

Making Home Affordable Program

Servicer Performance Report Through December 2009

Overview of Administration Housing Stability Initiatives

Initiatives to Support Access to Affordable Mortgage Credit and Housing

Lower Mortgage Rates and Access to Credit:

- Continued financial support to maintain affordable mortgage rates through the Government Sponsored Enterprises (GSEs)
- Interest rates down a full percentage point over the past year. Every 1% reduction in interest rate saves a borrower a median of \$1500 annually in mortgage payments.
- Access to sustainable mortgages through the Federal Housing Administration (FHA).

State and Local Housing Initiatives:

- Access for Housing Finance Agencies to provide mortgages to first-time homebuyers, refinance opportunities for at-risk borrowers, and affordable rental housing.

Tax Credits for Housing:

- Homebuyer credit to help homebuyers buy new homes.
- Low-Income Housing Tax Credit (LIHTC) programs to support affordable rental housing.

Initiatives to Prevent Avoidable Foreclosures and Stabilize Neighborhoods

Making Home Affordable – Modifications:

- Goal of offering 3-4 million homeowners lower mortgage payments through a modification through 2012.
- Over 900,000 homeowners have started trial modifications and over 1 million offers for trial modifications have been extended to borrowers.
- Homeowners in permanent modifications are saving a median of over \$500 per month on mortgage payments. In aggregate, homeowners have saved over \$1.5 billion through modifications.

Making Home Affordable – Refinancing:

- Refinancing flexibility and low mortgage rates, which have allowed over 3.8 million borrowers to refinance, saving an estimated \$150 per month on average and more than \$6.8 billion in total over the first year.

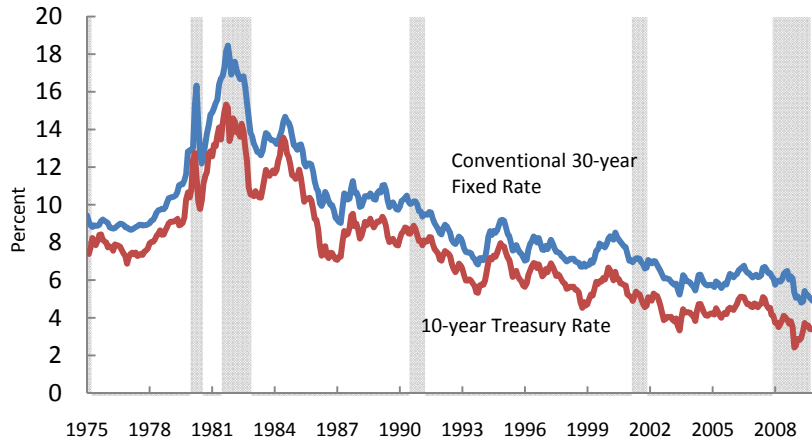
Neighborhood Stabilization and Community Development Programs:

- Support for the hardest hit communities to help stabilize neighborhoods.

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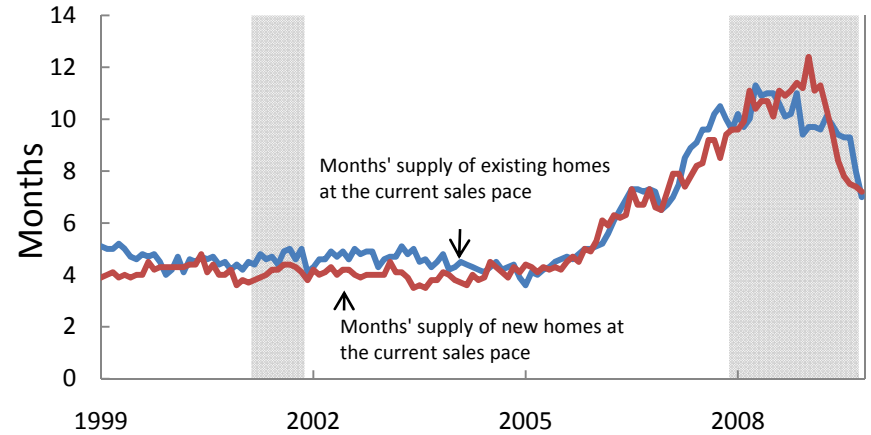
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Mortgage Rates



