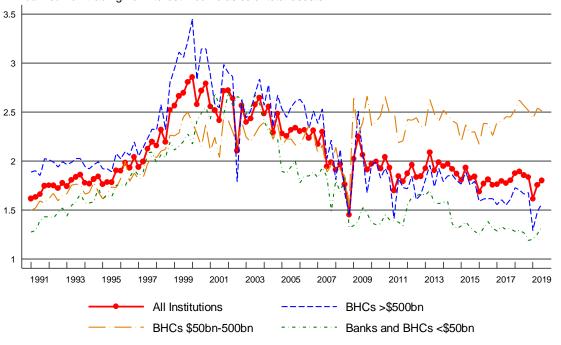
Note: Net operating revenue is defined as net interest income plus noninterest income.

## **Return on Trading Assets**

Annualized trading income as % of trading assets

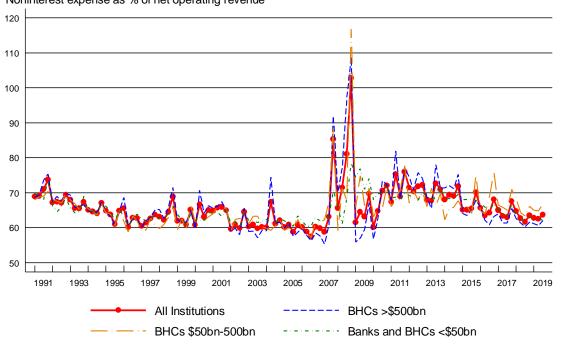


# Non-Trading Noninterest Income Ratio



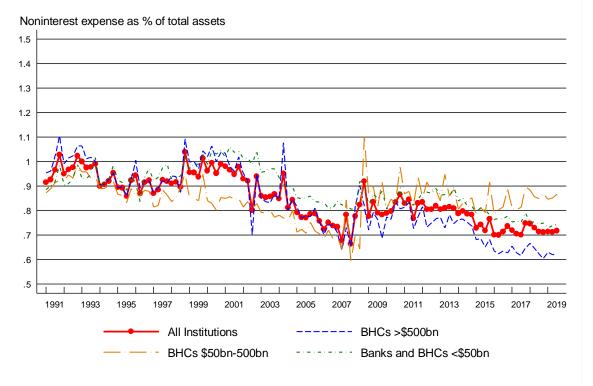
Annualized non-trading noninterest income as % of total assets

## Efficiency Ratio



Noninterest expense as % of net operating revenue

# Noninterest Expense Ratio

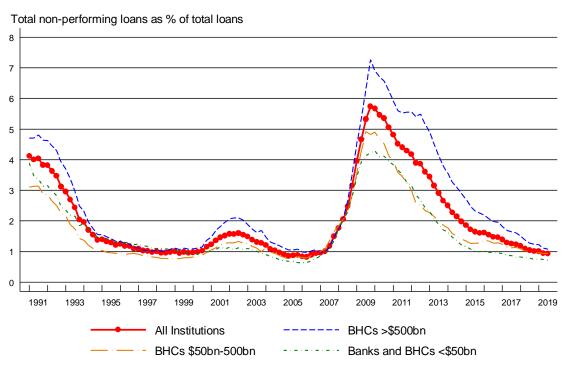


Note: Net operating revenue is defined as net interest income plus noninterest income.

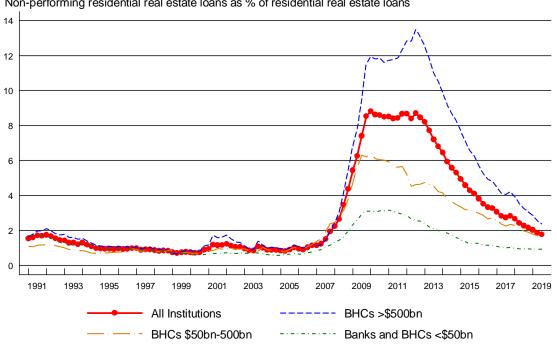
## 3. Loan Performance

Note: Non-performing loans include loans that are (1) 90 days or more past due and still accruing or (2) non-accrual.

# Non-performing Loans



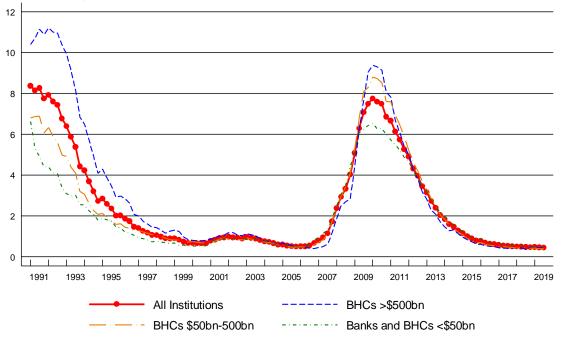
## Non-performing Residential Real Estate Loans



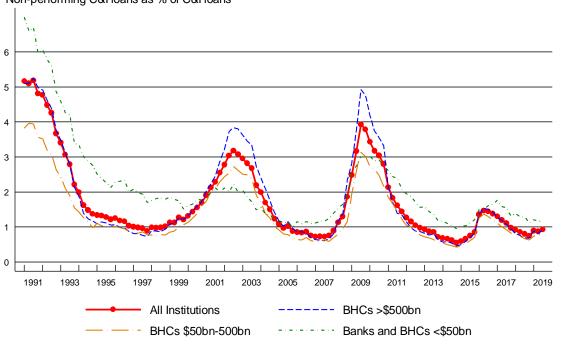
Non-performing residential real estate loans as % of residential real estate loans

