

OCC Mortgage Metrics Report

Disclosure of National Bank Mortgage Loan Data

Third Quarter 2015

Office of the Comptroller of the Currency
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Executive Summary

The *OCC Mortgage Metrics Report* for the third quarter of 2015 provides performance data on first-lien residential mortgages serviced by eight national banks (servicers). The mortgages in this portfolio comprise 42 percent of all first-lien residential mortgages outstanding in the United States—21.8 million loans totaling \$3.7 trillion in unpaid principal. This report presents performance information through September 30, 2015.

Overall, the performance of mortgages included in this portfolio improved on a year-over-year basis. The percentage of current and performing mortgages in the portfolio was 93.9 percent at the end of the third quarter of 2015, up from 93.0 percent a year earlier. The percentage of mortgages that were 30 to 59 days past due was 2.3 percent of the portfolio, a decrease of 4.4 percent from a year earlier. The percentage of mortgages in the portfolio that were seriously delinquent—60 or more days past due or held by bankrupt borrowers whose payments were 30 or more days past due—decreased 16.1 percent from a year earlier, to 2.6 percent of the portfolio.

As mortgage performance has improved, foreclosure activity has decreased. Servicers initiated 64,156 new foreclosures during the quarter, down 22.4 percent from a year earlier. The number of completed foreclosures fell to 33,106, a decrease of 26.8 percent from a year earlier. Overall, the number of loans in the process of foreclosure at the end of the third quarter of 2015 has declined 23.8 percent from a year earlier, falling to 269,751. Improved economic conditions and aggressive foreclosure prevention assistance contributed to the decreased foreclosure inventory.

Servicers implemented 147,543 modifications, trial-period plans, and shorter-term payment plans compared with 42,318 completed foreclosures, short sales, and deed-in-lieu-of-foreclosure actions. The number of home retention actions implemented during the third quarter of 2015 decreased by 28.2 percent from a year earlier. Almost 88 percent of modifications implemented in the third quarter of 2015 reduced monthly principal and interest payments; 53.0 percent of modifications reduced payments by 20 percent or more. Overall, modifications implemented during the quarter reduced payments by \$243 per month on average, while modifications made under the Home Affordable Modification Program (HAMP) reduced monthly payments by an average of \$267.

Mortgage Performance

- The overall percentage of mortgages in this report that were current and performing was 93.9 percent at the end of the third quarter of 2015 (see table 7).
- The percentage of mortgages that were seriously delinquent at the end of the quarter was 2.6 percent, (see table 7).
- Government-guaranteed mortgages composed 23.0 percent of the portfolio of loans included in this report. The percentage of government-guaranteed mortgages that were current and performing was 88.6 percent, up from 88.0 percent a year earlier (see table 9). The percentage of government-guaranteed mortgages that were seriously delinquent was 4.9 percent of the portfolio, a 10.9 percent decrease from a year earlier (see table 9).
- Mortgages serviced for Fannie Mae and Freddie Mac (government-sponsored enterprises, or GSE) made up 60.0 percent of the mortgages in this report. The percentage of these

mortgages that were current and performing was 97.5 percent at the end of the third quarter of 2015 (see table 10).

Home Retention Actions: Loan Modifications, Trial-Period Plans, and Payment Plans

- Servicers implemented 147,543 home retention actions—modifications, trial-period plans, and payment plans—during the third quarter of 2015 (see table 1).
- New home retention actions included 44,880 modifications, 33,213 trial-period plans, and 69,450 payment plans (see table 1). Servicers implemented 28.2 percent fewer home retention actions during the quarter compared with a year earlier.

Table 1. Number of New Home Retention Actions

	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Other Modifications	26,058	23,833	27,851	30,126	22,459	-25.4%	-13.8%
HAMP Modifications	27,070	23,728	23,780	22,629	22,421	-0.9%	-17.2%
Other Trial-Period Plans	43,133	37,068	35,509	29,621	17,615	-40.5%	-59.2%
HAMP Trial-Period Plans	18,839	20,562	17,682	19,719	15,598	-20.9%	-17.2%
Payment Plans	90,260	90,028	83,572	77,287	69,450	-10.1%	-23.1%
Total	205,360	195,219	188,394	179,382	147,543	-17.7%	-28.2%

- Servicers reduced interest rates in 69.2 percent of all modifications made during the third quarter of 2015. Servicers used term extensions in 85.8 percent of modifications, principal deferrals in 10.4 percent, and principal reductions in 8.1 percent (see table 17). Among HAMP modifications, servicers reduced interest rates in 87.2 percent of those modifications, deferred principal in 8.1 percent, and reduced principal in 9.0 percent (see table 18).
- Servicers reduced monthly principal and interest payments in 87.6 percent of modifications made in the quarter (see table 22). Servicers reduced monthly payments by an average of 21.7 percent for all borrowers who received modifications. HAMP modifications reduced payments by an average of 24.9 percent (see table 24).

Modified Loan Performance

- Servicers implemented 3,800,210 modifications from the beginning of 2008 through the end of the second quarter of 2015. Of these modifications, 50.6 percent were active at the end of the third quarter of 2015, and 49.4 percent had exited the portfolio through payment in full, involuntary liquidation, or transfer to a non-reporting servicer (see table 2).
- Of the 1,922,661 active modifications at the end of the third quarter of 2015, 71.2 percent were current and performing, 23.6 percent were delinquent, and 5.2 percent were in the process of foreclosure (see table 2).
- Of the 49.4 percent of modifications that had exited the portfolio before the end of the third quarter of 2015, 14.1 percent were liquidated involuntarily—through foreclosure, short sale, or deed in lieu. Another 5.6 percent were paid in full, and 29.8 percent were transferred (see table 2).
- HAMP modifications implemented since the third quarter of 2009 have performed better than other modifications (see table 2). HAMP modifications perform better because of the emphasis on affordability relative to income, income verification, and successful completion

of a trial period. While HAMP modifications generally reduce a greater percentage of borrowers' monthly payments and perform better over time compared with other modifications, more restrictive criteria limit the number of borrowers who may qualify.

- Modifications that reduced borrowers' monthly payments by 10 percent or more performed significantly better than modifications that reduced monthly payments by less than 10 percent. Of the 1,350,289 active modifications that reduced payments by 10 percent or more, 74.7 percent were current and performing, compared with 63.1 percent of active modifications that reduced payments by less than 10 percent (see table 2).

Table 2. Status of Mortgages Modified in 2008–2Q 2015									
Year	Completed Modifications		As Percentage of Modifications Active as of 9/30/15				As Percentage of All Modifications Completed		
	Total	Active at 9/30/15	Current	30–59 Days Delinquent	Seriously Delinquent	Foreclosures in Process	Involuntary Liquidations*	Paid Off	No Longer in the Portfolio
2008	443,294	108,004	64.3%	10.9%	17.5%	7.3%	32.8%	6.4%	36.5%
2009	593,884	211,853	67.5%	9.8%	16.0%	6.8%	25.2%	7.3%	31.8%
2010	955,422	412,041	71.5%	9.1%	14.1%	5.4%	15.4%	6.6%	34.9%
2011	569,553	296,017	73.3%	8.6%	13.0%	5.1%	9.9%	5.7%	32.4%
2012	479,820	295,300	74.9%	8.5%	12.2%	4.4%	4.7%	4.9%	28.8%
2013	418,503	290,588	71.8%	9.0%	14.0%	5.2%	2.7%	3.7%	24.2%
2014	235,348	209,211	67.8%	11.2%	15.7%	5.3%	0.8%	1.9%	8.4%
2015	104,386	99,647	74.5%	11.8%	12.5%	1.2%	0.1%	0.8%	3.7%
Total	3,800,210	1,922,661	71.2%	9.5%	14.1%	5.2%	14.1%	5.6%	29.8%
HAMP Modification Performance Compared With Other Modifications									
Other**	2,066,623	1,140,736	69.0%	9.9%	15.5%	5.7%	11.5%	6.0%	27.3%
HAMP	952,447	567,618	78.1%	8.2%	10.3%	3.4%	6.2%	3.8%	30.4%
Modifications That Reduced Payments by 10 Percent or More									
	2,482,502	1,350,289	74.7%	8.9%	12.1%	4.3%	9.7%	4.6%	31.3%
Modifications That Reduced Payments by Less Than 10 Percent									
	1,317,708	572,372	63.1%	10.8%	18.8%	7.3%	22.3%	7.3%	27.0%

*Completed foreclosures, short sales, and deeds in lieu of foreclosure.

**Modifications used to compare with HAMP modifications include only modifications implemented from the third quarter of 2009 through the second quarter of 2015.

- Modifications of mortgages owned by the servicers (portfolio loans) and those serviced for Fannie Mae and Freddie Mac performed better than modifications of government-guaranteed mortgages and mortgages that were serviced for private investors. Of the modifications implemented since January 1, 2008, 19.4 percent of modifications on mortgages held in the servicers' own portfolios, 22.7 percent of Fannie Mae mortgages, and 21.2 percent of Freddie Mac mortgages were 60 or more days delinquent after 12 months. Conversely, 39.2 percent of government-guaranteed mortgages and 36.7 percent of private investor-held loans were 60 or more days delinquent after 12 months. This variance reflects differences in the loans and borrowers, the modification programs, and the servicers' flexibility to modify loans they own (see table 3).

Table 3. Re-Default Rates for Portfolio Loans and Loans Serviced for Others (60 or More Days Delinquent)*					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	16.1%	22.7%	25.5%	25.7%	24.4%
Freddie Mac	15.1%	21.2%	24.1%	24.6%	24.0%
Government-Guaranteed	26.9%	39.2%	44.3%	45.7%	48.2%
Private	28.1%	36.7%	40.5%	41.0%	41.0%
Portfolio Loans	12.7%	19.4%	22.3%	22.6%	23.2%
Overall	21.0%	29.4%	32.9%	33.5%	33.6%

*Data include all modifications made since January 1, 2008, that have aged the indicated number of months.

Foreclosures and Other Home Forfeiture Actions

- Newly initiated foreclosures decreased 22.4 percent from a year earlier. The number of foreclosures in process decreased 23.8 percent from a year earlier (see table 4). Factors contributing to the year-over-year decline include improved economic conditions, foreclosure prevention assistance, and transfer of loans outside the reporting institutions.

Table 4. New Foreclosures and Foreclosures in Process							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Newly Initiated Foreclosures	82,668	75,395	83,058	70,728	64,156	-9.3%	-22.4%
Foreclosures in Process	353,906	315,922	299,424	299,500	269,751	-9.9%	-23.8%

- Home forfeiture actions totaled 42,318 at the end of the quarter, a decrease of 27.3 percent from a year earlier. Completed foreclosures decreased 26.8 percent from a year earlier. Short sales decreased 31.6 percent from a year earlier. Short sales comprised 18.9 percent of home forfeiture actions completed in the third quarter of 2015 (see table 5).

Table 5. Completed Foreclosures and Other Home Forfeiture Actions							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Completed Foreclosures	45,245	39,331	38,509	37,275	33,106	-11.2%	-26.8%
New Short Sales	11,685	9,179	7,626	8,377	7,998	-4.5%	-31.6%
New Deed-in-Lieu-of-Foreclosure Actions	1,284	1,239	1,295	1,324	1,214	-8.3%	-5.5%
Total	58,214	49,749	47,430	46,976	42,318	-9.9%	-27.3%

About Mortgage Metrics

The *OCC Mortgage Metrics Report* presents data on first-lien residential mortgages serviced by eight national banks with large mortgage-servicing portfolios.¹ The data represent 42 percent of all first-lien residential mortgages outstanding in the country and focus on credit performance, loss mitigation efforts, and foreclosures. More than 90 percent of the mortgages in the portfolio were serviced for investors other than the reporting institutions. At the end of the third quarter of 2015, the reporting institutions serviced 21.8 million first-lien mortgage loans, totaling almost \$3.7 trillion in unpaid principal (see table 6).

The loans reflected in this report represent a large percentage of the overall mortgage industry, but they do not represent a statistically random sample of all mortgage loans. The characteristics of these loans may differ from the overall population of mortgages. This report does not attempt to quantify or adjust for known seasonal effects that occur in the mortgage industry.

In addition to providing information to the public, the report and its data support the Office of the Comptroller of the Currency's (OCC) supervision of mortgage-servicing practices among the institutions it regulates. Examiners use the data to help assess emerging trends, identify anomalies, compare servicers with peers, evaluate asset quality and necessary loan-loss reserves, and assess loss mitigation actions.

The report also promotes the use of standardized terms and elements, which allows better comparisons across the industry and over time. The report uses standardized definitions for prime, Alt-A, and subprime mortgages based on commonly used credit score ranges.

The OCC and the participating institutions devote significant resources to ensuring that the information is reliable and accurate. Steps to ensure the validity of the data include quality assurance processes conducted by the reporting banks, comprehensive data validation tests performed by a third-party data aggregator, and comparisons with the institutions' quarterly call reports. Data sets of this size and scope inevitably incur some degree of imperfection. The OCC requires servicers to adjust previous data submissions when errors and omissions are detected. In some cases, data presented in this report reflect resubmissions from institutions that restate and correct earlier information.

The report also includes mortgage modification data by state and territories in appendix E. These data fulfill reporting requirements in the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Public Law 111-203).

Notice: The OCC continually reviews the format and content of this report to ensure it supports supervisory needs and provides meaningful data. Beginning in March 2016, the OCC will revise the format of this report. The revised report will continue to provide key performance data and data required by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Public Law 111-203) in a more concise format.

Definitions and Method

The report uses standard definitions for three categories of mortgage creditworthiness based on the following ranges of borrowers' credit scores at the time of origination:

¹ The eight national banks are Bank of America, JPMorgan Chase, Citibank, HSBC, OneWest Bank, PNC, U.S. Bank, and Wells Fargo.

- **Prime**—660 and above.
- **Alt-A**—620 to 659.
- **Subprime**—below 620.

Approximately 8 percent of mortgages in the portfolio lack credit scores at origination and are classified as “other.” This group includes a mix of prime, Alt-A, and subprime mortgages. The lack of credit scores often results from acquisitions of portfolios from third parties for which borrower credit scores at origination were not available.

Additional definitions include:

- **Completed foreclosures**—Ownership of properties transferred to servicers or investors. The ultimate result is the loss of borrowers’ homes because of nonpayment.
- **Deed-in-lieu-of-foreclosure actions**—Actions in which borrowers transfer ownership of the properties (deeds) to servicers in full satisfaction of the outstanding mortgage debt to lessen the adverse impact of the debt on borrowers’ credit records. Deed-in-lieu-of-foreclosure actions typically have a less adverse impact than foreclosures on borrowers’ credit records.
- **Foreclosures in process**—Mortgages for which servicers have begun formal foreclosure proceedings but have not yet completed the foreclosure process. The foreclosure process varies by state and can take 15 months or more to complete. Many foreclosures in process never result in the loss of borrowers’ homes because servicers simultaneously pursue other loss mitigation actions, and borrowers may return their mortgages to current and performing status.
- **Government-guaranteed mortgages**—All mortgages with an explicit guaranty from the U.S. government, including the Federal Housing Administration (FHA), the U.S. Department of Veterans Affairs (VA), and, to a lesser extent, certain other departments. These loans may be held in pools backing Government National Mortgage Association (Ginnie Mae) securities, owned by or securitized through different third-party investors, or held in the portfolios of reporting institutions.
- **Home retention actions**—Loan modifications, trial-period plans, and payment plans that allow borrowers to retain ownership and occupancy of their homes while attempting to return the loans to a current and performing status.
- **Loan modifications**—Actions that contractually change the terms of mortgages with respect to interest rates, maturity, principal, or other terms of the loan.
- **Newly initiated foreclosures**—Mortgages for which the servicers initiate formal foreclosure proceedings during the quarter. Many newly initiated foreclosures do not result in the loss of borrowers’ homes because servicers simultaneously pursue other loss mitigation actions, and borrowers may act to return their mortgages to current and performing status.
- **Payment plans**—Short- to medium-term changes in scheduled terms and payments used to return mortgages to a current and performing status.
- **Payment-option, adjustable rate mortgages (ARM)**—Mortgages that allow borrowers to choose a monthly payment that may initially reduce principal, pay interest only, or result in

negative amortization, when some amount of unpaid interest is added to the unpaid principal of the loan and results in an increased balance.

- **Principal deferral modifications**—Modifications that remove a portion of the unpaid principal from the amount used to calculate monthly principal and interest payments for a set period. The deferred amount becomes due at the end of the loan term.
- **Principal reduction modifications**—Modifications that permanently forgive a portion of the unpaid principal owed on a mortgage.
- **Re-default rates**—Percentage of modified loans that subsequently become delinquent or enter the foreclosure process. As measures of delinquency, this report presents re-default rates using 30, 60, and 90 or more days delinquent and in process of foreclosure. It focuses on the 60-day-delinquent measure. All re-default data presented in this report are based on modified loans in effect for the specified amount of time after the modification. All loans that have been repaid in full, been refinanced, been sold, or completed the foreclosure process are removed from the calculation. Data include only modifications that have had time to age the indicated number of months following the modification.
- **Seriously delinquent loans**—Mortgages that are 60 or more days past due, and all mortgages held by bankrupt borrowers whose payments are 30 or more days past due.
- **Short sales**—Sales of the mortgaged properties at prices net less than the total amount due on the mortgages. Servicers and borrowers negotiate repayment programs, forbearance, or forgiveness for any remaining deficiency on the debt. Short sales typically have a less adverse impact than foreclosures on borrowers' credit records.
- **Trial-period plans**—Home retention actions that allow borrowers to demonstrate the capability and willingness to pay their modified mortgages for a set period of time. The action becomes permanent following the successful completion of the trial period.

Loan delinquencies are reported using the Mortgage Bankers Association convention that a loan is past due when a scheduled payment has not been made by the due date of the following scheduled payment. The statistics and calculated ratios are based on the number of loans rather than on the dollar amount outstanding.

Percentages are rounded to one decimal place unless the result is less than 0.1 percent, which is rounded to two decimal places. The report uses whole numbers when approximating. Values in tables may not total 100 percent because of rounding.

In tables throughout this report, the quarters are indicated by the last day of the quarter (e.g., 9/30/15), quarter-to-quarter changes are shown under the "1Q %Change" column, and year-to-year changes are shown under the "1Y %Change" column.

In tables throughout this report, percentages shown under "1Q %Change" and "1Y %Change" are calculated using actual data, not the rounded values reported for each quarter. Calculating period-to-period changes from the rounded values reported in the tables may yield materially different values than those values indicated in the table.

Mortgage Metrics Report data may not agree with other published data because of timing differences in updating servicer-processing systems.

PART I: Mortgage Performance

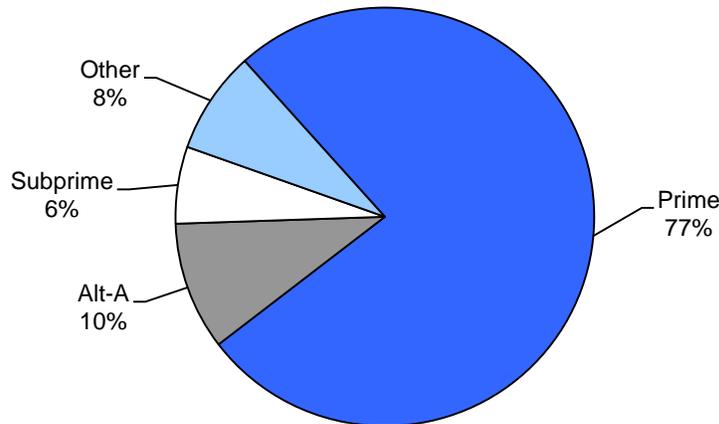
Part I describes the performance of the overall mortgage portfolio, mortgages owned and held by the reporting banks, government-guaranteed mortgages, mortgages serviced for the GSEs, and mortgages within each risk category.

Overall Mortgage Portfolio

At the end of the third quarter of 2015, the portfolio of mortgages in this report comprised 21.8 million loans with \$3.7 trillion in unpaid principal. The number of mortgages in the portfolio decreased 1.2 percent from the previous quarter and 7.3 percent from a year earlier. The unpaid principal of those loans decreased 0.9 percent from the previous quarter and 6.4 percent from a year earlier. Prime loans were 77 percent of the portfolio at the end of the quarter. Subprime loans were 6 percent of the portfolio, while Alt-A loans were 10 percent.

Table 6. Overall Mortgage Portfolio					
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15
Total Servicing (Millions)	\$3,980,714	\$3,906,357	\$3,821,303	\$3,759,789	\$3,727,297
Total Servicing (Number of Loans)	23,562,663	23,122,316	22,665,659	22,116,323	21,849,975
Composition (Percentage of All Mortgages in the Portfolio)					
Prime	76%	76%	76%	76%	77%
Alt-A	10%	10%	10%	10%	10%
Subprime	6%	6%	6%	6%	6%
Other	8%	8%	8%	8%	8%
Composition (Number of Loans in Each Risk Category of the Portfolio)					
Prime	17,808,138	17,550,925	17,256,892	16,854,163	16,729,325
Alt-A	2,403,716	2,338,130	2,279,502	2,166,299	2,106,199
Subprime	1,397,565	1,334,314	1,289,284	1,282,802	1,232,862
Other	1,953,244	1,898,947	1,839,981	1,813,059	1,781,589

Figure 1. Portfolio Composition
Percentage of All Mortgage Loans in the Portfolio

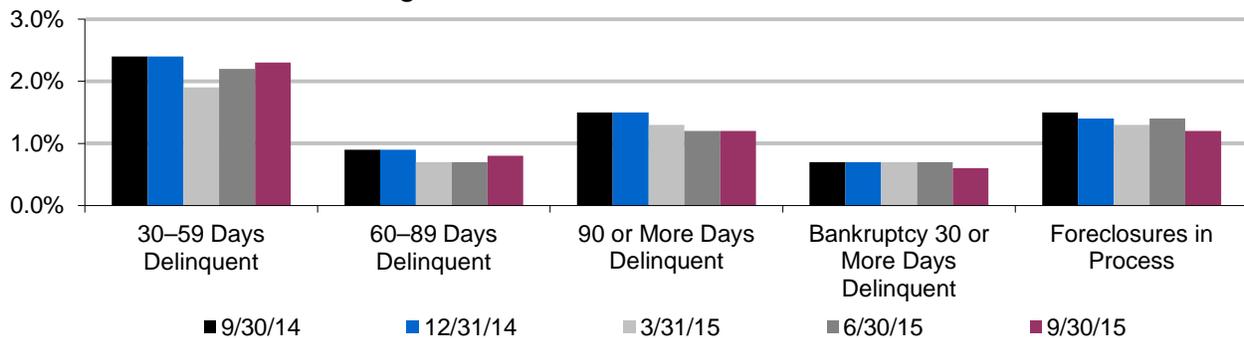


Overall Mortgage Performance

The overall performance of mortgages in this report improved slightly from the previous quarter as well as from a year earlier. The percentage of mortgages that were current and performing at the end of the quarter was 93.9 percent, an increase from 93.0 percent a year earlier. The percentage of mortgages that were 30 to 59 days past due was 2.3 percent, a decrease of 4.4 percent from a year earlier. The percentage of mortgages that were seriously delinquent was 2.6 percent, a decrease of 16.1 percent from a year earlier. The percentage of mortgages in the foreclosure process at the end of the quarter was 1.2 percent, a decrease of 17.8 percent from a year earlier.