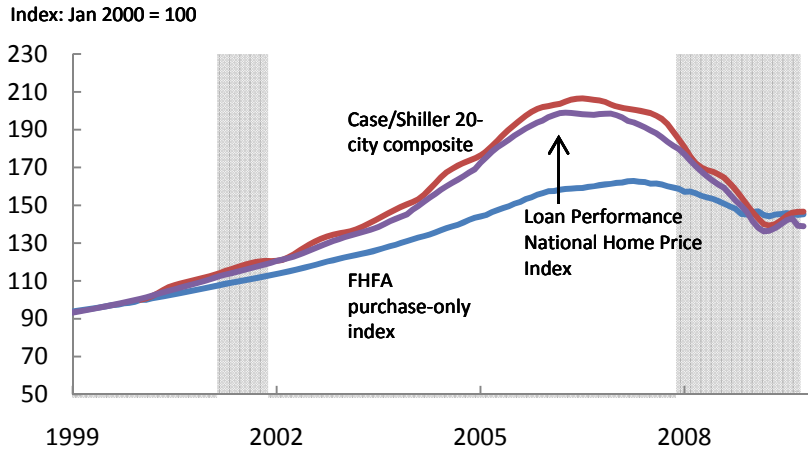
Source: Federal Reserve.

Housing Inventory



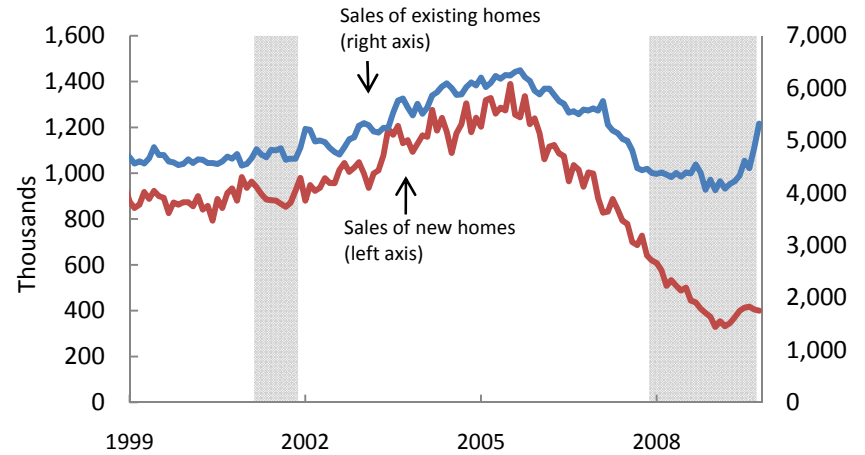
Source: National Association of Realtors.

Home Prices



Sources: S&P/Case-Shiller Home Price Index; LP/Haver Analytics; FHFA.

New and Existing Home Sales



Source: National Association of Realtors, Census Bureau.

Note: Shaded areas indicate recessions.

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Home Affordable Modification Program (HAMP) Snapshot through December 2009

Number of Trial Period Plan Offers Extended to Borrowers (Cumulative) ¹	1,164,507
All HAMP Trials Started Since Program Inception ²	902,620
All Active Modifications (Trial and Permanent)	853,696
Active Trial Modifications ²	787,231
Permanent Modifications ³	66,465
Permanent Modifications Pending Borrower Acceptance ⁴	46,056
Total Permanent Modifications Approved by Servicers ⁵	112,521

¹ Source: Survey data provided by servicers.

² As reported by the HAMP system of record.

