

Making Home Affordable

Program Performance Report Through June 2013

Report Highlights

Over 1.7 Million Homeowner Assistance Actions Taken through Making Home Affordable

- Over 1.2 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 \$547 each month – more than one-third of their median before-modification payment – saving a total estimated \$21 billion to date in monthly mortgage payments.
- Homeowners currently in HAMP permanent modifications with some form of principal reduction have been granted an estimated \$10.9 billion in principal reduction. Of all non-GSE loans eligible for principal reduction entering HAMP in June, 72% included a principal reduction feature.
- Approximately 181,000 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).

Performance of Permanent HAMP Modifications has Improved Over Time

- Treasury recently published a [blog](#) with additional information and analysis on understanding HAMP re-default rates.
- HAMP modifications continue to exhibit lower delinquency and re-default rates than industry modifications as reported in the [latest report](#) by the Office of the Comptroller of the Currency. The OCC attributes this success to HAMP's design.
- Program data supports that the longer a homeowner remains in HAMP, the more likely he or she is to keep up with their mortgage payments and avoid foreclosure.
- Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, only 16.5% of modifications with a monthly payment reduction greater than 50% have been disqualified due to missing three payments, compared to a disqualification rate of 42.6% where the payment had been cut by 20% or less.
- Performance of HAMP modifications has improved over time. For modifications seasoned 24 months, 24.8% of modifications started in the first quarter of 2011 have disqualified, compared to 33.3% of modifications started in the third quarter of 2009.
- The majority of homeowners who disqualify from HAMP receive another foreclosure prevention option.

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

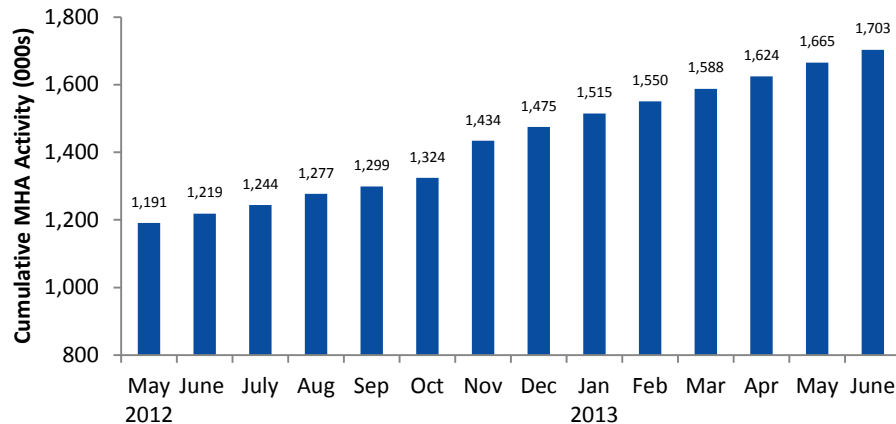
The Making Home Affordable Program was launched in March 2009 with the Home Affordable Modification Program (HAMP) which provides assistance to struggling homeowners by lowering monthly first lien mortgage payments to an affordable level. Additional programs were subsequently rolled out to expand the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

In total, the MHA program has completed more than 1.7 million first and second lien permanent modifications, HAFA transactions, and UP forbearance plans.

	Program-to-Date	Reported Since Prior Period
MHA First Lien Permanent Modifications Started ¹	1,375,112	24,898
2MP Modifications Started	113,325	1,506
HAFA Transactions Completed ²	180,984	11,208
UP Forbearance Plans Started (through May 2013)	33,827	745
Cumulative Activity³	1,703,248	38,357

MHA Program Activity

Cumulative Transactions Completed



Source: HAMP system of record for HAMP, 2MP, HAFA, FHA-HAMP, and RD-HAMP. UP participation is reported via servicer survey through May 2013. GSE Standard Modification and GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of June 2013.

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) 1,223,499 GSE and Non-GSE HAMP permanent modifications, (b) 15,045 FHA- and RD-HAMP modifications, and (c) 136,568 GSE Standard Modifications since October 2011 under the GSEs' Servicer Alignment Initiative. The GSEs and other government agencies 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 First Quarter of 2013, since 4Q 2008, the GSEs have completed nearly 1.4 million permanent modifications and over 475,000 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. As reported in the June 2013 edition of the Obama Administration's Housing Scorecard, FHA has offered nearly 1.9 million loss mitigation and early delinquency interventions through June 30, 2013 since April 1, 2009, which includes their activity under MHA.

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 June 2013		Total
Trial Modifications	All Trials Started	2,067,290
	Tier 1	2,041,443
	Tier 2	25,847
	Trials Reported Since May 2013 Report ¹	15,710
	Trial Modifications Canceled Since June 1, 2010 ²	71,855
	Active Trials	66,400
Permanent Modifications	All Permanent Modifications Started	1,223,499
	Tier 1	1,213,785
	Tier 2	9,714
	Permanent Modifications Reported Since May 2013 Report ³	17,323
	Permanent Modifications Disqualified (Cumulative) ⁴	318,708
	Active Permanent Modifications	888,043

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

² 777,391 cumulative including 705,536 that had trial start dates prior to June 1, 2010 when Treasury implemented a verified income requirement.

³ Per program guidance, servicers began processing GSE loan repurchase activity. This process requires reverting the impact permanent modifications in the HAMP system of record to an active trial with re-boarding of some of these permanent modifications in subsequent months. As a result, fluctuations are expected in the monthly activity reported in the near term.

⁴ A permanent modification disqualifies when the borrower has missed three consecutive monthly payments. Does not include 16,748 loans paid off.

Estimated Eligible Loans and Borrowers

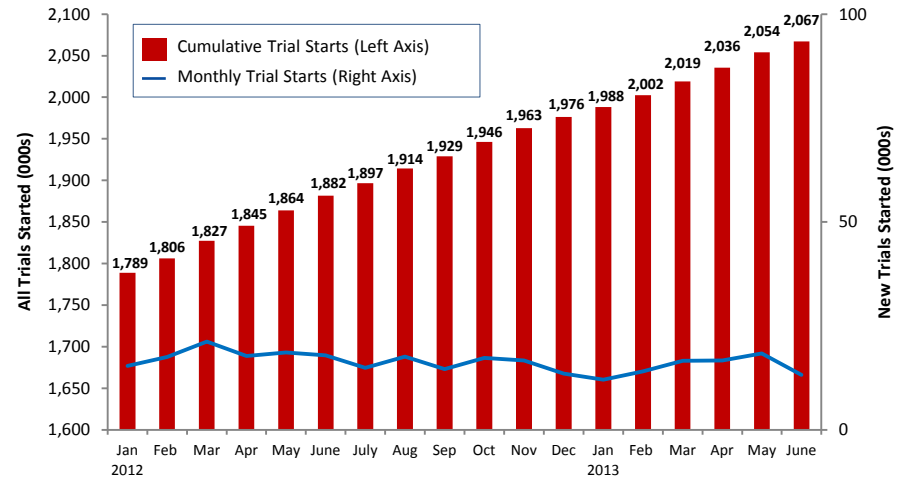
Under the original HAMP program, launched in March 2009, now referred to as “Tier 1,” eligible loans include conventional loans more than 60 days delinquent (unless the borrower is in imminent default), that originated on or before January 1, 2009 with a current unpaid principal balance below the maximum conforming loan limit⁵ 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 3.5 million homeowners who are currently 60+ days delinquent, an estimated 600,000 homeowners are potentially 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.