Table 7. Overall Portfolio Performance							
(Percentage of Mortgages in the Portfolio)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Current and Performing	93.0%	93.2%	94.2%	93.8%	93.9%	0.02%	0.9%
30–59 Days Delinquent	2.4%	2.4%	1.9%	2.2%	2.3%	5.8%	-4.4%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	0.9%	0.9%	0.7%	0.7%	0.8%	6.5%	-8.1%
90 or More Days Delinquent	1.5%	1.5%	1.3%	1.2%	1.2%	-3.2%	-21.7%
Bankruptcy 30 or More Days Delinquent	0.7%	0.7%	0.7%	0.7%	0.6%	-5.3%	-14.1%
Subtotal for Seriously Delinquent	3.1%	3.1%	2.6%	2.6%	2.6%	-1.0%	-16.1%
Foreclosures in Process	1.5%	1.4%	1.3%	1.4%	1.2%	-8.8%	-17.8%
(Number of Mortgages in the Portfolio)							
Current and Performing	21,909,384	21,550,879	21,343,430	20,753,694	20,507,838	-1.2%	-6.4%
30–59 Days Delinquent	569,113	545,472	433,950	482,531	504,561	4.6%	-11.3%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	202,415	198,055	154,102	164,071	172,585	5.2%	-14.7%
90 or More Days Delinquent	355,372	350,650	286,462	269,732	257,884	-4.4%	-27.4%
Bankruptcy 30 or More Days Delinquent	172,473	161,338	148,291	146,795	137,356	-6.4%	-20.4%
Subtotal for Seriously Delinquent	730,260	710,043	588,855	580,598	567,825	-2.2%	-22.2%
Foreclosures in Process	353,906	315,922	299,424	299,500	269,751	-9.9%	-23.8%
Total	23,562,663	23,122,316	22,665,659	22,116,323	21,849,975	-1.2%	-7.3%

Figure 2. Overall Portfolio Performance



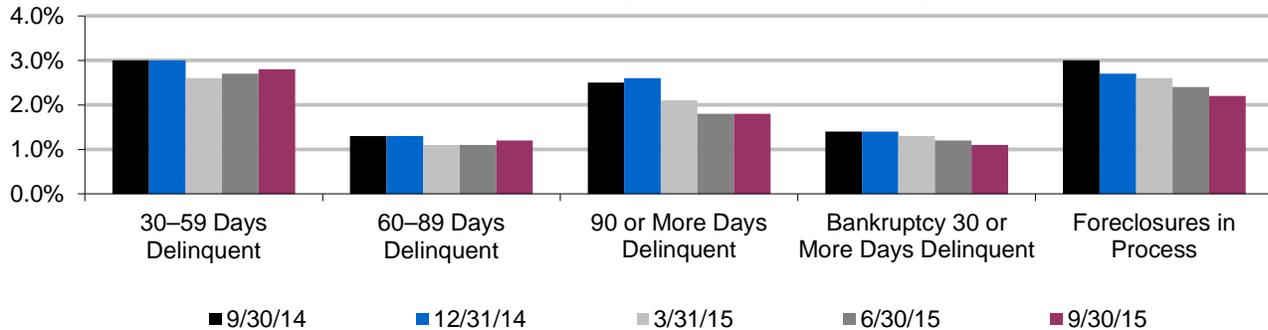
Performance of Mortgages Held by Reporting Banks

The eight reporting banks owned 9.9 percent of the mortgages in this report at the end of the third quarter of 2015, increased from 9.6 percent a year earlier. The percentage of these mortgages that were current at the end of the quarter was 90.9 percent, up from 88.9 percent a year earlier. The percentage of these mortgages that were 30 to 59 days delinquent was 2.8 percent, a decrease of 7.7 percent from a year earlier. The percentage of these mortgages that were seriously delinquent was 4.1 percent, a decrease of 20.4 percent from a year earlier. The percentage of these mortgages in the process of foreclosure was 2.2 percent, a decrease of 26.5 percent from a year earlier. Since 2009, mortgages owned by the servicers have performed worse than mortgages serviced for GSEs because of concentrations in nontraditional loans, weaker markets, and delinquent loans repurchased from investors.

Table 8. Performance of Mortgages Held by Reporting Banks (Percentage)*							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Current and Performing	88.9%	89.0%	90.3%	90.7%	90.9%	0.2%	2.3%
30–59 Days Delinquent	3.0%	3.0%	2.6%	2.7%	2.8%	1.3%	-7.7%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	1.3%	1.3%	1.1%	1.1%	1.2%	2.7%	-9.3%
90 or More Days Delinquent	2.5%	2.6%	2.1%	1.8%	1.8%	-1.0%	-26.0%
Bankruptcy 30 or More Days Delinquent	1.4%	1.4%	1.3%	1.2%	1.1%	-5.7%	-20.6%
Subtotal for Seriously Delinquent	5.2%	5.3%	4.5%	4.2%	4.1%	-1.4%	-20.4%
Foreclosures in Process	3.0%	2.7%	2.6%	2.4%	2.2%	-7.8%	-26.5%
Performance of Mortgages Held by Reporting Banks (Number)							
Current and Performing	2,016,513	1,970,781	1,976,353	1,997,581	1,976,697	-1.0%	-2.0%
30–59 Days Delinquent	67,998	66,523	57,130	60,164	60,153	-0.02%	-11.5%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	29,200	28,608	24,082	25,015	25,362	1.4%	-13.1%
90 or More Days Delinquent	55,684	58,093	46,658	40,406	39,490	-2.3%	-29.1%
Bankruptcy 30 or More Days Delinquent	32,789	31,306	27,799	26,785	24,927	-6.9%	-24.0%
Subtotal for Seriously Delinquent	117,673	118,007	98,539	92,206	89,779	-2.6%	-23.7%
Foreclosures in Process	66,997	59,392	56,060	51,800	47,166	-8.9%	-29.6%
Total	2,269,181	2,214,703	2,188,082	2,201,751	2,173,795	-1.3%	-4.2%

*The data in this table exclude government-guaranteed mortgages owned and held by the reporting banks.

Figure 3. Performance of Mortgages Held by Reporting Banks

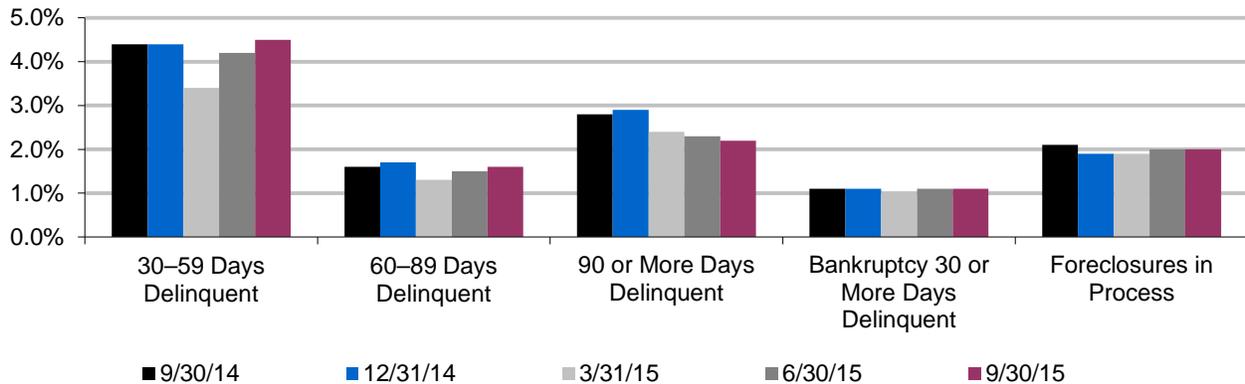


Performance of Government-Guaranteed Mortgages

Government-guaranteed mortgages were 23.0 percent of the loans in this report at the end of the third quarter of 2015, a decrease from 24.8 percent a year earlier. The percentage of these mortgages that were current and performing at the end of the quarter was 88.6 percent, up from 88.0 percent a year earlier. The percentage of loans that were 30 to 59 days delinquent was 4.5 percent at the end of the quarter, an increase of 2.2 percent from a year earlier. The percentage of these loans that were seriously delinquent was 4.9 percent, a decrease of 10.9 percent from a year earlier. The percentage of these loans in the process of foreclosure was 2.0 percent, a decrease of 5.5 percent from a year earlier.

Table 9. Performance of Government-Guaranteed Mortgages (Percentage)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Current and Performing	88.0%	88.0%	89.9%	89.0%	88.6%	-0.4%	0.7%
30–59 Days Delinquent	4.4%	4.4%	3.4%	4.2%	4.5%	8.0%	2.2%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	1.6%	1.7%	1.3%	1.5%	1.6%	9.9%	-0.7%
90 or More Days Delinquent	2.8%	2.9%	2.4%	2.3%	2.2%	-2.7%	-21.1%
Bankruptcy 30 or More Days Delinquent	1.1%	1.1%	1.0%	1.1%	1.1%	-0.7%	-0.4%
Subtotal for Seriously Delinquent	5.5%	5.7%	4.7%	4.8%	4.9%	1.6%	-10.9%
Foreclosures in Process	2.1%	1.9%	1.9%	2.0%	2.0%	-2.1%	-5.5%
Performance of Government-Guaranteed Mortgages (Number)							
Current and Performing	5,145,567	5,036,358	5,050,429	4,598,050	4,460,233	-3.0%	-13.3%
30–59 Days Delinquent	257,312	251,093	192,838	215,215	226,353	5.2%	-12.0%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	96,185	98,149	72,168	76,765	82,178	7.1%	-14.6%
90 or More Days Delinquent	163,350	167,161	133,668	117,082	110,983	-5.2%	-32.1%
Bankruptcy 30 or More Days Delinquent	63,584	61,540	57,821	56,340	54,513	-3.2%	-14.3%
Subtotal for Seriously Delinquent	323,119	326,850	263,657	250,187	247,674	-1.0%	-23.3%
Foreclosures in Process	123,759	111,072	109,331	105,639	100,689	-4.7%	-18.6%
Total	5,849,757	5,725,373	5,616,255	5,169,091	5,034,949	-2.6%	-13.9%

Figure 4. Performance of Government-Guaranteed Mortgages

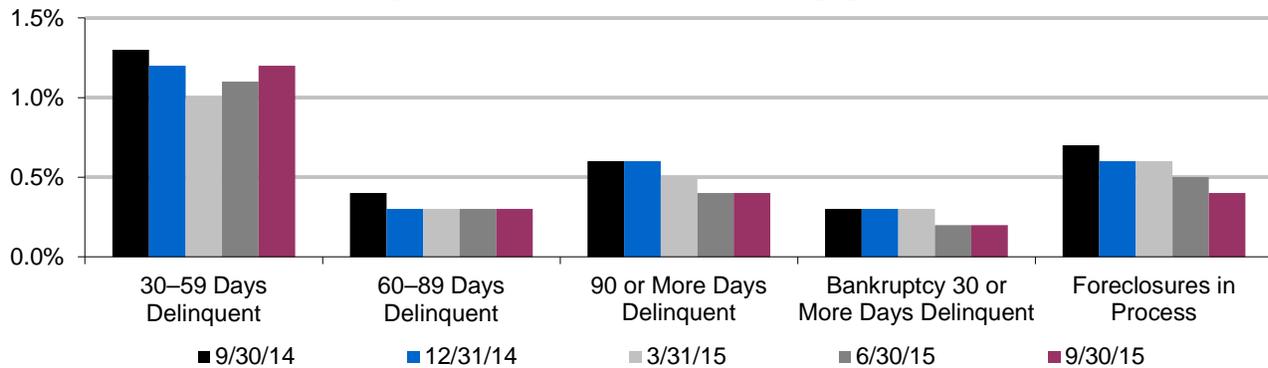


Performance of GSE Mortgages

GSE mortgages made up 60.0 percent of the mortgages in this report, an increase from 58.3 percent a year earlier. The portfolio of GSE mortgages performs better than the overall portfolio because it contains more prime loans. The percentage of GSE mortgages that were current at the end of the quarter was 97.5 percent, up from 96.7 percent a year earlier. The percentage of GSE mortgages that were 30 to 59 days delinquent was 1.2 percent, a decrease of 9.4 percent from a year earlier. The percentage of GSE mortgages that were seriously delinquent was 0.9 percent, a decrease of 29.4 percent from a year earlier. The percentage of these mortgages in the foreclosure process was 0.4 percent, a decrease of 41.3 percent from a year earlier.

Table 10. Performance of GSE Mortgages (Percentage)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Current and Performing	96.7%	96.9%	97.4%	97.5%	97.5%	0.04%	0.8%
30–59 Days Delinquent	1.3%	1.2%	1.0%	1.1%	1.2%	6.9%	-9.4%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	0.4%	0.3%	0.3%	0.3%	0.3%	6.3%	-19.6%
90 or More Days Delinquent	0.6%	0.6%	0.5%	0.4%	0.4%	-6.8%	-34.9%
Bankruptcy 30 or More Days Delinquent	0.3%	0.3%	0.3%	0.2%	0.2%	-10.3%	-30.5%
Subtotal for Seriously Delinquent	1.3%	1.2%	1.0%	1.0%	0.9%	-3.8%	-29.4%
Foreclosures in Process	0.7%	0.6%	0.6%	0.5%	0.4%	-16.4%	-41.3%
Performance of GSE Mortgages (Number)							
Current and Performing	13,293,748	13,142,658	12,930,294	12,810,397	12,778,438	-0.2%	-3.9%
30–59 Days Delinquent	175,563	163,274	129,440	142,166	151,580	6.6%	-13.7%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	51,697	47,242	37,557	37,396	39,648	6.0%	-23.3%
90 or More Days Delinquent	84,492	79,954	65,982	56,438	52,427	-7.1%	-38.0%
Bankruptcy 30 or More Days Delinquent	42,462	39,372	35,107	31,437	28,125	-10.5%	-33.8%
Subtotal for Seriously Delinquent	178,651	166,568	138,646	125,271	120,200	-4.0%	-32.7%
Foreclosures in Process	95,207	85,162	76,065	63,915	53,286	-16.6%	-44.0%
Total	13,743,169	13,557,662	13,274,445	13,141,749	13,103,504	-0.3%	-4.7%

Figure 5. Performance of GSE Mortgages

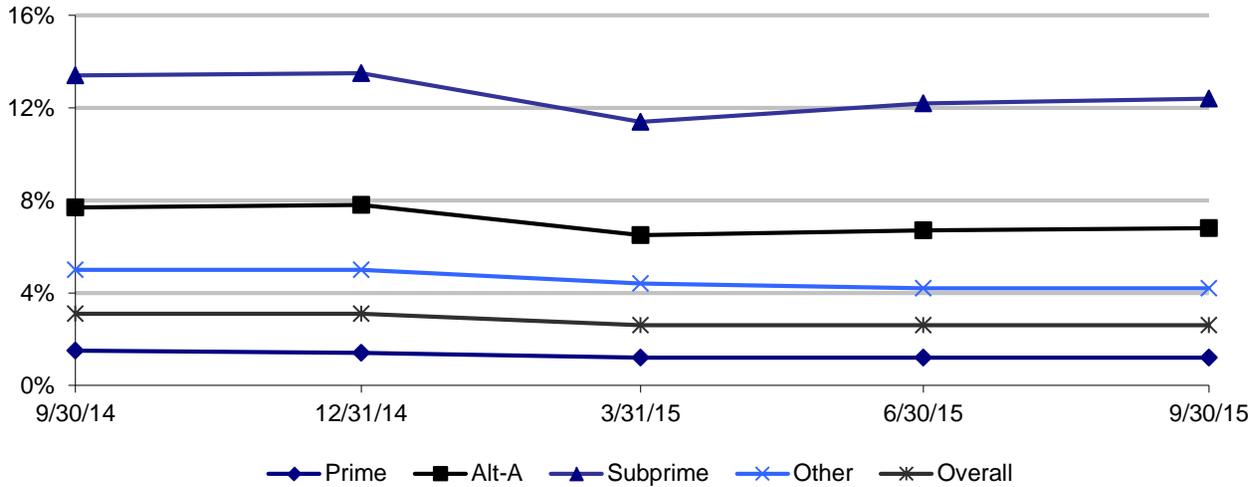


Seriously Delinquent Mortgages, by Risk Category

The portfolio contained 162,435 fewer seriously delinquent loans at the end of the third quarter of 2015 than a year earlier—a 22.2 percent decrease. Seriously delinquent loans were 2.6 percent of the portfolio at the end of the quarter, a decrease of 16.1 percent from a year earlier.

Table 11. Seriously Delinquent Mortgages, by Risk Category (Percentage of Mortgages in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	1.5%	1.4%	1.2%	1.2%	1.2%	-2.5%	-19.9%
Alt-A	7.7%	7.8%	6.5%	6.7%	6.8%	1.7%	-11.2%
Subprime	13.4%	13.5%	11.4%	12.2%	12.4%	1.7%	-7.5%
Other	5.0%	5.0%	4.4%	4.2%	4.2%	0.2%	-15.7%
Overall	3.1%	3.1%	2.6%	2.6%	2.6%	-1.0%	-16.1%
(Number of Mortgages in Each Category)							
Prime	260,154	251,765	212,645	202,311	195,830	-3.2%	-24.7%
Alt-A	184,553	182,705	148,900	145,342	143,673	-1.1%	-22.2%
Subprime	187,724	179,712	146,843	156,600	153,121	-2.2%	-18.4%
Other	97,829	95,861	80,467	76,345	75,201	-1.5%	-23.1%
Total	730,260	710,043	588,855	580,598	567,825	-2.2%	-22.2%

Figure 6. Seriously Delinquent Mortgages, by Risk Category
Percentage of Mortgages in Each Category

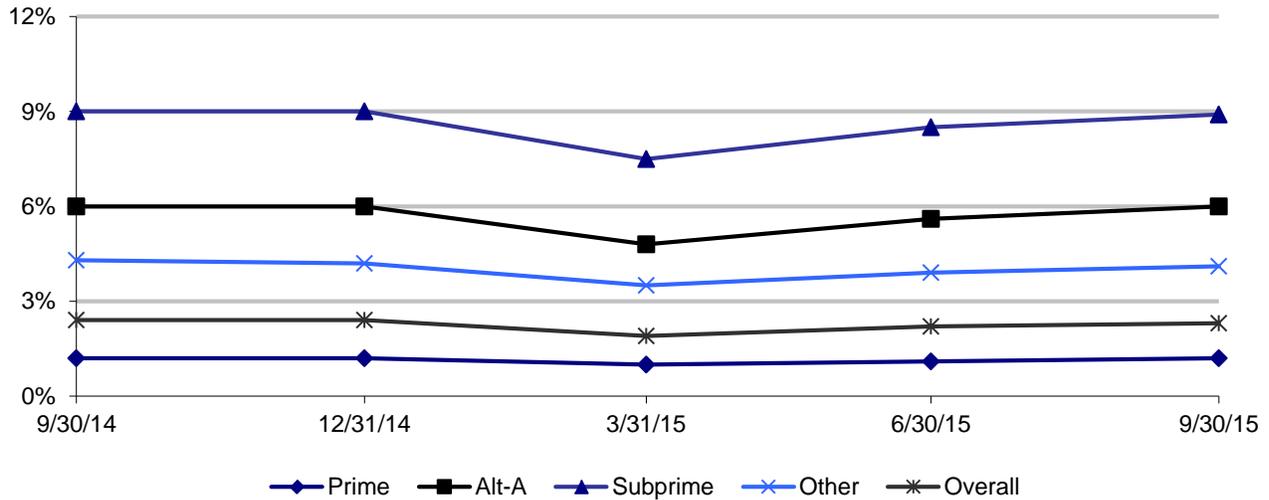


Mortgages 30 to 59 Days Delinquent, by Risk Category

The percentage of loans that were 30 to 59 days delinquent was 2.3 percent of the portfolio at the end of the third quarter of 2015, a decrease of 4.4 percent from a year earlier. The percentage of early stage delinquencies decreased from the previous year across all risk categories.

