

Making Home Affordable

Program Performance Report Through December 2012

Report Highlights

Nearly 1.5 Million Homeowner Assistance Actions Taken through Making Home Affordable

- More than 1.1 million homeowners have received a permanent modification through the Home Affordable Modification Program (HAMP). These homeowners have reduced their first lien mortgage payments by a median of approximately \$545 each month – more than one-third of their median before-modification payment – saving a total estimated \$17.3 billion to date in monthly mortgage payments.
- Homeowners currently in HAMP permanent modifications with some form of principal reduction have been granted an estimated \$8.8 billion in principal reduction. Of all non-GSE loans eligible for principal reduction entering HAMP in December, 71% included a principal reduction feature.
- More than 103,000 second lien modifications have been completed through the Second Lien Modification Program (2MP).

Permanent Modifications Continue to Perform Well Over Time

- After six months in the program, more than 94% of homeowners remain in permanent modifications and 9.3% of homeowners are 60+ days delinquent.
- Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, only 17% of modifications with a monthly payment reduction greater than 50% have been disqualified from the program due to missing three payments, compared to a disqualification rate of 43.5% where the payment had been cut by 20% or less.
- HAMP modifications continue to exhibit lower delinquency and re-default rates than industry modifications as reported by the Office of the Comptroller of the Currency.

New This Month:

- Beginning this month, data on the GSE Standard HAFA program, launched in November 2012 is included.
- More than 101,000 homeowners have exited their homes through a short sale or deed-in-lieu of foreclosure with assistance from the Home Affordable Foreclosure Alternatives Program (HAFA).

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Note: For information and quarterly updates about the Hardest Hit Fund, please visit the website for the [Hardest Hit Fund](#) or the [TARP Monthly Report to Congress](#).

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Making Home Affordable Program Activity

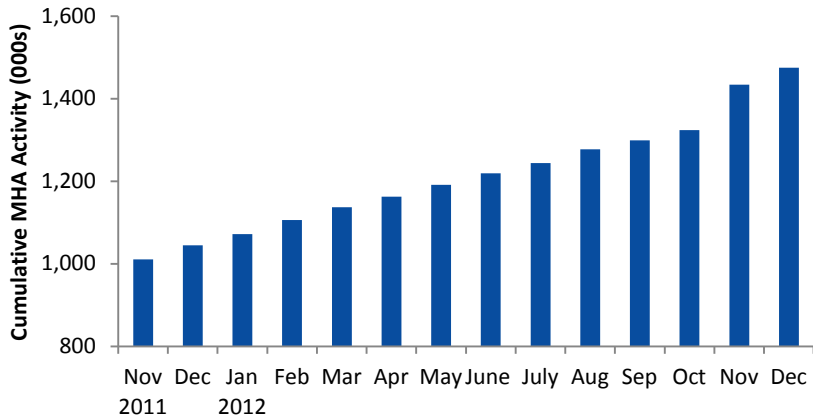
The Making Home Affordable Program was launched in March 2009 with the Home Affordable Modification Program (HAMP) which provides assistance to struggling homeowners by lowering monthly first lien mortgage payments to an affordable level. Additional programs were subsequently rolled out to expand the program reach.

In total, the MHA program has completed nearly 1.5 million first and second lien permanent modifications, HAFA transactions, and UP forbearance plans.

	Program-to-Date	Reported Since Prior Period
MHA First Lien Modifications Started ¹	1,240,605	23,183
2MP Modifications Started	103,272	1,550
HAFA Transactions Completed ²	101,095	15,214
UP Forbearance Plans Started (through November 2012)	29,714	664
Cumulative Activity³	1,474,686	40,611

MHA Program Activity

Cumulative Transactions Completed



Program	Purpose
MHA First Lien Modifications	The Home Affordable Modification Program (HAMP) provides eligible borrowers the opportunity to lower their first lien mortgage payment to affordable and sustainable levels through a uniform loan modification process. Effective June 2012, HAMP's eligibility requirements were expanded to include a "Tier 2" evaluation for non-GSE loans that is modeled after the GSE Standard Modification and includes properties that are currently occupied by a tenant as well as vacant properties the borrower intends to rent. FHA-HAMP and RD-HAMP provide first lien modifications for distressed borrowers in loans guaranteed through the Federal Housing Administration and Rural Housing Service.
Second Lien Modification Program (2MP)	Provides modifications and extinguishments on second liens when there has been a first lien HAMP modification on the same property.
Home Affordable Foreclosure Alternatives (HAFA)	Provides transition alternatives to foreclosure in the form of a short sale or deed-in-lieu of foreclosure. Effective November 2012, the GSEs jointly streamlined their short sale and deed-in-lieu of foreclosure programs. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program.
Unemployment Program (UP)	Provides temporary forbearance of mortgage principal to enable unemployed borrowers to look for a new job without fear of foreclosure.

¹ Includes (a) 1,136,482 HAMP modifications, (b) 10,862 FHA-and RD-HAMP modifications, and (c) 93,261 GSE Standard Modifications since October 2011 under the GSEs' Servicer Alignment Initiative. The GSEs also undertake other foreclosure prevention activities beyond their participation in MHA which is not reflected in this report. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Third Quarter of 2012, since 4Q 2008 the GSEs have completed nearly 1.3 million permanent modifications and over 400,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report.

² Includes the GSE and Non-GSE activity under the MHA program, in addition to the cumulative GSE Standard HAFA transactions completed since November 2012. Does not include other GSE short sale and deed-in-lieu activity prior to November 2012 outside the GSE Standard HAFA program.

³ This does not include trial modifications that have cancelled or not yet converted to permanent modifications, or HAFA transactions started but not yet completed.

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HAMP (First Lien) Modifications

HAMP Activity Through December 2012		Total
Trial Modifications	All Trials Started	1,975,649
	Tier 1	1,970,300
	Tier 2	5,349
	Trials Reported Since November 2012 Report ¹	12,805
	Trial Modifications Canceled Since June 1, 2010 ²	63,453
	Active Trials	66,317
Permanent Modifications	All Permanent Modifications Started	1,136,482
	Tier 1	1,135,352
	Tier 2	1,130
	Permanent Modifications Reported Since November 2012 Report	14,484
	Permanent Modifications Canceled (Cumulative) ³	285,347
	Active Permanent Modifications	851,135

¹ Servicers may enter new trial modifications into the HAMP system of record at anytime.

² 772,850 cumulative including 709,397 that had trial start dates prior to June 1, 2010 when Treasury implemented a verified income requirement.

³ A permanent modification is canceled when the borrower has missed three consecutive monthly payments. Includes 9,677 loans paid off.

Estimated Eligible Loans and Borrowers

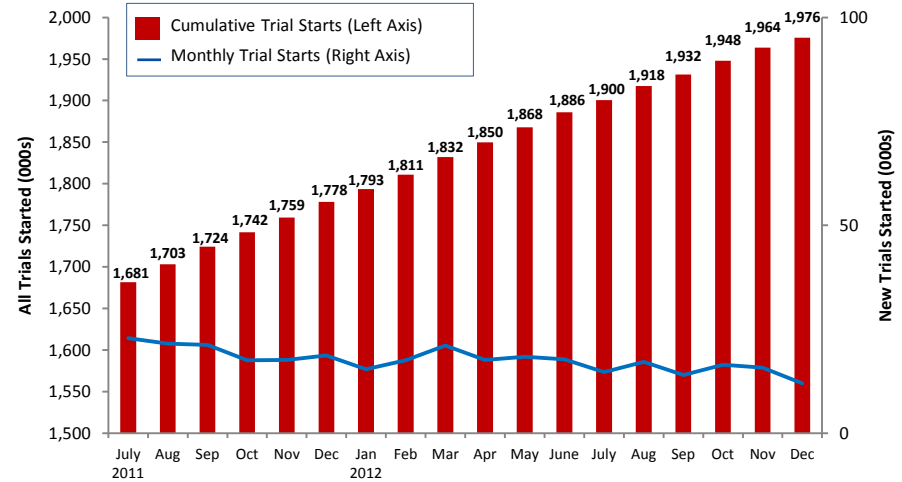
Under the original HAMP program, launched in March 2009, now referred to as "Tier 1," eligible loans include conventional loans more than 60 days delinquent (unless the borrower is in imminent default), that originated on or before January 1, 2009 with a current unpaid principal balance below the maximum conforming loan limit⁴ and were owner-occupied at origination.

Homeowners who have HAMP-eligible loans may qualify for Tier 1 if they meet additional criteria including, but not limited to requiring: a debt-to-income ratio greater than 31%, occupancy, employment, and pooling and servicing agreement eligibility. Based on current estimates, of the 3.9 million homeowners who are currently 60+ days delinquent, an estimated 690,968 homeowners are eligible for HAMP Tier 1.