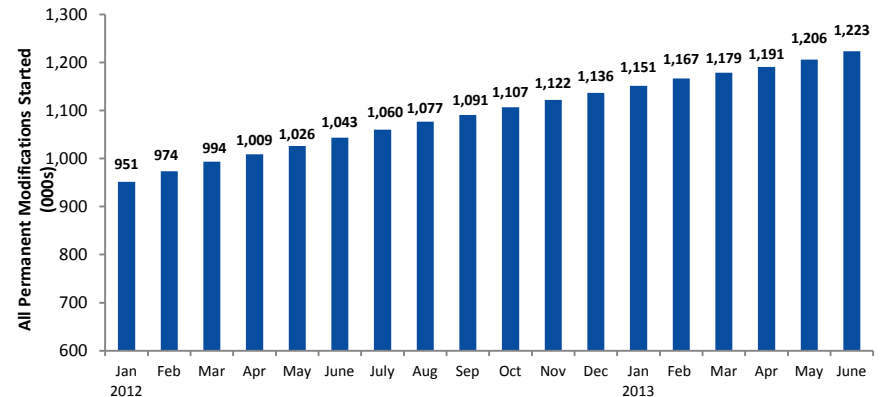
⁵ Current unpaid principal balance must be no greater than: \$729,750 for a single-unit property, 2 units: \$934,200, 3 Units: \$1,129,250, 4 Units: \$1,403,400.

HAMP Trials Started



Servicers may enter new trial modifications into the HAMP system of record at any time. For example, 15,710 trials have entered the HAMP system of record since the prior report; 13,230 were trials with a first payment recorded in June 2013.

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 June 2013, 72% included a principal reduction feature, including 61% 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	138,315	44,413	182,728
Trials Reported Since May 2013 Report	4,922	1,117	6,039
Active Trial Modifications	16,646	4,158	20,804
All Permanent Modifications Started	110,480	36,850	147,330
Permanent Modifications Reported Since May 2013 Report	3,901	1,116	5,017
Active Permanent Modifications	94,119	31,927	126,046
Median Principal Amount Reduced for Active Permanent Modifications ³	\$73,001	\$56,836	\$67,633
Median Principal Amount Reduced for Active Permanent Modifications (%) ⁴	32.1%	18.0%	29.7%
Total Outstanding Principal Balance Reduced on Active Permanent Modifications ³	\$8,719,075,329	\$2,199,079,279	\$10,918,154,608

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 Principal amount reduced as a percentage of before-modification UPB, excluding capitalization.

Treasury FHA-HAMP Modification Activity¹

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

All Treasury FHA-HAMP Trial Modifications Started	27,381
All Treasury FHA-HAMP Permanent Modifications Started	15,003

¹As reported in the June 2013 edition of the Obama Administration's Housing Scorecard, FHA has offered nearly 1.9 million loss mitigation and early delinquency interventions, which includes their activity under MHA.

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	113,325
Second Lien Modifications Involving Full Lien Extinguishments	29,126
Second Lien Modifications Disqualified ²	7,875
Active Second Lien Modifications ³	73,311
Active Second Lien Modifications Involving Partial Lien Extinguishments	8,358

Second Lien Extinguishment Details

Median Amount of Full Extinguishment	\$61,065
Median Amount of Partial Extinguishment for Active Second Lien Modifications	\$9,736

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

² Does not include 3,013 loans paid off.

³ Includes 6,273 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	33,827
UP Forbearance Plans With Some Payment Required	28,730
UP Forbearance Plans With No Payment Required	5,097

Note: Data is as reported by servicers via survey for UP participation through May 31, 2013.

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 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	117,234	59,536	176,770
Deed-in-Lieu	3,553	661	4,214
Total Transactions Completed	120,787	60,197	180,984

HAFA Activity by Investor Type

Investor Type	Transactions Completed
GSE ¹	60,197
Portfolio	32,760
Private	88,027
Total	180,984

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 June 2013. 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 First Quarter of 2013, since 4Q 2008 the GSEs have completed over 475,000 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 16% of HAFA transactions completed, the homeowner began a HAMP trial modification but later requested a HAFA agreement or was disqualified from HAMP.

Non-GSE HAFA Debt Relief

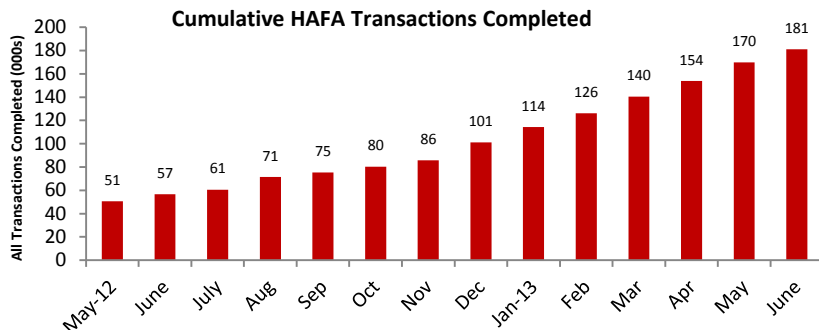
Through HAFA, borrowers can be relieved of significant unpaid principal balances. Homeowners have been granted an estimated \$17 billion in debt relief ² since the beginning of the program.

Median Unpaid Principal Balance	\$291,151
Median Debt Relief	\$133,230
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.

- Forty-three percent of the HAFA transactions completed included release of a homeowner's subordinate liens.
- Approximately \$298 million in subordinate liens 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 transactions 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.



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

Non-GSE MHA HAFA Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
• California	41%
• Florida	16%
• Arizona	6%

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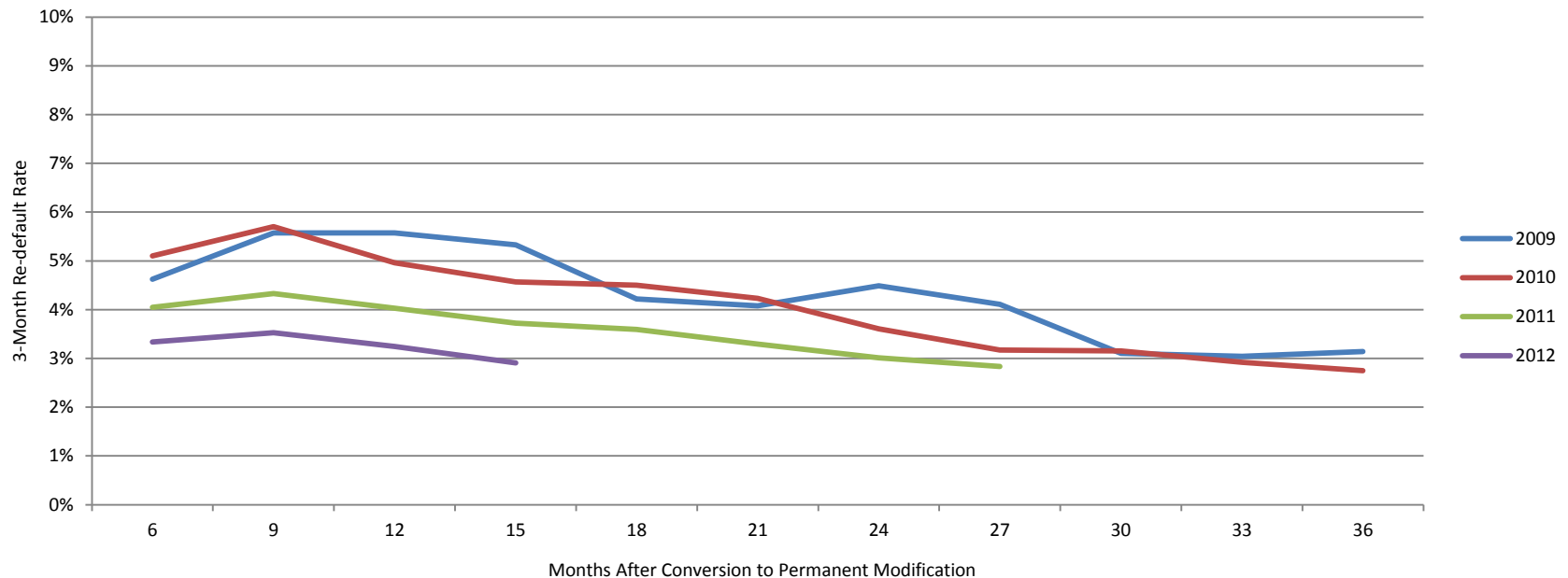
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Performance of Permanent Modifications (As of May 31, 2013)