## Non-performing Commercial Real Estate Loans

Non-performing commercial real estate loans as % of commercial real estate loans



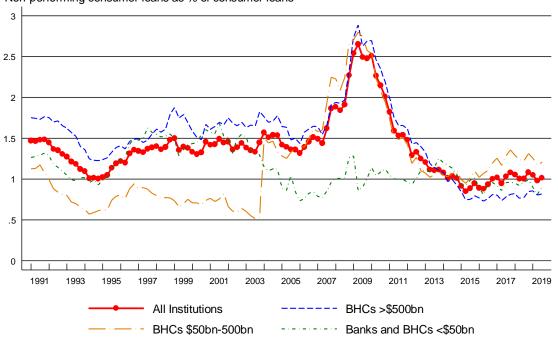
## Non-performing Commercial and Industrial (C&I) Loans



Non-performing C&I loans as % of C&I loans

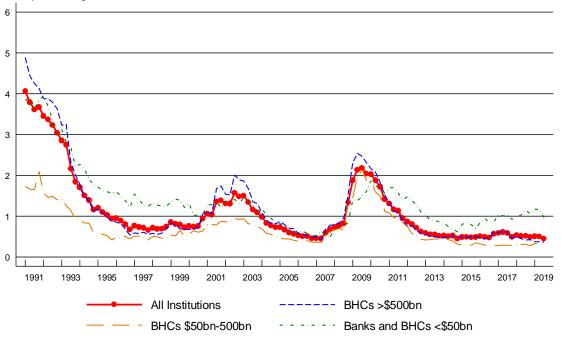
## Non-performing Consumer Loans

Non-performing consumer loans as % of consumer loans



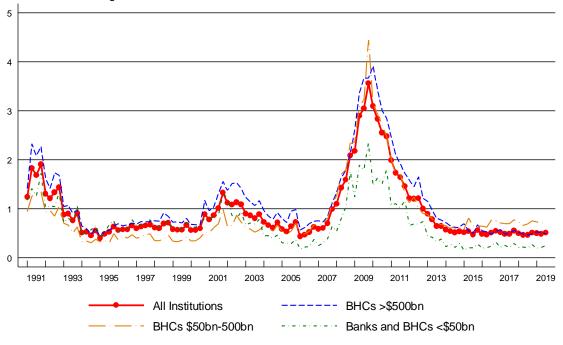
# Non-performing Other Loans

Non-performing other loans as % of other loans

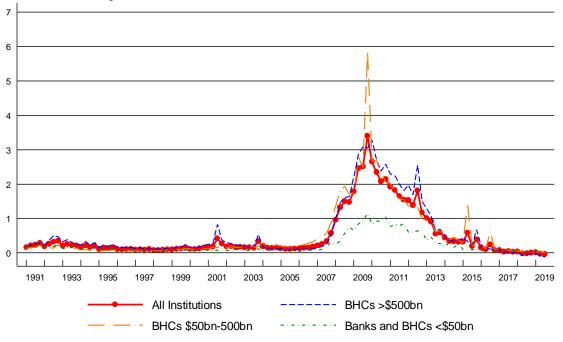


## Net Charge-offs

Annualized net charge-offs as % of total loans



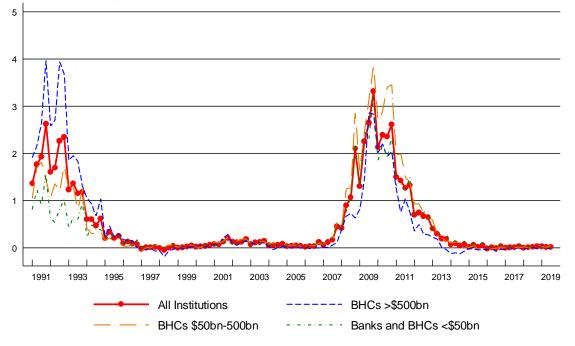
# Net Charge-offs on Residential Real Estate Loans



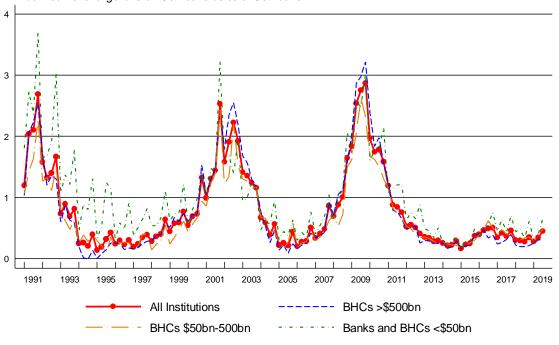
Annualized net charge-offs on residential real estate loans as % of residential real estate loans

## Net Charge-offs on Commercial Real Estate Loans

Annualized net charge-offs on commercial real estate loans as % of commercial real estate loans



## Net Charge-offs on Commercial and Industrial (C&I) Loans



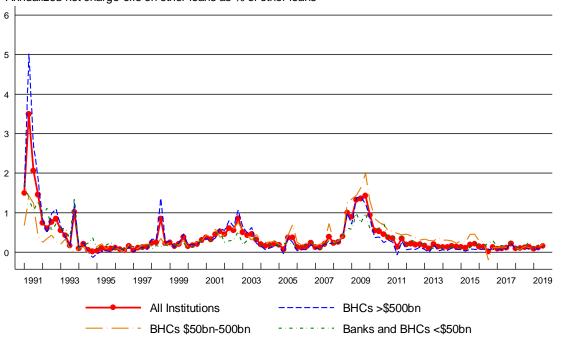
Annualized net charge-offs on C&I loans as % of C&I loans