³ Active permanent modifications as reported by servicers into the HAMP system of record.

⁴ As reported by servicers in Treasury's Conversion Campaign. Pending permanent modifications are those pending final signature of the borrower plus completed modifications not yet in the HAMP system of record. While pending, modifications are reflected in the count of active trials.

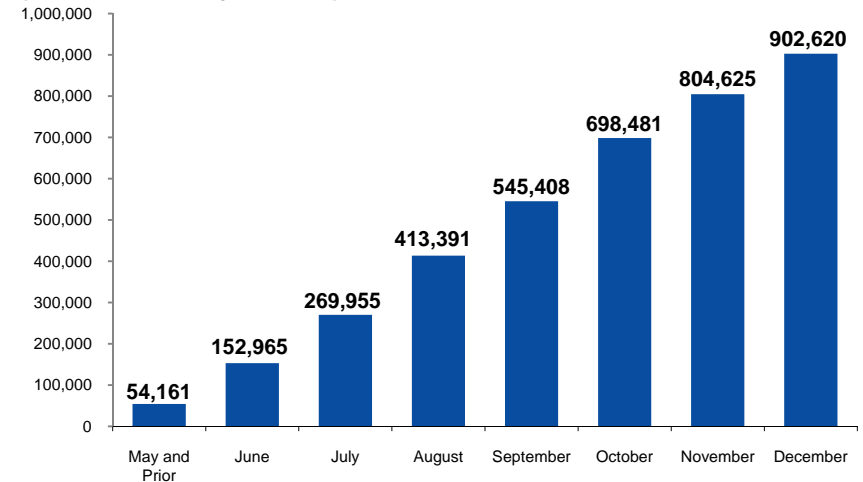
⁵ Permanent modifications in the HAMP system of record and pending modifications as reported by servicers in Treasury's Conversion Campaign. Pending permanent modifications are those pending final signature of the borrower plus completed modifications not yet in the HAMP system of record. While pending, modifications are reflected in the count of active trials.

HAMP Program Highlights

- Approximately 89% of eligible mortgage debt outstanding is covered by HAMP participating servicers.
- During the 4th quarter, the number of servicers who have signed servicer participation agreements to modify loans under HAMP rose from 63 to 102. In addition, approximately 2,300 lenders service loans owned or guaranteed by Fannie Mae or Freddie Mac. These servicers are automatically eligible to participate in HAMP.
- In the 4th quarter, the volume of active trial and permanent modifications rose by more than 75% from the 3rd quarter.
- The December Conversion Campaign resulted in an increase in the number of permanent modifications of more than 100%. In addition, more than 46,000 offers for permanent modifications have been sent to borrowers and will be reported to the HAMP system of record once they have been signed and returned to the servicer.

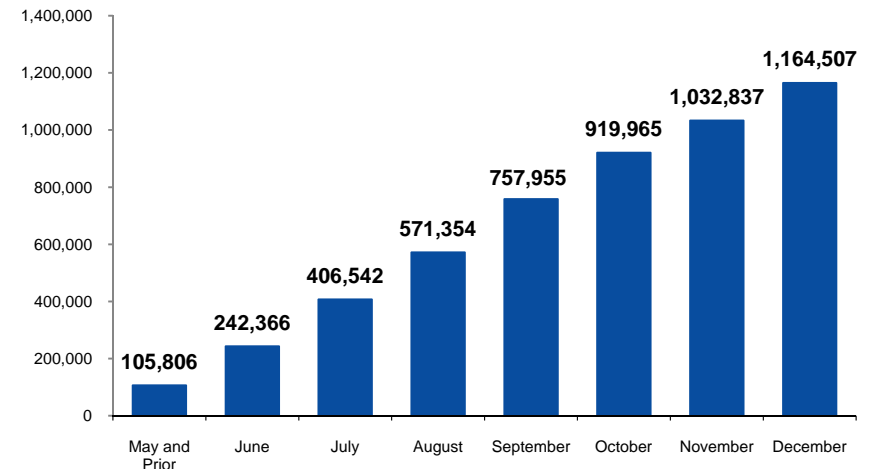
Additional information on HAMP can be found on MakingHomeAffordable.gov or by calling the Homeowner's HOPE Hotline at 1-888-995-HOPE (4673).