The longer a homeowner remains in HAMP without defaulting, the less likely they are to default on their mortgage in the future.

- Performance of HAMP modifications has improved over time. For modifications seasoned 24 months, 24.8% for modifications started in the first quarter of 2011 have disqualified, compared to 33.3% of modifications started in the third quarter of 2009.
- For more information, Treasury recently published a [blog](#) with additional research and analysis on understanding HAMP re-default rates.
- On a cumulative basis, the total number and rate of disqualifications will increase over time.

Conditional Re-default Rate by Modification Year¹



Compared with other non-HAMP modifications, HAMP modifications continue to exhibit lower delinquency and re-default rates than industry modifications as reported in the [latest report](#) by the Office of the Comptroller of the Currency.

The majority of homeowners who disqualify from HAMP receive another foreclosure prevention option. Less than a quarter of homeowners who have been disqualified from HAMP have been referred to foreclosure. See page 18.

¹ A modification's inclusion in the 3-month re-default rate calculation is conditional on the modification being active at the start of the 3-month period being measured.

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Performance of Permanent Modifications (As of May 31, 2013)

This table shows the performance of permanent HAMP modifications at 3, 6, 12, 18, 24, 30 and 36 months of age and includes modifications that have aged at least 3, 6, 12, 18, 24, 30 or 36 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			36		
	#	60+ Days	90+ Days	#	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	3,567	9.4%	3.1%	4,411	14.8%	9.6%	4,652	25.2%	20.5%	4,988	31.9%	28.6%	5,099	36.6%	33.3%	5,162	40.9%	38.3%	5,205	43.7%	41.5%
Q4 2009	43,889	5.3%	1.4%	47,671	9.6%	5.7%	51,616	19.9%	15.3%	54,911	25.1%	22.0%	55,909	31.4%	28.2%	57,056	35.1%	32.7%	56,760	39.6%	37.0%
Q1 2010	124,301	3.7%	0.9%	150,439	9.7%	5.3%	162,260	20.2%	15.9%	167,493	26.1%	22.5%	169,584	32.1%	29.0%	169,542	35.8%	33.4%	167,754	40.0%	37.7%
Q2 2010	148,406	5.0%	1.4%	157,829	11.9%	7.0%	174,693	19.5%	16.0%	171,959	27.8%	24.1%	180,516	31.3%	28.9%	178,907	36.1%	33.6%	176,640	39.5%	37.7%
Q3 2010	86,278	4.7%	1.4%	96,049	10.7%	6.6%	104,374	18.0%	14.2%	106,549	25.2%	21.8%	106,711	29.5%	26.7%	106,261	34.2%	31.7%			
Q4 2010	58,005	4.3%	1.4%	62,445	8.6%	5.4%	65,027	18.1%	14.2%	66,706	23.9%	21.0%	66,430	29.5%	26.4%	66,136	33.1%	30.9%			
Q1 2011	71,112	2.6%	0.8%	75,902	7.8%	4.5%	79,844	16.9%	13.4%	81,647	22.2%	19.2%	81,198	27.5%	24.8%						
Q2 2011	80,135	3.4%	1.0%	89,247	9.0%	5.4%	93,020	16.2%	13.1%	92,337	23.2%	20.1%	91,872	27.3%	25.1%						
Q3 2011	81,084	3.6%	1.1%	86,175	8.7%	5.4%	87,187	15.6%	12.3%	86,844	21.8%	18.9%									
Q4 2011	65,034	3.2%	1.1%	67,562	6.8%	4.3%	67,903	14.6%	11.3%	68,023	19.3%	16.8%									
Q1 2012	49,476	2.4%	0.7%	50,924	6.6%	3.9%	50,926	13.9%	10.7%												
Q2 2012	44,042	2.8%	0.8%	45,014	7.5%	4.4%	45,296	13.5%	10.8%												
Q3 2012	47,409	3.0%	0.9%	49,062	7.2%	4.4%															
Q4 2012	39,489	3.0%	0.8%	41,449	6.1%	3.8%															
Q1 2013	39,498	2.1%	0.6%																		
ALL	981,725	3.8%	1.1%	1,024,179	9.1%	5.4%	986,798	17.6%	14.0%	901,457	24.5%	21.3%	757,319	30.2%	27.5%	583,064	35.3%	32.8%	406,359	39.8%	37.7%

- For permanent loans aged at least 3 months as of May 31, 2013, as reported by servicers through June 17, 2013.
- 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 292,390 disqualified loans that have aged 3, 6, 12, 18, 24, 30 or 36 months through the May activity period as reported by servicers through June 17, 2013.
- Servicers are required to report monthly payment information on HAMP modifications in the form of an Official Monthly Report (OMR). Servicers did not submit 32,636 OMRs, or 3.7% of total required OMR's for payments due May 1, 2013. 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 36 months may range between 36.9%-37.4%.
- 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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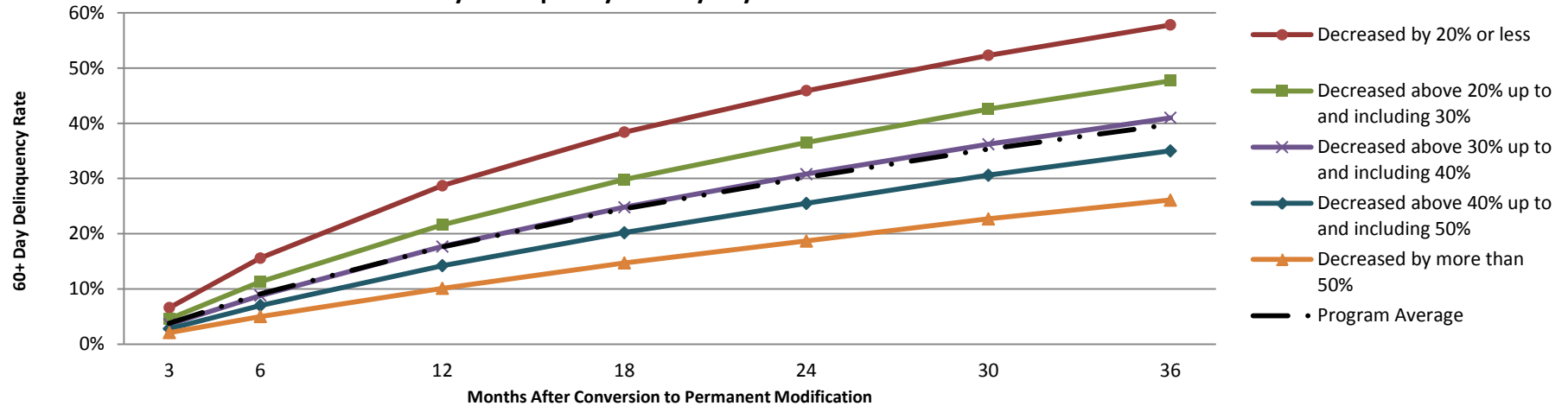
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Performance of Permanent Modifications by Homeowner Payment Reduction (As of May 31, 2013)