Table 12. Mortgages 30 to 59 Days Delinquent, by Risk Category							
(Percentage of Mortgages in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	1.2%	1.2%	1.0%	1.1%	1.2%	8.0%	-3.4%
Alt-A	6.0%	6.0%	4.8%	5.6%	6.0%	7.2%	-0.4%
Subprime	9.0%	9.0%	7.5%	8.5%	8.9%	5.1%	-0.7%
Other	4.3%	4.2%	3.5%	3.9%	4.1%	5.5%	-4.3%
Overall	2.4%	2.4%	1.9%	2.2%	2.3%	5.8%	-4.4%
(Number of Mortgages in Each Category)							
Prime	214,699	204,790	164,320	181,691	194,849	7.2%	-9.2%
Alt-A	145,273	141,111	109,373	121,644	126,825	4.3%	-12.7%
Subprime	125,308	119,644	96,108	108,615	109,715	1.0%	-12.4%
Other	83,833	79,927	64,149	70,581	73,172	3.7%	-12.7%
Total	569,113	545,472	433,950	482,531	504,561	4.6%	-11.3%

Figure 7. Mortgages 30 to 59 Days Delinquent, by Risk Category
Percentage of Mortgages in Each Category



PART II: Home Retention Actions

Home retention actions comprise loan modifications, in which servicers modify one or more mortgage contract terms; trial-period plans, in which the loans are converted to modifications upon successful completion of the trial periods; and payment plans, in which no terms are contractually modified but borrowers are given time to catch up on missed payments. All of these actions can help the borrower become current on the loan, attain payment sustainability, and retain the home.

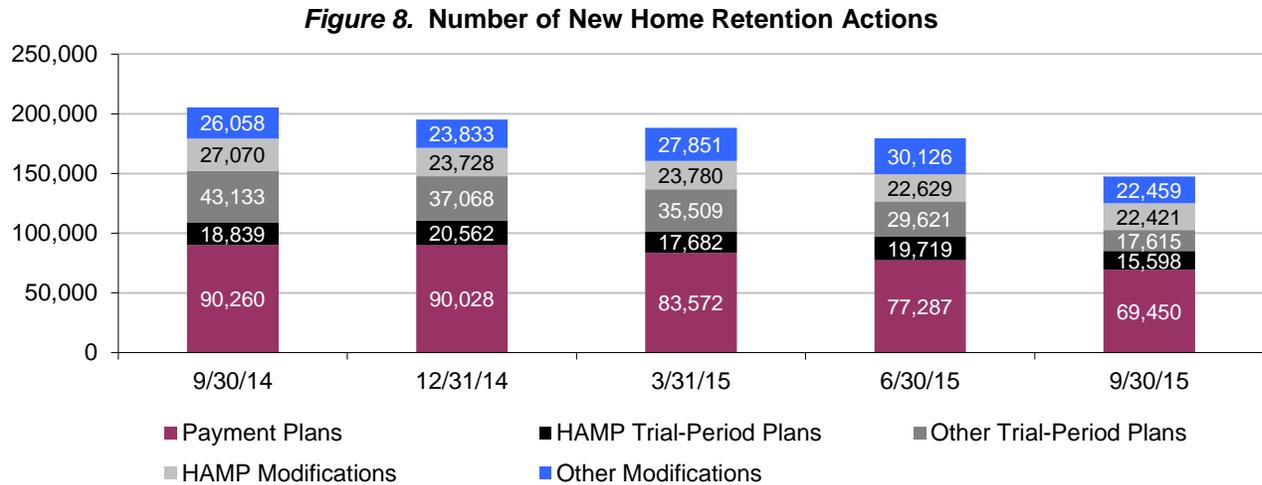
A. Loan Modifications, Trial-Period Plans, and Payment Plans

New Home Retention Actions

Servicers implemented 147,543 home retention actions—loan modifications, trial-period plans, and payment plans—during the third quarter of 2015. The number of home retention actions decreased 28.2 percent from a year earlier. There were 22,421 new HAMP modifications during the quarter, a decrease of 17.2 percent from a year earlier. There were 22,459 other modifications during the quarter, a decrease of 13.8 percent from the previous year. Servicers implemented 33,213 new trial-period plans, a decrease of 46.4 percent from a year earlier. New payment plans decreased by 23.1 percent from the previous year to 69,450. During the last five quarters, servicers initiated 915,898 home retention actions—249,955 modifications, 255,346 trial-period plans, and 410,597 payment plans.

Table 13. Number of New Home Retention Actions

	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Other Modifications	26,058	23,833	27,851	30,126	22,459	-25.4%	-13.8%
HAMP Modifications	27,070	23,728	23,780	22,629	22,421	-0.9%	-17.2%
Other Trial-Period Plans	43,133	37,068	35,509	29,621	17,615	-40.5%	-59.2%
HAMP Trial-Period Plans	18,839	20,562	17,682	19,719	15,598	-20.9%	-17.2%
Payment Plans	90,260	90,028	83,572	77,287	69,450	-10.1%	-23.1%
Total	205,360	195,219	188,394	179,382	147,543	-17.7%	-28.2%



HAMP Modifications and Trial-Period Plans, by Investor and Risk Category

Servicers implemented 22,421 HAMP modifications during the quarter. GSE mortgages received 6.0 percent of HAMP modifications completed during the quarter, government-guaranteed loans received 70.8 percent, loans held in portfolio received 11.5 percent, and loans serviced for private investors received 11.8 percent. Prime mortgages represented 77 percent of the total portfolio and received 31 percent of all HAMP modifications. Subprime loans represented 6 percent of the total portfolio and received 25 percent of HAMP modifications during the quarter.

Table 14. HAMP Modifications, by Investor and Risk Category
(Modifications Implemented in the Third Quarter of 2015)

	Fannie Mae	Freddie Mac	Government-Guaranteed	Portfolio	Private	Total
Prime	371	349	4,312	1,043	954	7,029
Alt-A	125	98	5,289	555	593	6,660
Subprime	87	53	3,820	785	960	5,705
Other	203	57	2,444	190	133	3,027
Total	786	557	15,865	2,573	2,640	22,421

Servicers implemented 15,598 HAMP trial-period plans during the quarter. GSE mortgages received 6.0 percent of HAMP trial-period plans initiated during the quarter, government-guaranteed loans received 74.5 percent, loans held in portfolio received 9.3 percent, and loans serviced for private investors received 10.2 percent. Prime mortgages received 33 percent of the HAMP trial-period plans implemented during the quarter, Alt-A loans received 30 percent, and subprime and other mortgages collectively received 37 percent.

Table 15. HAMP Trial-Period Plans, by Investor and Risk Category
(Trial-Period Plans Implemented in the Third Quarter of 2015)

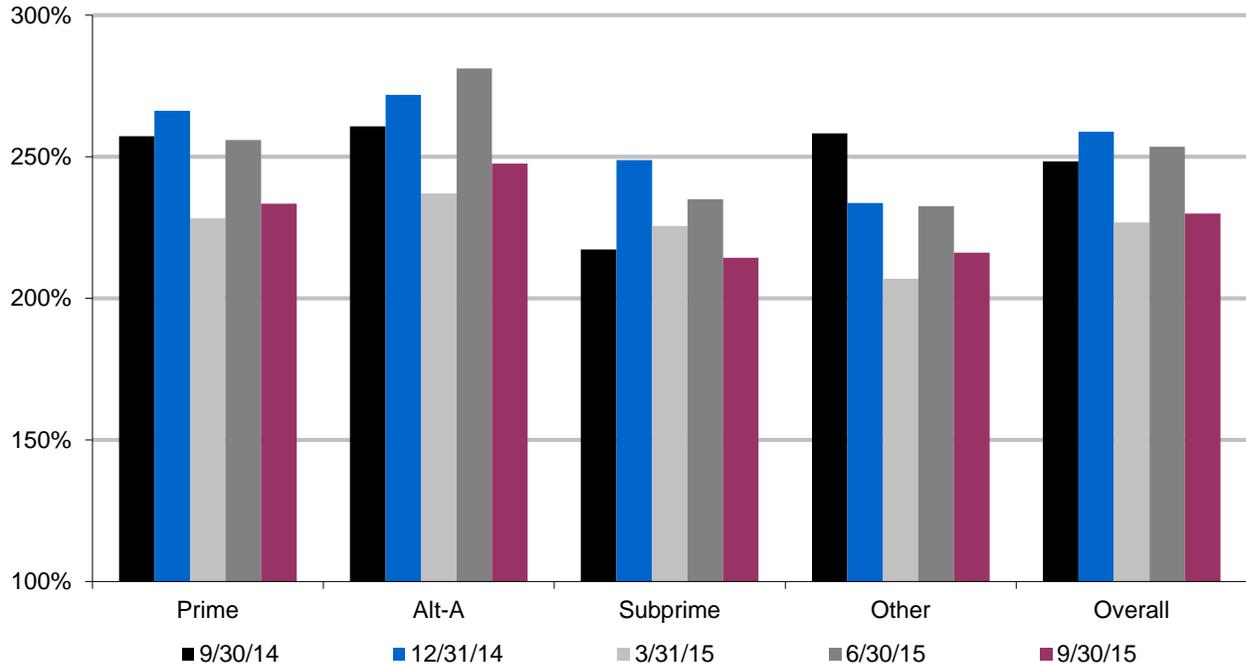
	Fannie Mae	Freddie Mac	Government-Guaranteed	Portfolio	Private	Total
Prime	224	237	3,402	540	711	5,114
Alt-A	97	71	3,840	316	325	4,649
Subprime	60	46	2,590	463	466	3,625
Other	143	59	1,794	124	90	2,210
Total	524	413	11,626	1,443	1,592	15,598

New Home Retention Actions Relative to Newly Initiated Foreclosures

Servicers continued to implement more home retention actions than new foreclosures during the quarter. The ratio of new home retention actions to newly initiated foreclosures decreased 9.3 percent from the previous quarter and 7.4 percent from a year earlier. The number of new home retention actions decreased 17.7 percent from the previous quarter while the number of newly initiated foreclosures decreased 9.3 percent.

Table 16. Percentage of New Home Retention Actions Relative to Newly Initiated Foreclosures, by Risk Category							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	257.3%	266.3%	228.3%	255.9%	233.5%	-8.7%	-9.3%
Alt-A	260.8%	271.9%	237.1%	281.2%	247.6%	-11.9%	-5.0%
Subprime	217.3%	248.9%	225.6%	235.0%	214.4%	-8.8%	-1.3%
Other	258.3%	233.7%	206.9%	232.6%	216.2%	-7.0%	-16.3%
Overall	248.4%	258.9%	226.8%	253.6%	230.0%	-9.3%	-7.4%
Number of New Home Retention Actions	205,360	195,219	188,394	179,382	147,543	-17.7%	-28.2%
Number of Newly Initiated Foreclosures	82,668	75,395	83,058	70,728	64,156	-9.3%	-22.4%

Figure 9. New Home Retention Actions Relative to Newly Initiated Foreclosures, by Risk Category



Types of Modification Actions

The types of modification actions or combinations of actions have different effects on borrowers' mortgages and their monthly principal and interest payments and affect the long-term sustainability of mortgages differently. Servicers often use a combination of actions when modifying mortgages, with 94.1 percent of modifications implemented during the third quarter of 2015 changing more than one of the original loan terms. Capitalization, interest-rate reduction, and term extension remained the primary actions used in modifying mortgages.

Servicers capitalized missed fees and payments in 88.2 percent of modifications implemented during the quarter, reduced interest rates in 69.2 percent, and extended loan maturity in 85.8 percent. Servicers reduced some portion of the unpaid principal in 8.1 percent of modifications completed during the quarter, a decrease of 19.0 percent from the previous quarter but an increase of 17.3 percent from a year earlier. Servicers deferred repayment of some portion of the unpaid principal in 10.4 percent of modifications made during the quarter, up 6.8 percent from the previous quarter but down 34.8 percent from a year earlier. Because most modifications changed more than one term, the sum of the individual actions exceeded 100 percent of total modifications. Appendix D presents additional detail on combination modifications.

Table 17. Changes in Loan Terms for Modifications Through the Third Quarter of 2015							
(Percentage of Total Modifications in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Capitalization	71.0%	84.0%	88.8%	89.9%	88.2%	-1.9%	24.3%
Rate Reduction	66.4%	65.0%	68.1%	68.8%	69.2%	0.6%	4.2%
Rate Freeze	7.6%	8.4%	7.5%	7.6%	10.3%	35.6%	35.9%
Term Extension	82.4%	84.3%	85.3%	82.0%	85.8%	4.6%	4.2%
Principal Reduction	6.9%	6.6%	14.7%	10.0%	8.1%	-19.0%	17.3%
Principal Deferral	16.0%	10.5%	9.9%	9.8%	10.4%	6.8%	-34.8%
Not Reported*	0.5%	0.4%	0.4%	0.4%	0.4%	-1.7%	-28.3%
(Number of Changes in Each Category)							
Capitalization	37,700	39,957	45,872	47,438	39,589	-16.5%	5.0%
Rate Reduction	35,285	30,914	35,183	36,284	31,066	-14.4%	-12.0%
Rate Freeze	4,027	4,014	3,897	4,009	4,624	15.3%	14.8%
Term Extension	43,783	40,103	44,031	43,274	38,522	-11.0%	-12.0%
Principal Reduction	3,654	3,127	7,567	5,254	3,621	-31.1%	-0.9%
Principal Deferral	8,480	4,996	5,129	5,144	4,673	-9.2%	-44.9%
Not Reported	269	190	230	195	163	-16.4%	-39.4%

*Processing constraints at some servicers have prevented them from reporting specific modified term(s). For example, servicers should report principal reduction actions in the month that the modification is first effective, but review indicates some have been reporting conditional reductions after the effective date of the modification. Data regarding principal reduction are expected to change as servicers correct reporting.

Types of HAMP Modification Actions

Consistent with modification actions overall and the prescribed order of actions required by the program, HAMP modifications most often included capitalization of missed payments and fees, interest-rate reductions, and term extensions. Servicers used capitalization in 79.4 percent of modifications, up from 47.6 percent a year earlier. Servicers used rate reduction in 87.2 percent of modifications, up from 81.3 percent a year earlier. Servicers used principal deferral in 8.1 percent of HAMP modifications during the third quarter of 2015, down from 19.7 percent a year earlier. Servicers used principal reduction in 9.0 percent of HAMP modifications implemented during the quarter—an increase of 6.1 percent from the previous quarter and 7.1 percent from a year earlier, when 8.4 percent of HAMP modifications included principal reduction.

Table 18. Changes in Loan Terms for HAMP Modifications Through the Third Quarter of 2015 (Percentage of Total Modifications in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Capitalization	47.6%	71.3%	78.6%	79.3%	79.4%	0.2%	66.8%
Rate Reduction	81.3%	82.5%	83.5%	86.4%	87.2%	0.9%	7.2%
Rate Freeze	6.2%	5.9%	4.9%	3.6%	6.1%	67.5%	-1.1%
Term Extension	88.0%	88.5%	88.9%	89.0%	90.7%	1.9%	3.1%
Principal Reduction	8.4%	8.8%	8.6%	8.5%	9.0%	6.1%	7.1%
Principal Deferral	19.7%	9.9%	8.3%	7.6%	8.1%	7.4%	-58.8%
Not Reported*	0.3%	0.3%	0.3%	0.2%	0.2%	-23.3%	-47.3%
(Number of Changes in Each Category)							
Capitalization	12,893	16,914	18,698	17,942	17,813	-0.7%	38.2%
Rate Reduction	22,017	19,576	19,846	19,548	19,548	0.0%	-11.2%
Rate Freeze	1,665	1,402	1,154	822	1,364	65.9%	-18.1%
Term Extension	23,829	20,992	21,147	20,147	20,339	1.0%	-14.6%
Principal Reduction	2,283	2,090	2,046	1,927	2,026	5.1%	-11.3%
Principal Deferral	5,339	2,339	1,975	1,713	1,823	6.4%	-65.9%
Not Reported	87	61	69	50	38	-24.0%	-56.3%

*See note to table 17.

Types of Modification Actions, by Risk Category

Servicers use a combination of actions when modifying mortgages. Modifications across all risk categories predominantly featured term extension, interest-rate reduction, and capitalization of past-due interest and fees. Because most modifications changed more than one term, the sum of individual features changed exceeded the total number of modified loans in each risk category. Servicers used most actions relatively consistently across all risk categories.

Table 19. Changes in Loan Terms for Modifications, by Risk Category, During the Third Quarter of 2015					
(Percentage of Total Modifications in Each Category)					
	Prime	Alt-A	Subprime	Other	Overall
Capitalization	88.9%	84.3%	90.5%	90.2%	88.2%
Rate Reduction	63.5%	73.3%	74.0%	69.1%	69.2%
Rate Freeze	11.0%	8.6%	11.3%	9.8%	10.3%
Term Extension	85.9%	85.1%	83.5%	91.2%	85.8%
Principal Reduction	7.2%	7.4%	12.8%	3.5%	8.1%
Principal Deferral	12.7%	7.9%	11.0%	7.8%	10.4%
Not Reported*	0.4%	0.3%	0.3%	0.4%	0.4%
(Number of Changes in Each Category)					
Total Mortgages Modified	16,846	11,966	10,235	5,833	44,880
Capitalization	14,970	10,091	9,266	5,262	39,589
Rate Reduction	10,693	8,768	7,573	4,032	31,066
Rate Freeze	1,859	1,035	1,158	572	4,624
Term Extension	14,468	10,188	8,545	5,321	38,522
Principal Reduction	1,221	887	1,309	204	3,621
Principal Deferral	2,139	949	1,129	456	4,673
Not Reported	67	41	33	22	163

*See note to table 17.

Types of Modification Actions, by Investor and Product Type

Modifications of mortgages serviced for the GSEs accounted for 30.1 percent of all modifications made during the third quarter of 2015. Government-guaranteed loans received 42.9 percent of all modifications, mortgages serviced for private investors received 11.0 percent, and mortgages held in the servicers’ own portfolios received 16.0 percent of all third-quarter modifications. Term extension, interest-rate reduction, and capitalization of missed payments and fees remained the primary types of modification actions. Servicers used principal reduction most frequently in modifying loans held in their portfolios or serviced for private investors because Fannie Mae and Freddie Mac do not allow principal reduction. Because modifications often change more than one loan term, the sum of the actions exceeded the number of modified loans for each investor.

Table 20. Type of Modification Action, by Investor and Product Type, During the Third Quarter of 2015						
(Percentage of Total Modifications in Each Category)						
	Fannie Mae	Freddie Mac	Government-Guaranteed	Private Investor	Portfolio	Overall
Capitalization	98.6%	98.7%	76.8%	92.9%	96.1%	88.2%
Rate Reduction	41.5%	41.7%	86.4%	73.1%	72.5%	69.2%
Rate Freeze	19.9%	14.6%	3.4%	19.1%	9.3%	10.3%
Term Extension	96.4%	97.1%	97.9%	42.3%	62.9%	85.8%
Principal Reduction*	0.1%	0.08%	1.4%	25.1%	29.2%	8.1%
Principal Deferral	15.9%	12.6%	0.3%	26.3%	19.1%	10.4%
Not Reported**	0.01%	0.03%	0.2%	1.2%	0.8%	0.4%
(Number of Changes in Each Category)						
Total Mortgages Modified	7,175	6,351	19,261	4,927	7,166	44,880
Capitalization	7,073	6,271	14,783	4,577	6,885	39,589
Rate Reduction	2,978	2,650	16,639	3,603	5,196	31,066
Rate Freeze	1,431	927	655	943	668	4,624
Term Extension	6,914	6,168	18,850	2,083	4,507	38,522
Principal Reduction	7	5	279	1,238	2,092	3,621
Principal Deferral	1,144	801	61	1,296	1,371	4,673
Not Reported	1	2	40	61	59	163

*A small number of loans are reported incorrectly each month as principal reduction actions on Fannie Mae and Freddie Mac mortgages. Servicers generally correct the coding of these loans in subsequent months.

**See note to table 17.

Types of HAMP Modification Actions, by Investor and Product Type

Of the 22,421 HAMP modifications implemented in the third quarter of 2015, 6.0 percent were on GSE mortgages, 70.8 percent were on government-guaranteed loans, 11.8 percent were on mortgages serviced for private investors, and 11.5 percent were on mortgages held in servicers' portfolios. Consistent with total modification actions, the prevailing actions among HAMP modifications were capitalization of past-due interest and fees, interest-rate reduction, and term extension. Principal reduction was concentrated in loans held in portfolio and serviced for private investors. Of the HAMP modifications completed during the third quarter of 2015 on loans held in the banks' own portfolios, 38.8 percent reduced the principal owed, while 36.8 percent of the HAMP modifications on loans serviced for private investors reduced principal. Other than for government-guaranteed loans, all investors included principal deferral in their third-quarter 2015 modifications at rates between 22 percent and 34 percent.

Table 21. Type of HAMP Modification Action, by Investor and Product Type, During the Third Quarter of 2015						
(Percentage of Total Modifications in Each Category)						
	Fannie Mae	Freddie Mac	Government-Guaranteed	Private Investor	Portfolio	Overall
Capitalization	98.1%	99.3%	72.0%	96.9%	97.5%	79.4%
Rate Reduction	94.9%	99.6%	87.0%	85.9%	84.6%	87.2%
Rate Freeze	1.1%	0.9%	3.3%	28.7%	2.7%	6.1%
Term Extension	77.4%	70.4%	99.4%	57.0%	80.1%	90.7%
Principal Reduction*	0.0%	0.0%	0.3%	36.8%	38.8%	9.0%
Principal Deferral	34.0%	26.8%	0.1%	30.6%	22.7%	8.1%
Not Reported**	0.0%	0.0%	0.2%	0.04%	0.2%	0.2%
(Number of Changes in Each Category)						
Total Mortgages Modified	786	557	15,865	2,640	2,573	22,421
Capitalization	771	553	11,423	2,557	2,509	17,813
Rate Reduction	746	555	13,804	2,267	2,176	19,548
Rate Freeze	9	5	523	757	70	1,364
Term Extension	608	392	15,772	1,505	2,062	20,339
Principal Reduction	0	0	55	972	999	2,026
Principal Deferral	267	149	14	808	585	1,823
Not Reported	0	0	33	1	4	38

*See note to table 20.