HAMP Trials Started (Cumulative, by Month)



Source: All trial modifications started by month first payment posted; based on numbers reported by servicers to the HAMP system of record.

HAMP Trial Plans Offered to Borrowers (Cumulative, by Month)



Source: Survey data provided by servicers. September data includes October 1. October data is 10/2 through 10/29. November data is through Nov. 26.

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- Borrowers in active trial and permanent modifications have saved more than \$1.5 billion through HAMP modifications.
- Loss of income is the primary borrower hardship.

Permanent Modifications by Waterfall Step:

Interest Rate Reduction	100%
Term Extension	43.2%
Principal Forbearance	26.6%

Select Median Characteristics of Permanent Modifications

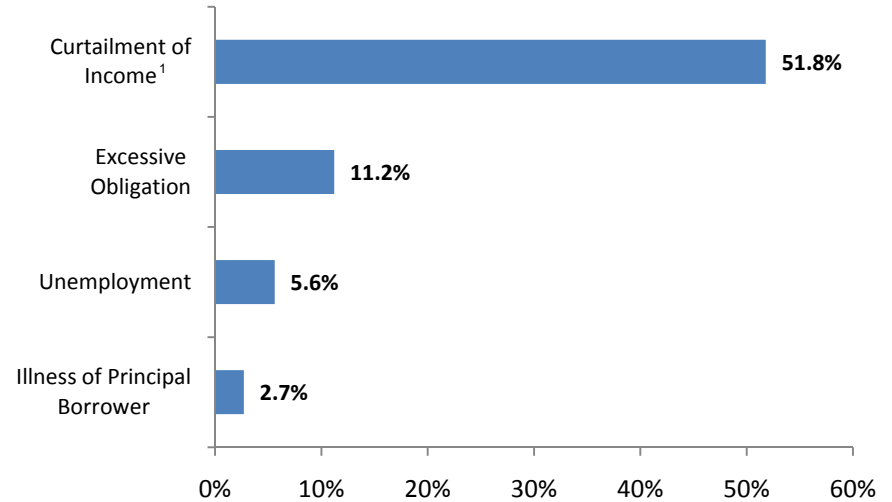
Loan Characteristic	Before Modification	After Modification	Decrease
Front-End Debt-to-Income Ratio ¹	45.0%	31.0%	-14.1 pct pts
Back-End Debt-to-Income Ratio ²	72.2%	55.1%	-14.7 pct pts
Median Monthly Payment ³	\$1,418.93	\$829.96	-\$516.14

¹ Ratio of housing expenses (principal, interest, taxes, insurance and homeowners association and/or condo fees) to monthly gross income. Decrease cited is median decrease.

² Ratio of total monthly debt payments (including mortgage principal and interest, taxes, insurance, homeowners association and/or condo fees, plus payments on installment debts, junior liens, alimony, car lease payments and investment property payments) to monthly gross income. Decrease cited is median decrease.

³ Decrease cited is median decrease.

Predominant Hardship Reasons for Permanent Modifications



¹ Curtailment of income refers to borrowers who are employed but have faced a reduction in hours and/or wages. Note: Does not include 19.3% of permanent modifications reported as Other.