On January 27, 2012, Treasury announced an expansion of the eligibility for HAMP to reduce additional foreclosures and help stabilize neighborhoods. The eligibility was expanded for non-GSE loans to (1) allow for more flexible debt-to-income criteria and (2) include properties that are currently occupied by a tenant, as well as vacant properties which the borrower intends to rent. This expanded HAMP criteria, referred to as HAMP "Tier 2," became effective on June 1, 2012 (although not all servicers began offering Tier 2 modifications on that date). There is insufficient program data at this time to estimate the number of homeowners who may qualify for HAMP Tier 2.

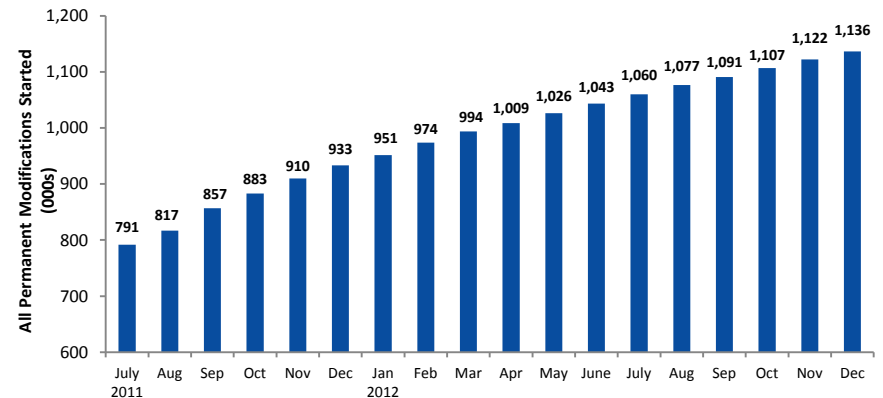
⁴ Current unpaid principal balance must be no greater than: \$729,750 for a single-unit property, 2 units: \$934,200, 3 Units: \$1,129,250, 4 Units: \$1,403,400.

HAMP Trials Started



Servicers may enter new trial modifications into the HAMP system of record at any time. For example, 12,805 trials have entered the HAMP system of record since the prior report; 11,940 were trials with a first payment recorded in December 2012.

HAMP Permanent Modifications Started (Cumulative)



Source: HAMP system of record.

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HAMP Principal Reduction Activity

Servicers of non-GSE loans are required to evaluate the benefit of principal reduction under the HAMP Principal Reduction Alternative (PRA) for mortgages with a loan-to-value (LTV) ratio greater than 115% when evaluating a homeowner for a HAMP first lien modification. While servicers are required to evaluate homeowners for principal reduction, they are not required to reduce principal as part of the modification. The MHA Program allows servicers to provide principal reduction on HAMP modifications in two ways:

- Under HAMP PRA, principal is reduced to lower the LTV, the investor is eligible to receive an incentive on the amount of principal reduced, and the reduction vests over a 3-year period.
- Servicers can also offer principal reduction to homeowners on a HAMP modification outside the requirements of HAMP PRA. If they do, the investor receives no incentive payment for the principal reduction and the principal reduction can be recognized immediately.

The terms of the \$25 billion settlement of mortgage servicing deficiencies between the five largest mortgage servicers, the Federal government, and 49 state attorneys general, have caused servicers to increase use of non-PRA principal reductions. Of all non-GSE loans eligible¹ for principal reduction that started a trial in December 2012, 71% included a principal reduction feature, including 54% through the HAMP PRA program.

	HAMP Modifications with Earned Principal Reduction Under PRA ²	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Trial Modifications Started	113,560	36,966	150,526
Trials Reported Since November 2012 Report	3,078	1,307	4,385
Active Trial Modifications	15,502	4,653	20,155
All Permanent Modifications Started	89,217	29,221	118,438
Permanent Modifications Reported Since November 2012 Report	3,856	1,143	4,999
Active Permanent Modifications	77,680	25,575	103,255
Median Principal Amount Reduced for Active Permanent Modifications ³	\$72,900	\$55,401	\$66,719
Median Principal Amount Reduced for Active Permanent Modifications (%) ⁴	32.0%	18.0%	28.8%
Total Outstanding Principal Balance Reduced on Active Permanent Modifications ³	\$7,144,151,544	\$1,681,508,233	\$8,825,659,777

¹ Eligible loans include those receiving evaluation under HAMP PRA guidelines plus loans that did not require an evaluation but received principal reduction on their modification.

² Includes some modifications with additional principal reduction outside of HAMP PRA.

³ Under HAMP PRA, principal reduction vests over a 3 year period. The amounts noted reflect the entire amount that may be forgiven.

⁴ HAMP PRA amount as a percentage of before-modification UPB, excluding capitalization.

Treasury FHA-HAMP Modification Activity

The Treasury FHA-HAMP Program provides assistance to eligible homeowners with FHA-insured mortgages.

All Treasury FHA-HAMP Trial Modifications Started	18,259
All Treasury FHA-HAMP Permanent Modifications Started	10,843

Second Lien Modification Program (2MP) Activity

The Second Lien Modification Program (2MP) provides assistance to homeowners in a first lien permanent modification who have an eligible second lien with a participating HAMP servicer. This assistance can result in a modification of the second lien and even full or partial extinguishment of the second lien. Second lien modifications follow a series of steps and may include capitalization, interest rate reduction, term extension and principal forbearance or forgiveness.

2MP modifications and partial extinguishments require that the first lien HAMP modification be permanent and active and that the second lien have an unpaid balance of \$5,000 or more and a monthly payment of at least \$100.

All Second Lien Modifications Started (Cumulative) ¹	103,272
Second Lien Modifications Involving Full Lien Extinguishments	25,573
Second Lien Modifications Disqualified ²	8,621
Active Second Lien Modifications ³	69,078
Active Second Lien Modifications Involving Partial Lien Extinguishments	6,552

Second Lien Extinguishment Details

Median Amount of Full Extinguishment	\$61,734
Median Amount of Partial Extinguishment for Active Second Lien Modifications	\$9,347

¹ Includes second lien modifications reported into HAMP system of record through the end of cycle for December 2012 data, though the effective date may occur in January 2013. Number of modifications is net of cancellations, which are primarily due to servicer data corrections.

² Includes 2,697 loans paid off.

³ Includes 4,786 loans in active non-payment status whereby the 1MP has disqualified from HAMP. As a result, the servicer is no longer required to report payment activity on the 2MP modification.

Unemployment Program (UP) Activity

The Treasury MHA Unemployment Program (UP) provides a temporary forbearance to homeowners who are unemployed. Under Treasury guidelines, unemployed homeowners must be considered for a minimum of 12 months' forbearance.

All UP Forbearance Plans Started	29,714
UP Forbearance Plans With Some Payment Required	25,582
UP Forbearance Plans With No Payment Required	4,132

Note: Data is as reported by servicers via survey for UP participation through November 30, 2012.

See Appendix A2 for servicer participants in additional Making Home Affordable programs.

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Home Affordable Foreclosure Alternatives (HAFA)

The Home Affordable Foreclosure Alternatives Program (HAFA) offers incentives and a streamlined process for homeowners looking to exit their homes through a short sale or deed-in-lieu of foreclosure. HAFA has established important homeowner protections and an industry standard for streamlined transactions. Effective November 2012, the GSEs revised their short sale and deed-in-lieu programs. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program. In HAFA transactions, homeowners:

- Follow a streamlined process for short sales and deed-in-lieu transactions that requires no verification of income (unless as required by investors) and allows for pre-approved short sale terms;
- Receive a waiver of deficiency once the transaction is completed that releases the homeowner from remaining mortgage debt;
- Receive at least \$3,000 in relocation assistance at closing.

Combined Short Sale and Deed-In-Lieu Activity

	Non-GSE Activity	GSE Activity ¹	Total
Short Sale	87,552	10,890	98,442
Deed-in-Lieu	2,454	199	2,653
Total Transactions Completed	90,006	11,089	101,095

HAFA Activity by Investor Type

Investor Type	Transactions Completed
GSE ¹	11,089
Portfolio	25,343
Private	64,663
Total	101,095

SPA servicers must consider all borrowers denied for HAMP for a short sale or deed-in-lieu of foreclosure through the HAFA program. However, individual investors can impose additional eligibility requirements.

¹ Includes GSE activity under the MHA program in addition to the GSE Standard HAFA program implemented in November 2012. GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of December 2012. Does not include other GSE short sale and deed-in-lieu activity outside the HAFA program. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Third Quarter of 2012, since 4Q 2008 the GSEs have completed over 400,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report.

Characteristics of Non-GSE HAFA Activity

In 18% of HAFA transactions completed, the homeowner began a HAMP trial modification but later requested a HAFA agreement or was disqualified from HAMP.

HAFA Debt Relief

Through HAFA, borrowers can be relieved of significant unpaid principal balances. Homeowners have been granted an estimated \$12.9 billion in debt relief ² since the beginning of the program.