## Net Charge-offs on Consumer Loans

All Institutions BHCs >\$500bn BHCs \$50bn-500bn Banks and BHCs <\$50bn

Annualized net charge-offs on consumer loans as % of consumer loans

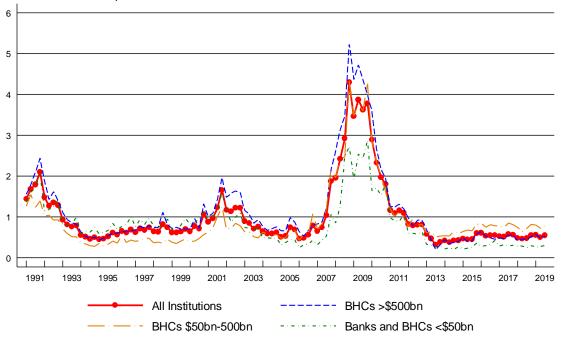
## Net Charge-offs on Other Loans



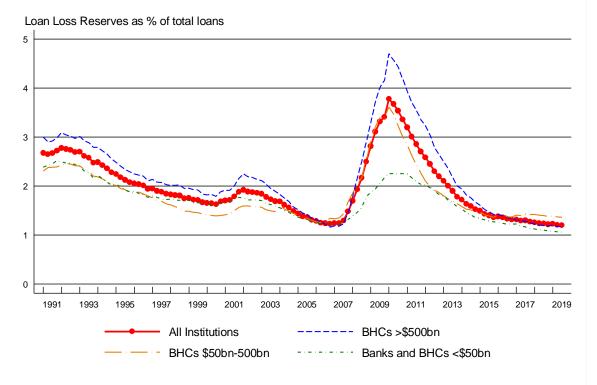
Annualized net charge-offs on other loans as % of other loans

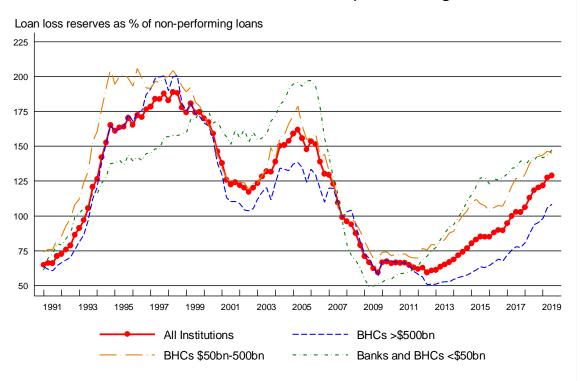
## Loan Loss Provisions

Annualized loan loss provisions as % of total loans



## Loan Loss Reserves





# Loan Loss Reserves, Percent of Non-performing Loans

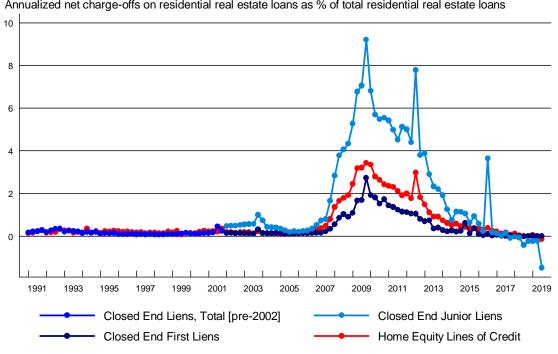
## 4. Loan Performance: Detail

### A. Residential Real Estate Loans

# Non-performing Residential Real Estate Loans, Detail

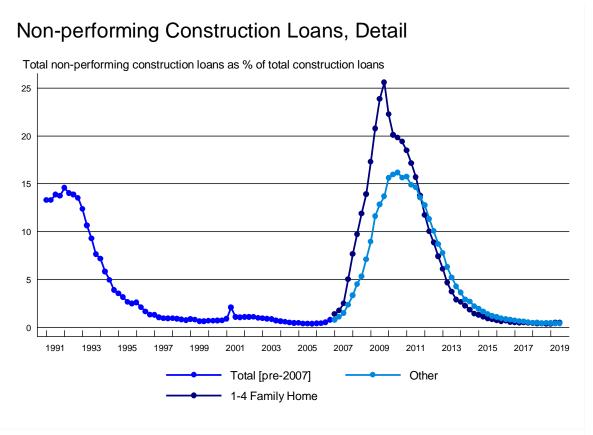
Total non-performing residential real estate loans as % of total residential real estate loans Closed End Liens, Total [pre-2002] **Closed End Junior Liens Closed End First Liens** Home Equity Lines of Credit

## Net Charge-offs on Residential Real Estate Loans, Detail

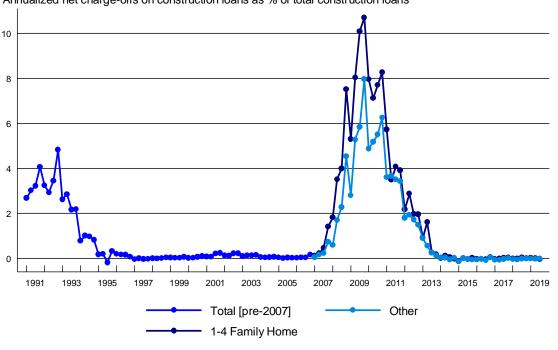


Annualized net charge-offs on residential real estate loans as % of total residential real estate loans

#### B. Commercial Real Estate Loans



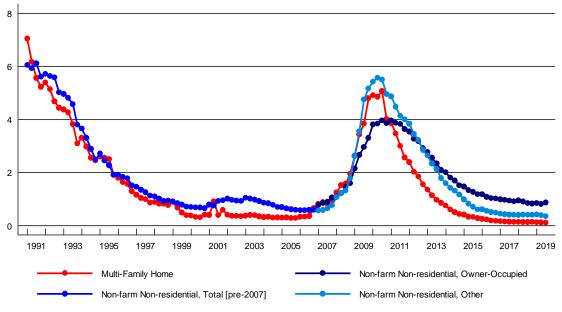
## Net Charge-offs on Construction Loans, Detail



Annualized net charge-offs on construction loans as % of total construction loans