This chart and the table that follows show the performance of permanent HAMP modifications at 3, 6, 12, 18, 24, 30 and 36 months of age as related to homeowner payment reduction. For example: *Of loans that featured a payment reduction between 40% and 50%, 7.0% were 60+ days delinquent at 6 months' seasoning.*

Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, only 16.5% of modifications with a monthly payment reduction greater than 50% have been disqualified due to missing three payments, compared to a disqualification rate of 42.6% where the payment had been cut by 20% or less.

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			36		
	#	60+ Days	90+ Days	#	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	193,880	6.6%	2.0%	202,512	15.6%	9.6%	196,592	28.7%	23.4%	179,274	38.4%	34.1%	148,728	45.9%	42.6%	110,990	52.3%	49.7%	76,946	57.8%	55.6%
(20%-30%] Decrease	149,971	4.6%	1.4%	157,082	11.3%	6.8%	152,696	21.6%	17.3%	140,798	29.8%	26.0%	118,572	36.5%	33.4%	90,634	42.6%	39.9%	63,127	47.7%	45.4%
(30%-40%] Decrease	169,579	3.6%	1.0%	177,377	8.8%	5.3%	172,186	17.7%	14.0%	158,376	24.8%	21.4%	133,725	30.8%	27.9%	103,243	36.2%	33.7%	72,276	41.0%	38.8%
(40%-50%] Decrease	176,994	2.8%	0.8%	184,767	7.0%	4.1%	179,225	14.2%	11.1%	165,021	20.2%	17.2%	139,096	25.5%	22.9%	107,300	30.6%	28.2%	74,460	35.0%	33.0%
>50% Decrease	291,301	2.1%	0.5%	302,441	5.0%	2.7%	286,099	10.1%	7.7%	257,988	14.7%	12.3%	217,198	18.7%	16.5%	170,897	22.7%	20.6%	119,550	26.1%	24.2%
ALL	981,725	3.8%	1.1%	1,024,179	9.1%	5.4%	986,798	17.6%	14.0%	901,457	24.5%	21.3%	757,319	30.2%	27.5%	583,064	35.3%	32.8%	406,359	39.8%	37.7%

Note: For permanent loans aged at least 3 months as of May 31, 2013, as reported by servicers through June 17, 2013. See previous page for technical notes.

Making Home Affordable: Summary Results

Program Performance Report Through June 2013

Homeowner Benefits and First Lien Modification Characteristics

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated to total **approximately \$21 billion**, program to date, compared with unmodified mortgage obligations. The median monthly savings for homeowners in active permanent first lien modifications is \$546.80, or **39% 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 post 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	96.4%	77.0%
Term Extension	62.4%	76.0%
Principal Forbearance	33.1%	24.7%

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	45.6%	31.0%	-15.0 pct pts
Tier 2	36.8%	28.3%	-7.6 pct pts
Back-End Debt-to-Income Ratio³			
Tier 1	70.1%	51.7%	-15.3 pct pts
Tier 2	51.8%	41.5%	-7.6 pct pts
Median Monthly Housing Payment⁴			
Tier 1	\$1,416.73	\$801.12	(\$549.30)
Tier 2	\$1,203.10	\$798.56	(\$359.18)

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:
 - 26% were previously in a Tier 1 trial or permanent modification.
 - 19% were previously evaluated for Tier 1 and did not meet eligibility requirements.

- Of the Tier 2 trial modifications started, **8% were for non owner-occupied properties.**

- The median gross monthly income of homeowners in the program is \$3,839.00.
- The median credit score of homeowners in the program is 575.

- The **primary hardship reasons** for homeowners in active permanent modifications are:
 - 68.1% experienced loss of income (curtailment of income or unemployment)
 - 10.5% reported excessive obligation
 - 3.5% 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 June 2013

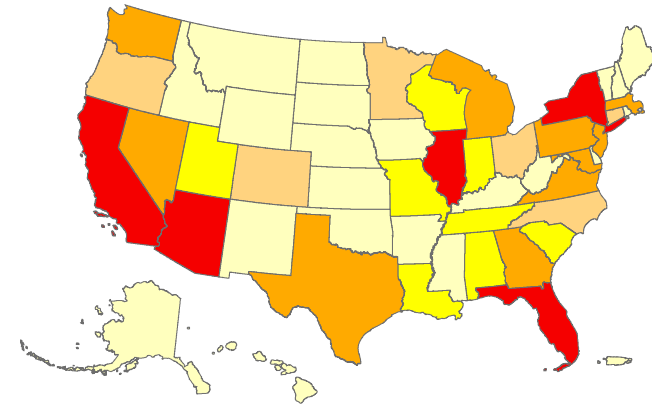
HAMP Activity by State

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	40	406	446	0.0%	MT	57	1,017	1,074	0.1%
AL	503	4,786	5,289	0.6%	NC	1,434	15,692	17,126	1.8%
AR	195	1,860	2,055	0.2%	ND	11	131	142	0.0%
AZ	1,279	34,015	35,294	3.7%	NE	112	1,158	1,270	0.1%
CA	14,097	231,487	245,584	25.7%	NH	307	3,860	4,167	0.4%
CO	837	12,482	13,319	1.4%	NJ	2,574	28,497	31,071	3.3%
CT	1,109	11,332	12,441	1.3%	NM	295	2,964	3,259	0.3%
DC	112	1,559	1,671	0.2%	NV	1,048	19,185	20,233	2.1%
DE	225	2,584	2,809	0.3%	NY	4,619	44,767	49,386	5.2%
FL	8,363	107,984	116,347	12.2%	OH	1,702	18,266	19,968	2.1%
GA	2,176	31,673	33,849	3.5%	OK	236	2,036	2,272	0.2%
HI	238	3,469	3,707	0.4%	OR	677	9,998	10,675	1.1%
IA	221	2,038	2,259	0.2%	PA	2,017	18,083	20,100	2.1%
ID	179	3,313	3,492	0.4%	RI	324	4,212	4,536	0.5%
IL	3,434	45,906	49,340	5.2%	SC	713	7,925	8,638	0.9%
IN	772	8,166	8,938	0.9%	SD	31	302	333	0.0%
KS	201	2,061	2,262	0.2%	TN	881	8,718	9,599	1.0%
KY	315	3,182	3,497	0.4%	TX	2,474	24,030	26,504	2.8%
LA	502	4,912	5,414	0.6%	UT	438	7,793	8,231	0.9%
MA	1,776	21,117	22,893	2.4%	VA	1,543	21,016	22,559	2.4%
MD	2,263	27,891	30,154	3.2%	VT	90	767	857	0.1%
ME	235	2,414	2,649	0.3%	WA	1,465	18,854	20,319	2.1%
MI	1,472	26,043	27,515	2.9%	WI	701	8,186	8,887	0.9%
MN	765	13,713	14,478	1.5%	WV	93	1,152	1,245	0.1%
MO	750	8,514	9,264	1.0%	WY	29	405	434	0.0%
MS	312	2,982	3,294	0.3%	Other ²	158	3,140	3,298	0.3%

¹ Total reflects active trials and active permanent modifications.