**See note to table 17.

Changes in Monthly Payments Resulting From Modification

The previous sections of this report describe the types of modification actions across risk categories, investors, and product types. This section describes the effect of those changes on borrowers' monthly principal and interest payments.

Modifications that decrease payments occur when servicers elect to lower interest rates, extend the amortization period, or defer or forgive principal. The reduced payments can make mortgages more affordable to borrowers and more sustainable over time. The lower payments, however, also result in less monthly cash flow and interest income to mortgage investors.

Mortgage modifications may increase monthly payments when borrowers and servicers agree to add past-due interest, advances for taxes or insurance, and other fees to the loan balances and re-amortize the new balances over the remaining life of the mortgages. The interest rate or maturity of the loans may be changed on these modifications, but not enough to offset the increase in payments caused by the additional capitalized principal. Modifications may also result in increased monthly payments when interest rates or principal payments on ARMs and payment-option ARMs are reset higher but by less than the amount indicated in the original mortgage contracts.

Modifications that increase payments may be appropriate when borrowers resolve temporary problems with cash flow or otherwise have reasonable prospects of making higher payments to repay the debt over time. This strategy carries additional risk, however, especially during periods of prolonged economic stress, underscoring the importance of verifying borrowers' income and debt-payment ability so that borrowers and servicers have confidence that the modifications will be sustainable.

Servicers also modify some mortgage contracts by simply leaving principal and interest payments unchanged. This occurs, for example, when servicers "freeze" current interest rates and payments instead of allowing them to increase to levels required by the original mortgage contracts.

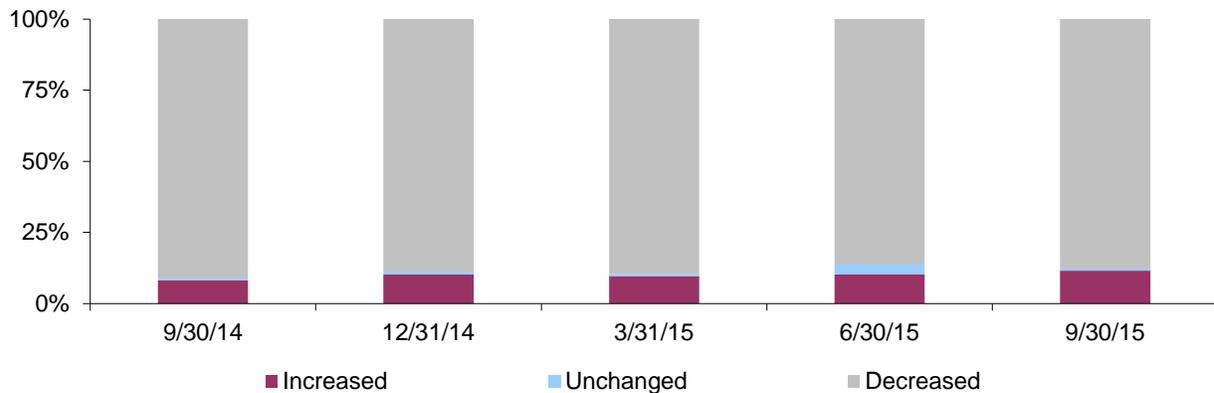
Changes in Monthly Payments Resulting From Modifications, by Quarter

In the third quarter of 2015, 87.6 percent of modifications reduced monthly principal and interest payments, and 53.0 percent of the modifications reduced payments by 20 percent or more.

Table 22. Changes in Monthly Principal and Interest Payments Resulting From Modifications							
(Percentage of Modifications in Each Category)*							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	55.4%	52.5%	56.0%	52.0%	53.0%	1.9%	-4.4%
Decreased by 10% to Less Than 20%	22.8%	22.2%	20.5%	20.5%	20.6%	0.9%	-9.3%
Decreased by Less Than 10%	12.7%	14.1%	13.1%	13.9%	14.0%	1.0%	10.6%
Subtotal for Decreased	90.8%	88.8%	89.7%	86.3%	87.6%	1.5%	-3.6%
Unchanged	0.9%	1.0%	0.8%	3.5%	0.8%	-76.2%	-11.9%
Increased	8.2%	10.2%	9.6%	10.2%	11.5%	13.7%	40.7%
Subtotal for Unchanged and Increased	9.2%	11.2%	10.3%	13.7%	12.4%	-9.4%	35.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%		
(Number of Modifications in Each Category)							
Decreased by 20% or More	29,362	24,892	28,835	27,341	23,673	-13.4%	-19.4%
Decreased by 10% to Less Than 20%	12,062	10,510	10,557	10,755	9,226	-14.2%	-23.5%
Decreased by Less Than 10%	6,716	6,693	6,753	7,303	6,268	-14.2%	-6.7%
Subtotal for Decreased	48,140	42,095	46,145	45,399	39,167	-13.7%	-18.6%
Unchanged	502	479	390	1,847	373	-79.8%	-25.7%
Increased	4,349	4,844	4,934	5,344	5,163	-3.4%	18.7%
Subtotal for Unchanged and Increased	4,851	5,323	5,324	7,191	5,536	-23.0%	14.1%
Total	52,991	47,418	51,469	52,590	44,703	-15.0%	-15.6%

*No payment change information was reported on 137 modifications in the third quarter of 2014, 143 in the fourth quarter, 162 in the first quarter of 2015, 165 in the second quarter, and 177 in the third quarter of 2015.

Figure 10. Changes in Monthly Principal and Interest Payments
Percentage of Modifications in Each Category



Changes in Monthly Payments Resulting From HAMP Modifications, by Quarter

More than 95 percent of HAMP modifications completed during the third quarter of 2015 reduced borrower monthly payments, with 59.9 percent reducing payments by 20 percent or more. In addition to achieving lower payments, HAMP attempts to increase payment sustainability by targeting monthly payments at 31 percent of borrowers' income. Performance data on all modifications show that, for modifications that reduced payments, re-default rates are lowest among loans that receive at least a 10 percent reduction in their monthly payments, and that the greater the decrease in payment, the lower the rate of re-default.

Table 23. Changes in Monthly Principal and Interest Payments Resulting From HAMP Modifications							
(Percentage of HAMP Modifications in Each Category)*							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	63.0%	58.4%	58.2%	59.0%	59.9%	1.4%	-5.1%
Decreased by 10% to Less Than 20%	24.0%	22.3%	22.0%	21.2%	20.4%	-3.9%	-15.2%
Decreased by Less Than 10%	11.8%	14.8%	15.2%	15.2%	14.9%	-2.3%	26.1%
Subtotal for Decreased	98.9%	95.6%	95.3%	95.5%	95.1%	-0.4%	-3.8%
Unchanged	0.6%	0.7%	0.3%	0.3%	0.3%	-5.8%	-47.6%
Increased	0.5%	3.7%	4.3%	4.2%	4.6%	8.6%	758.2%
Subtotal for Unchanged and Increased	1.1%	4.4%	4.7%	4.5%	4.9%	7.6%	335.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%		
(Number of HAMP Modifications in Each Category)							
Decreased by 20% or More	17,050	13,844	13,818	13,347	13,401	0.4%	-21.4%
Decreased by 10% to Less Than 20%	6,500	5,295	5,215	4,795	4,564	-4.8%	-29.8%
Decreased by Less Than 10%	3,192	3,512	3,606	3,444	3,332	-3.3%	4.4%
Subtotal for Decreased	26,742	22,651	22,639	21,586	21,297	-1.3%	-20.4%
Unchanged	159	175	81	74	69	-6.8%	-56.6%
Increased	144	877	1,030	951	1,023	7.6%	610.4%
Subtotal for Unchanged and Increased	303	1,052	1,111	1,025	1,092	6.5%	260.4%
Total	27,045	23,703	23,750	22,611	22,389	-1.0%	-17.2%

*No payment change information was reported on 25 modifications in the third quarter of 2014, 25 in the fourth quarter, 30 in the first quarter of 2015, 18 in the second quarter, and 32 in the third quarter of 2015.

Average Change in Monthly Payments Resulting From Modifications, by Quarter

Modifications made during the third quarter of 2015 reduced monthly principal and interest payments by \$243, or 21.7 percent, on average. Other modifications reduced payments by \$220, or 18.5 percent, on average. HAMP modifications made during the quarter reduced payments by \$267, or 24.9 percent, on average.

Table 24. Average Change in Monthly Payments Resulting From Modifications, by Quarter*							
All Modifications							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	(411)	(413)	(440)	(420)	(410)	-2.2%	-0.3%
Decreased by 10% to Less Than 20%	(154)	(154)	(151)	(151)	(150)	-0.3%	-2.5%
Decreased by Less Than 10%	(56)	(54)	(53)	(52)	(51)	-1.8%	-8.8%
Unchanged	--	--	--	--	--	--	--
Increased	141	129	117	112	106	-5.7%	-25.3%
Overall (in dollars)	(259)	(245)	(273)	(245)	(243)	-0.7%	-5.9%
Percentage Change	-22.9%	-21.8%	-24.1%	-21.9%	-21.7%		
Other Modifications							
Decreased by 20% or More	(445)	(422)	(489)	(450)	(436)	-3.1%	-2.0%
Decreased by 10% to Less Than 20%	(168)	(165)	(160)	(157)	(160)	1.4%	-4.8%
Decreased by Less Than 10%	(59)	(59)	(57)	(58)	(56)	-3.5%	-4.6%
Unchanged	--	--	--	--	--	--	--
Increased	141	142	132	122	117	-4.1%	-16.8%
Overall (in dollars)	(232)	(217)	(284)	(231)	(220)	-4.8%	-5.4%
Percentage Change	-19.2%	-18.7%	-23.9%	-19.8%	-18.5%		
HAMP Modifications							
Decreased by 20% or More	(387)	(406)	(387)	(388)	(391)	0.6%	0.9%
Decreased by 10% to Less Than 20%	(142)	(142)	(141)	(142)	(141)	-1.3%	-1.2%
Decreased by Less Than 10%	(54)	(51)	(49)	(46)	(47)	3.1%	-12.0%
Unchanged	--	--	--	--	--	--	--
Increased	153	69	59	64	59	-9.0%	-61.7%
Overall (in dollars)	(284)	(274)	(261)	(264)	(267)	1.2%	-6.0%
Percentage Change	-26.4%	-24.8%	-24.5%	-24.7%	-24.9%		

*Parentheses indicate that, on average, borrowers' monthly payments decreased by the amount enclosed within the parentheses.

B. Modified Loan Performance

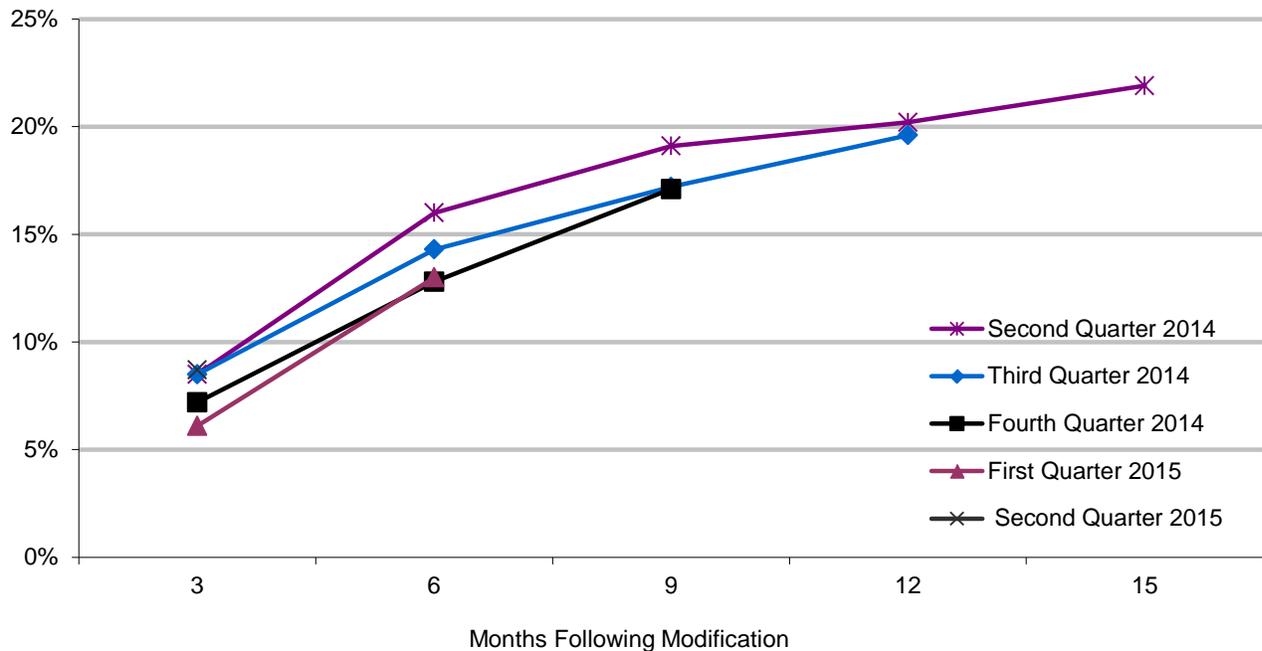
Re-Default Rates of Modified Loans: 60 or More Days Delinquent

Modification performance may vary because of many factors, including the types of modification actions, the average amount of change in the borrower’s monthly payment, the characteristics and geography of the modified loans, and the addition or deletion of modification programs among the reporting institutions. Despite differences in many of these factors, mortgages modified in each of the last five quarters have performed similarly. Among modifications completed in each of the last five quarters, between 6.1 percent and 8.7 percent of the modified loans were 60 or more days delinquent three months after modification, while 19.6 percent to 20.2 percent were 60 or more days delinquent 12 months after modification.

Table 25. Modified Loans 60 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
Second Quarter 2014	8.5%	16.0%	19.1%	20.2%	21.9%
Third Quarter 2014	8.5%	14.3%	17.2%	19.6%	--
Fourth Quarter 2014	7.2%	12.8%	17.1%	--	--
First Quarter 2015	6.1%	13.0%	--	--	--
Second Quarter 2015	8.7%	--	--	--	--

*All re-default data are based on modified loans that remain in effect at the specified amount of time after the modification. All loans that have been repaid in full, refinanced, or sold or completed the foreclosure process are removed from the calculation. Data include only modifications that have had time to age the indicated number of months.

Figure 11. Modified Loans 60 or More Days Delinquent



*Data for the second quarter of 2015 are represented by a single point (8.7 percent).

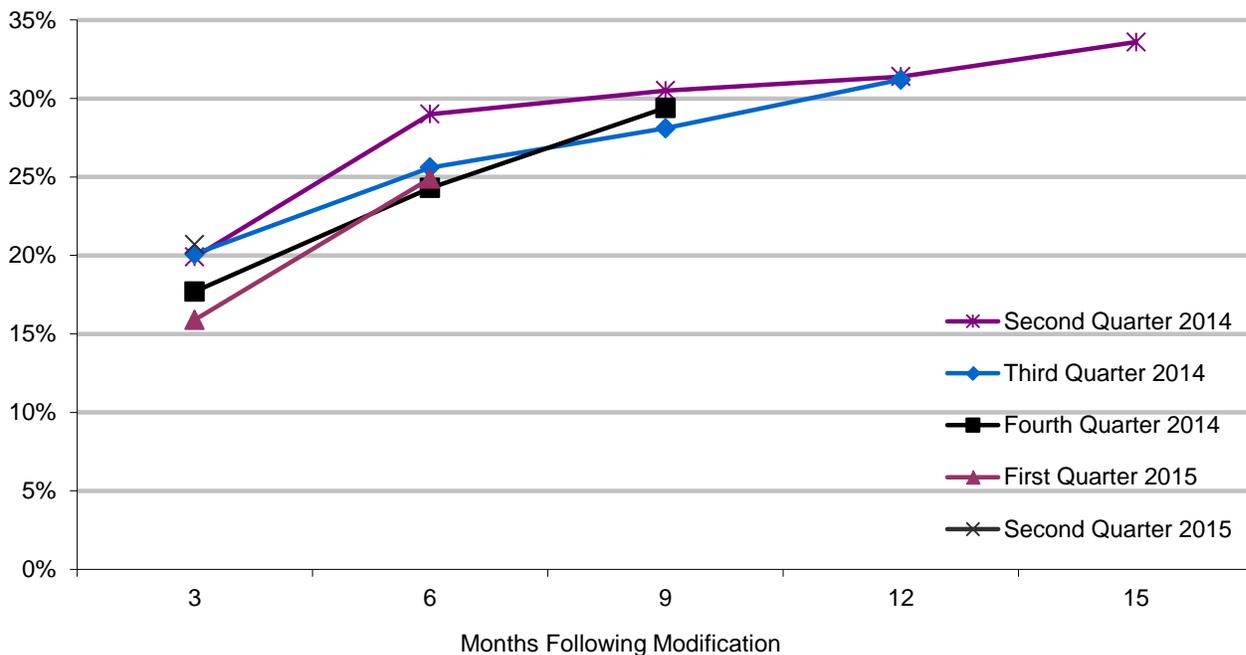
Re-Default Rates of Modified Loans: 30 or More Days Delinquent

Re-default rates measured at 30 or more days delinquent provide an early indicator of mortgages that may need additional attention to prevent more serious delinquency or foreclosure. For modifications completed in each of the last five quarters, 15.9 percent to 20.7 percent were 30 or more days delinquent three months after modification, while 31.2 percent to 31.4 percent were 30 or more days delinquent after one year.

Table 26. Modified Loans 30 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
Second Quarter 2014	19.9%	29.0%	30.5%	31.4%	33.6%
Third Quarter 2014	20.1%	25.6%	28.1%	31.2%	--
Fourth Quarter 2014	17.7%	24.3%	29.4%	--	--
First Quarter 2015	15.9%	24.9%	--	--	--
Second Quarter 2015	20.7%	--	--	--	--

*Data include only modifications that have had time to age the indicated number of months.

Figure 12. Modified Loans 30 or More Days Delinquent



*Data for the second quarter of 2015 are represented by a single point (20.7 percent).

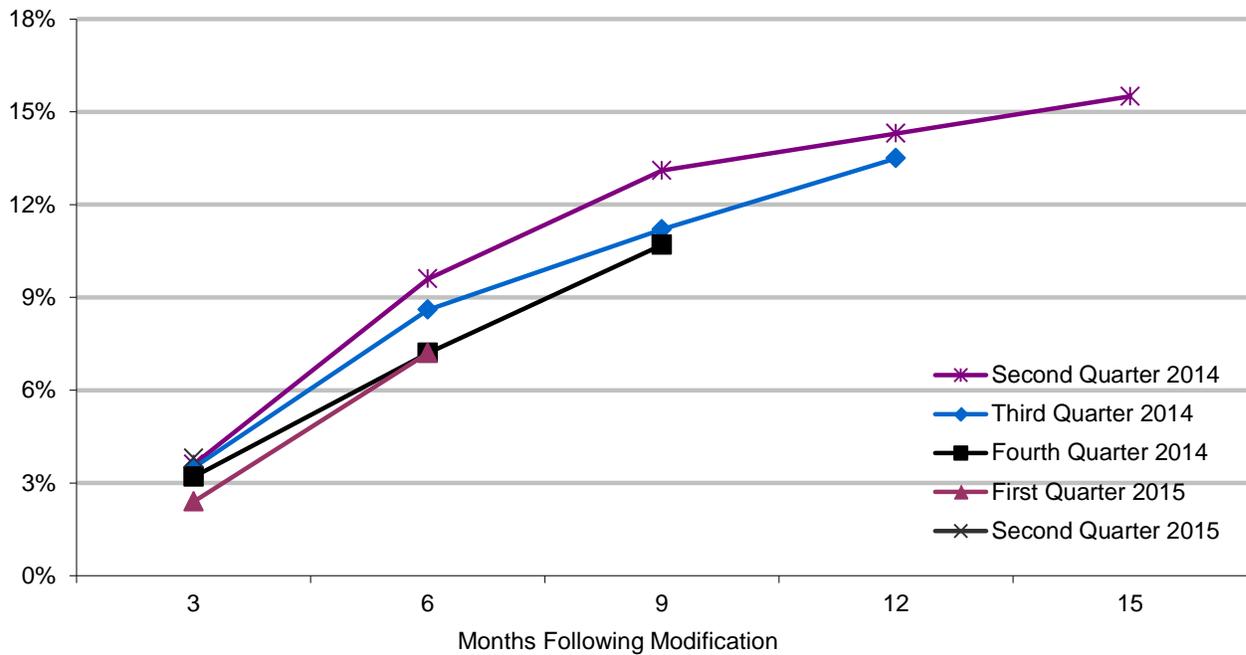
Re-Default Rates of Modified Loans: 90 or More Days Delinquent

Among modifications completed during the last five quarters, 13.5 percent to 14.3 percent were 90 or more days delinquent 12 months after modification.

Table 27. Modified Loans 90 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
Second Quarter 2014	3.6%	9.6%	13.1%	14.3%	15.5%
Third Quarter 2014	3.5%	8.6%	11.2%	13.5%	--
Fourth Quarter 2014	3.2%	7.2%	10.7%	--	--
First Quarter 2015	2.4%	7.2%	--	--	--
Second Quarter 2015	3.8%	--	--	--	--

*Data include only modifications that have had time to age the indicated number of months.

Figure 13. Modified Loans 90 or More Days Delinquent



*Data for the second quarter of 2015 are represented by a single point (3.8 percent).

Re-Default Rate, by Investor (60 or More Days Delinquent)

The performance of modified loans varies by investor type and the year that a loan was modified. These differences in re-default rates reflect differences in loan risk characteristics, modification programs, and economic conditions during the period following the modification effective date. Between 2008 and 2012, modification performance improved each year for almost all investor types, as modification programs focused on reducing monthly payments and setting payments relative to the borrower’s income and ability to pay, and as economic conditions improved. This trend of improved performance reversed for modifications completed since 2013, consistent with the higher concentrations of more risky loans modified during those years.