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HAMP Modification Activity by Servicer

Servicer	Estimated Eligible 60+ Day Delinquency ¹	Trial Plan Offers Extended	All HAMP Trials Started	Active Trial Modifications ²	Permanent Modifications ²	Permanent Modifications Pending ³	Active Trials + Permanents as Share of Eligible 60+ Day Delinquencies
American Home Mortgage Servicing Inc	124,262	14,243	10,918	10,658	232		9%
Aurora Loan Services, LLC ⁴	78,225	41,259	36,618	21,912	4,682	2,737	34%
Bank of America, NA ⁵	1,046,008	292,305	206,775	200,287	3,183	9,178	19%
Bank United	5,422	959	685	683	2		13%
Bayview Loan Servicing, LLC	10,183	4,170	3,653	3,398	106		34%
Carrington Mortgage Services LLC	18,937	2,598	1,507	899	608		8%
CCO Mortgage	5,304	1,474	1,132	1,127	5		21%
CitiMortgage, Inc. ⁶	241,981	139,812	119,097	107,999	4,999	6,968	47%
Franklin Credit Management Corporation	9,557	32	0	0	0		0%
GMAC Mortgage, Inc.	69,281	42,411	32,159	20,672	9,872	2,733	44%
Green Tree Servicing LLC	10,927	4,838	3,455	3,268	87		31%
HomeEq Servicing	41,817	2,630	1,753	1,662	0		4%
J.P. Morgan Chase Bank, NA ⁷	424,965	210,553	156,359	146,828	7,139	5,518	36%
Litton Loan Servicing LP	111,260	25,641	21,113	17,377	959		16%
Nationstar Mortgage LLC	49,026	21,902	14,588	12,176	1,277		27%
Ocwen Financial Corporation, Inc.	64,797	17,557	12,884	7,427	5,332	2,256	20%
OneWest Bank	112,846	41,950	24,284	23,012	1,226		21%
PNC Mortgage ⁸	41,136	19,413	13,237	12,153	61		30%
Saxon Mortgage Services, Inc.	72,709	39,843	36,406	30,914	2,497	5,853	46%
Select Portfolio Servicing	63,690	46,918	29,280	17,399	4,675		35%
US Bank NA	28,524	10,103	7,404	6,984	418		26%
Wachovia Mortgage, FSB ⁹	82,990	9,199	2,437	2,046	344	725	3%
Wells Fargo Bank, NA	350,169	172,541	126,413	110,284	8,424	10,088	34%
Other SPA servicers ¹⁰	20,463	2,156	1,414	928	457		7%
Other GSE Servicers ¹¹	272,365	NA	39,049	27,138	9,880		14%
Total	3,356,844	1,164,507	902,620	787,231	66,465	46,056	25%

¹ Estimated eligible 60+ day delinquent mortgages as reported by servicers as of November 30, 2009 include conventional loans:

- in foreclosure and bankruptcy,
- with a current unpaid principal balance less than \$729,750 on a one-unit property, \$934,200 on a two-unit property, \$1,129,250 on a three-unit property and \$1,403,400 on a four-unit property.
- on a property that was owner-occupied at origination.
- originated prior to January 1, 2009.

Estimated eligible 60+ day delinquent loans excludes:

- FHA and VA loans.
- loans that are current or less than 60 days delinquent, which may be eligible for HAMP if a borrower is in imminent default.

Servicers enrolling after December 1 did not participate in the 60+ day delinquency survey; their delinquency count is from the servicer registration form.

² Active trial and permanent modifications as reported into the HAMP system of record by servicers.

³ As reported by servicers targeted in Treasury's Conversion Campaign. Includes permanent modifications pending final signature of the borrower plus completed modifications not yet reported into the HAMP system of record. While pending, modifications are reflected in the count of active trials.

⁴ Aurora Loan Services, LLC includes Aurora Financial Group.

⁵ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

⁶ CitiMortgage, Inc. includes CitiMortgage, Inc. Master Servicing Division.

⁷ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

⁸ Formerly National City Bank.