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

Modification Activity by State

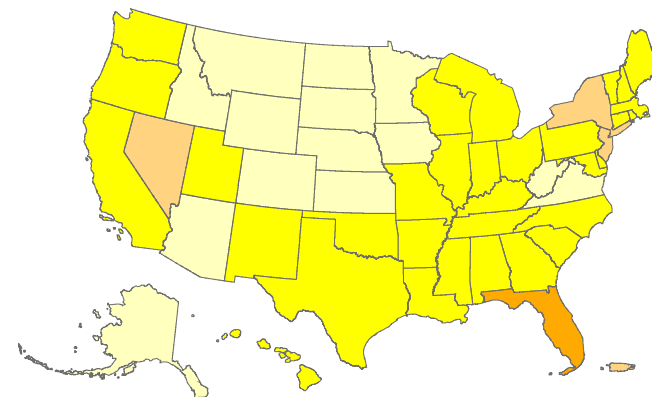


HAMP Modifications

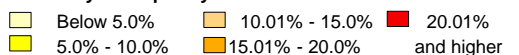


Note: Includes active trial and permanent modifications from the official HAMP system of record.

Mortgage Delinquency Rates by State



60+ Day Delinquency Rate



Source: 1st Quarter 2013 National Delinquency Survey, Mortgage Bankers Association.

Making Home Affordable: Summary Results

Program Performance Report Through June 2013

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	5,001	74,488	79,489	8.3%	\$873.98	41%
New York-Northern New Jersey-Long Island, NY-NJ-PA	5,571	59,428	64,999	6.8%	\$890.24	43%
Miami-Fort Lauderdale-Pompano Beach, FL	3,726	47,873	51,599	5.4%	\$584.20	45%
Chicago-Joliet-Naperville, IL-IN-WI	3,316	44,590	47,906	5.0%	\$570.72	44%
Riverside-San Bernardino-Ontario, CA	2,334	44,245	46,579	4.9%	\$690.57	41%
Washington-Arlington-Alexandria, DC-VA-MD-WV	1,985	29,675	31,660	3.3%	\$697.37	38%
Phoenix-Mesa-Glendale, AZ	887	27,068	27,955	2.9%	\$502.62	41%
Atlanta-Sandy Springs-Marietta, GA	1,630	25,587	27,217	2.9%	\$412.44	40%
San Francisco-Oakland-Fremont, CA	1,345	20,750	22,095	2.3%	\$932.42	40%
San Diego-Carlsbad-San Marcos, CA	1,032	16,939	17,971	1.9%	\$810.96	39%
Orlando-Kissimmee-Sanford, FL	1,092	15,607	16,699	1.7%	\$497.13	42%
Detroit-Warren-Livonia, MI	822	15,682	16,504	1.7%	\$418.92	41%
Las Vegas-Paradise, NV	856	15,640	16,496	1.7%	\$573.48	42%
Boston-Cambridge-Quincy, MA-NH	1,204	15,201	16,405	1.7%	\$683.92	38%
Sacramento-Arden-Arcade-Roseville, CA	842	14,885	15,727	1.6%	\$655.24	39%

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 June 2013

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.	577,824	282,430	133,466	7,846	2,061	92,008	29,771	54,711	15,372	99,854
CitiMortgage, Inc.	219,559	141,284	68,101	3,598	1,156	51,572	32,831	5,930	16,409	55,170
JPMorgan Chase Bank, N.A.	430,475	331,954	194,766	8,239	1,050	149,229	68,231	59,019	30,218	157,468
Nationstar Mortgage LLC	68,382	150,687	99,070	3,179	218	74,292	56,416	19,151	1,904	77,471
Ocwen Financial Corporation ⁵	282,646	289,442	197,649	14,530	813	134,944	24,353	109,047	16,074	149,474
OneWest Bank	100,572	68,360	45,955	1,829	37	35,755	15,288	19,185	3,111	37,584
Select Portfolio Servicing	82,869	83,276	46,660	4,975	378	27,776	488	28,339	3,924	32,751
Wells Fargo Bank, N.A.	267,808	299,379	171,295	11,644	1,727	130,538	55,593	26,206	60,383	142,182
Other Servicers	263,264	420,478	266,537	10,560	1,812	191,929	168,504	14,819	19,166	202,489
Total	2,293,399	2,067,290	1,223,499	66,400	9,252	888,043	451,475	336,407	166,561	954,443

¹ As reported in the monthly servicer survey of large SPA servicers through June 30, 2013.

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, but not reported as such to the HAMP system of record. Per program guidance, servicers recently began processing GSE loan repurchase activity. This process requires reverting the impacted permanent modifications to trials in the HAMP system of record with re-boarding of some of these permanent modifications in subsequent months. Prior to being re-boarded as permanent modifications, these modifications are reported as Active Trials. Many of these loans are 6 months or more beyond their first trial payment due date resulting in their classification as an Aged Trial. As a result, fluctuations over the next few reporting cycles are expected in this population.

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.

⁵ Ocwen Financial Corporation includes Litton Loan Servicing LP. Effective December 27, 2012, Homeward Residential, Inc. was acquired by Ocwen Financial Corporation. Effective February 15, 2013, portions of the assets of GMAC Mortgage, LLC. were acquired by Ocwen Financial Corporation. The impact of both acquisitions is reflected in this report.

Making Home Affordable: Servicer Results

Program Performance Report Through June 2013

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.	282,430	133,466	13,695	11,555	35,214	38,599
CitiMortgage, Inc.	141,284	68,101	3,085	2,166	13,939	868
JPMorgan Chase Bank, N.A.	331,954	194,766	30,509	26,401	33,075	32,868
Nationstar Mortgage LLC	150,687	99,070	1,544	1,544	258	3,873
Ocwen Financial Corporation ⁶	289,442	197,649	45,926	33,535	N/A	11,290
OneWest Bank	68,360	45,955	7,311	6,263	3,730	4,598
Select Portfolio Servicing	83,276	46,660	4,618	3,578	N/A	4,115
Wells Fargo Bank, N.A.	299,379	171,295	26,545	21,677	17,106	20,081
Other Servicers	420,478	266,537	5,082	3,761	10,003	4,495
Total	2,067,290	1,223,499	138,315	110,480	113,325	120,787

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.

⁶ Ocwen Financial Corporation includes Litton Loan Servicing LP. Effective December 27, 2012, Homeward Residential, Inc. was acquired by Ocwen Financial Corporation. Effective February 15, 2013, portions of the assets of GMAC Mortgage, LLC. were acquired by Ocwen Financial Corporation. The impact of both acquisitions is reflected in this report. Since Ocwen Financial Corporation is not a participant in the 2MP program, 2MP activity for the former GMAC entity is reflected in "Other Servicers."