Table 28. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2008					
(60 or More Days Delinquent)					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	45.2%	59.7%	63.9%	62.1%	54.4%
Freddie Mac	45.0%	59.2%	64.4%	64.6%	59.5%
Government-Guaranteed	53.6%	67.8%	70.8%	70.3%	67.8%
Private	49.1%	61.2%	66.7%	68.0%	68.2%
Portfolio Loans	25.2%	36.1%	41.0%	41.7%	40.1%
Overall	44.8%	57.2%	62.1%	62.7%	61.4%

Table 29. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2009					
(60 or More Days Delinquent)					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	31.3%	41.1%	42.5%	42.4%	39.1%
Freddie Mac	37.3%	44.8%	46.0%	44.9%	40.1%
Government-Guaranteed	42.1%	55.6%	56.4%	56.3%	58.6%
Private	40.8%	52.5%	56.8%	57.8%	54.4%
Portfolio Loans	15.4%	24.9%	29.6%	30.6%	30.2%
Overall	32.2%	43.2%	46.4%	46.9%	45.1%

Table 30. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2010					
(60 or More Days Delinquent)					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	14.2%	20.6%	23.9%	24.3%	23.2%
Freddie Mac	12.1%	17.8%	20.7%	21.9%	20.8%
Government-Guaranteed	27.4%	40.7%	46.6%	48.8%	49.1%
Private	19.8%	28.3%	33.2%	33.7%	29.0%
Portfolio Loans	11.7%	18.0%	20.9%	21.9%	21.0%
Overall	17.3%	25.4%	29.5%	30.6%	29.2%

Table 31. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2011
(60 or More Days Delinquent)

Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	11.2%	16.7%	18.9%	20.4%	17.7%
Freddie Mac	10.8%	16.8%	20.1%	19.3%	16.5%
Government-Guaranteed	28.0%	42.3%	47.9%	48.1%	43.1%
Private	15.5%	22.1%	24.5%	21.5%	15.8%
Portfolio Loans	9.3%	15.1%	18.1%	18.1%	16.6%
Overall	15.4%	23.2%	26.6%	26.4%	23.0%

Table 32. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2012
(60 or More Days Delinquent)*

Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	11.5%	16.9%	19.9%	18.9%	14.3%
Freddie Mac	8.8%	12.9%	14.6%	14.8%	14.6%
Government-Guaranteed	21.3%	33.3%	36.6%	36.1%	31.9%
Private	13.0%	16.8%	14.3%	12.1%	11.1%
Portfolio Loans	7.2%	11.1%	12.6%	12.7%	11.3%
Overall	12.7%	18.8%	20.4%	19.8%	17.0%

Table 33. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2013
(60 or More Days Delinquent)*

Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	12.1%	16.9%	18.3%	16.2%	--
Freddie Mac	9.5%	14.5%	17.0%	16.6%	--
Government-Guaranteed	18.1%	26.7%	30.6%	30.4%	--
Private	11.3%	13.6%	14.7%	13.9%	--
Portfolio Loans	8.6%	13.3%	14.5%	12.2%	--
Overall	12.7%	18.3%	20.6%	19.9%	--

Table 34. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2014
(60 or More Days Delinquent)*

Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	14.4%	17.7%	17.2%	--	--
Freddie Mac	12.3%	17.7%	17.6%	--	--
Government-Guaranteed	15.6%	22.5%	25.4%	--	--
Private	11.7%	14.9%	15.8%	--	--
Portfolio Loans	13.6%	19.7%	18.0%	--	--
Overall	14.1%	19.7%	20.5%	--	--

Table 35. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2015					
(60 or More Days Delinquent)*					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	13.4%	--	--	--	--
Freddie Mac	12.1%	--	--	--	--
Government-Guaranteed	13.9%	--	--	--	--
Private	10.7%	--	--	--	--
Portfolio Loans	12.5%	--	--	--	--
Overall	13.0%	--	--	--	--

*Data in tables 32 to 35 include modifications that were originated that year and aged the indicated number of months.

Performance of HAMP Modifications Compared With Other Modifications

HAMP modifications have performed better than other modifications implemented during the same periods. These lower post-modification delinquency rates reflect HAMP’s emphasis on the affordability of monthly payments relative to the borrower’s income, verification of income, and completion of a successful trial-payment period. HAMP modifications also may have performed better than other modifications over time because other modifications include programs with flexible eligibility criteria designed to reach borrowers who do not qualify for HAMP modifications.

Table 36. Performance of HAMP Modifications Compared With Other Modifications						
(60 or More Days Delinquent)*						
	Number of Modifications	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
HAMP Third Quarter 2013	23,159	3.9%	7.0%	8.9%	11.5%	12.8%
Other Third Quarter 2013	76,134	10.6%	15.9%	18.7%	22.3%	24.2%
HAMP Fourth Quarter 2013	21,915	3.7%	7.9%	11.5%	14.5%	15.3%
Other Fourth Quarter 2013	50,551	8.7%	14.2%	19.5%	22.5%	23.3%
HAMP First Quarter 2014	32,680	4.4%	11.2%	16.3%	17.9%	18.6%
Other First Quarter 2014	32,753	7.5%	15.0%	19.8%	20.9%	21.2%
HAMP Second Quarter 2014	39,616	7.8%	15.3%	18.5%	19.8%	22.0%
Other Second Quarter 2014	29,610	9.5%	16.9%	20.1%	20.8%	21.8%
HAMP Third Quarter 2014	27,070	7.0%	12.7%	15.7%	18.6%	--
Other Third Quarter 2014	26,058	10.0%	16.0%	18.8%	20.8%	--
HAMP Fourth Quarter 2014	23,728	5.7%	10.7%	15.0%	--	--
Other Fourth Quarter 2014	23,833	8.7%	14.9%	19.2%	--	--
HAMP First Quarter 2015	23,780	4.8%	11.1%	--	--	--
Other First Quarter 2015	27,851	7.2%	14.6%	--	--	--
HAMP Second Quarter 2015	22,629	5.8%	--	--	--	--
Other Second Quarter 2015	30,126	10.9%	--	--	--	--

*Data include all modifications that have had time to age the indicated number of months.

C. Modified Loan Performance, by Change in Monthly Payments

Among modifications that reduce borrowers’ monthly payments, modifications that reduce payments by at least 10 percent consistently re-default at lower rates than modifications that reduce payments by less than 10 percent—the larger the reduction in monthly payment, the lower the subsequent re-default rate. Lower re-default rates also may result from monthly payments set relative to the borrower’s ability to repay as well as verification of income and completion of a successful trial period.

For servicers and investors, determining the best type of modification often requires weighing the reduction in cash flow from reducing monthly principal and interest payments, as well as the possible costs of delaying foreclosure, against the potential for longer-term sustainability of the payments and ultimate repayment of the mortgage.

Re-Default Rates of Loans by Change in Payment

Tables 37 through 44 present re-default rates, measured as 60 or more days delinquent, for modifications made since January 1, 2008. Between 2008 and 2012, modification performance generally improved by year of modification, as modification programs focused on reducing monthly payments and setting payments relative to the borrower’s income and ability to pay, and as economic conditions improved. This trend of improved performance reversed for modifications completed since 2013, consistent with the higher concentrations of riskier loans modified during those years.

Among modifications that received payment decreases, data show that re-default rates decrease as reductions in payments increase by more than 10 percent of monthly payment. Between 2010 and 2013, modification actions that resulted in no change to the borrower’s monthly payment have performed better than some modifications that reduced payments. Modifications that do not change monthly payments generally freeze the interest rate on an ARM so that the rate and payment do not increase. These actions often are offered to borrowers who are current on their payments.

Table 37. Re-Default Rates of Loans Modified in 2008 by Change in Payment					
(60 or More Days Delinquent)					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	26.1%	39.6%	47.0%	49.1%	50.6%
Decreased by 10% to Less Than 20%	32.7%	47.5%	54.3%	55.6%	54.9%
Decreased by Less Than 10%	40.3%	55.2%	60.6%	61.0%	59.0%
Unchanged	53.7%	62.2%	66.3%	67.2%	65.8%
Increased	53.6%	67.3%	71.3%	71.1%	68.3%
Total	44.5%	57.0%	62.0%	62.7%	61.4%

Table 38. Re-Default Rates of Loans Modified in 2009 by Change in Payment
(60 or More Days Delinquent)

	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	19.2%	28.5%	32.8%	34.3%	33.6%
Decreased by 10% to Less Than 20%	29.2%	41.6%	45.0%	45.7%	45.4%
Decreased by Less Than 10%	33.8%	46.7%	49.3%	49.6%	49.9%
Unchanged	48.6%	57.3%	60.8%	61.4%	57.3%
Increased	46.5%	60.0%	62.5%	62.1%	58.6%
Total	32.2%	43.2%	46.5%	47.0%	45.1%

Table 39. Re-Default Rates of Loans Modified in 2010 by Change in Payment
(60 or More Days Delinquent)

	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	11.4%	17.4%	21.1%	22.3%	21.5%
Decreased by 10% to Less Than 20%	19.8%	30.3%	35.6%	37.3%	37.0%
Decreased by Less Than 10%	26.1%	37.4%	42.7%	43.9%	42.8%
Unchanged	18.8%	23.0%	24.8%	24.1%	20.6%
Increased	32.8%	44.1%	48.1%	48.8%	45.0%
Total	17.3%	25.4%	29.5%	30.6%	29.2%

Table 40. Re-Default Rates of Loans Modified in 2011 by Change in Payment
(60 or More Days Delinquent)

	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	9.5%	14.8%	17.5%	17.4%	15.2%
Decreased by 10% to Less Than 20%	16.7%	26.6%	31.2%	31.7%	28.7%
Decreased by Less Than 10%	22.7%	34.3%	38.9%	38.3%	33.4%
Unchanged	13.5%	17.3%	18.5%	17.7%	15.1%
Increased	32.8%	44.9%	49.7%	49.0%	43.5%
Total	15.4%	23.2%	26.6%	26.4%	23.0%

Table 41. Re-Default Rates of Loans Modified in 2012 by Change in Payment
(60 or More Days Delinquent)*

	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	8.8%	13.2%	14.3%	14.1%	12.5%
Decreased by 10% to Less Than 20%	12.5%	19.5%	22.0%	21.8%	18.5%
Decreased by Less Than 10%	22.1%	33.3%	36.3%	35.2%	30.4%
Unchanged	9.9%	11.3%	12.6%	11.7%	9.1%
Increased	29.0%	38.8%	39.4%	36.9%	33.5%
Total	12.7%	18.8%	20.4%	19.8%	17.0%

Table 42. Re-Default Rates of Loans Modified in 2013 by Change in Payment (60 or More Days Delinquent)*					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	9.1%	13.4%	15.5%	14.9%	--
Decreased by 10% to Less Than 20%	14.5%	21.1%	24.2%	23.1%	--
Decreased by Less Than 10%	21.3%	29.8%	32.8%	32.0%	--
Unchanged	20.5%	25.1%	25.3%	23.3%	--
Increased	23.7%	32.1%	34.1%	31.7%	--
Total	12.7%	18.3%	20.6%	19.9%	--

Table 43. Re-Default Rates of Loans Modified in 2014 by Change in Payment (60 or More Days Delinquent)*					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	10.5%	15.1%	16.1%	--	--
Decreased by 10% to Less Than 20%	15.9%	22.4%	23.6%	--	--
Decreased by Less Than 10%	19.7%	28.0%	28.0%	--	--
Unchanged	24.3%	31.0%	39.1%	--	--
Increased	24.9%	33.1%	33.0%	--	--
Total	14.1%	19.7%	20.5%	--	--

Table 44. Re-Default Rates of Loans Modified in 2015 by Change in Payment (60 or More Days Delinquent)*					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	9.9%	--	--	--	--
Decreased by 10% to Less Than 20%	13.5%	--	--	--	--
Decreased by Less Than 10%	16.5%	--	--	--	--
Unchanged	18.2%	--	--	--	--
Increased	24.3%	--	--	--	--
Total	13.0%	--	--	--	--

*Data in tables 41 to 44 include modifications that were originated that year and aged the indicated number of months.

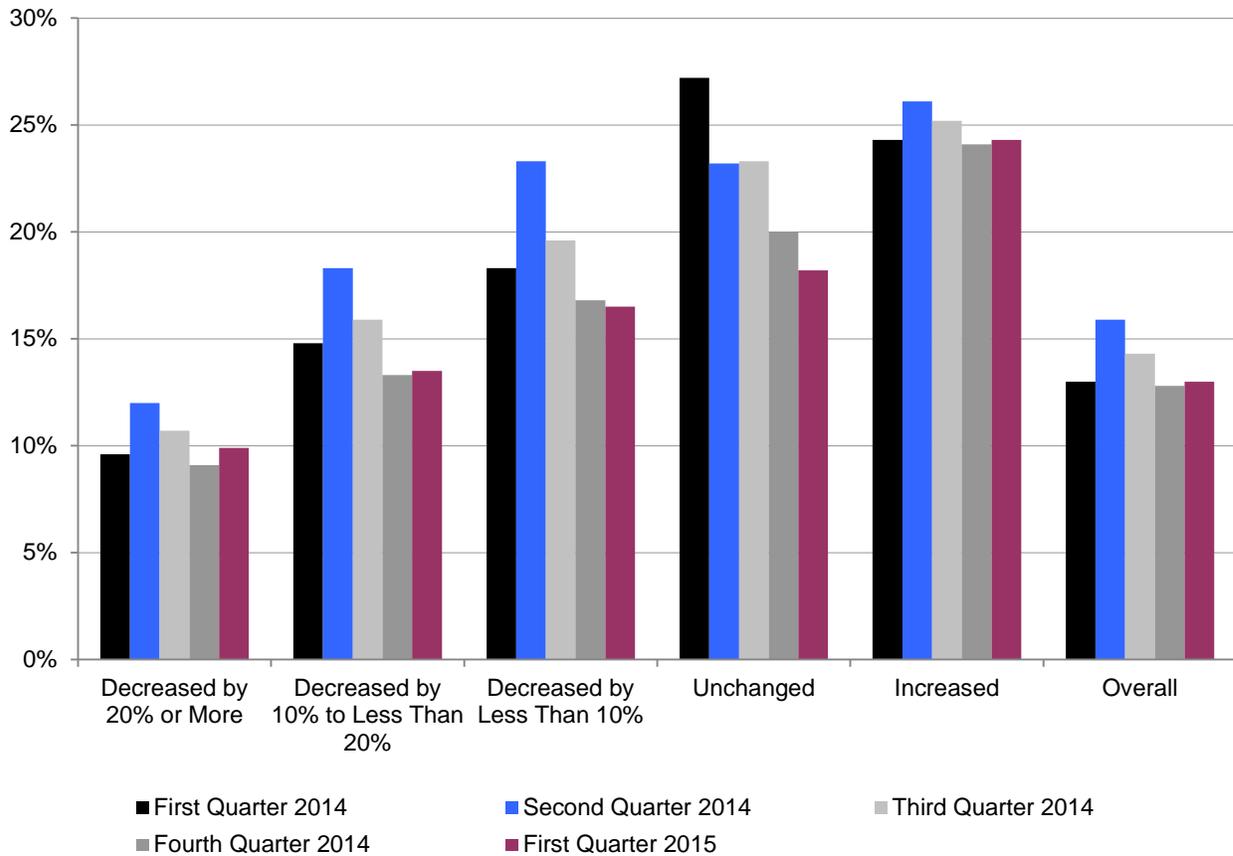
60+ Delinquency at Six Months After Modification by Change in Monthly Payment

For modifications completed in 2014 and 2015, modifications that reduced monthly principal and interest payments by at least 10 percent consistently performed better than modifications that reduced payments by less than 10 percent. Modifications with the greatest decrease in monthly payments consistently had the lowest re-default rates.

Table 45. 60+ Delinquency at Six Months After Modification by Change in Monthly Payment

	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Overall
First Quarter 2014	9.6%	14.8%	18.3%	27.2%	24.3%	13.0%
Second Quarter 2014	12.0%	18.3%	23.3%	23.2%	26.1%	15.9%
Third Quarter 2014	10.7%	15.9%	19.6%	23.3%	25.2%	14.3%
Fourth Quarter 2014	9.1%	13.3%	16.8%	20.0%	24.1%	12.8%
First Quarter 2015	9.9%	13.5%	16.5%	18.2%	24.3%	13.0%
Overall	10.4%	15.5%	19.1%	23.6%	24.8%	13.9%

Figure 14. 60+ Delinquency at Six Months After Modification by Change in Monthly Payment



Status of Mortgages Modified in 2008–2Q2015

Servicers implemented 3,800,210 modifications from January 1, 2008, through June 30, 2015. Of these modifications, 50.6 percent were active at the end of the third quarter of 2015 and 49.4 percent had exited the servicing portfolios of the reporting institutions, through payment in full, involuntary liquidation, or transfer to a non-reporting servicer. Of the 1,922,661 modifications active at the end of the third quarter of 2015, 71.2 percent were current and performing, 23.6 percent were delinquent, and 5.2 percent were in the process of foreclosure. Among the 49.4 percent of modifications that had exited the portfolio as of the end of the third quarter of 2015, 14.1 percent were liquidated involuntarily through foreclosure, short sale, or deed in lieu. Another 5.6 percent were paid in full, and 29.8 percent were transferred to servicers who do not participate in this report.

HAMP modifications implemented since the fourth quarter of 2009 have performed better than other modifications.

Modifications that reduced borrowers’ monthly payments by 10 percent or more performed significantly better than modifications that reduced payments by less than 10 percent. Of the 1,350,289 modifications that reduced payments by 10 percent or more that were active as of the end of the third quarter of 2015, 74.7 percent were current and performing, compared with 63.1 percent of active modifications that reduced payments by less than 10 percent.

Table 46. Status of Mortgages Modified in 2008–2Q2015

Year	Completed Modifications		As Percentage of Modifications Active as of 9/30/15				As Percentage of All Modifications Completed		
	Total	Active at 9/30/15	Current	30–59 Days Delinquent	Seriously Delinquent	Foreclosures in Process	Involuntary Liquidations*	Paid Off	No Longer in the Portfolio
2008	443,294	108,004	64.3%	10.9%	17.5%	7.3%	32.8%	6.4%	36.5%
2009	593,884	211,853	67.5%	9.8%	16.0%	6.8%	25.2%	7.3%	31.8%
2010	955,422	412,041	71.5%	9.1%	14.1%	5.4%	15.4%	6.6%	34.9%
2011	569,553	296,017	73.3%	8.6%	13.0%	5.1%	9.9%	5.7%	32.4%
2012	479,820	295,300	74.9%	8.5%	12.2%	4.4%	4.7%	4.9%	28.8%
2013	418,503	290,588	71.8%	9.0%	14.0%	5.2%	2.7%	3.7%	24.2%
2014	235,348	209,211	67.8%	11.2%	15.7%	5.3%	0.8%	1.9%	8.4%
2015	104,386	99,647	74.5%	11.8%	12.5%	1.2%	0.1%	0.8%	3.7%
Total	3,800,210	1,922,661	71.2%	9.5%	14.1%	5.2%	14.1%	5.6%	29.8%
HAMP Modification Performance Compared With Other Modifications									
Other**	2,066,623	1,140,736	69.0%	9.9%	15.5%	5.7%	11.5%	6.0%	27.3%
HAMP	952,447	567,618	78.1%	8.2%	10.3%	3.4%	6.2%	3.8%	30.4%
Modifications That Reduced Payments by 10 Percent or More									
	2,482,502	1,350,289	74.7%	8.9%	12.1%	4.3%	9.7%	4.6%	31.3%
Modifications That Reduced Payments by Less Than 10 Percent									
	1,317,708	572,372	63.1%	10.8%	18.8%	7.3%	22.3%	7.3%	27.0%

*Completed foreclosures, short sales, and deeds in lieu of foreclosure.

**Modifications used to compare with HAMP modifications only include modifications implemented from the third quarter of 2009 through the second quarter of 2015.

Part III: Home Forfeiture Actions—Foreclosures, Short Sales, and Deed-in-Lieu-of-Foreclosure Actions

Completed Foreclosures and Other Home Forfeiture Actions

Home forfeiture actions—completed foreclosure sales, short sales, and deed-in-lieu-of-foreclosure actions—totaled 42,318 during the third quarter of 2015, a decrease of 27.3 percent from a year earlier. The number of completed foreclosures decreased to 33,106—down 26.8 percent from a year earlier. Short sales decreased 31.6 percent from a year earlier. Short sales were 18.9 percent of all home forfeiture actions during the third quarter of 2015, down from 20.1 percent a year earlier. Deed-in-lieu-of-foreclosure actions remained a small portion of home forfeiture actions during the quarter and decreased 5.5 percent from a year earlier.