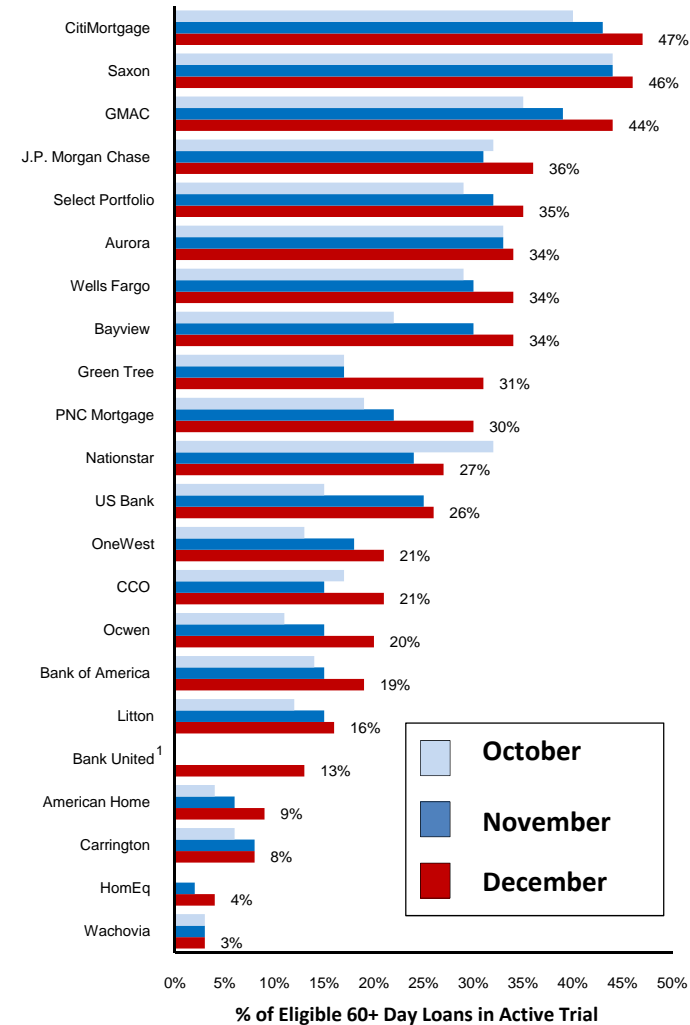
⁹ Wachovia Mortgage FSB includes Wachovia Bank NA.

¹⁰ Other SPA servicers are entities with less than 5,000 estimated eligible 60+ day delinquencies that have signed participation agreements with Treasury and Fannie Mae. A list of those servicers is available online at

http://www.makinghomeaffordable.gov/contact_servicer.html

¹¹ Includes servicers of loans owned or guaranteed by Fannie Mae and Freddie Mac.

Active Modifications as a Share of Estimated Eligible 60+ Day Delinquencies



¹ Bank United began participation on October 23, 2009.

Note: Includes active trial and permanent modifications. Servicer combinations are the same as the table at left.

October trials as a share of 60+ day delinquencies on September 30, 2009.

November trials as a share of 60+ day delinquencies on October 31, 2009.

December trials as a share of 60+ day delinquencies on November 30, 2009.