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

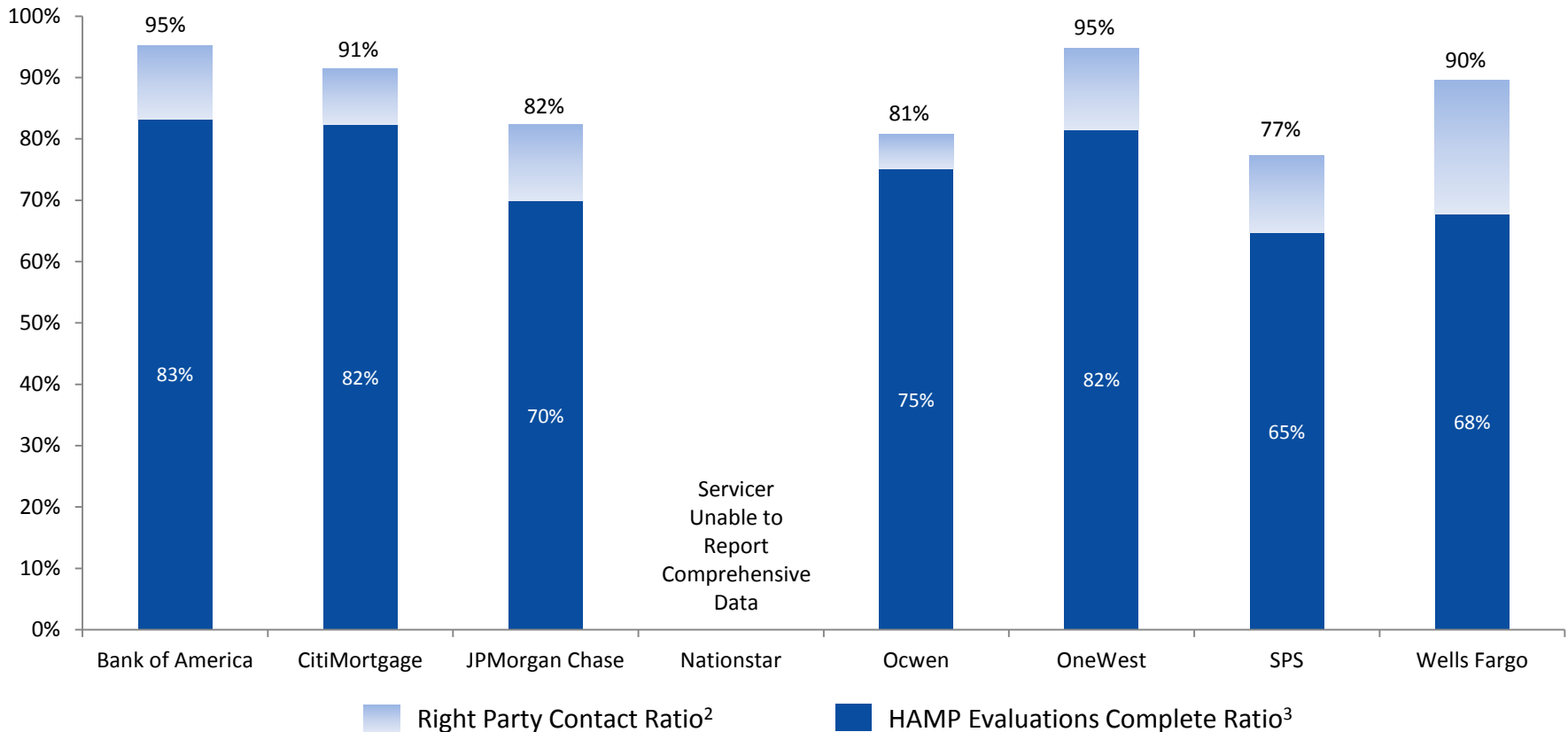
N/A – Servicer does not participate in the program.

Making Home Affordable: Servicer Results

Program Performance Report Through June 2013

Servicer Outreach to 60+ Day Delinquent Homeowners: Cumulative Servicer Results, June 2012 – May 2013

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

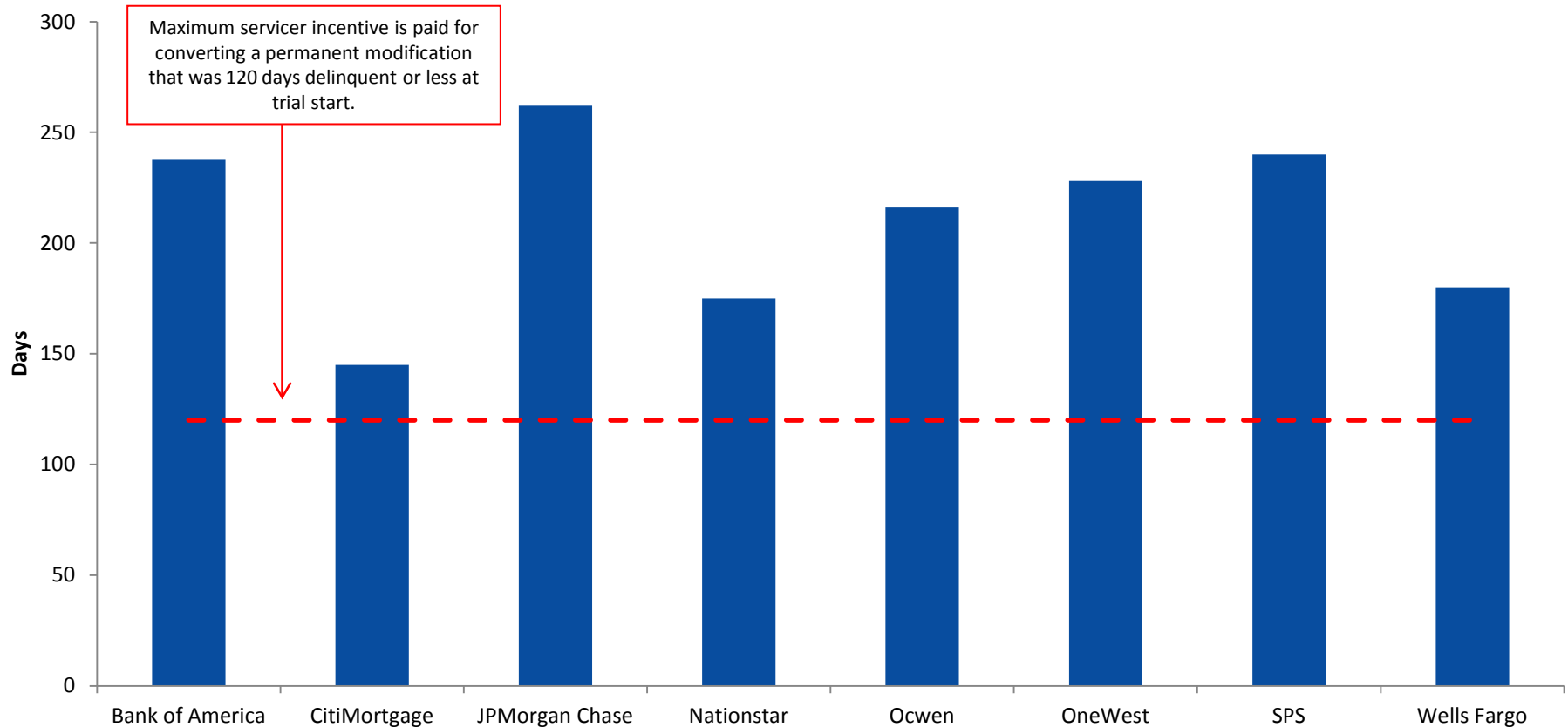
Program Performance Report Through June 2013

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.