Table 47. Completed Foreclosures and Other Home Forfeiture Actions							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Completed Foreclosures	45,245	39,331	38,509	37,275	33,106	-11.2%	-26.8%
New Short Sales	11,685	9,179	7,626	8,377	7,998	-4.5%	-31.6%
New Deed-in-Lieu-of-Foreclosure Actions	1,284	1,239	1,295	1,324	1,214	-8.3%	-5.5%
Total	58,214	49,749	47,430	46,976	42,318	-9.9%	-27.3%

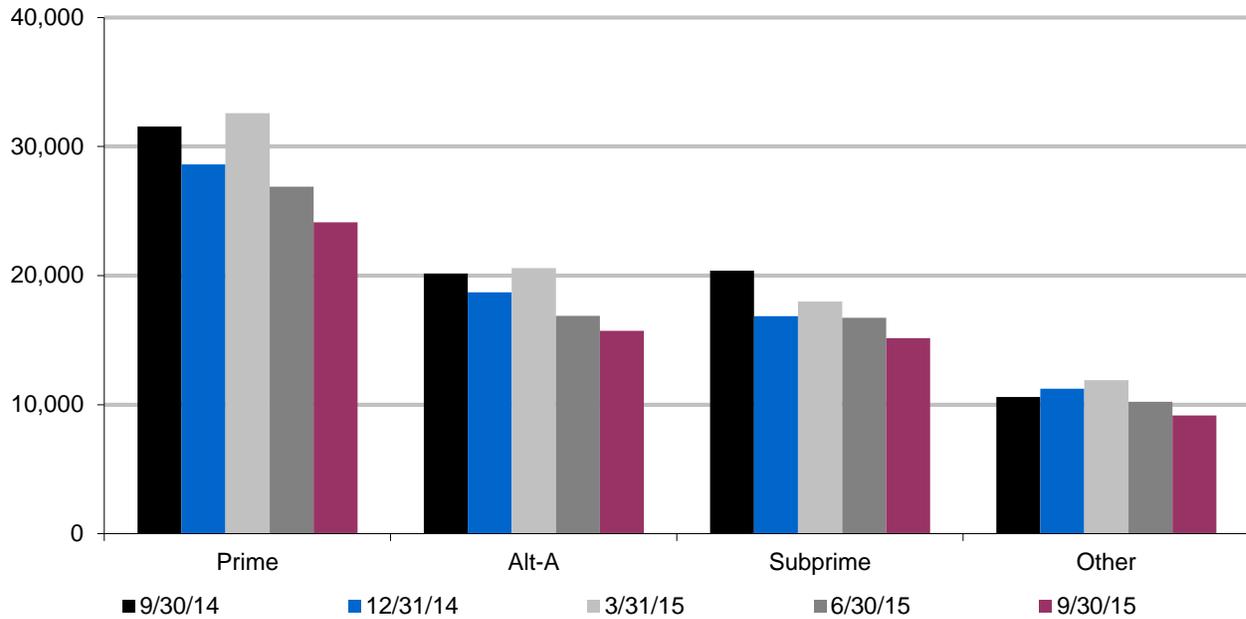
Newly Initiated Foreclosures

Servicers initiate foreclosure actions at defined stages of loan delinquency. Foreclosure actions progress to sale of the property only if servicers and borrowers cannot arrange a permanent loss mitigation action, modification, home sale, or alternate workout solution. Newly initiated foreclosures decreased to 64,156 in the third quarter of 2015, a decrease of 9.3 percent from the previous quarter and 22.4 percent from a year earlier.

Table 48. Number of Newly Initiated Foreclosures

	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	31,547	28,609	32,576	26,895	24,132	-10.3%	-23.5%
Alt-A	20,158	18,701	20,584	16,889	15,720	-6.9%	-22.0%
Subprime	20,379	16,854	17,992	16,730	15,149	-9.5%	-25.7%
Other	10,584	11,231	11,906	10,214	9,155	-10.4%	-13.5%
Total	82,668	75,395	83,058	70,728	64,156	-9.3%	-22.4%

Figure 15. Number of Newly Initiated Foreclosures

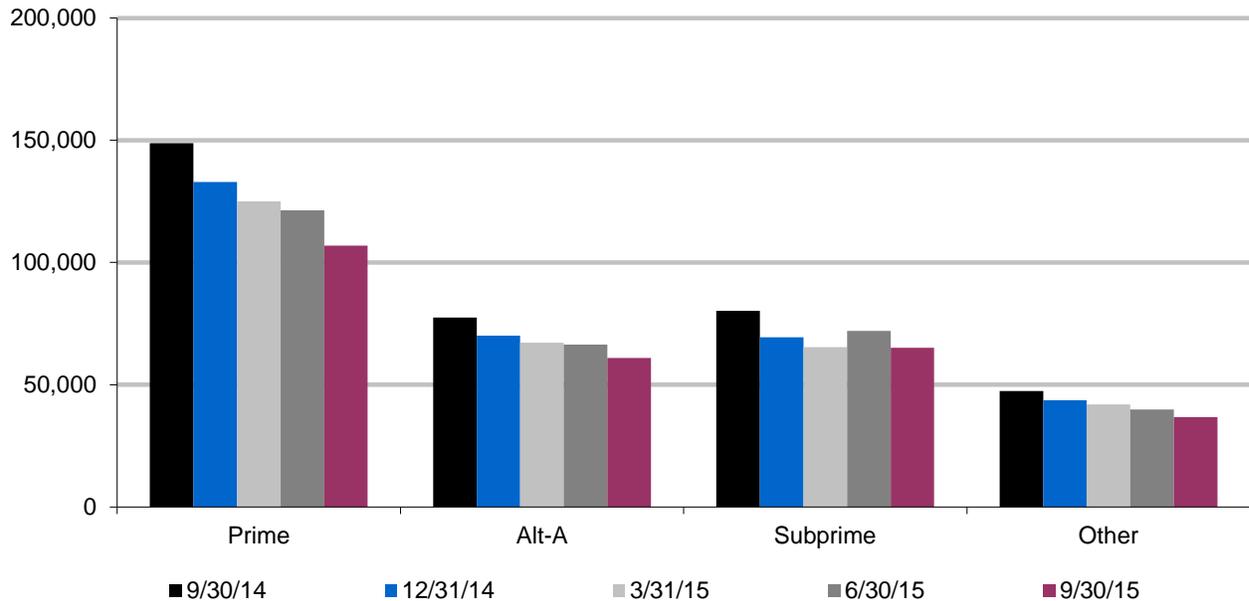


Foreclosures in Process

The number of mortgages in the process of foreclosure decreased by 29,749 mortgages from the previous quarter. At the end of the third quarter of 2015, there were 269,751 mortgages in the process of foreclosure, a decrease of 23.8 percent from a year earlier. The percentage of mortgages in the portfolio that were in some stage of the foreclosure process at the end of the third quarter of 2015 was 1.2 percent, a decrease of 17.8 percent from a year earlier.

Table 49. Foreclosures in Process							
Percentage of Foreclosures in Process Relative to Mortgages in That Risk Category							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	0.8%	0.8%	0.7%	0.7%	0.6%	-11.2%	-23.5%
Alt-A	3.2%	3.0%	2.9%	3.1%	2.9%	-5.5%	-10.1%
Subprime	5.7%	5.2%	5.1%	5.6%	5.3%	-5.9%	-8.0%
Other	2.4%	2.3%	2.3%	2.2%	2.1%	-6.3%	-15.0%
Total	1.5%	1.4%	1.3%	1.4%	1.2%	-8.8%	-17.8%
Number of Foreclosures in Process							
Prime	148,846	132,900	125,015	121,286	106,938	-11.8%	-28.2%
Alt-A	77,451	70,059	67,146	66,355	60,985	-8.1%	-21.3%
Subprime	80,204	69,371	65,367	71,956	65,077	-9.6%	-18.9%
Other	47,405	43,592	41,896	39,903	36,751	-7.9%	-22.5%
Total	353,906	315,922	299,424	299,500	269,751	-9.9%	-23.8%

Figure 16. Number of Foreclosures in Process

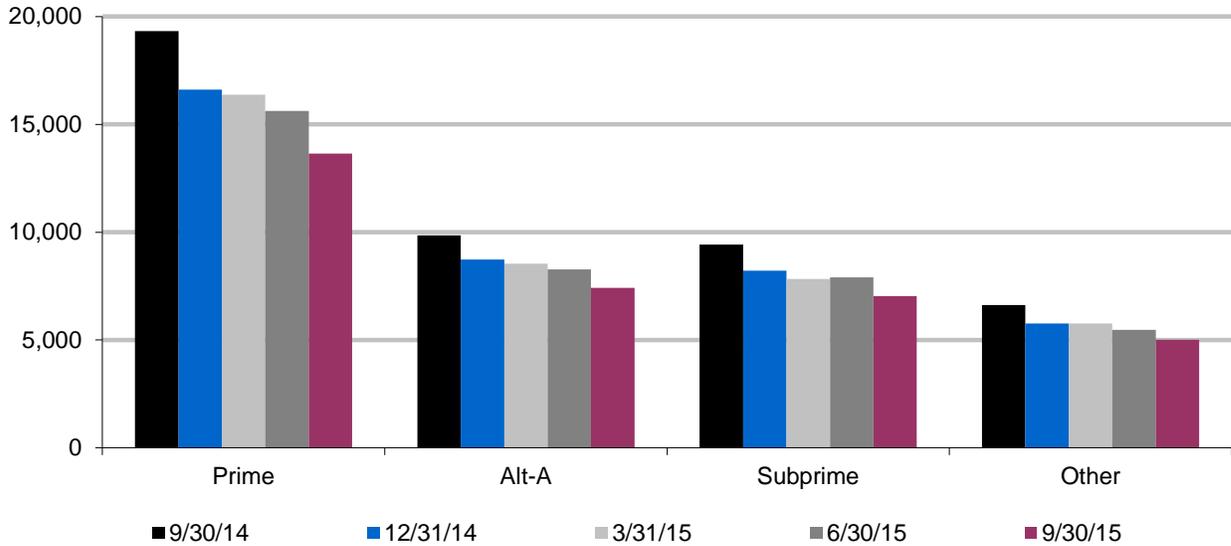


Completed Foreclosures

The number of completed foreclosures was 33,106 during the third quarter of 2015—a decrease of 26.8 percent from a year earlier. The percentage of mortgages that completed the foreclosure process during the third quarter of 2015 was 0.2 percent of all mortgages in the portfolio, a decrease of 21.1 percent from a year earlier.

Table 50. Completed Foreclosures							
Percentage of Completed Foreclosures Relative to Mortgages in That Risk Category							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	0.1%	0.09%	0.09%	0.09%	0.08%	-12.0%	-24.9%
Alt-A	0.4%	0.4%	0.4%	0.4%	0.4%	-7.8%	-14.1%
Subprime	0.7%	0.6%	0.6%	0.6%	0.6%	-7.4%	-15.4%
Other	0.3%	0.3%	0.3%	0.3%	0.3%	-6.8%	-17.0%
Total	0.2%	0.2%	0.2%	0.2%	0.2%	-10.1%	-21.1%
Number of Completed Foreclosures							
Prime	19,331	16,616	16,378	15,620	13,640	-12.7%	-29.4%
Alt-A	9,857	8,730	8,537	8,272	7,416	-10.3%	-24.8%
Subprime	9,428	8,214	7,827	7,907	7,034	-11.0%	-25.4%
Other	6,629	5,771	5,767	5,476	5,016	-8.4%	-24.3%
Total	45,245	39,331	38,509	37,275	33,106	-11.2%	-26.8%

Figure 17. Number of Completed Foreclosures

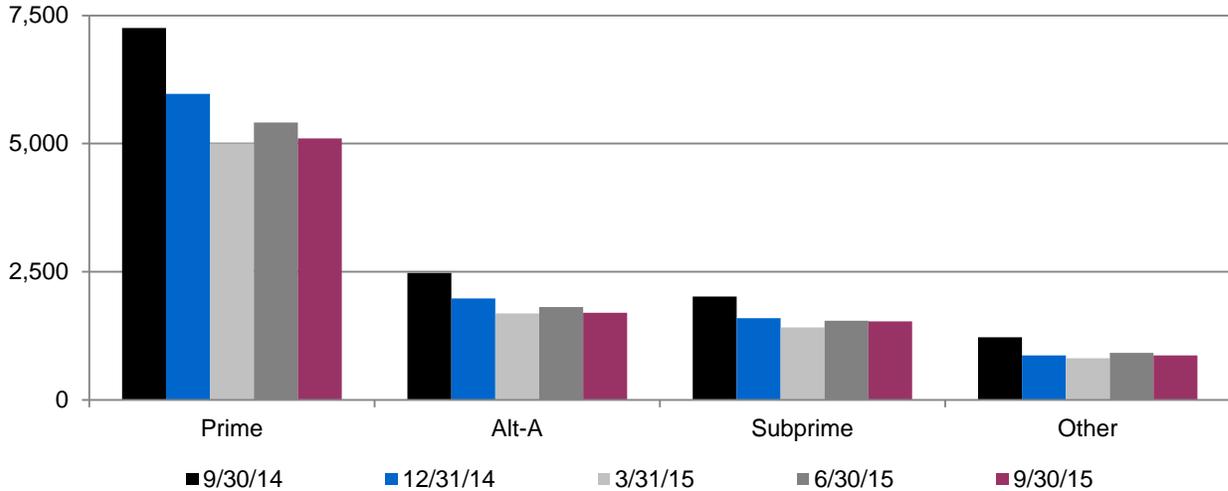


Completed Short Sales and Deeds in Lieu of Foreclosure

The number of completed short sales and deeds in lieu of foreclosure was 9,212 during the third quarter of 2015—a decrease of 29.0 percent from a year earlier. Short sales and deeds in lieu of foreclosure as a percentage of all mortgages serviced at the end of the third quarter of 2015 were 0.04 percent, down 23.4 percent from a year earlier.

Table 51. Completed Short Sales and Deeds in Lieu of Foreclosure							
Percentage of Completed Foreclosures Relative to Mortgages in That Risk Category							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	0.04%	0.03%	0.03%	0.03%	0.03%	-5.1%	-25.2%
Alt-A	0.1%	0.08%	0.07%	0.08%	0.08%	-3.7%	-21.6%
Subprime	0.1%	0.1%	0.1%	0.1%	0.1%	3.2%	-13.6%
Other	0.06%	0.05%	0.04%	0.05%	0.05%	-3.6%	-21.7%
Total	0.06%	0.05%	0.04%	0.04%	0.04%	-3.9%	-23.4%
Number of Completed Short Sales and Deeds in Lieu of Foreclosure							
Prime	7,254	5,972	5,001	5,413	5,100	-5.8%	-29.7%
Alt-A	2,476	1,983	1,688	1,816	1,701	-6.3%	-31.3%
Subprime	2,016	1,594	1,419	1,549	1,537	-0.8%	-23.8%
Other	1,223	869	813	923	874	-5.3%	-28.5%
Overall	12,969	10,418	8,921	9,701	9,212	-5.0%	-29.0%

Figure 18. Number of Completed Short Sales and Deeds in Lieu of Foreclosure

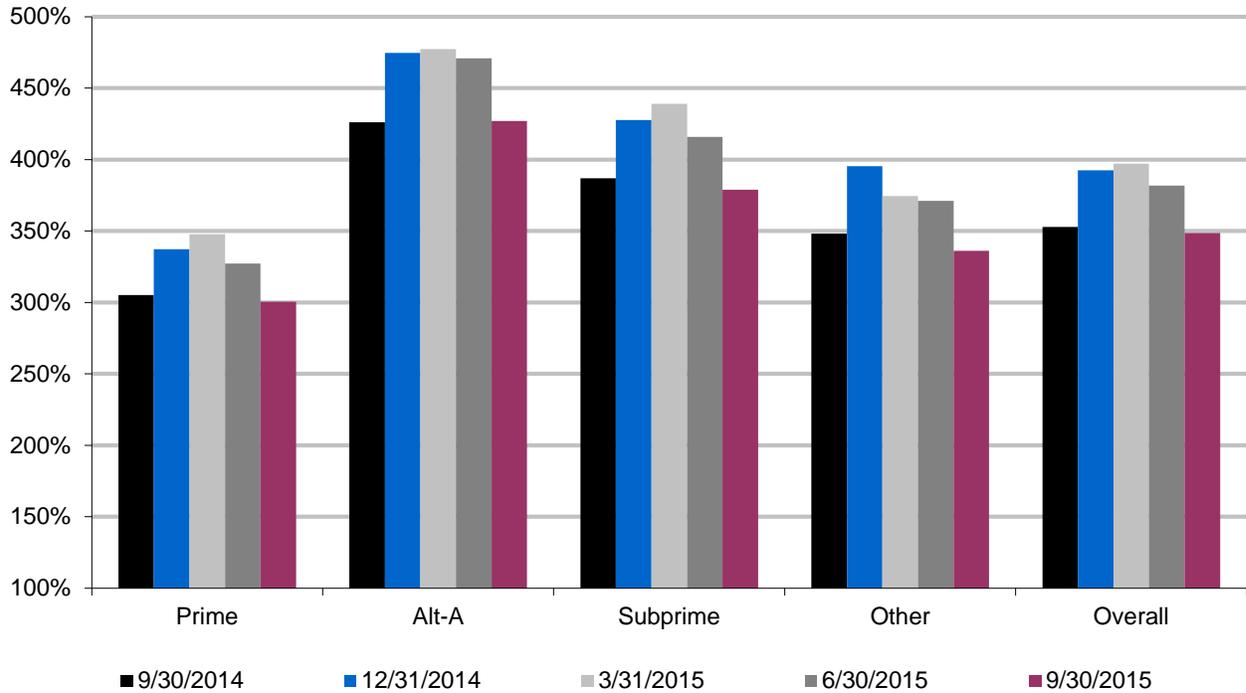


New Home Retention Actions Relative to Forfeiture Actions, by Risk Category

New home retention actions continued to exceed completed home forfeitures as servicers initiated more than three times as many home retention actions as home forfeiture actions during the third quarter of 2015. The percentage of new home retention actions relative to home forfeitures continued to be highest for Alt-A and subprime loans and lowest for prime and other loans.

Table 52. Percentage of New Home Retention Actions Relative to Forfeiture Actions, by Risk Category							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	305.3%	337.3%	347.8%	327.2%	300.6%	-8.1%	-1.5%
Alt-A	426.2%	474.6%	477.4%	470.8%	427.0%	-9.3%	0.2%
Subprime	387.0%	427.6%	439.0%	415.8%	379.0%	-8.9%	-2.1%
Other	348.2%	395.3%	374.4%	371.2%	336.1%	-9.5%	-3.5%
Overall	352.8%	392.4%	397.2%	381.9%	348.7%	-8.7%	-1.2%

Figure 19. Percentage of New Home Retention Actions Relative to Forfeiture Actions, by Risk Category



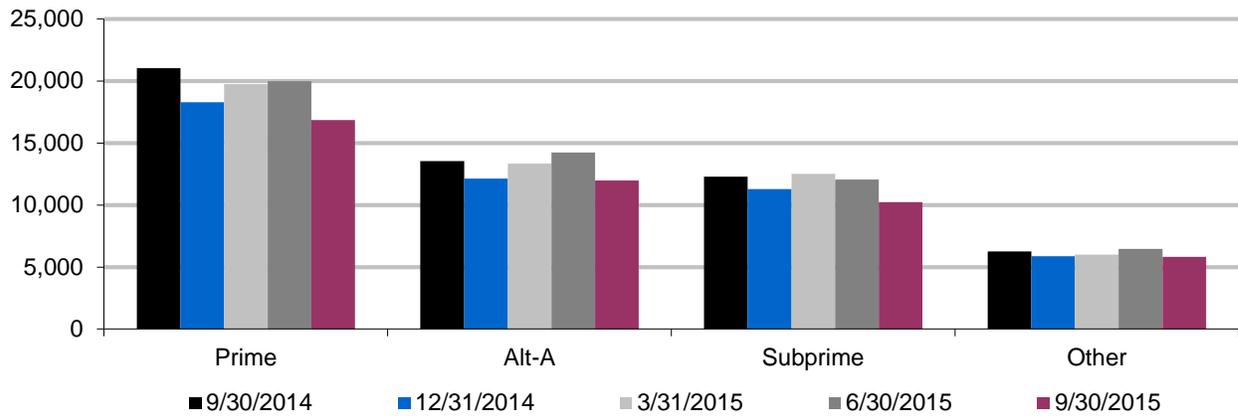
Appendixes

Appendix A—New Loan Modifications

There were 44,880 loan modifications completed during the third quarter of 2015—a decrease of 14.9 percent from the previous quarter and 15.5 percent from a year earlier.

Table 53. Number of New Loan Modifications							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	21,042	18,299	19,763	19,986	16,846	-15.7%	-19.9%
Alt-A	13,544	12,123	13,338	14,235	11,966	-15.9%	-11.7%
Subprime	12,279	11,275	12,520	12,068	10,235	-15.2%	-16.6%
Other	6,263	5,864	6,010	6,466	5,833	-9.8%	-6.9%
Total	53,128	47,561	51,631	52,755	44,880	-14.9%	-15.5%

Figure 20. Number of New Loan Modifications

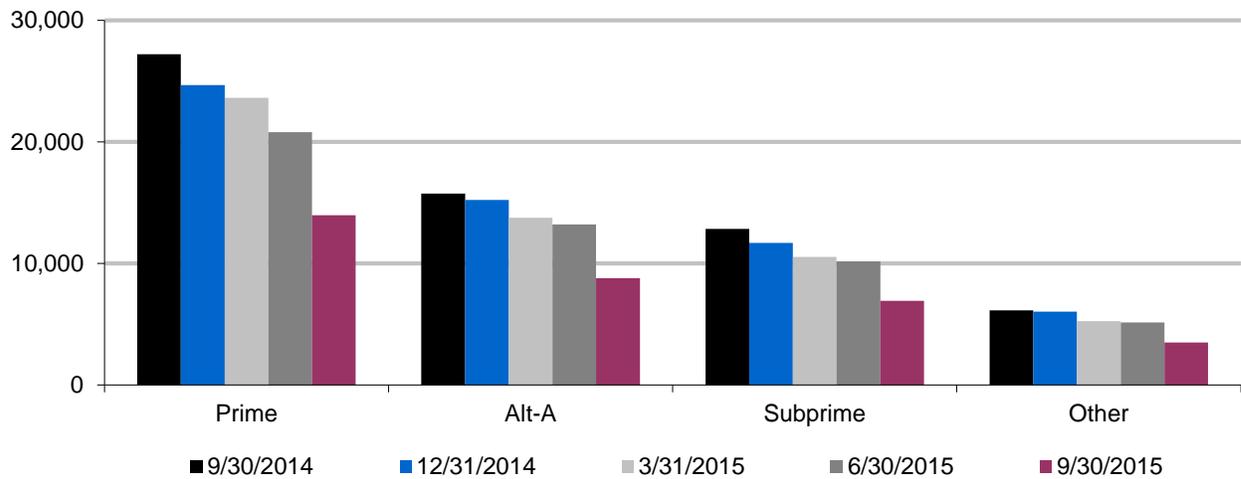


Appendix B—New Trial-Period Plans

Servicers initiated 33,213 trial-period plans during the third quarter of 2015, a decrease of 32.7 percent from the previous quarter and 46.4 percent from a year earlier.