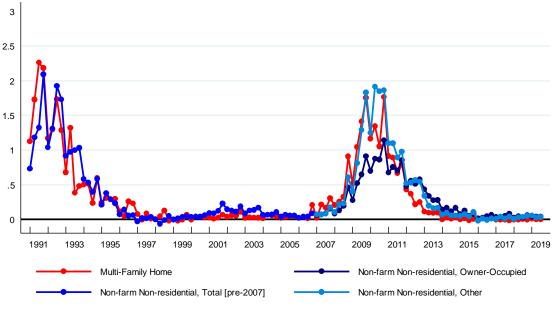
# Non-performing Non-Farm, Other Domestic Real Estate Loans, Detail

Total non-performing non-farm, other domestic real estate loans as % of total non-farm, other domestic real estate loans



# Net Charge-offs on Non-Farm, Other Domestic Real Estate Loans, Detail

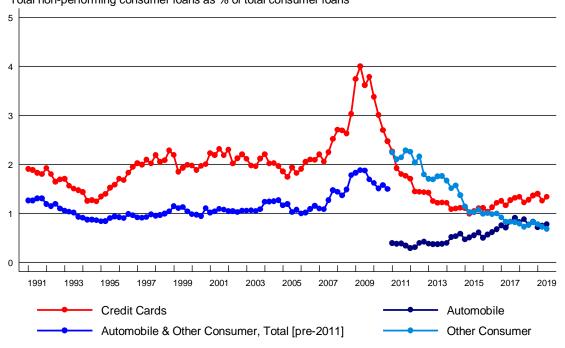
Annualized net charge-offs on non-farm, other domestic real estate loans as % of total non-farm, other domestic real estate loans



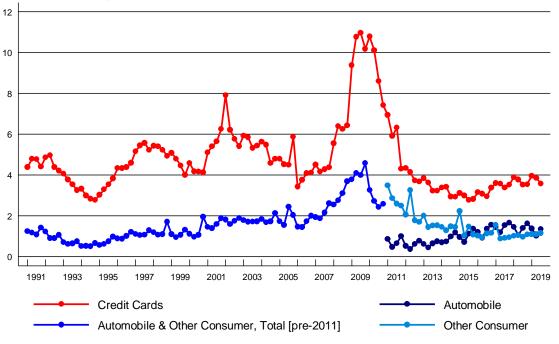
### C. Consumer Loans

## Non-performing Consumer Loans, Detail

Total non-performing consumer loans as % of total consumer loans



## Net Charge-offs on Consumer Loans, Detail

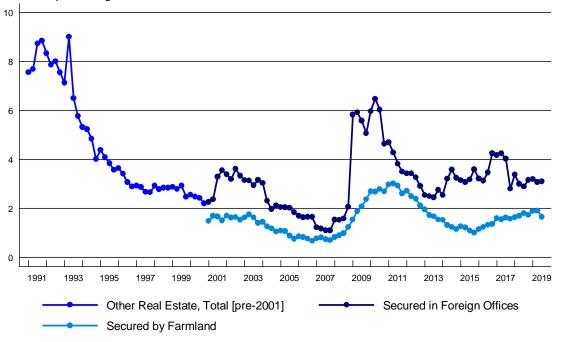


Annualized net charge-offs on consumer loans as % of total consumer loans

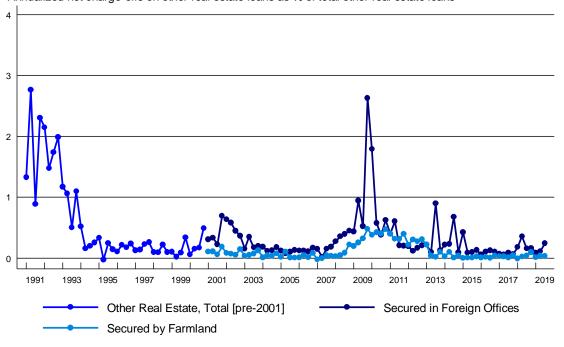
### D. All Other Loans

## Non-performing Other Real Estate Loans, Detail

Total non-performing other real estate loans as % of total other real estate loans



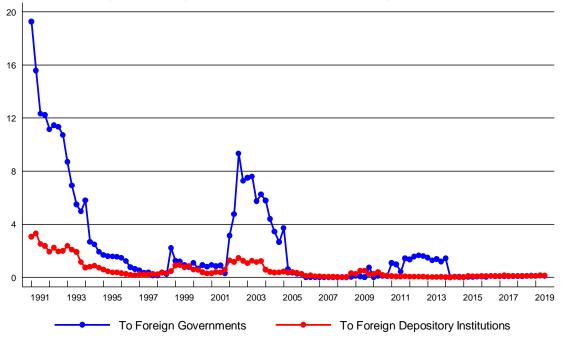
## Net Charge-offs on Other Real Estate Loans, Detail



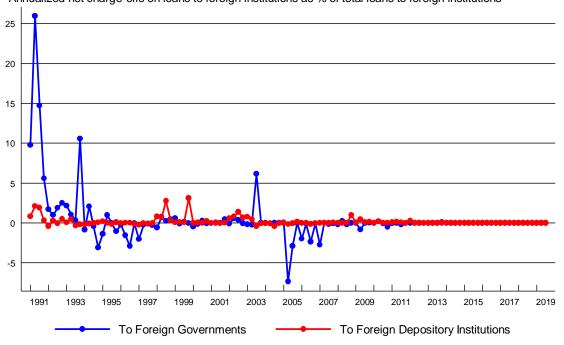
Annualized net charge-offs on other real estate loans as % of total other real estate loans

## Non-performing Loans to Foreign Institutions

Total non-performing loans to foreign institutions as % of total loans to foreign institutions



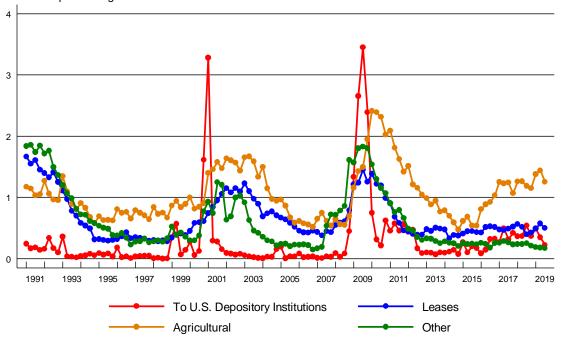
## Net Charge-offs on Loans to Foreign Institutions