Median Unpaid Principal Balance	\$298,400
Median Debt Relief	\$136,734
Median % Debt Relief	48%
Median Sales Price	\$170,000

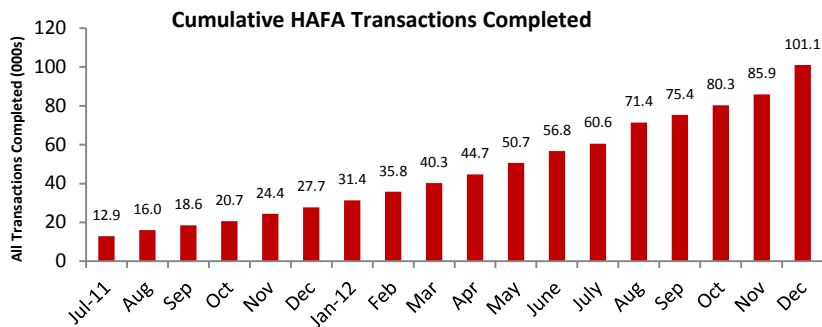
In addition to satisfying the primary mortgage debt, as part of a HAFA short sale or deed-in-lieu the borrower must be fully released from liability for subordinate liens.

- Thirty-seven percent of the HAFA transactions completed included release of a homeowner's subordinate liens.
- Approximately \$177 million has been released thus far.

² The debt relief represents the obligation relieved by the short sale or deed-in-lieu transaction and is calculated as the unpaid principal balance and allowable transaction costs less the property sales price. The allowable transaction costs may include release of any subordinate lien, borrower relocation assistance, sales commission, and closing costs for taxes, title, and attorney fees.

MHA HAFA Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
• California	43%
• Florida	15%
• Arizona	6%



Includes transactions reported into the HAMP system of record through the end of cycle for December 2012 data, though the effective date may occur in January 2013. GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of December 2012.

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Performance of Permanent Modifications (As of November 30, 2012)

This table shows the performance of permanent HAMP modifications at 3, 6, 12, 18, 24 and 30 months of age and includes modifications that have aged at least 3, 6, 12, 18, 24 or 30 months, as applicable. For example:

Of loans that became permanent in the 4th quarter of 2010, 8.6% were 60+ days delinquent at 6 months' seasoning.

Modification Became Permanent in:	Delinquency: Months After Conversion to Permanent Modification																	
	3			6			12			18			24			30		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
Q3 2009	3,569	9.4%	3.1%	4,415	14.7%	9.6%	4,660	25.2%	20.5%	4,997	31.9%	28.5%	5,107	36.6%	33.3%	5,168	40.9%	38.3%
Q4 2009	44,216	5.3%	1.4%	48,041	9.6%	5.6%	52,020	19.8%	15.2%	55,349	25.0%	21.8%	56,362	31.2%	28.1%	57,522	34.9%	32.5%
Q1 2010	125,210	3.7%	0.9%	151,624	9.7%	5.3%	163,569	20.2%	15.9%	168,842	26.0%	22.4%	170,958	32.0%	28.9%	170,931	35.7%	33.2%
Q2 2010	149,483	5.0%	1.4%	159,030	11.8%	7.0%	176,122	19.4%	15.9%	173,412	27.7%	24.0%	182,001	31.2%	28.8%	180,445	36.0%	33.5%
Q3 2010	86,776	4.7%	1.4%	96,642	10.7%	6.6%	105,053	17.9%	14.1%	107,261	25.1%	21.7%	107,429	29.4%	26.7%			
Q4 2010	58,273	4.3%	1.4%	62,729	8.6%	5.4%	65,332	18.1%	14.1%	67,037	23.8%	21.0%	66,769	29.4%	26.4%			
Q1 2011	71,533	2.6%	0.8%	76,391	7.7%	4.5%	80,400	16.8%	13.3%	82,211	22.1%	19.1%						
Q2 2011	80,726	3.4%	1.0%	89,887	8.9%	5.3%	93,657	16.1%	13.1%	92,987	23.1%	20.0%						
Q3 2011	81,585	3.6%	1.1%	86,735	8.7%	5.4%	87,765	15.5%	12.2%									
Q4 2011	65,402	3.2%	1.1%	67,964	6.8%	4.3%	68,328	14.6%	11.3%									
Q1 2012	49,718	2.4%	0.7%	51,183	6.6%	3.9%												
Q2 2012	44,226	2.8%	0.8%	45,213	7.5%	4.4%												
Q3 2012	47,734	3.1%	1.0%															
ALL	908,451	3.8%	1.1%	939,854	9.3%	5.5%	896,906	18.0%	14.3%	752,096	25.3%	21.9%	588,626	30.9%	28.1%	414,066	35.8%	33.3%

- For permanent loans aged at least 3 months as of November 30, 2012, as reported by servicers through December 17, 2012.
- The table stratifies the data by the quarter in which the permanent modification became effective and provides two separate performance metrics:
 - **60+ days delinquent:** All loans that have missed two or more consecutive monthly payments, including 90+ days delinquent loans.
 - **90+ days delinquent:** All loans that have missed three or more consecutive monthly payments.
- Loan payment status is not reported by servicers after program disqualification (90+ days delinquent). Therefore, 90+ days delinquent loans are included in each of the 60+ days delinquent and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification.
- This table reflects a total of 241,369 disqualified loans that have aged 3, 6, 12, 18, 24 or 30 months through the November activity period as reported by servicers through December 17, 2012.
- Servicers are required to report monthly payment information on HAMP modifications in the form of an Official Monthly Report (OMR). Servicers did not submit 16,232 OMRs, or 1.9% of total required OMR's for payments due November 1, 2012. If a servicer does not report an OMR for a loan in a given month, the performance of that loan is not included in the table for that month. This table reflects improved servicer OMR reporting as the modification ages, causing the total loan count for each quarter in months 6 and beyond to be higher than the count in month 3. Reported loan counts may shift from prior reports due to servicer data corrections. If one were to assume all unreported OMRs reflect either a current payment status or the maximum number of missed payments based on the most recently submitted OMR, the re-default rate for permanent modifications that have aged 30 months may range between 32.9%-33.3%.
- Once a loan is paid off, it is no longer reflected in future periods.
- This table will be published quarterly. Beyond 6 months, performance is noted in 6-month increments.

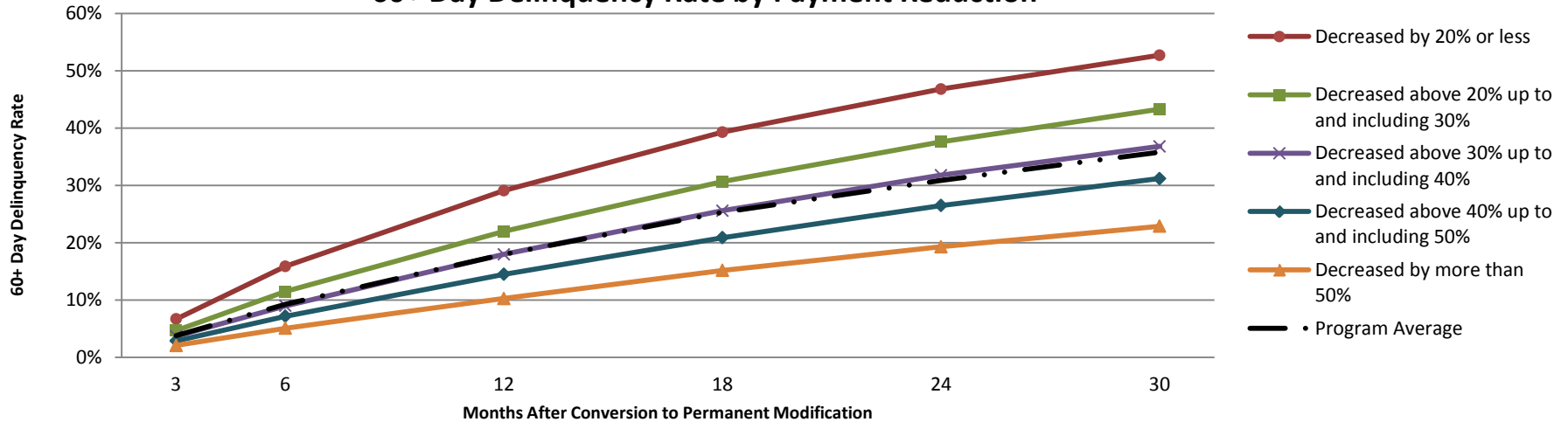
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Performance of Permanent Modifications by Homeowner Payment Reduction (As of November 30, 2012)

This chart and the table that follows show the performance of permanent HAMP modifications at 3, 6, 12, 18, 24 and 30 months of age as related to homeowner payment reduction. For example: *Of loans that featured a payment reduction between 40% and 50%, 7.2% were 60+ days delinquent at 6 months' seasoning.*

60+ Day Delinquency Rate by Payment Reduction



Decrease From Before-Modification Principal + Interest Payment:	Delinquency: Months After Conversion to Permanent Modification																	
	3			6			12			18			24			30		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
≤20% Decrease	180,352	6.7%	2.1%	187,345	15.9%	9.8%	179,144	29.1%	23.8%	148,778	39.3%	34.9%	112,962	46.8%	43.5%	79,288	52.7%	50.0%
(20%-30%] Decrease	140,043	4.7%	1.4%	145,657	11.5%	6.9%	139,920	22.0%	17.6%	118,036	30.7%	26.8%	91,553	37.6%	34.5%	64,316	43.3%	40.6%
(30%-40%] Decrease	158,113	3.7%	1.1%	164,057	9.0%	5.4%	157,371	18.0%	14.3%	132,795	25.6%	22.1%	104,010	31.8%	28.8%	73,500	36.8%	34.3%
(40%-50%] Decrease	164,672	2.9%	0.8%	170,687	7.2%	4.1%	163,815	14.5%	11.3%	137,873	20.9%	17.8%	108,034	26.5%	23.7%	75,635	31.2%	28.8%
>50% Decrease	265,271	2.1%	0.6%	272,108	5.1%	2.8%	256,656	10.3%	7.8%	214,614	15.2%	12.7%	172,067	19.3%	17.0%	121,327	22.9%	20.8%
ALL	908,451	3.8%	1.1%	939,854	9.3%	5.5%	896,906	18.0%	14.3%	752,096	25.3%	21.9%	588,626	30.9%	28.1%	414,066	35.8%	33.3%

Note: For permanent loans aged at least 3 months as of November 30, 2012, as reported by servicers through December 17, 2012. See previous page for technical notes.