	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	27,222	24,669	23,639	20,802	13,977	-32.8%	-48.7%
Alt-A	15,744	15,230	13,750	13,205	8,796	-33.4%	-44.1%
Subprime	12,849	11,693	10,553	10,167	6,922	-31.9%	-46.1%
Other	6,157	6,038	5,249	5,166	3,518	-31.9%	-42.9%
Total	61,972	57,630	53,191	49,340	33,213	-32.7%	-46.4%

Figure 21. Number of New Trial-Period Plans

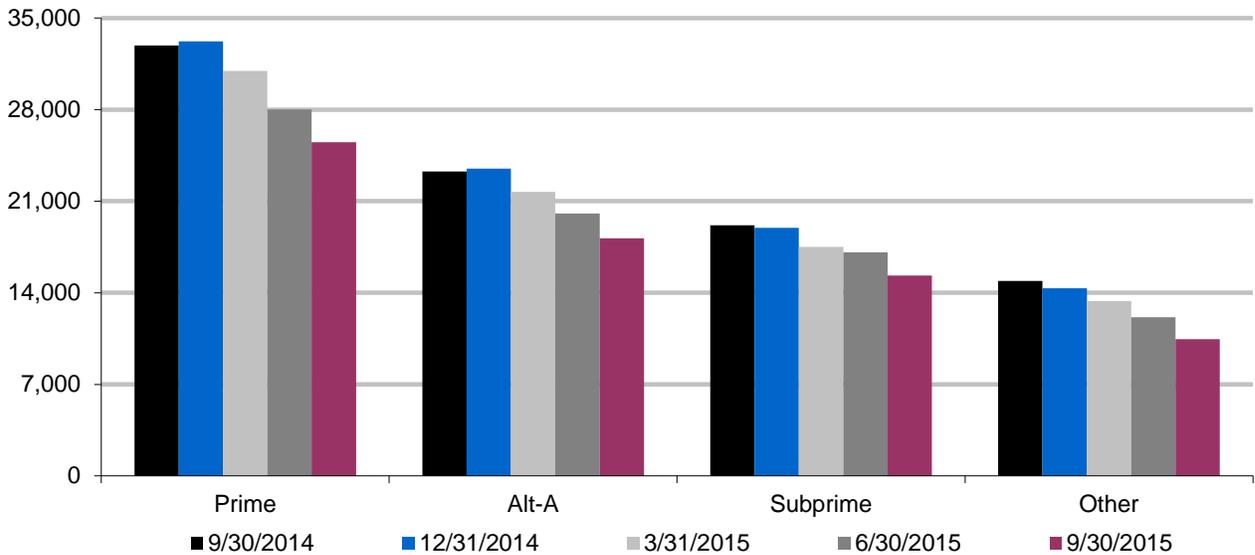


Appendix C—New Payment Plans

Servicers initiated 69,450 payment plans during the third quarter of 2015, a decrease of 10.1 percent from the previous quarter and 23.1 percent from a year earlier.

	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Prime	32,903	33,215	30,956	28,024	25,518	-8.9%	-22.4%
Alt-A	23,279	23,491	21,723	20,053	18,164	-9.4%	-22.0%
Subprime	19,161	18,975	17,515	17,087	15,323	-10.3%	-20.0%
Other	14,917	14,347	13,378	12,123	10,445	-13.8%	-30.0%
Total	90,260	90,028	83,572	77,287	69,450	-10.1%	-23.1%

Figure 22. Number of New Payment Plans



Appendix D—Breakdown of Individual and Combination Modification Actions

Servicers generally use a combination of actions to reduce monthly payments and achieve payment sustainability when modifying a mortgage. Servicers changed more than one loan term in 94.1 percent of all modifications completed during the third quarter of 2015.

Table 56. Changes in Terms for Modifications Made Through the Third Quarter of 2015							
(Percentage of Modifications in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Combination*	90.7%	92.9%	93.4%	93.3%	94.1%	0.8%	3.7%
Capitalization	3.2%	2.7%	2.8%	3.7%	2.5%	-32.5%	-22.3%
Rate Reduction	0.4%	0.3%	0.2%	0.2%	0.2%	2.3%	-63.2%
Rate Freeze	0.01%	0.02%	0.01%	0.00%	0.01%	76.3%	-29.0%
Term Extension	5.0%	3.7%	3.1%	2.3%	2.7%	15.4%	-45.9%
Principal Reduction	0.01%	0.01%	0.01%	0.01%	0.02%	88.1%	89.4%
Principal Deferral	0.1%	0.1%	0.1%	0.1%	0.2%	138.4%	105.8%
Not Reported**	0.5%	0.4%	0.4%	0.4%	0.4%	-1.7%	-28.3%
(Number of Changes in Each Category)							
Combination	48,208	44,173	48,208	49,235	42,223	-14.2%	-12.4%
Capitalization	1,721	1,280	1,422	1,969	1,130	-42.6%	-34.3%
Rate Reduction	238	125	111	85	74	-12.9%	-68.9%
Rate Freeze	5	10	3	2	3	50.0%	-40.0%
Term Extension	2,640	1,746	1,612	1,228	1,206	-1.8%	-54.3%
Principal Reduction	5	4	3	5	8	60.0%	60.0%
Principal Deferral	42	33	42	36	73	102.8%	73.8%
Not Reported	269	190	230	195	163	-16.4%	-39.4%
All Modifications	53,128	47,561	51,631	52,755	44,880	-14.9%	-15.5%

*Combination modifications result in a change to two or more loan terms. All other modification types detailed in this table involve only the individual listed action.

**See note to table 17.

Changes in Terms for Combination Modification Actions

Of the 42,223 modifications completed during the third quarter of 2015 that changed more than one term of the mortgage contract, 91.1 percent included capitalization of missed fees and payments, 73.4 percent included interest-rate reduction, and 88.4 percent included an extension of the loan maturity. Principal deferral was included in 10.9 percent of the combination modifications implemented during the quarter, and principal reduction was included in 8.6 percent. Because combination modifications changed more than one term, the sum of the individual actions exceeded 100 percent of total combination modifications.

Table 57. Changes in Terms for Combination Modifications Through the Third Quarter of 2015							
(Percentage of Modifications in Each Category)							
	9/30/14	12/31/14	3/31/15	6/30/15	9/30/15	1Q %Change	1Y %Change
Capitalization	74.6%	87.6%	92.2%	92.4%	91.1%	-1.4%	22.0%
Rate Reduction	72.7%	69.7%	72.8%	73.5%	73.4%	-0.2%	1.0%
Rate Freeze	8.3%	9.1%	8.1%	8.1%	10.9%	34.5%	31.2%
Term Extension	85.3%	86.8%	88.0%	85.4%	88.4%	3.5%	3.6%
Principal Reduction*	7.6%	7.1%	15.7%	10.7%	8.6%	-19.7%	13.0%
Principal Deferral	17.5%	11.2%	10.6%	10.4%	10.9%	5.0%	-37.8%
(Number of Changes in Each Category)							
Capitalization	35,979	38,677	44,450	45,469	38,459	-15.4%	6.9%
Rate Reduction	35,047	30,789	35,072	36,199	30,992	-14.4%	-11.6%
Rate Freeze	4,022	4,004	3,894	4,007	4,621	15.3%	14.9%
Term Extension	41,143	38,357	42,419	42,046	37,316	-11.2%	-9.3%
Principal Reduction	3,649	3,123	7,564	5,249	3,613	-31.2%	-1.0%
Principal Deferral	8,438	4,963	5,087	5,108	4,600	-9.9%	-45.5%

*See note to table 17.

Appendix E—Mortgage Modification Data by State

The following tables present certain mortgage modification data by state, the District of Columbia, and U.S. territories (the latter are included in the category labeled “Other”). These data fulfill reporting requirements in the Dodd–Frank Wall Street Reform and Consumer Protection Act of 2010 (Public Law 111-203).

Table 58 presents the number and percentage of HAMP modifications and other modifications in each state during the third quarter of 2015. Tables 59 and 60 present the number and percentage of each type of action included in modifications made during the quarter in each state, the District of Columbia, and U.S. territories. Tables 61 and 62 present the number and percentage of each type of action included in combination modifications made during the quarter in each state, the District of Columbia, and U.S. territories. Tables 63 and 64 present the number and percentage of modifications made during the quarter in each state, the District of Columbia, and U.S. territories by the amount of change in the borrowers’ monthly principal and interest payments. Tables 65 and 66 present the number and percentage of re-defaulting mortgages, defined as modifications made in the first quarter of 2015 that were 60 or more days delinquent or in the process of foreclosure at the end of the third quarter of 2015.

Table 58. Number and Percentage of Mortgage Modifications						
Implemented in the Third Quarter of 2015						
States	HAMP Modifications		Other Modifications		Total Modifications	
	Total	% of State Total	Total	% of State Total	Total	% of Total
Total - All States	22,421	50.0%	22,459	50.0%	44,880	100.0%
Alabama	297	45.6%	355	54.4%	652	1.5%
Alaska	17	44.7%	21	55.3%	38	0.08%
Arizona	393	52.1%	362	47.9%	755	1.7%
Arkansas	170	49.4%	174	50.6%	344	0.8%
California	1,844	49.0%	1,921	51.0%	3,765	8.4%
Colorado	271	51.5%	255	48.5%	526	1.2%
Connecticut	361	52.9%	322	47.1%	683	1.5%
Delaware	124	48.1%	134	51.9%	258	0.6%
District of Columbia	39	37.1%	66	62.9%	105	0.2%
Florida	1,817	48.0%	1,967	52.0%	3,784	8.4%
Georgia	1,171	55.5%	939	44.5%	2,110	4.7%
Hawaii	31	32.3%	65	67.7%	96	0.2%
Idaho	66	40.2%	98	59.8%	164	0.4%
Illinois	1,201	49.2%	1,242	50.8%	2,443	5.4%
Indiana	576	57.8%	421	42.2%	997	2.2%
Iowa	132	48.2%	142	51.8%	274	0.6%
Kansas	140	50.7%	136	49.3%	276	0.6%
Kentucky	221	50.2%	219	49.8%	440	1.0%
Louisiana	293	43.0%	389	57.0%	682	1.5%
Maine	57	37.0%	97	63.0%	154	0.3%
Maryland	862	52.8%	771	47.2%	1,633	3.6%
Massachusetts	351	43.7%	453	56.3%	804	1.8%
Michigan	453	48.6%	480	51.4%	933	2.1%
Minnesota	330	46.1%	386	53.9%	716	1.6%
Mississippi	154	47.8%	168	52.2%	322	0.7%
Missouri	391	50.8%	379	49.2%	770	1.7%
Montana	35	43.2%	46	56.8%	81	0.2%
Nebraska	91	47.4%	101	52.6%	192	0.4%
Nevada	204	46.5%	235	53.5%	439	1.0%
New Hampshire	67	36.8%	115	63.2%	182	0.4%
New Jersey	1,146	49.3%	1,178	50.7%	2,324	5.2%
New Mexico	141	56.4%	109	43.6%	250	0.6%
New York	1,639	45.4%	1,974	54.6%	3,613	8.1%
North Carolina	666	45.6%	796	54.4%	1,462	3.3%
North Dakota	4	30.8%	9	69.2%	13	0.03%
Ohio	885	55.5%	710	44.5%	1,595	3.6%
Oklahoma	230	56.4%	178	43.6%	408	0.9%
Oregon	154	37.4%	258	62.6%	412	0.9%
Pennsylvania	1,021	51.0%	980	49.0%	2,001	4.5%
Rhode Island	96	51.1%	92	48.9%	188	0.4%
South Carolina	337	46.2%	392	53.8%	729	1.6%
South Dakota	26	45.6%	31	54.4%	57	0.1%
Tennessee	429	52.7%	385	47.3%	814	1.8%
Texas	2,037	63.1%	1,191	36.9%	3,228	7.2%
Utah	183	57.7%	134	42.3%	317	0.7%
Vermont	20	35.7%	36	64.3%	56	0.1%
Virginia	579	47.4%	643	52.6%	1,222	2.7%
Washington	342	40.7%	499	59.3%	841	1.9%
West Virginia	49	44.5%	61	55.5%	110	0.2%
Wisconsin	243	45.9%	286	54.1%	529	1.2%
Wyoming	16	40.0%	24	60.0%	40	0.09%
Other	19	35.8%	34	64.2%	53	0.1%

**Table 59. Number of Mortgage Modification Actions
Implemented in the Third Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reductions	Principal Deferral	Combination	Not Reported	Total Modifications
Total - All States	1,130	77	1,206	8	73	42,223	163	44,880
Alabama	30	0	19	0	2	598	3	652
Alaska	2	0	6	0	0	30	0	38
Arizona	30	1	33	0	2	688	1	755
Arkansas	9	1	7	0	0	326	1	344
California	132	9	105	2	14	3,491	12	3,765
Colorado	16	0	18	0	2	489	1	526
Connecticut	9	0	19	0	1	648	6	683
Delaware	4	0	3	0	0	251	0	258
District of Columbia	4	0	2	0	0	99	0	105
Florida	95	7	52	-	7	3,602	21	3,784
Georgia	74	3	59	2	1	1,952	19	2,110
Hawaii	4	1	0	0	0	91	0	96
Idaho	9	0	2	1	0	151	1	164
Illinois	25	4	70	-0	2	2,334	8	2,443
Indiana	20	0	25	0	1	950	1	997
Iowa	12	0	10	0	1	250	1	274
Kansas	5	0	2	0-	1	267	1	276
Kentucky	9	0	8	0	0	421	2	440
Louisiana	21	2	13	0	1	637	8	682
Maine	6	0	4	0	0	144	0	154
Maryland	39	4	71	0	5	1,506	8	1,633
Massachusetts	22	0	26	0	4	752	0	804
Michigan	29	1	13	0	0	887	3	933
Minnesota	18	2	21	0	2	670	3	716
Mississippi	7	1	3	0	0	311	0	322
Missouri	25	3	24	0	2	712	4	770
Montana	3	0	1	0	0	77	0	81
Nebraska	2	0	4	0	0	185	1	192
Nevada	19	0	16	0	2	402	0	439
New Hampshire	5	1	4	0	1	171	0	182
New Jersey	42	1	80	0	4	2,194	3	2,324
New Mexico	6	1	7	0	0	235	1	250
New York	44	9	77	1	0	3,469	13	3,613
North Carolina	47	0	38	0	3	1,372	2	1,462
North Dakota	0	0	0	0	0	13	0	13
Ohio	24	3	29	0	2	1,528	9	1,595
Oklahoma	7	0	9	0	0	392	0	408
Oregon	14	0	7	0	1	389	1	412
Pennsylvania	31	7	55	0	3	1,897	8	2,001
Rhode Island	4	0	3	0	0	179	2	188
South Carolina	26	1	19	0	1	678	4	729
South Dakota	3	0	1	0	0	53	0	57
Tennessee	23	2	24	0	1	763	1	814
Texas	80	8	114	0	0	3,020	6	3,228
Utah	10	1	16	0	0	289	1	317
Vermont	2	0	1	0	0	53	0	56
Virginia	43	1	43	0	3	1,129	3	1,222
Washington	28	2	26	1	3	780	1	841
West Virginia	3	0	3	0	0	101	3	110
Wisconsin	5	1	14	0	0	509	0	529
Wyoming	2	0	0	0	1	37	0	40
Other	1	0	0	1	0	51	0	53

**Table 60. Percentage of Mortgage Modification Actions
Implemented in the Third Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Combination	Not Reported	Total Modifications
Total - All States	2.5%	0.2%	2.7%	0.02%	0.2%	94.1%	0.4%	44,880
Alabama	4.6%	0.0%	2.9%	0.0%	0.3%	91.7%	0.5%	652
Alaska	5.3%	0.0%	15.8%	0.0%	0.0%	78.9%	0.0%	38
Arizona	4.0%	0.1%	4.4%	0.0%	0.3%	91.1%	0.1%	755
Arkansas	2.6%	0.3%	2.0%	0.0%	0.0%	94.8%	0.3%	344
California	3.5%	0.2%	2.8%	0.05%	0.4%	92.7%	0.3%	3,765
Colorado	3.0%	0.0%	3.4%	0.0%	0.4%	93.0%	0.2%	526
Connecticut	1.3%	0.0%	2.8%	0.0%	0.1%	94.9%	0.9%	683
Delaware	1.6%	0.0%	1.2%	0.0%	0.0%	97.3%	0.0%	258
District of Columbia	3.8%	0.0%	1.9%	0.0%	0.0%	94.3%	0.0%	105
Florida	2.5%	0.2%	1.4%	0.0%	0.2%	95.2%	0.6%	3,784
Georgia	3.5%	0.1%	2.8%	0.09%	0.05%	92.5%	0.9%	2,110
Hawaii	4.2%	1.0%	0.0%	0.0%	0.0%	94.8%	0.0%	96
Idaho	5.5%	0.0%	1.2%	0.6%	0.0%	92.1%	0.6%	164
Illinois	1.0%	0.2%	2.9%	0.0%	0.08%	95.5%	0.3%	2,443
Indiana	2.0%	0.0%	2.5%	0.0%	0.1%	95.3%	0.1%	997
Iowa	4.4%	0.0%	3.6%	0.0%	0.4%	91.2%	0.4%	274
Kansas	1.8%	0.0%	0.7%	0.0%	0.4%	96.7%	0.4%	276
Kentucky	2.0%	0.0%	1.8%	0.0%	0.0%	95.7%	0.5%	440
Louisiana	3.1%	0.3%	1.9%	0.0%	0.1%	93.4%	1.2%	682
Maine	3.9%	0.0%	2.6%	0.0%	0.0%	93.5%	0.0%	154
Maryland	2.4%	0.2%	4.3%	0.0%	0.3%	92.2%	0.5%	1,633
Massachusetts	2.7%	0.0%	3.2%	0.0%	0.5%	93.5%	0.0%	804
Michigan	3.1%	0.1%	1.4%	0.0%	0.0%	95.1%	0.3%	933
Minnesota	2.5%	0.3%	2.9%	0.0%	0.3%	93.6%	0.4%	716
Mississippi	2.2%	0.3%	0.9%	0.0%	0.0%	96.6%	0.0%	322
Missouri	3.2%	0.4%	3.1%	0.0%	0.3%	92.5%	0.5%	770
Montana	3.7%	0.0%	1.2%	0.0%	0.0%	95.1%	0.0%	81
Nebraska	1.0%	0.0%	2.1%	0.0%	0.0%	96.4%	0.5%	192
Nevada	4.3%	0.0%	3.6%	0.0%	0.5%	91.6%	0.0%	439
New Hampshire	2.7%	0.5%	2.2%	0.0%	0.5%	94.0%	0.0%	182
New Jersey	1.8%	0.04%	3.4%	0.0%	0.2%	94.4%	0.1%	2,324
New Mexico	2.4%	0.4%	2.8%	0.0%	0.0%	94.0%	0.4%	250
New York	1.2%	0.2%	2.1%	0.03%	0.0%	96.0%	0.4%	3,613
North Carolina	3.2%	0.0%	2.6%	0.0%	0.2%	93.8%	0.1%	1,462
North Dakota	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	13
Ohio	1.5%	0.2%	1.8%	0.0%	0.1%	95.8%	0.6%	1,595
Oklahoma	1.7%	0.0%	2.2%	0.0%	0.0%	96.1%	0.0%	408
Oregon	3.4%	0.0%	1.7%	0.0%	0.2%	94.4%	0.2%	412
Pennsylvania	1.5%	0.3%	2.7%	0.0%	0.1%	94.8%	0.4%	2,001
Rhode Island	2.1%	0.0%	1.6%	0.0%	0.0%	95.2%	1.1%	188
South Carolina	3.6%	0.1%	2.6%	0.0%	0.1%	93.0%	0.5%	729
South Dakota	5.3%	0.0%	1.8%	0.0%	0.0%	93.0%	0.0%	57
Tennessee	2.8%	0.2%	2.9%	0.0%	0.1%	93.7%	0.1%	814
Texas	2.5%	0.2%	3.5%	0.0%	0.0%	93.6%	0.2%	3,228
Utah	3.2%	0.3%	5.0%	0.0%	0.0%	91.2%	0.3%	317
Vermont	3.6%	0.0%	1.8%	0.0%	0.0%	94.6%	0.0%	56
Virginia	3.5%	0.08%	3.5%	0.0%	0.2%	92.4%	0.2%	1,222
Washington	3.3%	0.2%	3.1%	0.0%	0.4%	92.7%	0.1%	841
West Virginia	2.7%	0.0%	2.7%	0.0%	0.0%	91.8%	2.7%	110
Wisconsin	0.9%	0.2%	2.6%	0.0%	0.0%	96.2%	0.0%	529
Wyoming	5.0%	0.0%	0.0%	0.0%	2.5%	92.5%	0.0%	40
Other	1.9%	0.0%	0.0%	1.9%	0.0%	96.2%	0.0%	53