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HAMP Activity by State

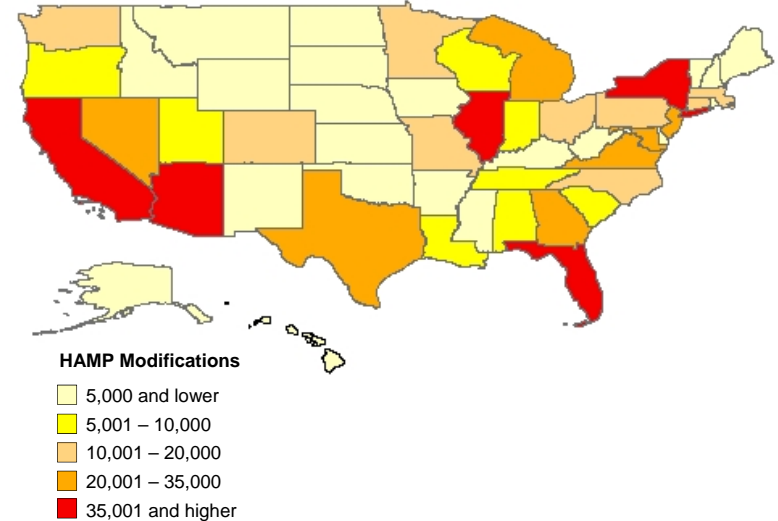
State	Active Trials	Permanent Modifications	Total
AK	459	34	493
AL	5,521	435	5,956
AR	2,182	228	2,410
AZ	38,989	4,137	43,126
CA	158,935	13,353	172,288
CO	11,170	1,072	12,242
CT	10,063	802	10,865
DC	1,428	105	1,533
DE	2,560	250	2,810
FL	96,703	8,405	105,108
GA	31,147	2,627	33,774
HI	2,714	240	2,954
IA	2,554	174	2,728
ID	3,167	308	3,475
IL	41,793	3,149	44,942
IN	8,821	718	9,539
KS	2,428	172	2,600
KY	3,479	258	3,737
LA	4,990	289	5,279
MA	17,817	1,619	19,436
MD	25,847	2,270	28,117
ME	2,120	190	2,310
MI	26,777	2,326	29,103
MN	14,813	1,527	16,340
MO	9,980	668	10,648
MS	3,210	307	3,517

State	Active Trials	Permanent Modifications	Total
MT	1,052	88	1,140
NE	1,291	116	1,407
NC	16,401	1,535	17,936
ND	190	15	205
NH	3,498	351	3,849
NJ	26,490	2,027	28,517
NM	2,806	239	3,045
NV	20,597	1,942	22,539
NY	36,308	1,974	38,282
OH	17,489	1,477	18,966
OK	2,530	178	2,708
OR	8,888	875	9,763
PA	18,459	1,388	19,847
RI	3,694	338	4,032
SC	8,636	699	9,335
SD	376	30	406
TN	8,997	752	9,749
TX	27,092	1,485	28,577
UT	6,599	637	7,236
VA	19,791	1,898	21,689
VT	571	53	624
WA	15,455	1,515	16,970
WI	7,873	767	8,640
WV	1,372	120	1,492
WY	423	43	466
Other*	611	222	833

* Includes Guam, Puerto Rico and the U.S. Virgin Islands.

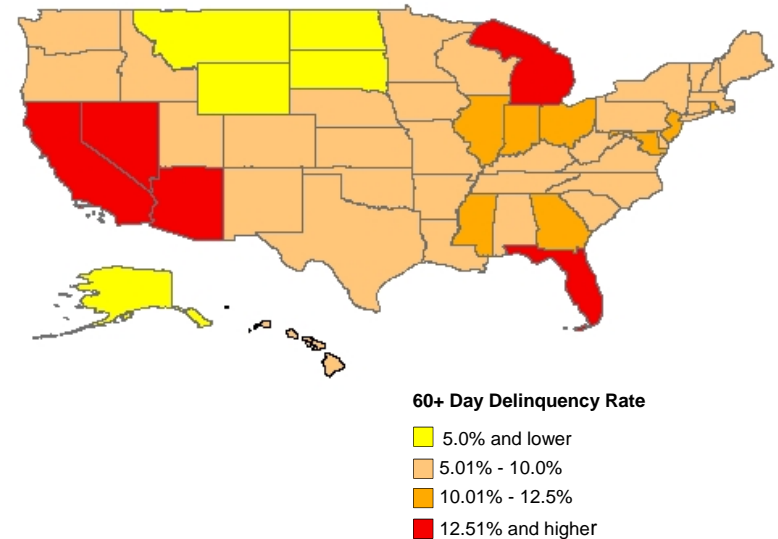
Note: Figures include active trial and permanent modifications. They do not include 113 loans that did not have identifiable state data.