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Homeowner Benefits and First Lien Modification Characteristics

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated to total **approximately \$17.3 billion**, program to date, compared with unmodified mortgage obligations. The median monthly savings for homeowners in active permanent first lien modifications is \$544.97, or **38% of the median monthly payment** before modification.

Modification Steps of Active Permanent Modifications

HAMP modifications follow a series of waterfall steps. The modification steps include interest rate adjustment, term extension and principal forbearance.

- Under Tier 1, servicers apply the modification steps in sequence until the homeowner's after modification front-end debt-to-income (DTI) ratio is 31%. The impact of each modification step can vary to achieve the target of 31%.
- Under Tier 2, servicers apply consistent modification terms resulting in the homeowner's post modification DTI falling within an allowable target range.¹

Active permanent modifications reflect the following **modification steps**:

Modification Step	Tier 1	Tier 2
Interest Rate Reduction	96.9%	65.2%
Term Extension	61.3%	94.9%
Principal Forbearance	32.3%	12.0%

¹ Subject to investor restrictions. Effective February 1, 2013, Supplemental Directive 12-09 expands the acceptable DTI range for Tier 2 to 10-55%.

Select Median Characteristics of Active Permanent Modifications

Loan Characteristic	Before Modification	After Modification	Median Decrease
Front-End Debt-to-Income Ratio²			
Tier 1	45.5%	31.0%	-14.9 pct pts
Tier 2	41.9%	30.5%	-9.7 pct pts
Back-End Debt-to-Income Ratio³			
Tier 1	71.1%	52.9%	-15.1 pct pts
Tier 2	54.4%	41.7%	-9.8 pct pts
Median Monthly Housing Payment⁴			
Tier 1	\$1,423.54	\$810.29	(\$545.17)
Tier 2	\$1,252.04	\$798.67	(\$398.19)

² Ratio of housing expenses (principal, interest, taxes, insurance and homeowners association and/or condo fees) to monthly gross income.

³ 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. Homeowners who have a back-end debt-to-income ratio of greater than 55% are required to seek housing counseling under program guidelines.

⁴ Principal and interest payment. Before modification payment is homeowner's current payment at time of evaluation.

Homeowner Characteristics

- Tier 2 provides another modification opportunity for struggling homeowners who did not qualify for Tier 1 or received a Tier 1 trial or permanent modification but lost good standing. Of the Tier 2 trial modifications started:
 - 38% were previously in a Tier 1 trial or permanent modification.
 - 22% were previously evaluated for Tier 1 and did not meet eligibility requirements.

- Of the Tier 2 trial modifications started, **7% were for non owner-occupied properties.**

- The median gross monthly income of homeowners in the program is \$3,846.00.
- The median credit score of homeowners in the program is 574.

- The **primary hardship reasons** for homeowners in active permanent modifications are:
 - 67.9% experienced loss of income (curtailment of income or unemployment)
 - 10.8% reported excessive obligation
 - 3.4% reported an illness of the principal borrower

- Of all HAMP trial modifications started, **80% of homeowners were at least 60 days delinquent at trial start.** The rest were up to 59 days delinquent or current and in imminent default.

Making Home Affordable: Summary Results

Program Performance Report Through December 2012

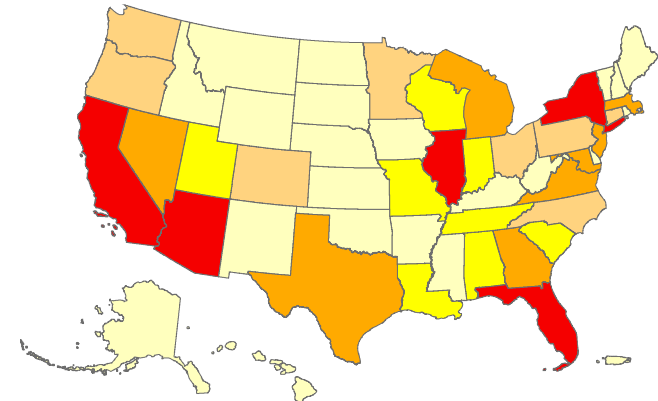
HAMP Activity by State

State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity	State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity
AK	52	381	433	0.0%	MT	66	978	1,044	0.1%
AL	444	4,595	5,039	0.5%	NC	1,247	15,047	16,294	1.8%
AR	158	1,782	1,940	0.2%	ND	13	123	136	0.0%
AZ	1,532	33,791	35,323	3.9%	NE	99	1,118	1,217	0.1%
CA	15,663	219,806	235,469	25.7%	NH	295	3,781	4,076	0.4%
CO	884	11,979	12,863	1.4%	NJ	2,581	27,349	29,930	3.3%
CT	1,005	10,779	11,784	1.3%	NM	279	2,787	3,066	0.3%
DC	116	1,494	1,610	0.2%	NV	1,198	19,015	20,213	2.2%
DE	211	2,480	2,691	0.3%	NY	4,702	42,338	47,040	5.1%
FL	8,226	102,967	111,193	12.1%	OH	1,451	17,641	19,092	2.1%
GA	2,289	30,467	32,756	3.6%	OK	181	1,924	2,105	0.2%
HI	283	3,293	3,576	0.4%	OR	778	9,488	10,266	1.1%
IA	143	1,995	2,138	0.2%	PA	1,608	17,123	18,731	2.0%
ID	194	3,230	3,424	0.4%	RI	297	4,097	4,394	0.5%
IL	3,360	44,130	47,490	5.2%	SC	627	7,621	8,248	0.9%
IN	588	7,868	8,456	0.9%	SD	24	296	320	0.0%
KS	161	1,980	2,141	0.2%	TN	805	8,368	9,173	1.0%
KY	264	3,061	3,325	0.4%	TX	2,206	22,667	24,873	2.7%
LA	444	4,661	5,105	0.6%	UT	416	7,687	8,103	0.9%
MA	1,829	20,328	22,157	2.4%	VA	1,560	20,127	21,687	2.4%
MD	2,138	26,816	28,954	3.2%	VT	64	720	784	0.1%
ME	194	2,342	2,536	0.3%	WA	1,517	17,852	19,369	2.1%
MI	1,445	25,664	27,109	3.0%	WI	662	7,916	8,578	0.9%
MN	814	13,449	14,263	1.6%	WV	86	1,123	1,209	0.1%
MO	731	8,231	8,962	1.0%	WY	32	407	439	0.0%
MS	241	2,875	3,116	0.3%	Other ²	114	3,098	3,212	0.4%

¹ Total reflects active trials and active permanent modifications.

² Includes Guam, Puerto Rico and the U.S. Virgin Islands.

Modification Activity by State

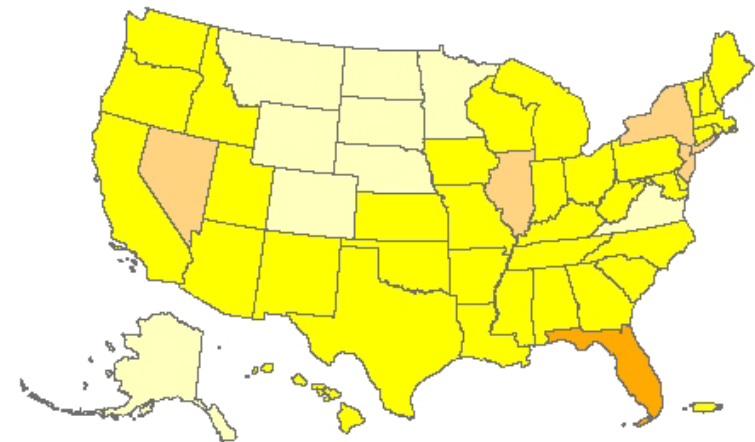


HAMP Modifications

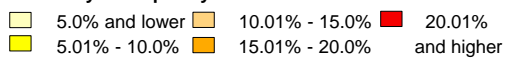


Note: Includes active trial and permanent modifications from the official HAMP system of record.