Table 61. Number of Modification Actions in Combination Actions						
Implemented in the Third Quarter of 2015						
States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Total Combination Modifications
Total - All States	38,459	34,967	37,316	3,613	4,600	42,223
Alabama	556	503	541	45	39	598
Alaska	26	23	26	2	1	30
Arizona	640	588	588	62	70	688
Arkansas	304	293	275	13	8	326
California	3,178	2,761	2,790	454	710	3,491
Colorado	437	402	442	19	28	489
Connecticut	562	530	569	80	92	648
Delaware	233	217	216	20	24	251
District of Columbia	90	71	90	4	8	99
Florida	3,369	3,027	3,096	612	678	3,602
Georgia	1,747	1,643	1,741	133	153	1,952
Hawaii	81	73	63	6	13	91
Idaho	140	121	135	7	10	151
Illinois	2,109	1,988	2,115	227	441	2,334
Indiana	883	840	846	43	34	950
Iowa	230	192	231	9	7	250
Kansas	245	234	248	13	8	267
Kentucky	393	363	365	25	12	421
Louisiana	594	555	505	38	32	637
Maine	136	114	120	4	14	144
Maryland	1,345	1,233	1,324	164	178	1,506
Massachusetts	672	574	685	58	82	752
Michigan	841	736	776	63	84	887
Minnesota	621	532	600	28	51	670
Mississippi	287	269	262	13	16	311
Missouri	657	608	629	40	58	712
Montana	71	60	67	5	2	77
Nebraska	175	153	173	7	6	185
Nevada	374	327	339	77	67	402
New Hampshire	158	126	147	9	18	171
New Jersey	1,908	1,756	2,006	234	375	2,194
New Mexico	206	203	215	18	12	235
New York	3,166	2,727	3,186	294	448	3,469
North Carolina	1,266	1,137	1,215	82	75	1,372
North Dakota	12	11	12	2	0	13
Ohio	1,400	1,334	1,380	82	123	1,528
Oklahoma	362	347	347	13	12	392
Oregon	366	293	328	26	38	389
Pennsylvania	1,725	1,516	1,728	143	176	1,897
Rhode Island	156	152	157	26	25	179
South Carolina	630	572	584	48	47	678
South Dakota	45	39	47	-	1	53
Tennessee	697	644	662	38	29	763
Texas	2,662	2,633	2,834	114	59	3,020
Utah	252	257	267	9	9	289
Vermont	49	42	47	4	7	53
Virginia	1,039	922	987	88	81	1,129
Washington	712	641	689	64	74	780
West Virginia	93	83	89	6	9	101
Wisconsin	475	428	456	35	53	509
Wyoming	35	29	29	2	1	37
Other	49	45	47	5	2	51

**Table 62. Percentage of Modification Actions in Combination Actions
Implemented in the Third Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Total Combination Modifications
Total - All States	91.1%	82.8%	88.4%	8.6%	10.9%	42,223
Alabama	93.0%	84.1%	90.5%	7.5%	6.5%	598
Alaska	86.7%	76.7%	86.7%	6.7%	3.3%	30
Arizona	93.0%	85.5%	85.5%	9.0%	10.2%	688
Arkansas	93.3%	89.9%	84.4%	4.0%	2.5%	326
California	91.0%	79.1%	79.9%	13.0%	20.3%	3,491
Colorado	89.4%	82.2%	90.4%	3.9%	5.7%	489
Connecticut	86.7%	81.8%	87.8%	12.3%	14.2%	648
Delaware	92.8%	86.5%	86.1%	8.0%	9.6%	251
District of Columbia	90.9%	71.7%	90.9%	4.0%	8.1%	99
Florida	93.5%	84.0%	86.0%	17.0%	18.8%	3,602
Georgia	89.5%	84.2%	89.2%	6.8%	7.8%	1,952
Hawaii	89.0%	80.2%	69.2%	6.6%	14.3%	91
Idaho	92.7%	80.1%	89.4%	4.6%	6.6%	151
Illinois	90.4%	85.2%	90.6%	9.7%	18.9%	2,334
Indiana	92.9%	88.4%	89.1%	4.5%	3.6%	950
Iowa	92.0%	76.8%	92.4%	3.6%	2.8%	250
Kansas	91.8%	87.6%	92.9%	4.9%	3.0%	267
Kentucky	93.3%	86.2%	86.7%	5.9%	2.9%	421
Louisiana	93.2%	87.1%	79.3%	6.0%	5.0%	637
Maine	94.4%	79.2%	83.3%	2.8%	9.7%	144
Maryland	89.3%	81.9%	87.9%	10.9%	11.8%	1,506
Massachusetts	89.4%	76.3%	91.1%	7.7%	10.9%	752
Michigan	94.8%	83.0%	87.5%	7.1%	9.5%	887
Minnesota	92.7%	79.4%	89.6%	4.2%	7.6%	670
Mississippi	92.3%	86.5%	84.2%	4.2%	5.1%	311
Missouri	92.3%	85.4%	88.3%	5.6%	8.1%	712
Montana	92.2%	77.9%	87.0%	6.5%	2.6%	77
Nebraska	94.6%	82.7%	93.5%	3.8%	3.2%	185
Nevada	93.0%	81.3%	84.3%	19.2%	16.7%	402
New Hampshire	92.4%	73.7%	86.0%	5.3%	10.5%	171
New Jersey	87.0%	80.0%	91.4%	10.7%	17.1%	2,194
New Mexico	87.7%	86.4%	91.5%	7.7%	5.1%	235
New York	91.3%	78.6%	91.8%	8.5%	12.9%	3,469
North Carolina	92.3%	82.9%	88.6%	6.0%	5.5%	1,372
North Dakota	92.3%	84.6%	92.3%	15.4%	-	13
Ohio	91.6%	87.3%	90.3%	5.4%	8.0%	1,528
Oklahoma	92.3%	88.5%	88.5%	3.3%	3.1%	392
Oregon	94.1%	75.3%	84.3%	6.7%	9.8%	389
Pennsylvania	90.9%	79.9%	91.1%	7.5%	9.3%	1,897
Rhode Island	87.2%	84.9%	87.7%	14.5%	14.0%	179
South Carolina	92.9%	84.4%	86.1%	7.1%	6.9%	678
South Dakota	84.9%	73.6%	88.7%	0.0%	1.9%	53
Tennessee	91.3%	84.4%	86.8%	5.0%	3.8%	763
Texas	88.1%	87.2%	93.8%	3.8%	2.0%	3,020
Utah	87.2%	88.9%	92.4%	3.1%	3.1%	289
Vermont	92.5%	79.2%	88.7%	7.5%	13.2%	53
Virginia	92.0%	81.7%	87.4%	7.8%	7.2%	1,129
Washington	91.3%	82.2%	88.3%	8.2%	9.5%	780
West Virginia	92.1%	82.2%	88.1%	5.9%	8.9%	101
Wisconsin	93.3%	84.1%	89.6%	6.9%	10.4%	509
Wyoming	94.6%	78.4%	78.4%	5.4%	2.7%	37
Other	96.1%	88.2%	92.2%	9.8%	3.9%	51

Table 63. Changes in Monthly Principal and Interest Payments by State (Number)							
Modifications Implemented in the Third Quarter of 2015							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	23,673	9,226	6,268	373	5,163	177	44,880
Alabama	344	130	101	7	70	0	652
Alaska	18	11	5	0	4	0	38
Arizona	375	179	123	7	70	1	755
Arkansas	158	79	47	2	58	0	344
California	2,125	805	461	37	308	29	3,765
Colorado	262	115	83	8	57	1	526
Connecticut	415	122	67	5	68	6	683
Delaware	127	55	40	0	35	1	258
District of Columbia	47	26	16	0	15	1	105
Florida	2,032	698	483	28	515	28	3,784
Georgia	1,148	414	308	15	209	16	2,110
Hawaii	45	21	13	2	15	0	96
Idaho	76	36	26	1	25	0	164
Illinois	1,419	449	299	11	262	3	2,443
Indiana	468	227	162	8	132	0	997
Iowa	126	55	46	4	43	0	274
Kansas	156	50	35	4	31	0	276
Kentucky	213	94	68	5	60	0	440
Louisiana	305	120	118	8	127	4	682
Maine	74	27	23	4	26	0	154
Maryland	785	364	279	9	190	6	1,633
Massachusetts	429	168	105	4	95	3	804
Michigan	526	163	148	5	90	1	933
Minnesota	341	167	102	9	97	0	716
Mississippi	161	61	44	1	53	2	322
Missouri	378	158	122	12	98	2	770
Montana	42	23	8	0	8	0	81
Nebraska	94	46	27	3	22	0	192
Nevada	240	89	55	3	51	1	439
New Hampshire	111	28	17	2	23	1	182
New Jersey	1,326	479	243	12	251	13	2,324
New Mexico	134	59	38	2	17	0	250
New York	1,940	757	438	60	402	16	3,613
North Carolina	731	324	225	16	162	4	1,462
North Dakota	9	1	3	0	0	0	13
Ohio	822	323	232	10	201	7	1,595
Oklahoma	196	82	71	3	55	1	408
Oregon	200	91	51	6	60	4	412
Pennsylvania	1,080	440	277	17	184	3	2,001
Rhode Island	115	36	19	2	16	0	188
South Carolina	329	158	114	6	117	5	729
South Dakota	24	16	7	0	10	0	57
Tennessee	436	156	120	5	97	0	814
Texas	1,689	643	528	11	355	2	3,228
Utah	144	75	67	2	28	1	317
Vermont	32	5	8	1	10	0	56
Virginia	638	280	169	4	124	7	1,222
Washington	392	188	126	9	124	2	841
West Virginia	59	18	16	1	13	3	110
Wisconsin	283	102	74	2	68	0	529
Wyoming	14	7	9	0	10	0	40
Other	40	6	2	0	2	3	53

Table 64. Changes in Monthly Principal and Interest Payments (Percentage)							
Modifications Implemented in the Third Quarter of 2015							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	52.7%	20.6%	14.0%	0.8%	11.5%	0.4%	44,880
Alabama	52.8%	19.9%	15.5%	1.1%	10.7%	0.0%	652
Alaska	47.4%	28.9%	13.2%	0.0%	10.5%	0.0%	38
Arizona	49.7%	23.7%	16.3%	0.9%	9.3%	0.1%	755
Arkansas	45.9%	23.0%	13.7%	0.6%	16.9%	0.0%	344
California	56.4%	21.4%	12.2%	1.0%	8.2%	0.8%	3,765
Colorado	49.8%	21.9%	15.8%	1.5%	10.8%	0.2%	526
Connecticut	60.8%	17.9%	9.8%	0.7%	10.0%	0.9%	683
Delaware	49.2%	21.3%	15.5%	0.0%	13.6%	0.4%	258
District of Columbia	44.8%	24.8%	15.2%	0.0%	14.3%	1.0%	105
Florida	53.7%	18.4%	12.8%	0.7%	13.6%	0.7%	3,784
Georgia	54.4%	19.6%	14.6%	0.7%	9.9%	0.8%	2,110
Hawaii	46.9%	21.9%	13.5%	2.1%	15.6%	0.0%	96
Idaho	46.3%	22.0%	15.9%	0.6%	15.2%	0.0%	164
Illinois	58.1%	18.4%	12.2%	0.5%	10.7%	0.1%	2,443
Indiana	46.9%	22.8%	16.2%	0.8%	13.2%	0.0%	997
Iowa	46.0%	20.1%	16.8%	1.5%	15.7%	0.0%	274
Kansas	56.5%	18.1%	12.7%	1.4%	11.2%	0.0%	276
Kentucky	48.4%	21.4%	15.5%	1.1%	13.6%	0.0%	440
Louisiana	44.7%	17.6%	17.3%	1.2%	18.6%	0.6%	682
Maine	48.1%	17.5%	14.9%	2.6%	16.9%	0.0%	154
Maryland	48.1%	22.3%	17.1%	0.6%	11.6%	0.4%	1,633
Massachusetts	53.4%	20.9%	13.1%	0.5%	11.8%	0.4%	804
Michigan	56.4%	17.5%	15.9%	0.5%	9.6%	0.1%	933
Minnesota	47.6%	23.3%	14.2%	1.3%	13.5%	0.0%	716
Mississippi	50.0%	18.9%	13.7%	0.3%	16.5%	0.6%	322
Missouri	49.1%	20.5%	15.8%	1.6%	12.7%	0.3%	770
Montana	51.9%	28.4%	9.9%	0.0%	9.9%	0.0%	81
Nebraska	49.0%	24.0%	14.1%	1.6%	11.5%	0.0%	192
Nevada	54.7%	20.3%	12.5%	0.7%	11.6%	0.2%	439
New Hampshire	61.0%	15.4%	9.3%	1.1%	12.6%	0.5%	182
New Jersey	57.1%	20.6%	10.5%	0.5%	10.8%	0.6%	2,324
New Mexico	53.6%	23.6%	15.2%	0.8%	6.8%	0.0%	250
New York	53.7%	21.0%	12.1%	1.7%	11.1%	0.4%	3,613
North Carolina	50.0%	22.2%	15.4%	1.1%	11.1%	0.3%	1,462
North Dakota	69.2%	7.7%	23.1%	0.0%	0.0%	0.0%	13
Ohio	51.5%	20.3%	14.5%	0.6%	12.6%	0.4%	1,595
Oklahoma	48.0%	20.1%	17.4%	0.7%	13.5%	0.2%	408
Oregon	48.5%	22.1%	12.4%	1.5%	14.6%	1.0%	412
Pennsylvania	54.0%	22.0%	13.8%	0.8%	9.2%	0.1%	2,001
Rhode Island	61.2%	19.1%	10.1%	1.1%	8.5%	0.0%	188
South Carolina	45.1%	21.7%	15.6%	0.8%	16.0%	0.7%	729
South Dakota	42.1%	28.1%	12.3%	0.0%	17.5%	0.0%	57
Tennessee	53.6%	19.2%	14.7%	0.6%	11.9%	0.0%	814
Texas	52.3%	19.9%	16.4%	0.3%	11.0%	0.06%	3,228
Utah	45.4%	23.7%	21.1%	0.6%	8.8%	0.3%	317
Vermont	57.1%	8.9%	14.3%	1.8%	17.9%	0.0%	56
Virginia	52.2%	22.9%	13.8%	0.3%	10.1%	0.6%	1,222
Washington	46.6%	22.4%	15.0%	1.1%	14.7%	0.2%	841
West Virginia	53.6%	16.4%	14.5%	0.9%	11.8%	2.7%	110
Wisconsin	53.5%	19.3%	14.0%	0.4%	12.9%	0.0%	529
Wyoming	35.0%	17.5%	22.5%	0.0%	25.0%	0.0%	40
Other	75.5%	11.3%	3.8%	0.0%	3.8%	5.7%	53

Table 65. Number of Re-Defaults for Loans Modified in the First Quarter of 2015
(60 or More Days Delinquent After 6 Months by Changes in Monthly Principal and Interest Payments)

States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	2,732	1,369	1,067	69	1,128	14	6,379
Alabama	50	21	26	4	27	1	129
Alaska	1	1	0	0	1	0	3
Arizona	35	24	17	1	15	0	92
Arkansas	27	10	8	0	12	0	57
California	164	100	45	2	63	3	377
Colorado	17	22	8	3	9	0	59
Connecticut	44	19	13	0	17	0	93
Delaware	24	8	14	1	6	0	53
District of Columbia	5	5	2	0	2	0	14
Florida	238	85	62	6	80	0	471
Georgia	141	76	45	1	59	0	322
Hawaii	2	4	0	1	3	0	10
Idaho	5	5	4	1	4	0	19
Illinois	120	60	57	2	47	3	289
Indiana	58	35	31	0	27	0	151
Iowa	12	8	15	1	6	0	42
Kansas	14	9	5	0	2	0	30
Kentucky	37	11	16	0	12	0	76
Louisiana	44	20	15	0	39	0	118
Maine	7	5	3	0	7	0	22
Maryland	104	53	44	1	46	0	248
Massachusetts	48	24	21	1	17	1	112
Michigan	70	29	22	2	33	0	156
Minnesota	30	32	21	1	12	1	97
Mississippi	26	9	7	4	13	0	59
Missouri	62	29	32	0	20	0	143
Montana	4	8	4	0	2	0	18
Nebraska	10	6	7	0	8	0	31
Nevada	26	12	2	1	9	0	50
New Hampshire	10	9	3	0	2	0	24
New Jersey	147	47	32	4	51	0	281
New Mexico	17	10	5	0	4	0	36
New York	168	85	67	7	77	3	407
North Carolina	140	65	52	4	38	0	299
North Dakota	0	0	1	0	0	0	1
Ohio	99	44	59	2	53	0	257
Oklahoma	25	18	12	3	10	0	68
Oregon	17	8	3	0	8	0	36
Pennsylvania	133	60	56	7	67	1	324
Rhode Island	10	4	3	1	2	0	20
South Carolina	61	32	20	0	21	0	134
South Dakota	1	0	1	0	1	0	3
Tennessee	56	35	21	3	29	0	144
Texas	227	115	101	2	85	0	530
Utah	28	16	12	0	11	0	67
Vermont	2	0	0	0	2	0	4
Virginia	73	40	33	2	36	0	184
Washington	45	23	15	0	16	0	99
West Virginia	6	8	7	0	2	1	24
Wisconsin	36	19	16	1	12	0	84
Wyoming	3	1	1	0	2	0	7
Other	3	0	1	0	1	0	5

Table 66. Re-Default Rates for Loans Modified in the First Quarter of 2015 (Percentage) (60 or More Days Delinquent After 6 Months by Changes in Monthly Principal and Interest Payments)							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	9.9%	13.5%	16.5%	18.2%	24.3%	12.7%	13.0%
Alabama	13.7%	16.8%	21.1%	28.6%	38.0%	100.0%	18.5%
Alaska	7.1%	10.0%	0.0%	0.0%	14.3%	0.0%	8.6%
Arizona	8.3%	14.6%	16.3%	25.0%	25.0%	0.0%	12.2%
Arkansas	14.8%	13.9%	14.0%	0.0%	24.5%	0.0%	15.7%
California	6.8%	10.9%	9.3%	6.9%	16.8%	12.5%	8.9%
Colorado	5.7%	15.7%	11.6%	37.5%	22.0%	0.0%	10.6%
Connecticut	8.9%	11.1%	14.1%	0.0%	18.9%	0.0%	10.9%
Delaware	14.3%	13.1%	33.3%	100.0%	31.6%	0.0%	18.2%
District of Columbia	9.1%	14.7%	25.0%	0.0%	20.0%	0.0%	13.1%
Florida	8.1%	11.5%	13.4%	17.6%	16.0%	0.0%	10.0%
Georgia	10.8%	14.2%	13.6%	6.3%	26.7%	0.0%	13.3%
Hawaii	3.6%	23.5%	0.0%	100.0%	25.0%	0.0%	10.2%
Idaho	4.4%	14.7%	15.4%	33.3%	26.7%	0.0%	9.9%
Illinois	8.0%	12.0%	16.2%	15.4%	20.0%	60.0%	11.1%
Indiana	10.3%	14.2%	16.0%	0.0%	26.5%	0.0%	13.6%
Iowa	8.8%	10.7%	28.8%	25.0%	20.7%	0.0%	14.1%
Kansas	9.3%	13.4%	13.9%	0.0%	10.5%	0.0%	10.9%
Kentucky	16.7%	10.3%	25.0%	0.0%	22.6%	0.0%	17.0%
Louisiana	14.5%	15.7%	13.8%	0.0%	35.5%	0.0%	18.0%
Maine	9.2%	18.5%	21.4%	0.0%	26.9%	0.0%	15.0%
Maryland	10.6%	13.9%	16.4%	9.1%	28.2%	0.0%	13.7%
Massachusetts	9.7%	12.5%	18.1%	20.0%	20.5%	25.0%	12.5%
Michigan	11.2%	12.9%	16.2%	28.6%	30.3%	0.0%	14.2%
Minnesota	8.4%	18.8%	15.1%	12.5%	16.7%	100.0%	13.0%
Mississippi	14.1%	12.2%	14.9%	57.1%	34.2%	0.0%	16.9%
Missouri	13.2%	14.8%	21.5%	0.0%	23.5%	0.0%	15.7%
Montana	11.1%	42.1%	33.3%	0.0%	25.0%	0.0%	23.7%
Nebraska	9.3%	16.2%	23.3%	0.0%	32.0%	0.0%	15.5%
Nevada	6.8%	13.5%	3.4%	14.3%	23.7%	0.0%	8.6%
New Hampshire	10.0%	19.1%	18.8%	0.0%	11.1%	0.0%	13.2%
New Jersey	9.9%	11.2%	13.7%	25.0%	26.0%	0.0%	11.9%
New Mexico	10.8%	16.4%	13.2%	0.0%	28.6%	0.0%	13.2%
New York	8.6%	12.3%	17.0%	18.4%	23.8%	20.0%	11.9%
North Carolina	14.8%	18.1%	20.5%	25.0%	27.1%	0.0%	17.4%
North Dakota	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	4.2%
Ohio	10.8%	14.1%	23.0%	16.7%	29.9%	0.0%	15.4%
Oklahoma	11.8%	20.2%	21.8%	37.5%	25.0%	0.0%	16.7%
Oregon	6.5%	7.0%	6.3%	0.0%	16.7%	0.0%	7.6%
Pennsylvania	10.5%	12.7%	18.9%	29.2%	30.3%	33.3%	14.2%
Rhode Island	7.7%	9.3%	17.6%	100.0%	10.0%	0.0%	9.5%
South Carolina	12.7%	16.2%	15.5%	0.0%	22.8%	0.0%	14.8%
South Dakota	5.6%	0.0%	14.3%	0.0%	25.0%	0.0%	7.1%
Tennessee	11.1%	16.0%	16.5%	25.0%	37.7%	0.0%	15.3%
Texas	13.1%	16.4%	21.0%	11.8%	29.8%	0.0%	16.4%
Utah	12.7%	15.5%	20.0%	0.0%	31.4%	0.0%	16.0%
Vermont	7.4%	0.0%	0.0%	0.0%	16.7%	0.0%	6.6%
Virginia	10.8%	13.5%	16.6%	22.2%	34.0%	0.0%	14.3%
Washington	8.8%	9.8%	12.7%	0.0%	17.2%	0.0%	10.2%
West Virginia	8.7%	33.3%	36.8%	0.0%	12.5%	50.0%	18.5%
Wisconsin	10.8%	14.5%	15.5%	50.0%	23.5%	0.0%	13.5%
Wyoming	18.8%	9.1%	11.1%	0.0%	25.0%	0.0%	15.9%
Other	5.0%	0.0%	25.0%	0.0%	100.0%	0.0%	7.0%

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