HAMP Activity by State



Note: Includes active trial and permanent modifications from the official HAMP system of record.

Mortgage Delinquency Rates by State



Source: Mortgage Bankers Association. Data is as of 3rd Quarter 2009.

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15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Permanent Modifications	Total HAMP Activity	% of All HAMP Activity
New York-Northern New Jersey-Long Island, NY-NJ-PA	48,692	3,056	51,748	6.1%
Los Angeles-Long Beach-Santa Ana, CA	45,945	3,469	49,414	5.8%
Chicago-Naperville-Joliet, IL-IN-WI	40,291	3,036	43,327	5.1%
Miami-Fort Lauderdale-Pompano Beach, FL	37,261	2,987	40,248	4.7%
Riverside-San Bernardino-Ontario, CA	36,671	3,383	40,054	4.7%
Phoenix-Mesa-Scottsdale, AZ	32,075	3,453	35,528	4.2%
Washington-Arlington-Alexandria, DC-VA-MD-WV	27,201	2,446	29,647	3.5%
Atlanta-Sandy Springs-Marietta, GA	25,107	2,165	27,272	3.2%
Las Vegas-Paradise, NV	17,187	1,531	18,718	2.2%
Detroit-Warren-Livonia, MI	16,687	1,336	18,023	2.1%
Orlando-Kissimmee, FL	15,516	1,400	16,916	2.0%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	13,994	1,125	15,119	1.8%
Boston-Cambridge-Quincy, MA-NH	12,596	1,184	13,780	1.6%
Minneapolis-St. Paul-Bloomington, MN-WI	12,136	1,237	13,373	1.6%
Tampa-St. Petersburg-Clearwater, FL	12,044	1,159	13,203	1.5%

Note: Figures include active trial and permanent modifications.

A complete list of HAMP activity for all MSAs is available at <http://www.financialstability.gov/docs/press/MSA%20Data%20December.pdf>

HAMP Modifications by Investor Type (20 Largest Servicers)

Servicer	GSE	Private	Portfolio	Total
Bank of America, NA ¹	128,699	65,404	9,367	203,470
JP Morgan Chase NA ²	68,140	63,956	21,871	153,967
Wells Fargo Bank, NA	90,757	22,910	5,041	118,708
CitiMortgage, Inc.	74,098	7,252	31,648	112,998
Saxon Mortgage Services Inc.	1,206	31,882	323	33,411
GMAC Mortgage, Inc.	17,089	13,455	0	30,544
Aurora Loan Services, LLC	15,647	10,639	308	26,594
OneWest Bank	14,937	8,012	1,289	24,238
Select Portfolio Servicing	522	19,118	2,434	22,074
Litton Loan Servicing LP ³	2,228	15,443	665	18,336
Nationstar Mortgage LLC	8,845	4,485	123	13,453
Ocwen Financial Corporation, Inc.	2,508	10,231	20	12,759
PNC Mortgage ⁴	10,868	7	1,339	12,214
American Home Mortgage Servicing Inc	723	10,167	0	10,890
US Bank NA	6,041	7	1,354	7,402
Bayview Loan Servicing, LLC	0	3,461	43	3,504
Green Tree Servicing LLC	3,156	190	9	3,355
Wachovia Mortgage, FSB ⁵	1,500	97	793	2,390
HomeEq	0	1,662	0	1,662
Carrington Mortgage Services LLC	0	1,507	0	1,507
Remainder of HAMP Servicers	38,454	14	1,752	40,220
Total	485,418	289,899	78,379	853,696

¹ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loans Services and Wilshire Credit Corporation.

² J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

³ Loans previously reported as portfolio have been restated as private per supplemental guidance from Treasury.

⁴ Formerly National City Bank.

⁵ Wachovia Mortgage FSB includes Wachovia Bank NA.

Note: Figures reflect active trials and permanent modifications.