Mortgage Delinquency Rates by State



60+ Day Delinquency Rate



Source: 3rd Quarter 2012 National Delinquency Survey, Mortgage Bankers Association.

Making Home Affordable: Summary Results

Program Performance Report Through December 2012

15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Active Permanent Modifications	Total MSA HAMP Activity ¹	% of U.S. HAMP Activity	Median \$ Payment Reduction	Median % Payment Reduction ²
Los Angeles-Long Beach-Santa Ana, CA	5,592	69,574	75,166	8.2%	\$878.30	41%
New York-Northern New Jersey-Long Island, NY-NJ-PA	5,794	56,452	62,246	6.8%	\$889.75	43%
Miami-Fort Lauderdale-Pompano Beach, FL	3,704	45,158	48,862	5.3%	\$589.27	45%
Chicago-Joliet-Naperville, IL-IN-WI	3,225	42,886	46,111	5.0%	\$572.56	44%
Riverside-San Bernardino-Ontario, CA	2,600	42,910	45,510	5.0%	\$690.58	40%
Washington-Arlington-Alexandria, DC-VA-MD-WV	2,000	28,575	30,575	3.3%	\$697.37	38%
Phoenix-Mesa-Glendale, AZ	1,086	26,959	28,045	3.1%	\$502.06	41%
Atlanta-Sandy Springs-Marietta, GA	1,808	24,672	26,480	2.9%	\$412.20	40%
San Francisco-Oakland-Fremont, CA	1,563	19,330	20,893	2.3%	\$937.68	40%
San Diego-Carlsbad-San Marcos, CA	1,091	16,112	17,203	1.9%	\$810.13	38%
Las Vegas-Paradise, NV	981	15,549	16,530	1.8%	\$571.04	42%
Detroit-Warren-Livonia, MI	840	15,521	16,361	1.8%	\$415.18	41%
Orlando-Kissimmee-Sanford, FL	1,058	15,127	16,185	1.8%	\$497.67	42%
Boston-Cambridge-Quincy, MA-NH	1,306	14,631	15,937	1.7%	\$684.03	38%
Sacramento-Arden-Arcade-Roseville, CA	926	14,436	15,362	1.7%	\$654.71	38%

A complete list of HAMP activity for all metropolitan areas is available at <http://www.treasury.gov/initiatives/financial-stability/results/MHA-Reports/>

¹ Total reflects active trials and active permanent modifications.

² Reflects % of the median monthly payment before modification for active permanent modifications.

Making Home Affordable: Summary Results

Program Performance Report Through December 2012

HAMP Modification Activity by Servicer and Investor Type

Servicer	Trial Plan Offers Extended ¹	All HAMP Trials Started ²	All HAMP Permanent Modifications Started ²	Active Trial Modifications ²	Active Trial Modifications Lasting 6 Months or Longer ³	Active Permanent Modifications ²	Total Active Modifications ⁴			
							GSE	Private	Portfolio	Total
Bank of America, N.A.	561,775	342,841	163,205	13,844	5,600	118,446	66,549	54,735	11,006	132,290
CitiMortgage, Inc.	212,935	141,865	67,605	2,913	743	52,741	33,034	5,653	16,967	55,654
GMAC Mortgage, LLC	112,884	76,962	58,558	2,847	28	42,594	25,577	6,450	13,414	45,441
Homeward Residential, Inc.	55,681	51,117	42,916	1,855	226	31,579	5,499	27,935	0	33,434
JPMorgan Chase Bank, N.A.	417,053	330,545	186,600	10,507	664	141,928	66,964	57,803	27,668	152,435
Ocwen Loan Servicing, LLC	112,905	166,131	102,350	8,141	968	71,331	13,436	64,658	1,378	79,472
OneWest Bank	97,376	65,666	43,797	1,413	131	35,323	15,539	18,194	3,003	36,736
Select Portfolio Servicing	75,638	64,230	36,941	1,567	429	25,311	507	23,364	3,007	26,878
Wells Fargo Bank, N.A.	249,582	284,594	155,065	12,790	1,761	121,259	56,638	22,283	55,128	134,049
Other Servicers	302,010	451,698	279,445	10,440	1,399	210,623	174,620	28,255	18,188	221,063
Total	2,197,839	1,975,649	1,136,482	66,317	11,949	851,135	458,363	309,330	149,759	917,452

¹ As reported in the monthly servicer survey of large SPA servicers through December 31, 2012.

² As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.

³ These figures include trial modifications that have been converted to permanent modifications or cancelled by the servicer, but not reported as such to the HAMP system of record.

⁴ Total active modifications reflects active trial and active permanent HAMP modifications.

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Making Home Affordable Programs by Servicer¹

Servicer	HAMP First Lien Modifications		Principal Reduction Alternative (PRA) ²		Second Lien Modification (2MP)	Home Affordable Foreclosure Alternatives (HAFA) ⁵
	Trials Started ³	Permanent Modifications Started ³	Trials Started ³	Permanent Modifications Started ³	Second Lien Modifications Started ⁴	Transactions Completed
Bank of America, N.A.	342,841	163,205	13,822	11,377	33,599	30,001
CitiMortgage, Inc.	141,865	67,605	2,465	2,004	12,895	701
GMAC Mortgage, LLC	76,962	58,558	3,338	2,256	4,548	3,600
Homeward Residential, Inc.	51,117	42,916	0	0	N/A	875
JPMorgan Chase Bank, N.A.	330,545	186,600	28,287	22,843	29,218	29,297
Ocwen Loan Servicing, LLC	166,131	102,350	30,417	22,366	N/A	1,635
OneWest Bank	65,666	43,797	6,215	5,448	3,334	2,833
Select Portfolio Servicing	64,230	36,941	2,637	2,345	N/A	2,726
Wells Fargo Bank, N.A.	284,594	155,065	22,753	17,524	15,241	13,665
Other Servicers	451,698	279,445	3,626	3,054	4,437	4,673
Total	1,975,649	1,136,482	113,560	89,217	103,272	90,006

¹ MHA Program Effective Dates:
HAMP First Lien: April 6, 2009
PRA: October 1, 2010
2MP: August 13, 2009
HAFA: April 5, 2010

² While both GSE and non-GSE loans are eligible for HAMP, at the present time due to GSE policy, servicers can only offer PRA on non-GSE modifications under HAMP. Servicer volume can vary based on the investor composition of the servicer's portfolio and respective policy with regards to PRA.

³ As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.

⁴ Number of second lien modifications started is net of cancellations, which are primarily due to servicer data corrections.

⁵ Servicer agreement with homeowner for terms of potential short sale, which lasts at least 120 days; or agreement for a deed-in-lieu transaction. A short sale requires a third-party purchaser and cooperation of junior lienholders and mortgage insurers to complete the transaction. Includes Non-GSE activity under the MHA program only. Servicer GSE program data not available.

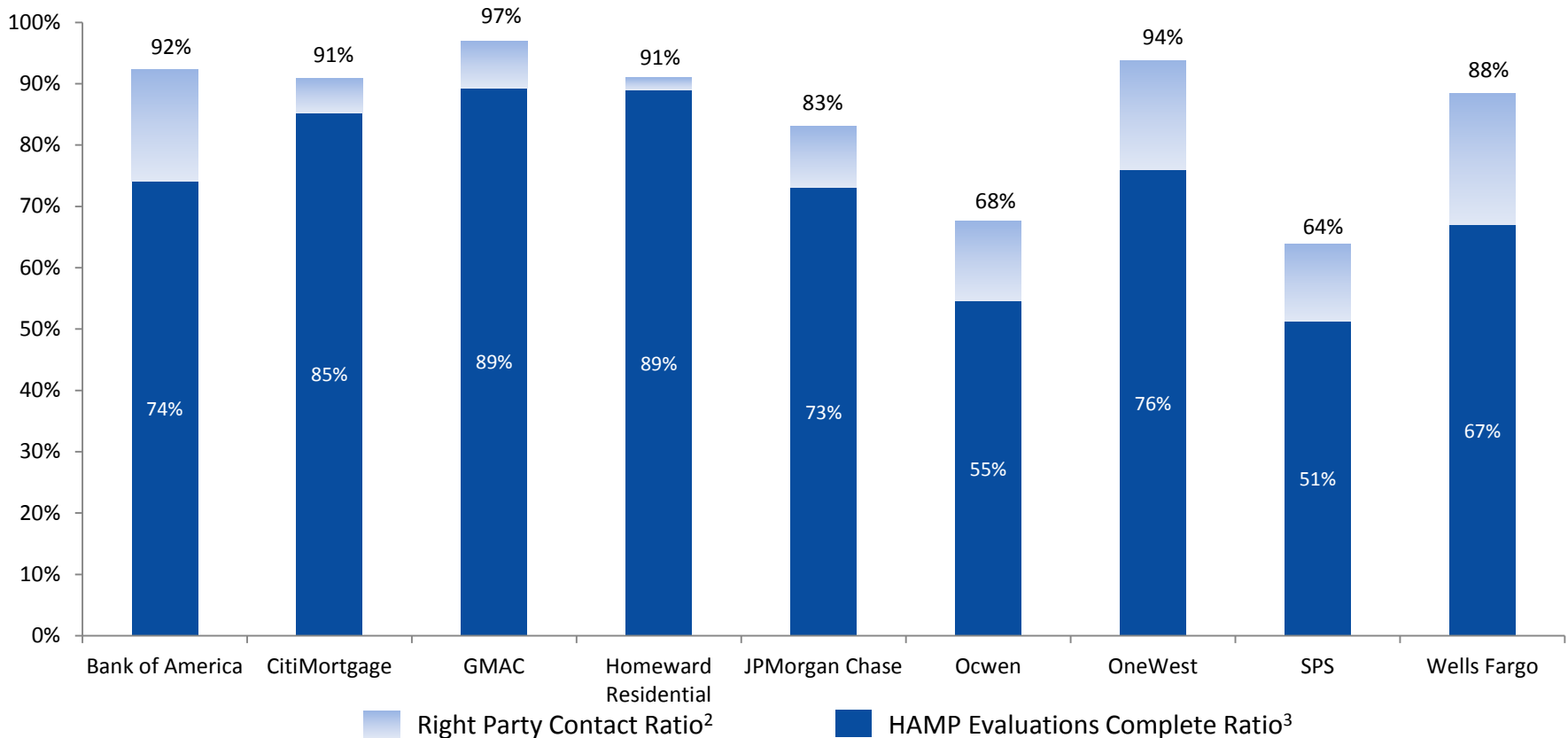
N/A – Servicer does not participate in the program.

Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Servicer Outreach to 60+ Day Delinquent Homeowners: Cumulative Servicer Results, December 2011 – November 2012

Per program guidance, servicers are directed to establish Right Party Contact (RPC) with homeowners of delinquent HAMP eligible loans¹ and then evaluate the homeowners' eligibility for HAMP. There is a range of performance results across top program servicers with respect to making RPC and completing the evaluations.



¹ Homeowners with HAMP eligible loans, which include conventional loans that were originated on or before Jan. 1, 2009; excludes loans with current unpaid principal balances greater than current conforming loan limits, FHA and VA loans, loans where investor pooling and servicing agreements preclude modification, and manufactured housing loans with title/chattel issues that exclude them from HAMP. Treasury has expanded HAMP's eligibility criteria to include a "Tier 2" evaluation designed to provide help for borrowers with a financial hardship whose debt-to-income ratio is below 31 percent, who have properties occupied by a tenant or who have vacant properties that the borrower intends to rent. Servicers began accepting HAMP Tier 2 modification requests as of 6/1/2012 and are including HAMP Tier 2 eligible loans in the outreach survey data shown here.

² Right Party Contact (RPC) is achieved when a servicer has successfully communicated directly with the homeowner obligated under the mortgage about resolution of their delinquency in accordance with program guidelines. The RPC ratio reflects the share of homeowners with which the servicer has established RPC as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed.

³ HAMP evaluations complete ratio reflects the share of homeowners who have been evaluated for HAMP as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed. Evaluated homeowners include those offered a trial plan, those that are denied or did not accept a trial plan and homeowners that failed to submit a complete HAMP evaluation package by program-specified timelines.

Making Home Affordable: Servicer Results

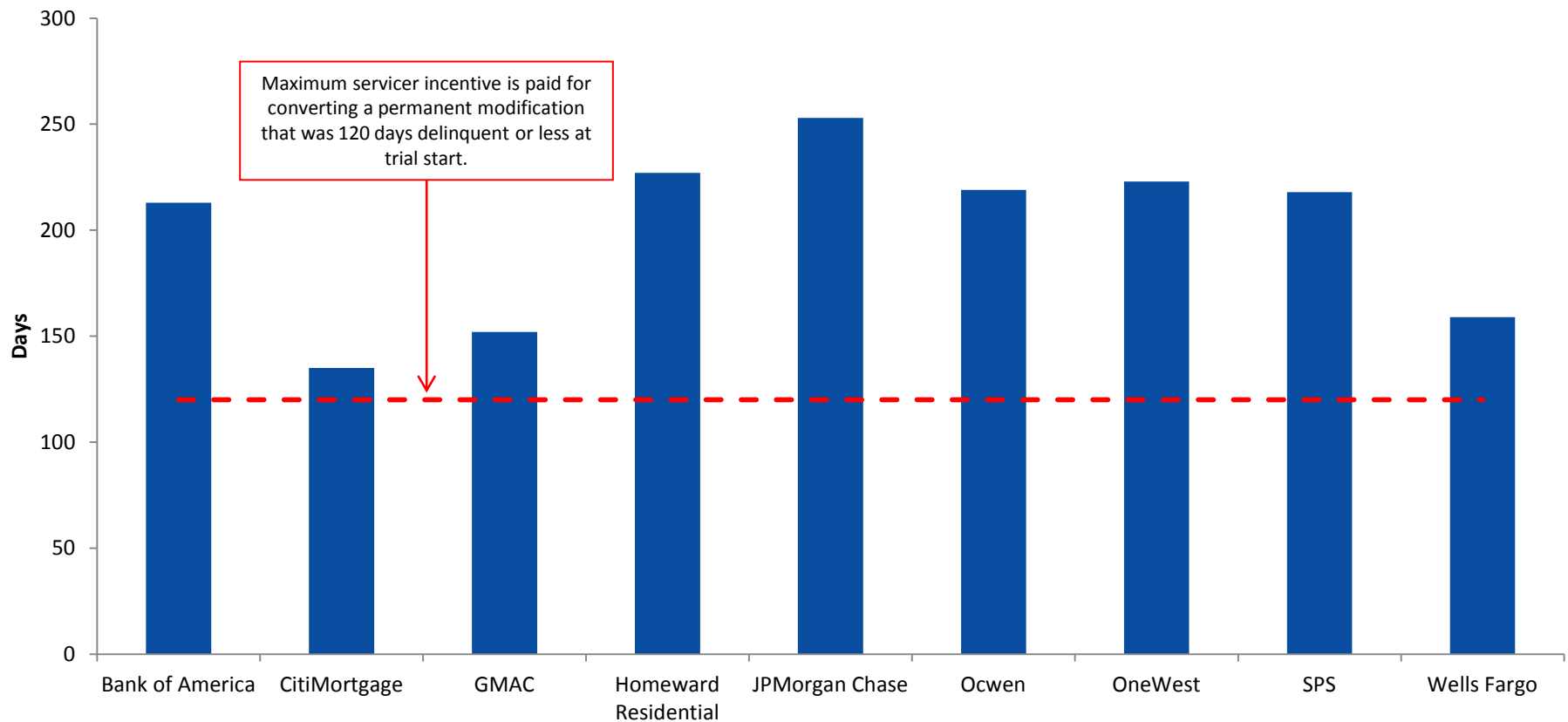
Program Performance Report Through December 2012

Average Homeowner Delinquency at Trial Start¹

Servicers are instructed to follow a series of steps in order to evaluate homeowners for HAMP, including:

- Identifying and soliciting the homeowners in the early stages of delinquency;
- Making reasonable efforts to establish right party contact with the homeowners;
- Gathering required documentation once contact is established in order to evaluate the homeowners for a HAMP trial; and,
- Communicating decisions to the homeowners.

Effective 10/1/11, a new servicer compensation structure exists to encourage servicers to work with struggling homeowners in the early stages of delinquency with the highest incentives paid for permanent modifications completed when the homeowner is 120 days delinquent or less at the trial start.



¹ For all permanent modifications started, the average number of days delinquent as of the trial plan start date. Delinquency is calculated as the number of days between the homeowner's last paid installment before the trial plan and the first payment due date of the trial plan.