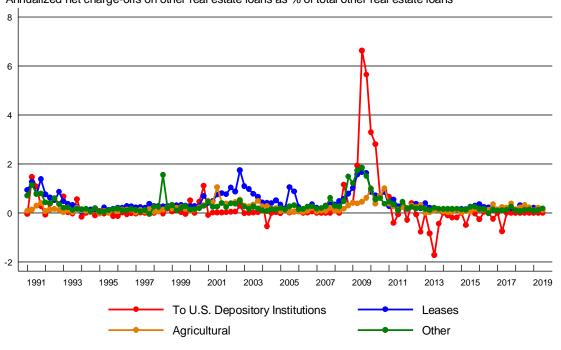
Annualized net charge-offs on loans to foreign institutions as % of total loans to foreign institutions

## Non-performing Other Loans, Detail

Total non-performing other loans as % of total other loans



## Net Charge-offs on Other Loans, Detail

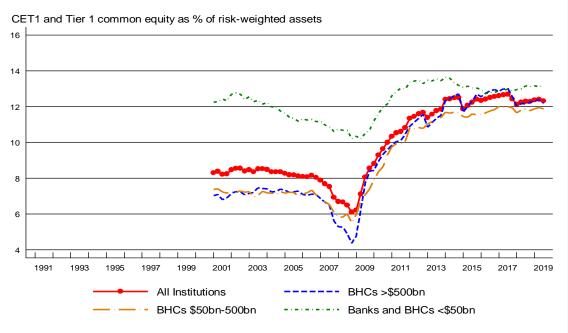


Annualized net charge-offs on other real estate loans as % of total other real estate loans

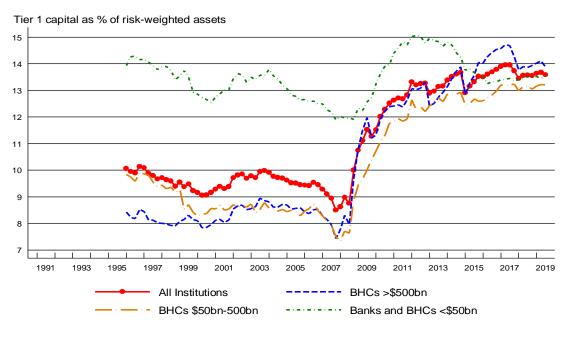
# 5. Capital Adequacy and Asset Growth

Note: CET1, tier 1 and total capital is reported instead of the components of tier 1 common equity and tier 1 and total risk-based capital by advanced approaches firms starting in 2014:Q1, and by all other firms starting in 2015:Q1, causing series breaks in some capital ratios in those quarters. Changes in the measurement of RWA starting in 2013:Q1 and 2015:Q1 also affect measurement of risk-weighted capital ratios and the ratio of RWA to total assets starting in those quarters. See "Caveats and Limitations" for details. See data notes for definition of tier 1 common equity.

## CET1 and Tier 1 Common Equity Ratio

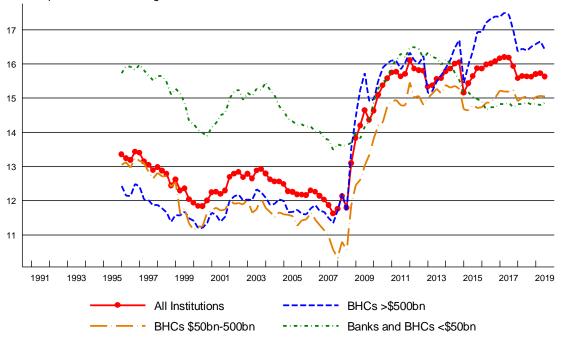


#### Tier 1 Capital Ratio

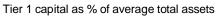


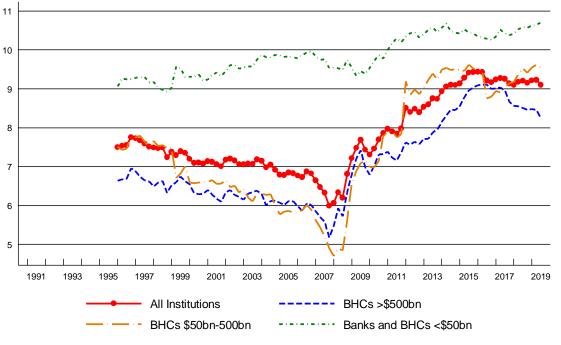
## **Total Capital Ratio**

Total capital as % of risk-weighted assets



# Leverage Ratio

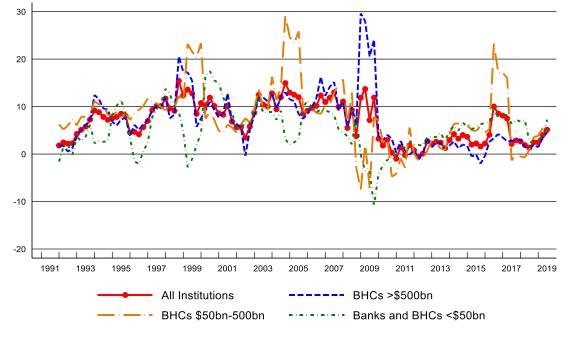




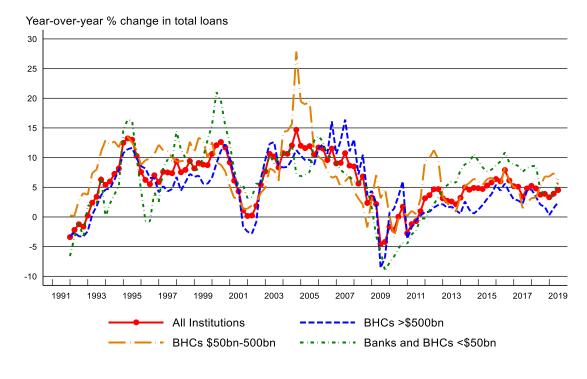
Note: Asset, loan and deposit growth rates presented below are affected by mergers with nonbanking firms and conversions to and from a BHC charter during the sample period. For example, this affects the year-over-year asset growth rate between 2009:Q1 and 2009:Q4 due to the entry of several new firms in 2009:Q1, and between 2016:Q3 and 2017:Q2 due to the introduction of several IHCs in 2016:Q3. See "Caveats and Limitations" for details.