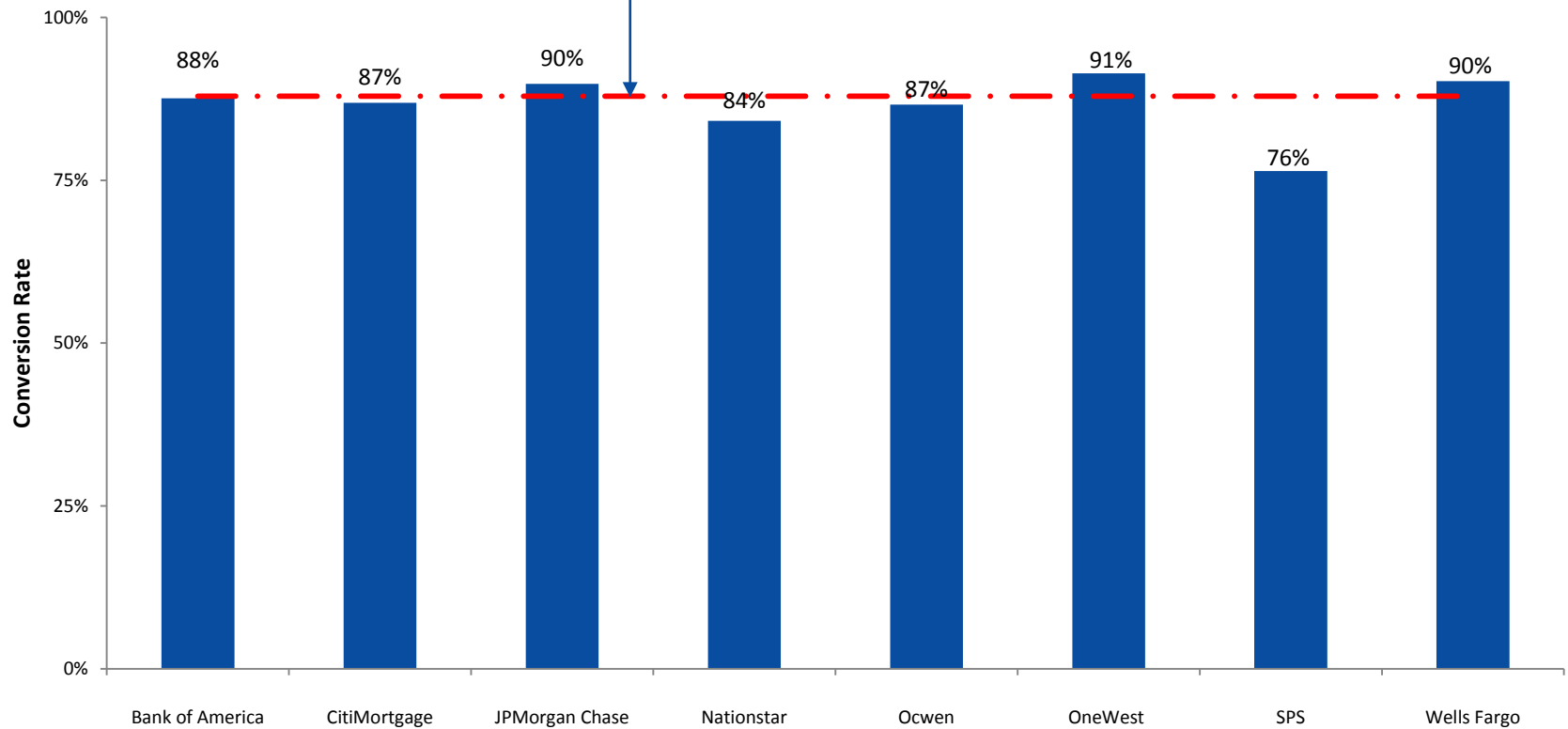
Making Home Affordable: Servicer Results

Program Performance Report Through June 2013

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, 88% have converted to permanent modifications 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 modifications.

Average Of Eligible Trials Started On/After 6/1/10
88% Converted to Permanent Modification
3% 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 June 2013

Select Measures of Homeowners' Experience with MHA

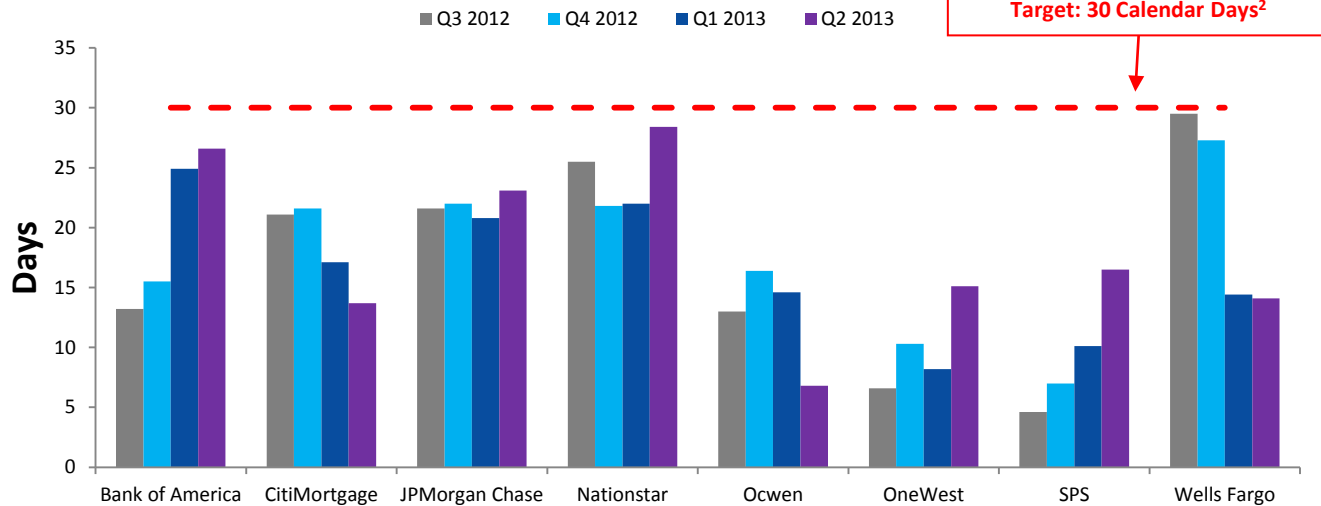
Homeowner's HOPE™ Hotline Volume ¹	Program to Date	June	Selected Homeowner Outreach Measures	Program to Date
Total Number of Calls Taken at 1-888-995-HOPE	3,888,605	47,855	Homeowner Outreach Events Hosted Nationally by Treasury and Partners (cumulative)	86
Borrowers Referred for Free Housing Counseling Assistance Through the Homeowner's HOPE™ Hotline	2,136,961	26,578	Homeowners Attending Treasury-Sponsored Events (cumulative)	74,237
			Servicer Solicitation of Borrowers (cumulative) ²	9,356,594
			Page views on MakingHomeAffordable.gov (June 2013)	1,360,904
			Page views on MakingHomeAffordable.gov (cumulative)	175,761,394

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 four quarters, all of the largest servicers' non-GSE resolved cases have an average resolution time at or below the 30-day target.