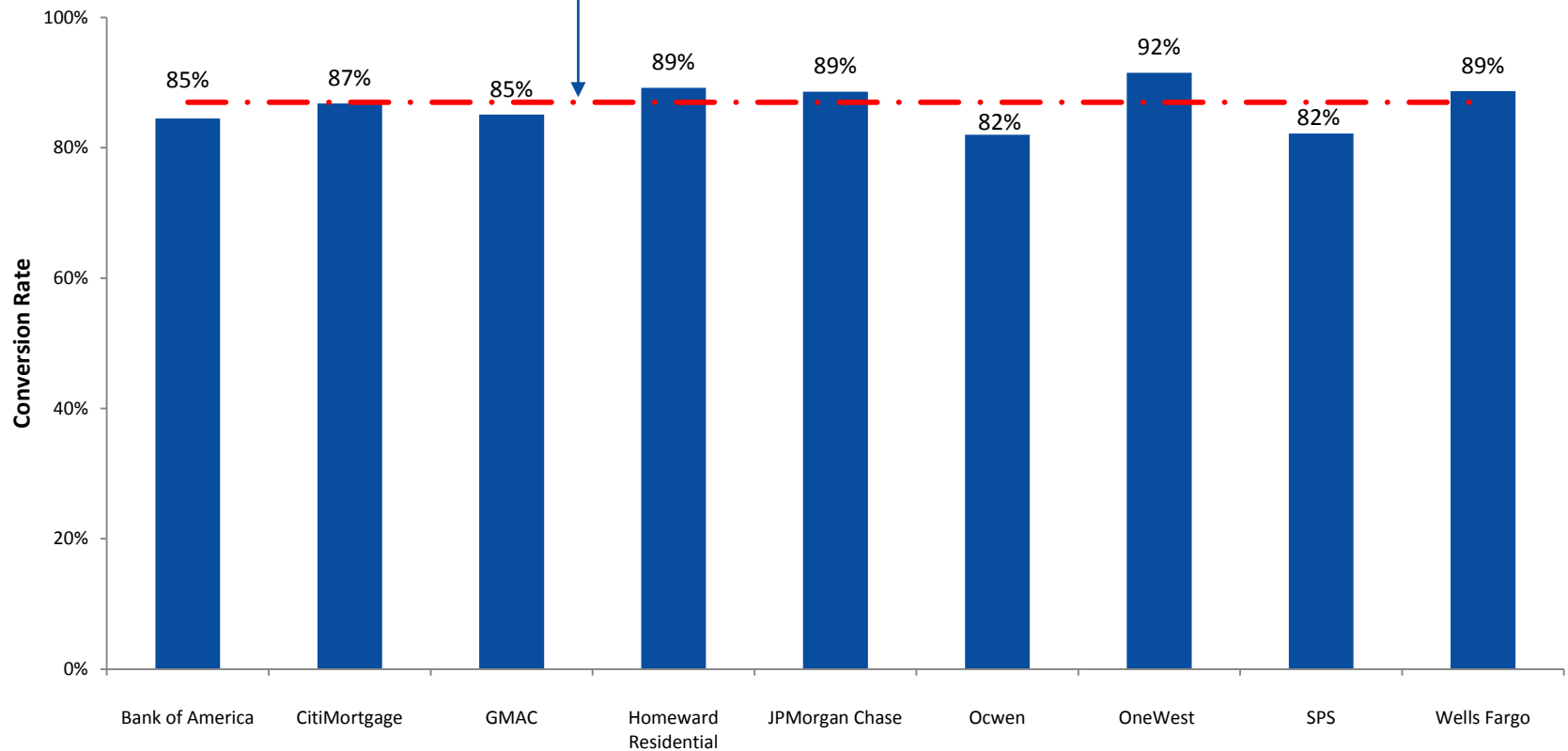
Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Conversion Rate¹

Per program guidelines, effective June 1, 2010, all trials must be started using verified income documentation. Of eligible trials started on or after June 1, 2010, 87% have converted to permanent modification with an average trial length of 3.5 months. Prior to June 1, 2010, some servicers initiated trials using stated income information. Of trials started prior to June 1, 2010, 44% have converted to permanent modification.

Average Of Eligible Trials Started On/After 6/1/10
87% Converted to Permanent Modification
4% Pending Processing or Decision



¹ Chart depicts conversion rates as measured against trials eligible to convert – those three months in trial, or four months if the borrower was at risk of imminent default at trial modification start. Permanent modifications transferred among servicers are credited to the originating servicer. Trial modifications transferred are reflected in the current servicer's population.

Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Select Measures of Homeowners' Experience with MHA

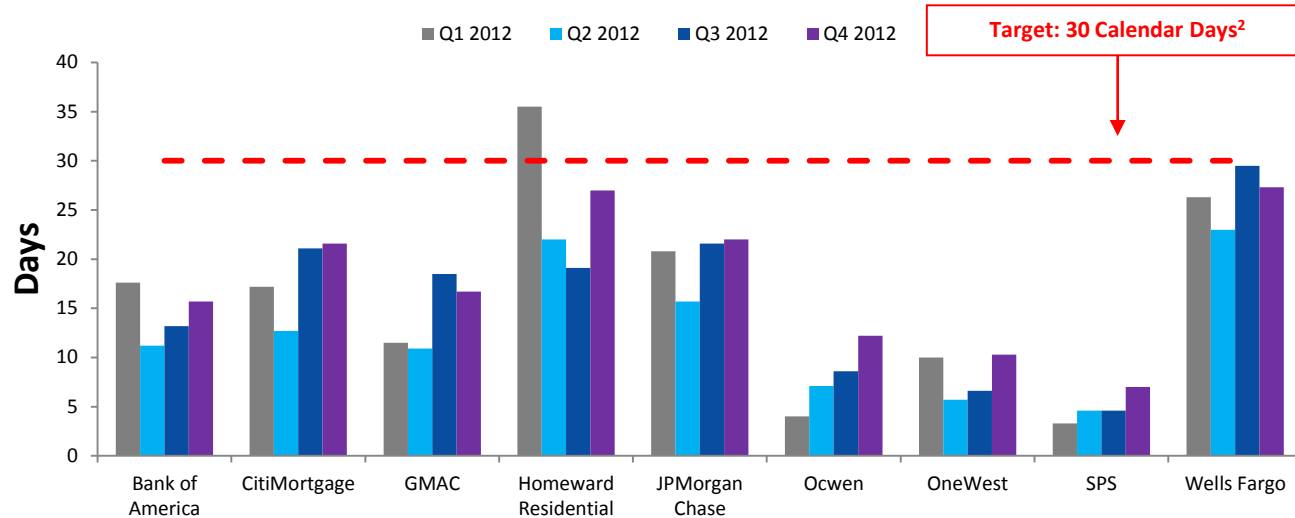
Homeowner's HOPE™ Hotline Volume ¹	Program to Date	December	Selected Homeowner Outreach Measures	
			Program to Date	
Total Number of Calls Taken at 1-888-995-HOPE	3,559,630	49,765	Homeowner Outreach Events Hosted Nationally by Treasury and Partners (cumulative)	80
Borrowers Referred for Free Housing Counseling Assistance Through the Homeowner's HOPE™ Hotline	1,717,625	23,924	Homeowners Attending Treasury-Sponsored Events (cumulative)	70,817
			Servicer Solicitation of Borrowers (cumulative) ²	9,039,040
			Page views on MakingHomeAffordable.gov (December 2012)	1,438,602
			Page views on MakingHomeAffordable.gov (cumulative)	162,982,009

¹Source: Homeowner's HOPE™ Hotline. Numbers reflect calls that resulted in customer records.

²Source: Survey data provided by SPA servicers. Servicers are encouraged by HAMP to solicit information from borrowers 60+ days delinquent, regardless of eligibility for a HAMP modification.

Servicer Time to Resolve Non-GSE Escalations: Average Resolution Time by Quarter in Which Escalations were Resolved¹

Servicers are required to resolve borrower inquiries and disputes that are escalated by the MHA Support Centers. Escalated cases include allegations that the servicer did not properly assess the homeowner according to program guidelines, inappropriately denied the homeowner for applicable MHA program(s), or initiated or continued inappropriate foreclosure actions. Effective February 1, 2011, the servicers are directed to review and resolve non-GSE escalated cases within 30 calendar days from receipt of the case by the escalating party. Over the last three quarters, all of the nine largest servicers' non-GSE resolved cases have an average resolution time at or below the 30 day target.



		Bank of America	CitiMortgage	GMAC	Homeward Residential	JPMorgan Chase	Ocwen	OneWest	SPS	Wells Fargo
Resolved Cases ³	GSE Cases	6,849	1,033	419	49	2,236	246	539	9	1,778
	Non-GSE Cases	8,412	744	649	1,187	3,509	1,959	748	311	3,610
	Total	15,261	1,777	1,068	1,236	5,745	2,205	1,287	320	5,388
Active Cases	Total	133	13	10	16	44	13	8	1	50

¹ Non-GSE escalations only; excludes cases escalated to the MHA Support Centers but not yet escalated to servicers. Average resolution time calculation excludes cases referred to servicers prior to February 1, 2011, 'Investor denial' cases referred to servicers between February 1, 2011 and November 1, 2011, cases involving bankruptcy, and cases that did not require servicer actions.

² Target of 30 calendar days includes an estimated 5 days of processing by MHA Support Centers.

³ Resolved cases include all escalations resolved on or after February 1, 2011 through December 31, 2012 and exclude those that did not require servicer actions.

Source: MHA Support Centers.

Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Disposition Path Homeowners in Canceled HAMP Trial Modifications Survey Data Through November 2012 (Largest Servicers)

Status of Homeowners Whose HAMP Trial Modification Was Canceled:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	6,111	4,453	13,719	62,768	1,346	6,965	22,204	12,670	33,073	163,309
CitiMortgage Inc.	1,691	6,452	6,752	26,560	1,865	3,590	6,256	3,863	11,714	68,743
GMAC Mortgage, LLC	329	277	1,014	7,093	20	775	1,507	1,418	2,559	14,992
Homeward Residential, Inc.	174	126	771	2,795	113	745	434	712	131	6,001
JPMorgan Chase Bank, N.A.	4,199	3,405	21,338	40,862	1,576	2,460	15,329	11,704	15,151	116,024
Ocwen Loan Services, LLC	2,976	2,140	2,860	24,790	3,464	795	1,434	6,452	5,032	49,943
OneWest Bank	133	245	455	12,217	42	113	1,288	1,441	4,442	20,376
Select Portfolio Servicing	848	255	1,007	5,593	227	355	1,679	787	4,317	15,068
Wells Fargo Bank, N.A.	1,046	4,696	9,107	39,909	731	9,108	8,780	14,676	27,601	115,654
TOTAL	17,507	22,049	57,023	222,587	9,384	24,906	58,911	53,723	104,020	570,110
(These Largest Servicers)	3.1%	3.9%	10.0%	39.0%	1.6%	4.4%	10.3%	9.4%	18.2%	100%

Note: Data is as reported by servicers for actions completed through November 30, 2012. Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Trial loans that have been canceled, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes cancellations pending data corrections and loans otherwise removed from servicing portfolios.

Making Home Affordable: Servicer Results

Program Performance Report Through December 2012

Disposition Path Homeowners Not Accepted for HAMP Trial Modifications Survey Data Through November 2012 (Largest Servicers)

Status of Homeowners Not Accepted for a HAMP Trial Modification:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	16,680	12,936	77,019	140,343	6,862	25,691	47,716	34,108	61,420	422,775
CitiMortgage Inc.	8,665	17,405	26,627	61,746	8,407	7,218	21,711	13,077	25,547	190,403
GMAC Mortgage, LLC	6,629	4,335	37,544	54,286	1,013	12,885	15,634	13,470	19,980	165,776
Homeward Residential, Inc.	3,237	2,092	18,665	48,100	1,705	7,259	4,158	9,823	1,649	96,688
JPMorgan Chase Bank, N.A.	20,246	16,390	136,554	148,798	9,526	67,531	71,772	46,014	41,094	557,925
Ocwen Loan Services, LLC	12,911	6,966	25,986	116,584	10,433	5,956	6,900	17,991	15,871	219,598
OneWest Bank	3,754	2,455	31,316	45,649	1,000	4,742	7,394	8,909	13,746	118,965
Select Portfolio Servicing	3,723	550	4,507	4,375	224	559	2,863	1,692	3,184	21,677
Wells Fargo Bank, N.A.	14,926	10,912	58,806	49,771	1,706	22,067	35,300	29,441	36,666	259,595
TOTAL (These Largest Servicers)	90,771	74,041	417,024	669,652	40,876	153,908	213,448	174,525	219,157	2,053,402
	4.4%	3.6%	20.3%	32.6%	2.0%	7.5%	10.4%	8.5%	10.7%	100.0%

Note: Data is as reported by servicers for actions completed through November 30, 2012. Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Homeowners who were not approved for a HAMP trial modification, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes loans removed from servicing portfolios.

Making Home Affordable

Program Performance Report Through December 2012

Appendix A1: Non-GSE Participants in HAMP

Servicers participating in the HAMP First Lien Modification Program may also offer additional support for homeowners, including Home Affordable Foreclosure Alternatives (HAFA), a forbearance for unemployed borrowers through the Unemployment Program (UP), and Principal Reduction Alternative (PRA).

Effective October 3, 2010, the ability to make new financial commitments under the Troubled Asset Relief Program (TARP) terminated, and consequently no new Servicer Participation Agreements may be executed. In addition, effective June 25, 2010, no new housing programs may be created under TARP.

Allstate Mortgage Loans & Investments, Inc.	Great Lakes Credit Union	OneWest Bank	U.S. Bank National Association
AMS Servicing, LLC	Greater Nevada Mortgage Services	ORNL Federal Credit Union	United Bank
Aurora Loan Services, LLC	Green Tree Servicing LLC	Pathfinder Bank	United Bank Mortgage Corporation
Bank of America, N.A. ¹	Hartford Savings Bank	PennyMac Loan Services, LLC	Vantium Capital, Inc.
Bank United	Hillsdale County National Bank	PNC Bank, National Association	Vist Financial Corp.
Bayview Loan Servicing, LLC	HomEq Servicing	PNC Mortgage ⁵	Wealthbridge Mortgage Corp.
Carrington Mortgage Services, LLC	Homeward Residential, Inc. ²	Purdue Employees Federal Credit Union	Wells Fargo Bank, N.A. ⁶
CCO Mortgage	Horicon Bank	QLending, Inc.	Yadkin Valley Bank
Central Florida Educators Federal Credit Union	IC Federal Credit Union	Quantum Servicing Corporation	
CitiMortgage, Inc.	Idaho Housing and Finance Association	Residential Credit Solutions	
Citizens 1st National Bank	iServe Residential Lending LLC	RG Mortgage Corporation	
Community Bank & Trust Company	iServe Servicing, Inc.	RoundPoint Mortgage Servicing Corporation	
CUC Mortgage Corporation	JPMorgan Chase Bank, N.A. ³	Saxon Mortgage Services, Inc.	
DuPage Credit Union	Lake City Bank	Schools Financial Credit Union	
Fay Servicing, LLC	Liberty Bank and Trust Co.	Select Portfolio Servicing	
Fidelity Homestead Savings Bank	Los Alamos National Bank	Servis One Inc., dba BSI Financial Services, Inc.	
First Bank	Magna Bank	ShoreBank	
First Financial Bank, N.A.	Marix Servicing, LLC	Silver State Schools Credit Union	
Franklin Credit Management Corporation	Midland Mortgage Company	Specialized Loan Servicing, LLC	
Franklin Savings	Midwest Community Bank	Sterling Savings Bank	
Glass City Federal Credit Union	Mission Federal Credit Union	Technology Credit Union	
GMAC Mortgage, LLC	Mortgage Center, LLC	The Golden 1 Credit Union	
	Nationstar Mortgage, LLC		
	Navy Federal Credit Union		
	Ocwen Loan Servicing, LLC ⁴		

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² Formerly American Home Mortgage Servicing, Inc.

³ JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

⁴ Ocwen Loan Servicing, LLC includes Litton Loan Servicing LP.

⁵ Formerly National City Bank.

⁶ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage, FSB.

Making Home Affordable

Program Performance Report Through December 2012

Appendix A2: Participants in Additional Making Home Affordable Programs

Second Lien Modification Program (2MP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
GMAC Mortgage, LLC
Green Tree Servicing LLC
iServe Residential Lending, LLC
iServe Servicing, Inc.
JPMorgan Chase Bank, N.A.²
Nationstar Mortgage LLC
OneWest Bank
PennyMac Loan Services, LLC
PNC Bank, National Association
PNC Mortgage³
Residential Credit Solutions
Servis One Inc., dba BSI Financial Services, Inc.
Wells Fargo Bank, N.A.⁴

FHA First Lien Program (Treasury FHA-HAMP)

Amarillo National Bank
American Financial Resources Inc.
Aurora Financial Group, Inc.
Aurora Loan Services, LLC
Banco Popular de Puerto Rico
Bank of America, N.A.¹
Capital International Financial, Inc.
CitiMortgage, Inc.
CU Mortgage Services, Inc.
First Federal Bank of Florida
First Mortgage Corporation
Franklin Savings

Gateway Mortgage Group, LLC
GMAC Mortgage, LLC.
Green Tree Servicing, LLC
Guaranty Bank
iServe Residential Lending, LLC
iServe Servicing, Inc.
James B. Nutter & Company
JPMorgan Chase Bank, N.A.²
M&T Bank
Marix Servicing, LLC
Marsh Associates, Inc.
Midland Mortgage Company
Nationstar Mortgage ,LLC
Ocwen Loan Servicing, LLC⁵
PennyMac Loan Services, LLC
PNC Mortgage³
RBC Bank (USA)
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Schmidt Mortgage Company
Select Portfolio Servicing
Servis One Inc., dba BSI Financial Services, Inc.
Stockman Bank of Montana
Wells Fargo Bank, N.A.⁴
Weststar Mortgage, Inc.

FHA Second Lien Program (FHA 2LP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Flagstar Capital Markets Corporation

GMAC Mortgage, LLC
Green Tree Servicing, LLC
JPMorgan Chase Bank, N.A.²
Nationstar Mortgage LLC
PNC Bank, National Association
PNC Mortgage³
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Select Portfolio Servicing
Wells Fargo Bank, N.A.⁴

Rural Housing Service Modification Program (RD-HAMP)

Banco Popular de Puerto Rico
Bank of America, N.A.¹
Horicon Bank
JPMorgan Chase Bank, N.A.²
Magna Bank
Marix Servicing, LLC
Midland Mortgage Company
Nationstar Mortgage LLC
Wells Fargo Bank, N.A.⁴

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

³ Formerly National City Bank.

⁴ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage FSB.

⁵ Ocwen Loan Servicing, LLC includes Litton Loan Servicing LP