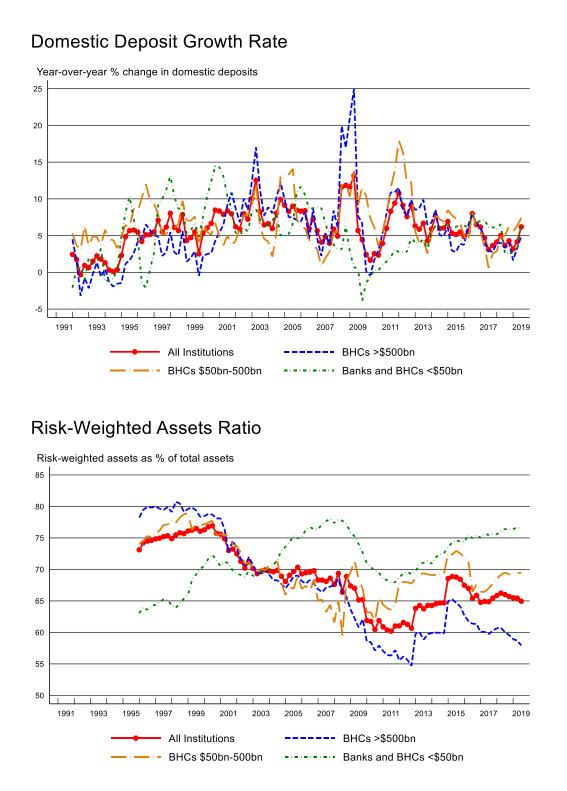
## Asset Growth Rate

Year-over-year % change in total assets

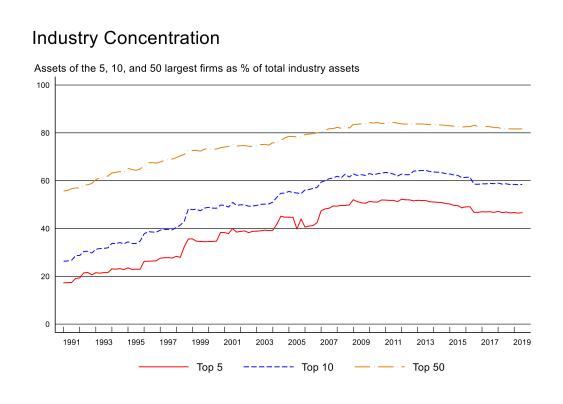


## Loan Growth Rate





Note: Chart starts in 1996:Q1 because data for risk-weighted assets are not reported prior to that date. Values of the ratio are affected by changes in the definition of risk weighted assets over time, particularly in 2013:Q1 and 2015:Q1. See "Caveats and Limitations" for details.