		Bank of America	CitiMortgage	JPMorgan Chase	Nationstar	Ocwen	OneWest	SPS	Wells Fargo
Resolved Cases ³	GSE Cases	7,083	1,098	2,438	725	777	586	10	1,904
	Non-GSE Cases	9,048	813	3,746	600	4,266	848	410	4,053
	Total	16,131	1,911	6,184	1,325	5,043	1,434	420	5,957
Active Cases	Total	124	19	30	60	23	11	8	53

¹Non-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.

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

³Resolved cases include all escalations resolved on or after February 1, 2011 through June 30, 2013 and exclude those that did not require servicer actions.

Source: MHA Support Centers.

Making Home Affordable: Servicer Results

Program Performance Report Through June 2013

Disposition Path Homeowners in Disqualified HAMP Permanent Modifications Survey Data Through May 2013 (Largest Servicers)

- HAMP guidance requires that a servicer work with a delinquent homeowner in a permanent modification to cure the delinquency.
- In the event the homeowner cannot bring a delinquent HAMP modification current without additional assistance, the servicer is prevented from commencing foreclosure proceedings until the borrower is evaluated for any other loss mitigation action, including other types of modifications or short sales.
- The majority of homeowners who fall out of HAMP receive an alternative to foreclosure, including but not limited to HAMP Tier 2, an unemployment forbearance, assistance through the Hardest Hit Fund, an alternative modification, or a short sale or deed-in-lieu of foreclosure.
- Less than a quarter of homeowners who have disqualified from HAMP have been referred to foreclosure.

Status of Homeowners Whose HAMP Permanent Modification Disqualified:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	5,274	1,848	3,362	9,369	1,748	492	7,432	3,336	6,576	39,437
CitiMortgage Inc.	1,347	1,946	1,182	2,574	581	120	1,914	1,343	1,900	12,907
JPMorgan Chase Bank, N.A.	4,171	1,898	4,013	14,939	1,501	272	7,274	5,852	3,884	43,804
Nationstar Mortgage LLC	8,125	1,602	3,540	707	2	103	1,981	3,133	86	19,279
Ocwen Financial Corporation	7,438	2,328	3,882	24,431	4,499	397	3,292	6,916	4,099	57,282
OneWest Bank	1,018	568	1,066	1,209	974	32	1,400	1,829	1,494	9,590
Select Portfolio Servicing	2,834	592	630	3,274	743	40	1,482	1,534	1,565	12,694
Wells Fargo Bank, N.A.	2,558	3,015	1,168	15,144	1,072	673	3,410	1,809	6,337	35,186
TOTAL	32,765	13,797	18,843	71,647	11,120	2,129	28,185	25,752	25,941	230,179
(These Largest Servicers)	14.2%	6.0%	8.2%	31.1%	4.8%	0.9%	12.2%	11.2%	11.3%	100.0%

Note: Data is as reported by servicers for actions completed through May 31, 2013. This data reflects the status of homeowners as of May 31, 2013; a homeowner's status may change over time. Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Permanent modifications that have been disqualified, 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 disqualifications pending data corrections and loans otherwise removed from servicing portfolios.

Making Home Affordable: Servicer Results

Program Performance Report Through June 2013

Disposition Path Homeowners in Canceled HAMP Trial Modifications Survey Data Through May 2013 (Largest Servicers)

Status of Homeowners Whose HAMP Trial Modification Was Canceled:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	5,217	2,721	9,333	36,669	791	8,831	22,868	7,548	40,011	133,989
CitiMortgage Inc.	2,721	6,852	5,999	21,955	1,450	3,459	6,808	3,223	12,480	64,947
JPMorgan Chase Bank, N.A.	3,395	2,913	21,744	34,975	1,395	4,127	16,405	7,943	20,868	113,765
Nationstar Mortgage LLC	8,321	2,131	21,265	2,334	3	1,467	2,291	4,217	323	42,352
Ocwen Financial Corporation	2,495	1,976	3,322	34,259	2,697	2,067	3,560	6,635	8,390	65,401
OneWest Bank	695	622	585	6,244	594	231	2,338	2,866	6,214	20,389
Select Portfolio Servicing	2,458	477	2,007	8,145	335	415	2,448	2,246	5,513	24,044
Wells Fargo Bank, N.A.	505	4,811	8,463	44,058	231	10,925	6,446	7,274	32,429	115,142
TOTAL	25,807	22,503	72,718	188,639	7,496	31,522	63,164	41,952	126,228	580,029
(These Largest Servicers)	4.4%	3.9%	12.5%	32.5%	1.3%	5.4%	10.9%	7.2%	21.8%	100%

Note: Data is as reported by servicers for actions completed through May 31, 2013. This data reflects the status of homeowners as of May 31, 2013; a homeowner's status may change over time. 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.

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 June 2013

Disposition Path Homeowners Not Accepted for HAMP Trial Modifications Survey Data Through May 2013 (Largest Servicers)

Status of Homeowners Not Accepted for a HAMP Trial Modification:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	14,732	9,622	65,740	89,703	3,458	35,602	49,315	22,613	75,728	366,513
CitiMortgage Inc.	7,691	20,108	27,258	45,901	6,260	6,879	21,454	11,223	28,458	175,232
JPMorgan Chase Bank, N.A.	18,056	15,597	142,108	164,498	9,150	83,964	81,927	37,786	57,482	610,568
Nationstar Mortgage LLC	43,686	5,419	64,975	7,216	20	12,048	7,121	4,609	496	145,590
Ocwen Financial Corporation	14,038	8,673	55,611	187,424	11,600	24,607	27,746	27,723	39,846	397,268
OneWest Bank	4,347	3,622	35,969	30,530	5,096	8,433	10,567	11,002	19,162	128,728
Select Portfolio Servicing	6,518	846	5,577	13,985	750	713	4,089	3,211	4,030	39,719
Wells Fargo Bank, N.A.	8,985	13,495	61,780	63,775	1,379	31,863	32,827	25,641	45,696	285,441
TOTAL (These Largest Servicers)	118,053	77,382	459,018	603,032	37,713	204,109	235,046	143,808	270,898	2,149,059
	5.5%	3.6%	21.4%	28.1%	1.8%	9.5%	10.9%	6.7%	12.6%	100.0%

Note: Data is as reported by servicers for actions completed through May 31, 2013. This data reflects the status of homeowners as of May 31, 2013; a homeowner's status may change over time. 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.

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

Making Home Affordable

Program Performance Report Through June 2013

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

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 Ocwen Financial Corporation includes Litton Loan Servicing LP. Effective December 27, 2012, Homeward Residential, Inc. was acquired by Ocwen Financial Corporation. Effective February 15, 2013, portions of the assets of GMAC Mortgage, LLC. were acquired by Ocwen Financial Corporation. The impact of both acquisitions is reflected in this report.

⁴ Formerly National City Bank.

⁵ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage, FSB.

Making Home Affordable

Program Performance Report Through June 2013

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.
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

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 Financial Corporation⁵
PennyMac Loan Services, LLC
PNC Mortgage³
Residential Credit Solutions
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
Green Tree Servicing, LLC
JPMorgan Chase Bank, N.A.²
Nationstar Mortgage LLC
PNC Bank, National Association

PNC Mortgage³
Residential Credit Solutions
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 Financial Corporation includes Litton Loan Servicing LP. Effective February 15, 2013, portions of the assets of GMAC Mortgage, LLC. were acquired by Ocwen Financial Corporation. The impact of this acquisition is reflected in this report.