# Financial Statistics for Large BHCs and Banks 2019Q3

	k Name of Institution		Quarterly	Profit	ability	Capital Adequacy Ratios (%)		
Rank		Total Assets	Net Income (Mil USD)	Annualized			Tier 1	Total
nunn		(Bil USD)		Return on	Return on	CET1 Ratio	Capital	Capital
1		2 7 6 4 7		Assets	Equity	12.22	Ratio	Ratio
1 2	JPMORGAN CHASE & CO	2,764.7	9,080.0 5,777.0	1.31	13.74	12.32	14.06	15.94
		2,426.3	,	0.95	8.61	11.40	12.94	15.19
3 4	CITIGROUP	2,014.8	4,913.0	0.98	10.01	11.58	13.20	16.40
	WELLS FARGO & CO	1,944.0	4,610.0	0.95	9.54	11.61	13.23	16.25
5 6	GOLDMAN SACHS GROUP THE	1,007.3	1,877.0	0.75	8.16	13.59	15.50	18.22
6 7	MORGAN STANLEY U S BC	902.6 487.7	2,173.0 1,908.0	0.96 1.56	10.55 14.26	16.30 9.64	18.47 11.18	20.93 13.23
8	PNC FNCL SVC GROUP	409.0	1,308.0	1.35	14.20	9.62	10.75	13.23
° 9		393.6	973.7			9.82 16.36	16.36	17.42
9 10	TD GRP US HOLDS LLC CAPITAL ONE FC	378.8		0.99	7.39 9.15	10.30	10.50	17.42
10		378.8	1,332.6	1.41 1.11	9.15 10.10	12.48	14.45 14.61	15.60
11	BANK OF NY MELLON CORP HSBC N AMER HOLDS	271.0	1,038.0 -322.0	-0.48	-6.00	12.28	14.01	15.60
12	STATE STREET CORP	244.6	-322.0 583.0	-0.48	9.25	12.08	13.70 14.64	17.54
13	BB&T CORP	236.8	825.0	1.39	9.23 10.24	10.62	14.04 12.25	13.28
14	SUNTRUST BK	230.8	622.9	1.39	9.44	9.33	12.25	14.75
15	AMERICAN EXPRESS CO	194.2	1,754.0	3.61	30.48	9.33 11.04	10.58	13.61
10	ALLY FNCL	194.2	381.0	0.84	10.55	9.56	12.00	13.01
17	MUFG AMERS HOLDS CORP	173.2	-1,372.4	-3.17	-34.22	13.81	13.81	14.48
18	FIFTH THIRD BC	173.2	-1,372.4 549.4	1.28	-34.22	9.56	10.81	13.68
20	BMO FNCL CORP	168.8	349.4	0.73	6.50	9.30 11.25	10.81	13.08
20	CITIZENS FNCL GRP	165.0	448.8	1.09	8.21	10.29	11.70	13.97
21								
22	BARCLAYS US LLC	160.7 147.3	339.0 416.4	0.84	8.04 9.73	15.75 9.47	18.79 10.90	22.27 12.89
25 24		147.3		1.13				
	SANTANDER HOLDS USA		203.6	0.55	3.67	15.01	16.19	17.66
25	UBS AMERS HOLD LLC	137.9	183.1	0.53	2.57	22.42	28.18	29.54
26		136.1	134.4	0.40	2.85	15.92	15.94	18.07
27		128.4	409.0	1.27	9.87	9.58	10.82	12.59
28 29	RBC US GRP HOLDS LLC	127.0 125.5	286.7 480.1	0.90 1.53	6.75 12.17	17.92 9.81	17.92 11.04	18.55 13.30
		125.5						
30			384.6	1.24	14.23	12.90	14.13	16.00
31	CREDIT SUISSE HOLD USA	118.5	144.8	0.49	2.40	23.57	24.28	24.37
32	DB USA CORP	116.8	404.0	1.38	11.92	24.35	35.44	35.47
33 34		111.0 110.8	234.8	0.85	9.96 26.26	9.91	11.05	12.61
			769.3	2.78	26.26	11.41	12.01	13.70
35 36	HUNTINGTON BSHRS BBVA USA BSHRS	108.7 92.9	372.2 182.4	1.37	12.50	10.02	11.41	13.29
		73.1	292.0	0.79	5.19	12.89	13.24 9.96	15.39
37				1.60	16.22	9.96		11.95
38 39	ZIONS BC NA SVB FNCL GRP	70.4 68.5	221.2 267.3	1.26	11.79 18.15	10.43 12.71	11.43 12.86	12.60 13.70
39 40				1.56				
40 41		58.2 52.5	174.5 99.0	1.20	13.56 5.92	10.50	10.50 11.49	12.58
41 42	NEW YORK CMNTY BC POPULAR	52.5	99.0 165.0	0.75 1.26		10.15 17.46	11.49 17.46	13.61 20.05
					11.17			
43	PEOPLES UNITED FNCL INC	52.1	135.1	1.04	7.58	10.07	10.69	12.00
44		51.4	142.8	1.11	9.47	11.59	12.28	14.28
45 46		50.0	78.0	0.62	7.33	17.04	17.04	17.05
46		49.4	148.7	1.20	12.55	11.95	11.95	13.20
47	SYNOVUS FC	47.7	135.7	1.14	11.15	8.96	10.27	12.30
48	TCF FC	45.7	50.5	0.44	3.56	10.88	11.40	12.63
49 50	CIBC BC USA	45.1	121.2	1.07	5.77	12.98	12.98	13.79
50	FIRST HORIZON NAT CORP	43.7	111.1	1.02	9.45	9.01	9.97	11.01
OTALS**	, TOP 50 (BHCS AND BANKS)	17,789.3	45,925.4	1.03	9.64	12.05	13.57	15.80

\* There are three non-BHCs in the Top 50: First Republic Bank, Zions Bancorporation National Association, and Signature Bank. The Top 50 excludes nontypical institutions (see Data Note 2).

\*\* For the industry net income and capital adequacy ratios, we sum the numerator and denominator across individual firms and then compute ratios.

## Notes and Caveats Methodology

The data used to construct the statistics in this report are drawn from the quarterly Consolidated Financial Statements for Bank Holding Companies (FR Y-9C), and Consolidated Reports of Condition and Income for commercial banks (FFIEC 031 and 041). Reported statistics are defined in a time-consistent way across reporting form vintages.

To calculate the "all institutions" quarterly series, we aggregate the data for top-tier holding companies, including US bank holding companies (BHCs), Intermediate Holding Company (IHC) subsidiaries of foreign banking organizations,<sup>3</sup> commercial banks owned by BHCs that are too small to file Y-9C reports (the current reporting threshold is \$3bn of total assets)<sup>4</sup>, and unaffiliated (stand-alone) commercial banks not owned by a BHC. We identify "top-tier" BHCs or IHCs (i.e. the U.S. parent entity) via the National Information Center (NIC, <u>http://www.ffiec.gov/nicpubweb/nicweb/nichome.aspx</u>), which provides data on firm attributes and structure. We identify commercial banks that are standalone firms or are owned by small BHCs by identifying all US commercial banks whose high holder does not submit a FR Y-9C report.

Separate statistics are also reported in the Quarterly Trends report for the subset of BHCs with greater than \$500 billion in total assets as of the current quarter, for the subset of BHCs or IHCs<sup>5</sup> with \$50 - \$500 billion in total assets in the current quarter, and for the remainder of the industry. For consistency, time-series graphs for the ">\$500bn" and \$50-\$500bn" groups are in general prepared on a pro forma (merger-adjusted) basis; specifically, on the basis that all BHCs acquired by each of these firms over the sample period with US regulatory filings are part of the consolidated BHC from the start of the historical time period. Data values of acquired BHCs are then summed with acquirer data in the period before the acquisition. Merger events are identified using the NIC transformations table maintained by the Federal Reserve Board of Governors. After constructing the pro forma series for each firm, we aggregate the data to create the "BHCs >\$500bn" and the "BHCs \$50-\$500bn" series. Finally, the "all other banks and BHCs" quarterly series is constructed by subtracting the "BHCs >\$500bn" and "BHCs \$50-\$500bn" series.

<sup>&</sup>lt;sup>3</sup> The term "foreign-banking organization" generally refers to a foreign bank that (1) operates a branch, agency, or commercial lending company subsidiary in the United States; (2) controls a bank in the United States; or (3) controls an Edge corporation acquired after March 5, 1987. The term also includes any company of which such a foreign bank is a subsidiary. See 12 C.F.R. § 211.11(o).

<sup>&</sup>lt;sup>4</sup> The asset size threshold was increased from \$1bn to \$3bn effective September 2018 (2018Q3). Because we include both banks and BHCs in our aggregate calculations, this did not affect our report in a significant way.

#### **Caveats and Limitations**

Statistics in this report are presented "as is," based on calculations conducted by Federal Reserve Bank of New York research staff. While significant efforts have been made to ensure accuracy, the statistics presented here may be subject to future revisions, for example because of changes or improvements in the "pro forma" methodology used to calculate statistics for industry subgroups.

We highlight a number of important limitations of the statistics presented here:

- Statistics exclude financial firms that are not either commercial banks or part of a commercial bank holding company or IHC. This creates discontinuities in the time-series graphs when nonbanking firms are acquired or sold by banks or BHCs, or when firms switch to or from a bank or BHC charter. For example, in 2009:Q1, Goldman Sachs, Morgan Stanley, Ally Financial, and American Express each began filing a FR Y-9C due to the conversion of each of these firms to a commercial banking holding company charter. This largely accounts for the sharp 13% increase in total measured industry assets in 2009:Q1, and a corresponding discontinuous upward shift in the industry asset growth rate during 2009. Similarly, four large IHCs enter the data sample in 2016:Q3 (Credit Suisse Holdings, Deutsche Bank USA, UBS Americas, and Barclays US) and other firms consolidate nonbanking assets under their designated IHC over the course of 2016. This causes industry assets to rise by approximately 4% in 2016:Q3, and has smaller effects on industry assets in earlier quarters.
- For the same reason, only 4 of the 6 BHCs in the BHCs > \$500bn group exist in the data for the entire sample period from 1991:Q1 onwards: JPMorgan Chase, Bank of America, Wells Fargo, and Citigroup. Goldman Sachs and Morgan Stanley enter the sample in 2009:Q1.
- Flow variables in bank and BHC regulatory filings are reported on a year-to-date basis. Quarterly flow variables are derived by "quarterizing" the data, that is, by subtracting the variable at time t-1 from the variable at time t for Q2, Q3, and Q4 of each calendar year. This quarterization procedure can create discontinuities when a bank or BHC enters the sample any time other than in Q1. To account for this, we average the value of flow variables for mid-year entrants using up to four subsequent consecutive quarters of data to generate a usable data point for the quarter of entry. If an institution is in the sample for only one quarter, we drop the flow variables from the firm's quarter of entry from the sample.
- Due to data limitations, industry statistics exclude nonbank subsidiaries of small BHCs that do not file a FR Y-9C (currently the FR Y-9C is filed only by firms with \$3bn in total assets, although this reporting threshold has changed over time).

The effect of this exclusion on industry statistics is expected to be minor, however, since small BHCs generally do not have large nonbank subsidiaries.

As part of the transition to the Basel III capital framework, during 2014, advanced approaches holding companies commenced filing Part 1.B of schedule HC-R of the Y-9C, and no longer filed Part 1.A of this schedule. (Part 1.A of schedule HC-R was still filed by non-advanced-approaches firms). One consequence of this reporting change was that advanced approaches firms no longer reported the components used to calculate tier 1 common equity, and instead reported common equity tier 1 (CET1). The change in reporting also affected other capitalization measures such as tier 1 capital. This report presents capital ratios that combine the capital reported by firms in Part 1.A and Part 1.B during 2014. It does not attempt to adjust measured capital ratios to account for the methodological differences between these two measures. Beginning in 2015:Q1, all remaining firms began reporting regulatory capital under the Basel III framework. Consequently, Part 1.A of the schedule HC-R has now been retired, and Part 1.B of this schedule has been renamed as Part 1.

In addition, in 2015:Q1 firms commenced reporting risk weighted assets according to Basel III definitions rather than Basel I definitions.

The relevant figures presented in this report represent a combination of Basel I and Basel III capital and risk weighted asset measures, depending on which measure is available for each firm at each point in time. No attempt is made to adjust these measures for comparability. As a result, these series are subject to structural breaks due to the changes in reporting definitions described above. This for example accounts for the sharp increase in the ratio of risk weighted assets to total assets observed in 2015:Q1.

• The implementation of the Basel II.5 US market risk rule in 2013:Q1 affects the measurement of risk-weighted assets beginning in that quarter.

#### **Data Notes**

1. The definition of tier 1 common equity for BHCs used for this report is: tier 1 common equity = tier 1 capital – perpetual preferred stock and related surplus + nonqualifying perpetual preferred stock – qualifying Class A noncontrolling (minority) interests in consolidated subsidiaries – qualifying restricted core capital elements (other than cumulative perpetual preferred stock) – qualifying mandatory convertible preferred securities of internationally active bank holding companies. The definition of tier 1 common equity for banks is: tier 1 common equity = tier 1 capital – perpetual preferred stock and related surplus + nonqualifying perpetual preferred stock – qualifying noncontrolling (minority) interests in consolidated subsidiaries.

- 2. Some FR Y-9C and call report filers deemed to be non-typical of the US commercial banking industry are excluded from the historical data sample used to construct the Quarterly Trends report, including ICE Trust U.S. LLC, The Depository Trust Company, UBS Bank USA, Taunus Corporation, John Hancock and MetLife Inc.
- 3. In the first quarter of 2010, banking organizations were required to transfer certain off-balance sheet items onto their balance sheets under FASB 166 and 167. These guidelines substantially affected loan balances, as large amounts of securitized loans were transferred onto bank balance sheets for accounting purposes. This accounting change caused an increase in year-over-year growth rates of loans and total assets during this period.